

**CITY OF IONIA**  
**Planning Commission**  
**April 11, 2018**  
**Regular Meeting Minutes**

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CALL TO ORDER                   The Regular Meeting of the City of Ionia Planning Commission for April 11, 2018 was called to order by Chairperson Tim Lee at 4:30 PM.

ROLL CALL                         Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Mark Jennings, Gordon Kelley, and Tim Lee present. Commissioners Judy Swartz and Chris Young were excused.

City Manager Jason Eppler and Planning Consultant Jan Johnson were also present.

Members of the public present included Randi Hermiz, Mike Kashat, Kyle Miller and Ryan Welsh.

APPROVAL OF AGENDA       Chairperson Lee reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Jennings to approve the agenda for the April 11, 2018 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES       The Commission reviewed the minutes of the February 14, 2018 Regular Meeting. After review it was moved by Commissioner Hoppough, seconded by Commissioner Cook to approve the minutes of the February 14, 2018 Commission meeting as presented. MOTION CARRIED.

PUBLIC COMMENTS             Randi Hermiz addressed the Commission regarding his client's (MK Wellness Enterprise – Ionia – Mike Kashat) desire to purchase the building at 410 Swartz Court, and neighboring properties, to open a medical marihuana growing, processing and retail operation. He provided an overview of the proposed business, shared information regarding medical marihuana laws in Michigan and answered questions posed by Commissioners. He encouraged the Commission to consider “opting in” under the facilities licensing act.

Kyle Miller and Ryan Welsh also shared with the Commission their desire, in conjunction with local businessman Mark Purkey, to open a medical marihuana dispensary in the City. They shared information with the Commission regarding their visits with both the Ionia Township and Easton

Township Boards regarding “opt in” ordinances. They stated that the Easton Township Board voted 3-2 to not opt in. They stated that the Ionia Township Board stated that they would take no action to opt in until the City took action.

Chairperson Lee stated that the Commission would take no action regarding an “opt in” ordinance until the results to the land use survey (which includes a question regarding medical marihuana) are presented to the Commission at the May 9<sup>th</sup> meeting.

#### OLD BUSINESS

Master Plan/Recreation Plan Update: Planning Consultant Johnson reviewed with the Commission an updated Chapter 4 of the Master Land Use Plan pertaining to major planning and land use changes that have occurred since 2012. Commissioners offered comments. She also reviewed with the Commission the proposed Steele Street Corridor Master Plan developed by the Commission during 2013 and 2014. Changes were discussed based on a subsequent floodway/floodplain analysis completed by Fishbeck, Thompson, Carr & Huber on the City’s behalf. Topics discussed included the former K-Mart plaza property, the reconstruction of Steele Street during 2020 and the possibility of a “road diet” (elimination of the center turn lane) and sidewalk network improvements and bicycle lane construction. The Commission also discussed the recent proposal by the Ionia Community Library District to construct a new library on City owned property located on Steele Street, north of the Fred Meijer rail trail.

Mrs. Johnson stated that at the May meeting the Commission will be reviewing the survey results and discussing an updated Steele Street Corridor Master Plan.

Medical Marihuana Facilities Licensing Act: The Commission briefly discussed the presentations on this topic from earlier in the meeting.

#### NEW BUSINESS

2018 Street Resurfacing Project – Sidewalk Network: The City Manager reviewed with the Commission the City’s proposed street resurfacing projects for 2018. He reported that the proposed FY18-19 Local Street Fund budget contains funds to resurface Brooks Street, Chapman Street, portions of West Fargo Street and Forest Street, and Kaiser Street. He further stated that consistent with its Sidewalk System Priorities Policy adopted in 2009, the Commission needs to review these streets and determine if any sidewalk installation work should be completed. The City Manager

noted that there are several gaps in the network in this area of the City and, consistent with Policy Priority #2, the Commission may want to direct the installation of sidewalks in these areas.

COMMISSIONER COMMENTS None.

ADJOURNMENT It was moved by Commissioner Cook, seconded by Commissioner Hoppough to adjourn the meeting at 6:30 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler  
City Manager  
Recording Secretary for Dave Cook, Secretary