

CITY OF IONIA
Planning Commission
August 12, 2020
Regular Meeting Minutes

CALL TO ORDER Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for August 12, 2020 to order at 4:30 PM. The meeting was held virtually via Zoom.

ROLL CALL Roll Call revealed Commissioners Dave Cook, Mike Donaldson, Boomer Hoppough, Tim Lee, Ted Paton and Judy Swartz present. Commissioner Ryan Videtich joined the meeting at 4:36 PM. present.

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 Cook, seconded by Commissioner Paton to approve the agenda for the August 12, 2020 meeting as presented. **MOTION CARRIED.**

APPROVAL OF MINUTES The Commission reviewed the minutes of the March 11, 2020 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Paton to approve the minutes of the March 11, 2020 Commission meeting as presented. **MOTION CARRIED.**

PUBLIC HEARING Chairperson Hoppough opened the Public Hearing to receive comments on requests for both Site Plan and Special Land Use Permit approvals as submitted by Michigan Provisioning Center, LLC for permission to convert half (50%) of the existing 7,350 square foot building located at 420 South Steele Street into a Medical Marihuana Facility (Provisioning Center).

Shaun Mansour, on behalf of the applicant Michigan Provisioning Center, LLC, provided an overview of the project and requested Commission approvals.

Chad Hoover, owner of 420 South Steele Street, requested approval of the requests submitted by Michigan Provisioning Center, LLC.

Hearing no further comments, Chairperson Hoppough closed the Public Hearing.

PUBLIC COMMENTS

Chairperson Hoppough called for public comments.

Kyle Miller expressed support of the effort to enact an “opt-in” recreational (adult use) marihuana ordinance.

David Bye, Arcanna, expressed his support of an “opt-in” ordinance. He also provided an update regarding Arcanna’s project on Beardsley Road.

NEW BUSINESS

Michigan Provisioning Center, LLC – Site Plan Approval/Special Land Use Permit Approval – 420 South Steele Street – Provisioning Center Facility: The City Manager provided an overview of the project proposed for 420 South Steele Street and introduced Mrs. Johnson for the purpose of reviewing her Memorandum concerning the project. Mrs. Johnson reviewed with the Commission the Standards for Approval for Special Land Use Permit requests contained in Section 1274.04 of the City Code. She reminded Commissioners that all five standards shall be met in order to grant the request.

It was moved by Commissioner Donaldson, seconded by Commissioner Swartz to grant the request submitted by Michigan Provisioning Center, LLC for a Special Land Use Permit to operate a medical marihuana provisioning center at 420 South Steele Street based on the proposed project meeting all five standards contained in Section 1274.04 of the City Code, specifically:

- 1) The project is designed, will be constructed, operated and maintained so it will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that the use will not significantly change the essential character of the area in which it is proposed.
- 2) The project is adequately served by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.
- 3) The project will not create excessive additional requirements at public cost for public facilities and services.
- 4) The project does not involve uses, activities, processes, materials and equipment or conditions of operations that will be detrimental to any persons, property or the general welfare by reason

of excessive production of traffic, noise, smoke, fumes, glare or odors.

- 5) The project is consistent with the intent and purpose of the zoning district in which the use will be located.

MOTION CARRIED.

Mrs. Johnson continued review of her Memorandum addressing the part specific to site plan approval. She shared with the Commission a number of deficiencies in the site plan that must be addressed including prior to the Commission providing approval. These issues include a potential lot line adjustment/easement with the property owner to the north in order to address vehicular circulation on the site, reviewing the landscape plan to address the standards contained in the ordinance, relocating the dumpster enclosure to the north east area of the site so that trash trucks can gain access, clarifying the notes on the site plan regarding “loading” versus “receiving” spaces; granting of an easement for a future pedestrian trail along the west (Nash Court) frontage of the site and removing the existing non-conforming ground sign and replacing it with a new ground sign.

Mrs. Johnson also reviewed with the Commission a listing, contained in her Memorandum, of deficiencies in the materials submitted as part of the “Application for Medical Marihuana Facilities”. There are a number of items that need to be submitted (and included in the final approval binder) including the business plan, purchase agreement/lease information, and waste disposal plan.

The applicant will submit updated materials for the Commission’s consideration at its September 9, 2020 meeting.

OLD BUSINESS

Crisis Shelter Homes – Zoning Ordinance Amendment: The proposed amendment, last reviewed by the Planning Commission at its March meeting, has been forwarded to the local RAVE Board of Directors for comment. To date, no comments have been received.

Discuss 2019 Master Plan Implementation Plan: The City Manager suggested that the Commission develop a Master Plan Implementation Plan covering the next five years in which the action items contained in the Master Plan are categorized in priority of completion based on short-term (1-2 years to complete); mid-term (3 to 4 years); and, long term (5+ years) planning periods. Commissioners were asked to

review the action items contained in the Master Plan and share with the City Manager their top four projects for each planning period.

NEW BUSINESS

Recreational Marihuana – Opt In Ordinance: The City Manager stated that at its July 7, 2020 meeting, the City Council directed the Planning Commission to develop a zoning ordinance based “opt in” ordinance for recreational (adult use) marihuana facilities. The City Manager, Chairperson Hoppough and Mrs. Johnson recently met to discuss developing a proposed ordinance for Council’s consideration and develop a drafting timeline. A draft ordinance will be available for the Commission’s review at its October 14, 2020 meeting. Ideally, a proposed ordinance will be placed before the City Council for its consideration at its January 5, 2021 meeting.

COMMISSIONER COMMENTS None.

ADJOURNMENT

It was moved by Commissioner Paton, seconded by Commissioner Cook to adjourn the meeting at 6:42 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Dave Cook, Secretary