

CITY OF IONIA
Planning Commission
November 13, 2019
Regular Meeting Minutes

CALL TO ORDER Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for November 13, 2019 to order at 4:31 PM.

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

Planning Consultant Jan Johnson, and City Administrative Assistant Gail Gesselman 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 Swartz to approve the agenda for the November 13, 2019 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the Planning Commission Minutes of the October 9, 2019 Regular Meeting. After review, it was moved by Commissioner Paton, seconded by Commissioner Cook to approve the minutes of the October 9, 2019 Commission meeting as presented. MOTION CARRIED.

PUBLIC HEARING Chairperson Hoppough opened the Public Hearing to receive comments on the request submitted by PRW Ventures, Inc., for Site Plan Approval/Special Land Use Permit Approval for 300 South Steele Street – Medical Marihuana Provisioning Center.

Justin Dunaskiss, Vice President of DCD Dunaskiss Consulting & Development, Inc., stated that his firm represents the applicant which is interested in purchasing the 300 South Steele Street for the purpose of rehabilitating the building and opening a medical marihuana provisioning center. Mr. Dunaskiss reviewed with the Commission why he thought the proposed project would be a positive for the community from an economic development perspective.

John Dinehart, Live Local Realty, Inc., stated that he represents the owner of 300 South Steele Street in the proposed property sale. Dinehart asked that the commission approve the 'Special Land Use' permit application of PRW Ventures, Inc., in order to move forward with the sale. Dinehart stated that this project will be beneficial to the community in providing additional new revenue, uncapping the taxable property value, employment, and income tax.

Pete Sanford, owner of 300 South Steele Street, referred to the newly adopted 2019 City Master Plan, and was pleased that his business of Steele Street Brewery, and MATCOR, Inc., are now included, as they both were not included in the 2012 City Master Plan. Sanford made specific reference to pages 38, 49, 50, of the 2019 City Master Plan, pointing out the commercial use, and why he feels that PRW Ventures, at 300 South Steele Street should be allowed a business in this community in a B-3 Zoned district.

Lisa Coe, Live Local Realty, commented that she is working with the buyers PRW Ventures Inc., for purchase of 300 South Steele Street. She spoke highly of the proposed buyers being individuals of integrity.

Chairperson Hoppough closed the public hearing.

OPEN COMMENTS

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

OLD BUSINESS

Project 1, LLC - Site Plan Approval/Special Land Use Permit Approval - 410 Swartz Court – Mrs. Johnson had a meeting with the applicant and the site plan preparer. Together, they went over the recommended revisions of the site plan. She stated that the applicant has not yet resubmitted.

Crisis Shelter Homes – Definition – This item was tabled at last month's meeting. Mrs. Johnson reviewed with the Commission some possible definitions for a crisis shelter type land use. She stated that the ultimate goal is to decide whether to permit this type of use in the City's zoning ordinance. After further discussion, it was moved by Commissioner Jennings, seconded by Commissioner Cook to ask the City Manager, with Mrs. Johnson's assistance, to draft a proposed amendment to the zoning ordinance which will permit this type of facility in the City. MOTION CARRIED.

NEW BUSINESS

Proposed meeting schedule 2020 - Chairperson Hoppough reviewed with the Commission the proposed 2020 Planning Commission meeting schedule. It was moved by Commissioner Jennings, seconded by Commissioner Cook to approve the meeting schedule as presented. MOTION CARRIED.

PRW Ventures – Site Plan Approval/Special Land Use Permit Approval – 300 South Steele – Chairperson Hoppough asked Mrs. Johnson to review her staff report regarding the request for a Special Land Use Permit for 300 South Steele Street. She stated that the site is currently occupied by a restaurant/tavern/brewery. The site is within the one-hundred-year flood plain, so it is subject to flood plain overlay. She stated that the 2019 City Master Plan identifies this property as part of the Steele Street Corridor Plan. The 2019 City Master Plan recommends that the South Steele Street corridor is for special land use and commercial land uses with Steele Street envisioned as a gateway to the the City.

The Commissioners held a lengthy discussion regarding the fact that this property is zoned B-3 and included in the Steele Street Corridor Plan and what impact the denial of a similar request (283 South Steele Street – also zoned B-3 and also in the Steele Street Corridor Plan) showed have on making a decision regarding 300 South Steele Street.

Mrs. Johnson reviewed with the Commission details associated with this particular special land use request and changes made to the Steele Street Corridor Plan (since 2012) based on the floodway/floodplain research completed by the City’s engineer.

After further discussion, and considering that several Commissioners needed to leave the meeting for other obligations, it was moved by Commissioner Swartz, seconded by Commissioner Paton to table discussion regarding the request for a Special Land Use Permit for a medical marihuana provisioning center at 300 South Steele Street until the December meeting. MOTION CARRIED.

COMMENTS

Chairperson Hoppough commented on the efforts of the housing sub-committee created as part of the Project Rising Tide initiative. He stated the goal is to improve pride of ownership as well as encourage landlords to improve their maintenance practices.

ADJOURNMENT

It was moved by Commissioner Cook, seconded by
Commissioner Paton to adjourn the meeting at 5:59 PM.
MOTION CARRIED

Respectfully Submitted,
Gail Gesselman, Recording Secretary,
for David Cook, Secretary