

CITY OF IONIA
Planning Commission
July 13, 2022
Regular Meeting Minutes

CALL TO ORDER

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for July 13, 2022 to order at 4:35 PM.

ROLL CALL

Present: Commissioners Logan Bailey, Ryan Gregory (4:36), Boomer Hoppough, Tim Lee, and Ryan Videtich.

Absent: Commissioner Mike Donaldson and Judy Swartz.

Also Present: Planning Consultant Brad Kotrba, City Manager Precia Garland, Assistant to the City Manager Jonathan Bowman, Mark Purkey, and Daily News representative Tim McAllister.

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

APPROVAL OF MINUTES

Minutes from the regular meeting of June 8 were reviewed. It was moved by Videtich, seconded by Lee to approve the minutes from June 8. MOTION CARRIED.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

Public Hearing to receive comments on the Final Site Plan request submitted by Mark Purkey, LLC. for an expansion to the existing gas station at 703 W. Lincoln Ave.

Chairperson Hoppough opened the floor to receive comments on the Public Hearing at 4:37 PM and closed the Public Hearing at 4:37 PM following no public comments.

Consultant Kotrba described updates made by the applicant since the preliminary review at the last meeting. Areas highlighted for Commissioner input were the landscaping requirements, fencing location, driveway entrance locations along State Street, and site drainage details.

Applicant Mark Purkey was present for answering questions and explaining design decisions. He emphasized the necessity for two driveways along State Street and that he preferred the landscaping to be located on the inside of the fencing to allow for easier maintenance.

The Commission reviewed the landscaping and determined that because of the size of the neighboring property to the west and consistency with landscaping to the south, it would be acceptable for the applicant to install the landscaping on the inside of the fence. The consensus of the Commission on the driveways along State Street was that two driveways are needed to support traffic flow on the site. The Commission agreed that the existing northern driveway must be closed to ease traffic concerns, but the Commission found the relocation of the driveway 45 feet south acceptable. Furthermore, the Commission did not believe a traffic study was necessary to evaluate the intersection. The Planning Commission reviewed the site plan approval standards of Chapter 1276.

It was moved by Commissioner Lee and seconded by Commissioner Gregory to approve the site plan for a gas station expansion at 703 W. Lincoln Avenue. This decision was based on the findings that the proposed plan complies with the Site Plan Approval Standards of Chapter 1276, as detailed and discussed above, subject to the approval by staff of the resolution of remaining site plan issues as noted in the staff conditions listed below.
MOTION CARRIED.

Staff Listed Conditions

1. The northern most driveway along State Street must be closed and relocated approximately 45 feet to the south. All access issues with MDOT be resolved, and all new information for an MDOT-approved site plan will be submitted to the City for administrative approval.
2. The applicant must submit a letter of approval from the County Drain Commissioner in regards to the drainage for the site.
3. All landscaping must be installed according to the Ordinance within three months of the site work and construction completion except that all landscaping will be allowed to be installed on the inside of the proposed fencing.
4. The applicant must comply with local, state, and federal laws, and all applicable permits and fees shall be obtained or paid before the work begins.
5. Best management practices for construction site management shall be maintained at all times because of the volume of traffic that uses this intersection and for the health, safety, and welfare of the motorists, pedestrians, and neighboring property owners.

Public Hearing to receive comments on Ordinance No. 566 that would amend Chapter 1286 of the City of Ionia Codified Ordinances entitled Miscellaneous Regulations and the Schedule of Regulations in Appendix I.

Chairperson Hoppough opened the floor to receive comments on the Public Hearing at 5:17 PM and closed the Public Hearing at 5:17 PM following no public comments.

City Manager Garland introduced Ordinance No. 566 and highlighted the changes that would be made to Chapter 1286 if it were approved. Key regulations incorporated in the update were accessory buildings/structures, fencing, decks and porches, swimming pools, and lot coverage allowances.

The Commission discussed Ordinance No. 566 and asked questions related to the Building Code requirements for swimming pools. It was determined that even though automated and locking pool covers are allowed in lieu of a fence by the Building Code, a fence may provide added safety and comfort to neighbors. Fences have always been required with pools in the City of Ionia and at this time the Commission did not wish to change this requirement.

It was moved by Lee and seconded by Gregory to recommend to City Council the approval of Ordinance No. 566 that amends Chapter 1286 entitled Miscellaneous Regulations and the lot coverage percentages of Appendix I entitled Schedule of Regulations of the codified ordinances of the City of Ionia. MOTION CARRIED.

OLD BUSINESS

Draft Food Truck Ordinance.

City Manager Garland introduced the agenda item and Assistant to the City Manager Bowman described changes made since the last meeting. The change made would allow for a single-day food vending permit that could be used on residential properties up to two times per calendar year. The draft was reviewed by the Commission.

It was moved by Commissioner Lee and seconded by Commissioner Gregory to assign an ordinance number and schedule a public hearing for the next Planning Commission meeting on August 10, 2022. MOTION CARRIED.

NEW BUSINESS

None.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

It was moved by Commissioner Gregory and seconded by Commissioner Lee to adjourn the meeting at 5:44 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,
for Judy Swartz, Secretary