

CITY OF IONIA
Planning Commission
May 11, 2022
Regular Meeting Minutes

CALL TO ORDER

Vice Chairperson Lee called the Regular Meeting of the City of Ionia Planning Commission for May 11, 2022 to order at 4:29 PM.

ROLL CALL

Present: Commissioners Logan Bailey, Ryan Gregory, Tim Lee, and Judy Swartz.
Absent: Commissioners Mike Donaldson, Boomer Hoppough, and Ryan Videtich.
Also Present: Planning Consultant Brad Kotrba, City Manager Precia Garland, Assistant to the City Manager Jonathan Bowman, and several members of the public.

Commissioner Gregory motioned to excuse the absences of Commissioners Mike Donaldson, Boomer Hoppough, and Ryan Videtich due to the fact that prior notice was provided. Commissioner Swartz seconded the motion. MOTION CARRIED.

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 Bailey and seconded by Commissioner Swartz to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of April 13 were reviewed. It was moved by Swartz, seconded by Gregory to approve the minutes from April 13. MOTION CARRIED.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

Public Hearing to receive comments on Ordinance No. 565 that would rezone 77 parcels from the R-1, One-Family Residential District to the RT, Two-Family Residential District.

Vice Chairperson Lee opened the floor to receive comments on the Public Hearing at 4:30 PM and closed the Public Hearing at 4:31 PM following no public comments.

Assistant to the City Manager Bowman provided a review of the rezoning proposal informing the Commission that parcels had been added since the last meeting to bring additional nonconforming R-1 District parcel into compliance with the ordinance. Another reason for including additional parcels was to create clear boundaries for the proposed RT District. Bowman showed the Commission maps of the area proposed to be rezoned identifying the number of nonconforming parcels that will be brought into compliance and the number of parcels that will become eligible for two-family residential.

Vice Chairperson Lee commented that the proposal has been discussed at length over the past few months and asked if there were any Commissioner questions or comments. Following none, he called the question.

It was moved by Commissioner Swartz and seconded by Commissioner Bailey that the Planning Commission recommend the approval of Ordinance No. 565 to City Council that will rezone 77 parcels from the R-1, One-Family Residential District to the RT, Two-Family Residential District. MOTION CARRIED.

OLD BUSINESS

Food Truck Ordinance

City Manager Garland explained that City Staff and planning consultant Brad Kotrba are working on a draft ordinance to address food trucks in the City of Ionia. She reported that the ordinance was not yet ready for Planning Commission review, but it would be brought forward at a future meeting.

NEW BUSINESS

Preliminary Site Plan Review for a Gas Station Expansion at 703 W. Lincoln Ave.

Planning Consultant Kotrba introduced the preliminary site plan review for 703 W. Lincoln Avenue by going through his prepared staff report. Noteworthy items included the landscaping plans, fencing locations, screening for neighbors, traffic flow on the site, and site drainage.

Steve Witte, a representative of the applicant, was present. He provided an overview of the plans and remained available for questions.

City Manager Garland asked if the applicant had filled proper requests with the Michigan Department of Transportation (MDOT) for the driveway changes along M-21. Mr. Witte responded that an application has been submitted and the applicant hopes to have the approval prior to the next Planning Commission meeting.

Conversation unfolded among the Commission and Mr. Witte about the landscaping. City Manager Garland asked why only one type of tree was proposed instead of the three required by the City's landscaping requirements. Mr. Witte was unsure of the specific reason but promised to ask the landscape architect. Consultant Kotrba also mentioned that the ordinance requires the landscaping to be located on the outside of the fence as opposed to the interior of the site as proposed by the plans. Mr. Witte expressed that this design is consistent with what was previously approved for fencing and landscaping along the southern property line. Commissioner Swartz and Lee commented that screening and buffering are the main concerns when dealing with a commercial use adjacent to residential. Swartz asked about the proposed location of the dumpster and if it would cause any issues for the neighbors to the south. It was noted by Garland that the City should follow the ordinance as written for the property line to the west and possibly allow the fencing and landscaping as proposed for the southern property line because it was previously approved by the Commission. This appeared to be the consensus of the Commission.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

It was moved by Commissioner Bailey and seconded by Commissioner Gregory to adjourn the meeting at 5:22 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,
for Judy Swartz, Secretary