

**CITY OF IONIA**  
**Planning Commission**  
**May 10, 2023**  
**Regular Meeting Minutes**

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**CALL TO ORDER**

Vice Chairperson Lee called the Regular Meeting of the City of Ionia Planning Commission for May 10, 2023, to order at 4:30 PM.

**ROLL CALL**

Present: Commissioners Ryan Gregory, Keturah Kelley, Tim Lee, and Judy Swartz.

Absent: Logan Bailey, Mike Donaldson, and Boomer Hoppough.

Also Present: City Manager Precia Garland, Planning Consultant Bradley Kotrba, Parks and Recreation Director Matt Painter, Tim McAllister from the *Daily News*, and Christopher Mercado.

**APPROVAL OF AGENDA**

Vice Chairperson Lee introduced the agenda and asked if there were any requested changes. No changes were requested. It was moved by Commissioner Swartz and seconded by Commissioner Kelley to approve the agenda as presented. MOTION CARRIED.

**APPROVAL OF MINUTES**

Minutes from the regular meeting of April 12, 2023, were reviewed. It was moved by Gregory, seconded by Swartz to approve the minutes from April 12. MOTION CARRIED.

**PUBLIC COMMENTS**

None.

**PUBLIC HEARINGS**

Public Hearing to receive comments on the requested Special Land Use permit application submitted by Christopher Mercado to operate an outdoor market at 315 Webber Street.

Vice Chairperson Lee opened the floor to receive comments on the Public Hearing at 4:32 PM.

Applicant Christopher Mercado spoke to the Commission about his intent to operate an outdoor market at 315 Webber Street. He explained how he thought it would be a good use of the property.

The Public Hearing was closed at 4:35 PM.

The Commission asked the applicant several questions about the proposal on topics including traffic flow, parking, pedestrian safety, trash, and general operation. The applicant addressed all questions.

Moved by Kelley and seconded by Gregory to approve with conditions the special land use permit for outdoor sales to operate a flea market located at 315 Webber Street. This decision is based on the findings that the proposed use and plan comply with the Site Plan Standards of Chapter 1276 and the Special Land Use Standards of Chapter 1274 of the Code of Ordinances subject to the approval by staff of the outstanding items as noted in the staff conditions and additional planning commission conditions listed below.

#### Staff Listed Conditions

1. Before issuing any City permits, the applicant shall have paid all applications, permits, and other fees related to the request.
2. The locations for erecting the tents and washroom facilities are at least thirty feet from the east and west property lines.
3. The access driveway on the lot is at least 22 feet wide and in the shape of a loop for entrance and exit on Jefferson Street. No entrance or exit on Mill Street will be permitted except for emergency vehicles.
4. An improved surface is installed at the entrance and exit points along the driveway and the parking area to prevent the property surface (grass) from becoming so degraded it is no longer safe for pedestrians or vehicles.
5. Clear separation and delineation of the driveway between the parking and vendor areas.
6. No cars shall be permitted to park on other properties, and must be at least five feet away from the property lines.
7. A minimum of 143 parking spaces must be provided with an appropriate and maintained 22-foot drive aisle between stacked parking.
8. Provide a detailed plan for handling traffic coming into and out of the proposed parking area without hindering neighboring property owners' ability to access their property easily.

#### Additional Planning Commission Conditions

1. An updated site plan will be submitted by the applicant.
2. A written waste and trash plan shall be submitted for review by staff. This plan must include language requiring the vendors to remove all items that are brought onto the property each day at the conclusion of the market operation. No items or trash can be left behind.
3. Signage and a barrier will be installed off Mill Street limiting access to emergency vehicles only.
4. The noise control ordinance found in Section 664.03 of the City of Ionia Codified Ordinances shall be followed for operation of the market.

MOTION CARRIED

#### **OLD BUSINESS**

#### Parks and Recreation Plan Update and Discussion of Action Program

Planning Consultant Kotrba provided updates on the progress of the Parks and Recreation Plan. He noted that the park inventory and accessibility assessment have been completed and that new pictures of the parks have been taken.

Parks and Recreation Director Matt Painter discussed the Action Program from the 2019 plan and informed the Commission on what items have been completed or are no longer relevant. The Commission commented on the action program items.

### **NEW BUSINESS**

Consider one-year extension of the Final Site Plan originally approved July 13, 2022, for Mark Purkey, LLC to expand the gas station at 703 W. Lincoln Avenue.

Assistant to the City Manager Bowman explained that the developer was still trying to determine the allowed driveway locations with the Michigan Department of Transportation (MDOT). A traffic study has been requested from MDOT.

It was moved by Gregory and seconded by Swartz to approve a one-year extension of the site plan for a gas station expansion at 703 W. Lincoln Avenue to July 13, 2024.

### **COMMISSIONER COMMENTS**

None.

### **ADJOURNMENT**

It was moved by Commissioner Kelley and seconded by Commissioner Swartz to adjourn the meeting at 6:28 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,  
for Judy Swartz, Secretary