

CITY OF IONIA
Planning Commission
September 11, 2019
Regular Meeting Minutes

CALL TO ORDER Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for September 11, 2019 to order at 4:32 PM.

ROLL CALL Roll Call revealed Commissioners Dave Cook, Mike Donaldson, Boomer Hoppough Mark Jennings, Tim Lee and Ted Paton present. Commissioner Judy Swartz was excused.

City Manager Jason Eppler, DDA Director Linda Curtis and Planning Consultant Jan Johnson were also present.

Several members of the public were present.

APPROVAL OF AGENDA Chairperson Hoppough reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Jennings to approve the agenda for the September 11, 2019 meeting as presented. **MOTION CARRIED.**

APPROVAL OF MINUTES The Commission reviewed the minutes of the August 14, 2019 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Jennings to approve the minutes of the August 14, 2019 Commission meeting as presented. **MOTION CARRIED.**

PUBLIC HEARING Chairperson Hoppough opened the Public Hearing to receive comments on the request submitted by Project 2, LLC for Site Plan Approval/Special Land Use Permit Approval for 283 South Steele Street – Medical Marihuana Provisioning Center.

The City Manager shared with the Commission an e-mail he received from Elaine Caswell regarding the request. In her e-mail Mrs. Caswell stated that she opposed medical marihuana facilities of all types in the City.

Carol Cope addressed the Commission regarding the Project 2, LLC request. She stated that she is familiar with the applicant (Mr. Mike Kashat) and stated that he is a community supporter. She also stated that she has a relative that, due to a health condition, is a medical marihuana user.

She stated that this is important medicine for many health conditions.

Randi Hermiz, attorney for Project 2, LLC and Mr. Kashat, stated that updated application materials were provided earlier in the day to the City Manager and Mrs. Johnson. They will be reviewing the materials so that the Commission can review the request in greater detail at the October meeting. The revised/updated materials were submitted as a result of Mrs. Johnson's initial review of the application.

PUBLIC COMMENTS

Chairperson Hoppough called for general public comments. No comments were offered.

OLD BUSINESS

Ventra Ionia Main Parking Lot Site Plan Approval Request: The City Manager stated that Ventra has withdrawn its request for site plan approval to construct a parking lot on vacant property that it owns on Beardsley Road.

2019 Master Plan Update – Future Land Use Map: The City Manager reported that at the July meeting, the Commission held a lengthy discussion regarding the future land use map proposed for adoption as part of the 2019 Master Plan, expressing some concerns regarding the area along South Steele Street, south of Brown Boulevard. This discussion was held, in part, due to the request submitted by Wayne Tollon for the rezoning of 420 South Steele Street to L-I. At the August meeting Mrs. Johnson reviewed with the Commission both the proposed Future Land Use Map and the latest version of the Steele Street Corridor Plan. Commissioners offered comments. She suggested that the Commission consider a dual designation of the property located west of Steele Street, south of Brown Boulevard and east of Nash Boulevard as commercial/industrial on the Future Land Use Map and revise the associated narrative proposed in the Plan, accordingly.

Mrs. Johnson reviewed with the Commission proposed revisions to the draft master plan to accomplish this goal. The changes impact language addressing future land uses in the General Commercial and Industrial categories.

The City Manager noted that the City Council did not accept the Commission's recommendation regarding the rezoning of 420 South Steele Street so the property remains B-3 General Business District. He suggested that considering Council action, the Commission may want to leave the future land use designation of 420 South Steele as originally proposed in the

proposed 2019 Master Plan. The Commission discussed this recommendation. They also discussed the pros and cons of placing the dual designation on the industrial zoned properties on Apple Tree Drive and on the east side of Steele Street, south of the former Kmart Plaza property.

After discussion, the consensus of the Commission was to place the dual designation on the following two areas:

- Apple Tree Drive;
- Steele Street – east side, south of the former Kmart plaza property.

Mrs. Johnson will make these changes to both the master plan text and on the master plan maps.

2020 Reconstruction of Steele Street – Adams Street to M-66: Draft plans have been received and will soon be reviewed with a representative of Matcor. Draft plans have also been submitted to MDOT for review and grant project programming.

NEW BUSINESS

Project 2, LLC – Site Plan Approval/Special Land Use Permit Approval – 283 South Steele Street: Chairperson Hoppough stated that based on the additional materials submitted earlier in the day, review of this request will occur at the October meeting.

Presentation of Ionia Housing Market Analysis – Beckett & Raeder: The City Manager introduced Michelle Bennett, Project Planner with Beckett & Raeder, who recently completed a Housing Market Analysis for the community as part of the Project Rising Tide initiative. He further stated that the housing study was one of the priorities identified by the Project Rising Tide stakeholder committee. He stated that Ms. Bennett was asked to attend the Planning Commission meeting in order to present the study to the Commission and discuss possible amendments to the zoning ordinance which, if enacted, will assist with addressing some of the housing deficiencies identified in the study. Amendment recommendations included reducing the minimum lot size in the single-family residential district, updating the accessory dwelling unit language, permitting triplexes in the two-family zoning district and permitting condominiums and small apartment buildings in the business district. Many of the recommendations were identified by the Commission in the draft master plan in an effort to address the “missing middle” housing types in the City. Chairperson Hoppough stated that the recommendations will

be included in the master plan implementation plan which will be prepared after the enactment of the 2019 Master Plan.

COMMISSIONER COMMENTS

The City Manager advised that RAVE is looking to either expand their operations at their current facility on East Lincoln Avenue or purchase a new facility. He was contacted by a representative of RAVE inquiring about which zoning districts permit their type of operation in the City. Upon review of the zoning ordinance, none of the districts permit this type of facility. He asked if Commissioners were interested in amending the zoning ordinance to address this use. Commissioners discussed concerns about permitting two broad of a range of temporary housing. Mrs. Johnson advised that she would develop a use definition for the Commissioners to review and, if acceptable, could then discuss which zoning districts should permit this type of use.

ADJOURNMENT

It was moved by Commissioner Cook, seconded by Commissioner Lee to adjourn the meeting at 6:15 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Dave Cook, Secretary