

**CITY OF IONIA**  
**Planning Commission**  
**May 12, 2010**  
**Regular Meeting Minutes**

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**CALL TO ORDER** The Regular Meeting of the City of Ionia Planning Commission for May 12, 2010 was called to order by Chairperson Mark Jennings at 4:00 PM.

**ROLL CALL** Roll Call revealed Commissioners Boomer Hoppough, Mark Jennings, Ted Paton and Evonne Ulmer present. Commissioners Dave Cook and Gordon Kelley were excused.

City Manager Jason Eppler, Parks and Recreation Director Matt Painter, Officer Doug DeVries and Erin Krause were also present.

**APPROVAL OF AGENDA** Chairperson Jennings reviewed the agenda with the Commission. After review, it was moved by Commissioner Ulmer, seconded by Commissioner Paton to approve the agenda for the May 12, 2010 meeting as presented. **MOTION CARRIED.**

**APPROVAL OF MINUTES** The Commission reviewed the minutes of the March 10, 2010 Regular Meeting. After review it was moved by Commissioner Ulmer, seconded by Commissioner Hoppough to approve the minutes of the May 12, 2010 Commission meeting as presented. **MOTION CARRIED.**

**PUBLIC HEARING** Crayon Box Daycare Special Land Use Permit: Chairperson Jennings opened the Public Hearing regarding the request from Crayon Box Daycare for a Special Land Use Permit to operate a daycare in the lower level of the Armory Community Center located at 439 West Main Street.

City Manager Eppler explained the request. He stated that Erin Krause, owner of Crayon Box Daycare, recently approached the City about leasing space in the lower level of the Armory to accommodate her daycare. She currently operates in leased space on at 330 Fourth Street in Ionia Township. The City Manager further stated that a group day care facility may be operated in the B-2 zoning district with a Special Land Use Permit. He stated that this is the first step in a two step process, the second step being the finalizing of the lease agreement.

Ms. Krause provided information to the Commissioners regarding her daycare operation. She stated that she currently cares for approximately 37 children with five full-time employees, including herself. She is licensed for up to 50 children but the size of the facility actually determines the number of children that she can watch (the State has a per child/square foot formula that applies). She further stated that she desires to locate in the Armory due to its convenient access to M-66 and centralized location. She stated that the Armory also offers the opportunity to use the gymnasium for children's activities. She also explained that she recently had the proposed location for the daycare inspected with the inspection revealing that there are a few upgrades that are necessary to make the proposed lease space compliant with State standards.

The City Manager and Ms. Krause also discussed with the Commission details associated with drop off/pick up parking and the interplay with recreation programs held at the Armory.

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

PUBLIC COMMENTS

None.

NEW BUSINESS

Crayon Box Daycare: Chairperson Jennings introduced discussion on the request from Crayon Box Daycare for a Special Land Use Permit/Site Plan approval for the use of the lower level of the Armory Community Center. He reviewed with the Commission the standards for granting approval contained in Chapters 1274 and 1276 of the City Code. After further discussion it was moved by Commissioner Ulmer, seconded by Commissioner Paton to approve the request from Crayon Box Daycare for Special Land Use Permit/Site Plan approval for operating a day care center in the lower level of the Armory Community Center, 439 West Main Street, for up to 50 children and pursuant to the information contained in the applications submitted by Crayon Box Daycare/City of Ionia for the approvals. MOTION CARRIED.

Properties to Rezone – Free Fair District/Free Fair Area: The City Manager reported that the City Council, at its May 4, 2010 meeting, accepted the recommendation of the Commission and approved the new Fairgrounds zoning district. The next step is to rezone properties to this new district. The City Manager reviewed with the Commission

options for rezoning in the area of the City south of the railroad tracks and west of M-66. He will be providing a map and associated rezoning ordinance for review at the June meeting.

## OLD BUSINESS

Home Occupations Amendment: The City Manager reviewed with the Commission the revisions that were made to the proposed Home Occupation amendment to the Zoning ordinance as suggested by the Commission at the March meeting. He suggested that the Commission not take action on the proposed amendment at this time until the Commission determines the approach it would like to take in addressing medical marijuana. He stated that one option is to permit "caregivers" as home occupations with specific standards. If the Commission takes such an approach it will need to be incorporated into the proposed Home Occupations amendment.

Limited Industrial Amendment: The City Manager reviewed with the Commission the revisions that were made to the proposed Limited Industrial amendment to the Zoning ordinance as suggested by the Commission at the March meeting. Chairperson Jennings reviewed with the Commission the proposed revised amendment and explained the history. After further discussion, it was moved by Commissioner Hoppough, seconded by Commissioner Paton to recommend to the City Council that proposed Ordinance #474 which amends the Zoning ordinance by permitting limited industrial uses in certain residential districts be adopted. MOTION CARRIED.

Medical Marijuana Moratorium: The City Manager shared with the Commission information that he has compiled regarding the Medical Marijuana Act that was passed by the voters at the November 2008 General Election. He further stated that based on concerns associated with local land use and control, the City Council, at its March 2, 2010, approved a 6 month moratorium on any permits associated with business activities associated with medical marijuana.

The City Manager reported that the City can take one of the following actions regarding business uses and activities associated with medical marijuana:

- Prohibit
- Not Regulate
- Regulate

He stated that several communities have already enacted ordinances either prohibiting business related uses or

regulating them. Those that are regulating have chosen to permit the "care giving" associated with medical marijuana as home occupations but have prohibited the compassion club and retail/store front type uses. He distributed materials to the Commission for their review and asked that everyone be prepared to discuss the matter further at the June meeting.

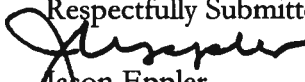
COMMISSIONER COMMENTS

The Commission discussed the City's current abandoned vehicle regulations as contained in the City Code.

ADJOURNMENT

It was moved by Commissioner Ulmer, seconded by Commissioner Hoppough to adjourn the meeting at 4:52 PM.

Respectfully Submitted,



Jason Eppler  
City Manager/Recording Secretary  
for

Boomer Hoppough, Secretary