

**CITY OF IONIA**  
**Planning Commission**  
**November 12, 2020**  
**Regular Meeting Minutes**

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CALL TO ORDER Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for November 12, 2020 to order at 4:30 PM.

ROLL CALL Roll Call revealed Commissioners Boomer Hoppough, Tim Lee, Judy Swartz and Ryan Videtich present. Commissioners Dave Cook, Mike Donaldson and Ted Paton were excused.

City Manager Jason Eppler and Planning Consultant Jan Johnson were also present as were several members of the public.

APPROVAL OF AGENDA Chairperson Hoppough reviewed the agenda with the Commission. After review, it was moved by Commissioner Lee, seconded by Commissioner Swartz to approve the agenda for the November 12, 2020 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the October 14, 2020 Regular Meeting. After review it was moved by Commissioner Lee, seconded by Commissioner Swartz to approve the minutes of the October 14, 2020 Commission meeting as presented. MOTION CARRIED.

PUBLIC HEARING Chairperson Hoppough opened the Public Hearing to receive comments on proposed Ordinance No. 549 which, if approved, repeals Chapter 816 (Recreational Marihuana Establishments – Prohibition) and enacts a new Chapter 1290 which establishes the standards associated with permitting Adult Use Marihuana businesses in the City.

Dean St. Peter, Arcanna, 29 Beardsley Road, provided an economic overview of their investment in the community and how this could increase if the opt-in adult use ordinance is approved. Although he is supportive of the draft as proposed by the Commission, he requested that the Commission consider permitting a grower to request an “Excess Marihuana Grower” licenses (currently permitted by the proposed ordinance in Section 1290.05(d).

Joe Reed, Arcanna, 29 Beardsley Road, echoed Mr. St. Peter's comments. He also provided further explanation of the importance of a grower being able to receive a "excess" license.

PUBLIC COMMENTS

Chairperson Hoppough called for public comments. There were no public comments.

OLD BUSINESS

Adult Use Marihuana Opt In Ordinance (proposed Ordinance No. 549): Mrs. Johnson reviewed with the Commission the changes that were made to the previous draft as suggested by the Commission at its October meeting. She also reviewed the current buffering requirements contained in the draft and suggested a few additional changes to the draft so that it is consistent with the City's current medical marihuana standards.

The Commission discussed the changes suggested by representative of Arcanna regarding the excess grower's license. This permits an applicant (grower) to maximize the number of plants that can be grown if the applicant has a combination of medical and adult use grow licenses.

The City Manager suggested that the minor changes proposed at the meeting be handled at an administrative level and that the Commission consider recommending adoption of the ordinance so that City Council can review the ordinance at its December 1<sup>st</sup> meeting.

After discussion, it was moved by Commissioner Swartz, seconded by Commissioner Videtich to recommend to the City Council that Ordinance No. 549, the adult use marihuana "opt-in" ordinance be adopted. MOTION CARRIED.

Discuss 2019 Master Plan Implementation Plan: The City Manager stated that he had compiled the various priorities submitted by Commissioners into one document. He asked that Commissioners prioritize these into short-term, mid-term and long-term priorities. Chairperson Hoppough requested that this matter be deferred to the December meeting since three commissioners were not present. There were no objections.

NEW BUSINESS

Steele Street Tree Planting Options: The City Manager reported that he recently had RJM Design develop a proposed tree planting plan for Steele Street (Adams to Dexter Streets). He also reported that the tree planting area

(berm) is adequately sized to accommodate new trees with the goal of having a variety of trees used along the street, particularly trees that grow “upright” as to not grow into the driving lanes especially considering the number of semi-tractor trailers that travel Steele Street. Ideally, the tree planting project will be bid after the first of the year with tree planting occurring in the spring.

The City Manager introduced Paula Lawrence from RJM Design to review with the Commission the proposed planting plan. Ms. Lawrence stated that this section of Steele Street is over 3000’ linear feet long with many locations for new trees. In developing the plan she reviewed the street construction plans in order to avoid proposing trees at locations which may conflict with underground utilities. As-built plans for the street project will be completed over the winter at which time she will re-view the planting plan to confirm there are no utility conflicts. Overall, she stated that fifty-one trees are proposed at this time as follows:

14 – Gingko – ‘Princeton Sentry’

11 – Maple – ‘Karpick’

9 – Elm – ‘Frontier’

9 – Oak – ‘Crimson Spire’

8 – Zelkova – ‘Musashino’

with the trees planting in common “groupings”.

Several Commissioners asked questions regarding the species of trees proposed. Chairperson Hoppough thanked Ms. Lawrence for the presentation and stated that he is looking forward to the new trees along Steele Street.

#### COMMISSIONER COMMENTS

Commissioners discussed the re-use of the Main Street Mercantile Bank building as a possible future library location.

Commissioners wished the City Manager well in retirement.

#### ADJOURNMENT

It was moved by Commissioner Lee, seconded by Commissioner Swartz to adjourn the meeting at 6:05 PM.  
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler  
City Manager  
Recording Secretary for Dave Cook, Secretary