

**CITY OF IONIA**  
**Planning Commission**  
**June 9, 2021**  
**Regular Meeting Minutes**

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**CALL TO ORDER**

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for June 9, 2021 to order at 4:32 PM.

**ROLL CALL**

Present: Commissioners David Cook, Mike Donaldson, Tim Lee, Judy Swartz, Ryan Videtich (4:42 PM) and Boomer Hoppough.

Absent: Commissioners Mike Donaldson

Also Present: Planning Consultant Jan Johnson, City Manager Precia Garland, DDA Director Linda Curtis, Assistant to the City Manager Jonathan Bowman and several members of the public.

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Minutes from the regular meeting of May 12 were reviewed. A minor grammatical correction was noted. It was moved by Lee, seconded by Swartz to approve the minutes from May 12 as corrected. Motion carried.

**PUBLIC COMMENTS**

None.

**PUBLIC HEARINGS**

None.

**OLD BUSINESS**

Schedule Public Hearing and consider preliminary PUD proposal from AC Development for construction of a 12-unit multi-family housing project at 520 E. Washington Street.

Preliminary plans were reviewed by the Planning Commission from AC Development, represented by Greg Cook and Dan Avery, who recently acquired the former Sparrow Hospital parking lot at 520 E. Washington Street and are making plans to develop 12 apartments, which will be limited to tenants 55 years of age and older. Consultant Johnson reviewed her report, prepared in response to the preliminary plans submitted by the applicant. It was noted that density and open space areas appear to comply with the multi-family residential district, which seems most closely suited to the intended development, but calculations need to be shown on the site plan. Further discussion ensued regarding setbacks, proposed distance between buildings (final distances will be dependent on the storm water drainage pipe currently on site being abandoned), a likely elimination of

dumpsters from the site plan to be replaced with garbage totes, plus fencing, lighting, signage, a potential accessory building, parking, solar panel infrastructure, and landscaping. It was noted all these items should be specified on the site plan. Commissioner Swartz and City Manager Garland noted that preservation of the valley view, as was suggested in the subarea plan for this site in the Master Plan was now a moot point, as trees and other vegetation have grown up in the area, obscuring any view that may have previously existed from the street. Due to the extreme slope, the developers indicated they had no plans to remove trees or related undergrowth, which they believe are important to preventing erosion. The developers further noted due to how busy design professionals are at present, their engineer is unable to complete the required plans and specifications until the August Planning Commission meeting.

It was moved by Commissioner Swartz, seconded by Commissioner Lee to set a public hearing at 4:30 PM, August 11 to receive comments on the final development plan and rezoning application for a Planned Unit Development (PUD) District located at 520 E Washington Street. Motion carried.

### **NEW BUSINESS**

Consider one-year extension of the Special Land Use (SLU) permit originally approved June 12, 2019 (previously extended on June 12, 2020 for one additional year) for DNVK 3 for medical marijuana provisioning center at 406 S. Steele Street.

City Manager Garland noted there had been no changes in conditions since the Planning Commission last extended the SLU for 406 S. Steele Street and in fact, significant progress has been made regarding construction.

It was moved by Commissioner Cook, seconded by Commissioner Videtich to approve a one-year extension of the SLU for 406 S. Steele Street, effective June 12, 2021 (expiration date would be June 12, 2022). Motion carried.

Consider one-year extension of the Special Land Use (SLU) permit originally approved June 12, 2019 (previously extended on June 12, 2020 for one additional year) for Leoni Wellness for medical marijuana provisioning center at 416 Brown Boulevard.

City Manager Garland noted there had been no changes in conditions since the Planning Commission last extended the SLU for 416 Brown Boulevard and that Leoni Wellness has now also made application for SLU and site plan approval for adult recreational retail sales at the same location, which will be introduced for discussion next.

It was moved by Commissioner Cook, seconded by Commissioner Lee to approve a one-year extension of the SLU for 416 Brown Boulevard, effective June 12, 2021 (expiration date would be June 12, 2022). Motion carried.

Schedule Public Hearing and consider request submitted by Leoni Wellness for special land use permit and site plan approval for an Adult Use Marijuana Retailer Establishment to be located at 416 Brown Boulevard.

City Manager Garland noted receipt of the above application and Consultant Johnson's initial review of the proposed site plan and related materials. Consultant Johnson described the past history associated with the SLU and site plan review for the medical marijuana provisioning center facility at this same site, which was conditioned on two dimensional variances that have since expired. If the variances are still needed for the new combined site plan (encompassing medical and retail marijuana operations), then they would need to be sought again. Consultant Johnson detailed additional information from her report that the applicant was instructed to review and use in submitting a final site plan with related specifications for the July 12 Planning Commission meeting.

It was moved by Commissioner Cook, seconded by Commissioner Swartz to set a public hearing at 4:30 PM, July 14 to receive comments on requests for both site plan and special land use permit approval, submitted by Leoni Wellness, LLC for permission to operate an adult use marijuana retailer establishment at 416 Brown Boulevard. Motion carried.

Schedule Public Hearing and discuss ordinance to rescind Chapter 1267 Ionia Springs Planned Unit Development District of Title Six – Zoning of Part Twelve – City of Ionia Planning and Zoning Code and to rezone Lot 7 of the Orchard View Industrial Park from Ionia Springs PUD back to I-1, Light Industrial.

City Manager Garland noted that the proposed rescission of Chapter 1267 is clean-up work, related to the fact that the Ionia Springs development never occurred, the 425 conditional land transfer negotiated to make it happen was also reversed, but the related PUD for the project unnecessarily remains within the city's ordinances. Furthermore, the deal included rezoning of Lot 7 in the Orchard View Industrial Park to Ionia Springs PUD. It is necessary to rezone this lot back to I-1, Light Industrial.

It was moved by Commissioner Lee, seconded by Commissioner Cook to set a public hearing at 4:30 PM, July 14 to receive comments on rescinding Chapter 1267 Ionia Springs Planned Unit Development District of the Orchard View Industrial Park from Ionia Springs PUD back to I-1 Light Industrial District and to rezone Lot 7 of the Orchard View Industrial Park from Ionia Springs PUD back to I-1, Light Industrial. Motion carried.

#### **COMMISSIONER COMMENTS**

None.

#### **ADJOURNMENT**

It was moved by Commissioner Videtich and seconded by Commissioner Swartz to adjourn the meeting at 6:13 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,  
for David Cook, Secretary