

**CITY OF IONIA**  
**Planning Commission**  
**June 8, 2022**  
**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 June 8, 2022 to order at 4:31 PM.

**ROLL CALL**

Present: Commissioners Logan Bailey, Mike Donaldson, Ryan Gregory, Tim Lee, and Ryan Videtich (4:33).

Absent: Commissioners Boomer Hoppough and Judy Swartz.

Also Present: Planning Consultant Brad Kotrba, City Manager Precia Garland, Assistant to the City Manager Jonathan Bowman, and DDA Director Linda Curtis.

**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 Donaldson and seconded by Commissioner Gregory to approve the agenda as presented. MOTION CARRIED.

**APPROVAL OF MINUTES**

Minutes from the regular meeting of May 11 were reviewed. It was moved by Gregory, seconded by Donaldson to approve the minutes from May 11. MOTION CARRIED.

**PUBLIC COMMENTS**

None.

**PUBLIC HEARINGS**

None.

**OLD BUSINESS**

Draft Food Truck Ordinance.

City Manager Garland introduced the topic and then Assistant to the City Manager Bowman and Planning Consultant Kotrba went through the drafted ordinance with the Planning Commission. Robust discussion was had by the Commission on the process for obtaining the different levels of mobile food vending permits and the districts in which mobile food vending would be allowed. It was suggested that the ordinance allow for mobile food vending on residential properties under limited circumstances.

The Planning Commission requested that staff make the discussed changes to the ordinance and bring the draft back at the next meeting.

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

Assistant to the City Manager Bowman updated the Commission that there has been an unexpected delay in obtaining the Michigan Department of Transportation (MDOT) driveway permit. The MDOT has requested a traffic study be completed to determine the impact of new traffic on the intersection at Lincoln Avenue and State Street. The study was requested due to concern of the location of the driveway along State Street and its proximity to the intersection. The applicant has informed City Staff that revisions to the site plan will be made.

It was moved by Commissioner Donaldson and seconded by Commissioner Gregory to allow City staff to schedule the public hearing for the final site plan review of 703 W. Lincoln Avenue at the next available Commission meeting once the concerns from the MDOT have been resolved. MOTION CARRIED.

**NEW BUSINESS**

Revisions to Chapter 1286: Miscellaneous Regulations.

Assistant to the City Manager Bowman introduced the agenda item by highlighting the main changes proposed to Chapter 1286. Key changes included greater detail for accessory structure guidelines, increasing the lot coverage allowance to 35%, clarifying restrictions for fences, creating porch guidelines, and other general corrections to the chapter.

It was moved by Commissioner Gregory and seconded by Commissioner Videtich to have staff draft an official ordinance with the discussed revisions to Chapter 1286 and to schedule a public hearing at the next meeting on Wednesday, July 13 at 4:30 PM, at City Hall. MOTION CARRIED.

**COMMISSIONER COMMENTS**

Commissioner Donaldson commented on the need for additional code enforcement in the City and how this directly correlates to how residents perceive both rental and homeowner occupied properties.

**ADJOURNMENT**

It was moved by Commissioner Donaldson and seconded by Commissioner Bailey to adjourn the meeting at 6:20 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,  
for Judy Swartz, Secretary