

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

CALL TO ORDER Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for February 12, 2020 to order at 4:30 PM.

ROLL CALL Roll Call revealed Commissioners Dave Cook, Mike Donaldson, Boomer Hoppough, Tim Lee, Judy Swartz and Ryan Videtich (arrived at 4:50 PM) present. Commissioner Ted Paton was excused.

City Manager Jason Eppler 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 Lee, seconded by Commissioner Donaldson to approve the agenda for the February 12, 2020 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the January 7, 2020 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Swartz to approve the minutes of the January 7, 2020 Commission meeting as presented. MOTION CARRIED.

PUBLIC COMMENTS Chairperson Hoppough called for public comments. No comments were offered.

OLD BUSINESS Project 1, LLC – Site Plan Approval/Special Land Use Permit Approval – 410 Swartz Court – Provisioning Center Facility: The City Manager reported that the applicant recently submitted an updated site plan (revisions made to the draft reviewed by the Commission at its October 2019 meeting). Mrs. Johnson reviewed the updated plan and found that the landscape plan was not updated as required by the Commission. This was relayed to the applicant who is in the process of addressing remaining site plan items.

DVNBK 3, LLC – Amended Site Plan Approval – 406 South Steele Street: The City Manager reported that at the January

meeting the Commission approved an updated site plan for DVNK 3, LLC (dated November 5, 2019) subject to several conditions including making application to the Zoning Board of Appeals for a front yard variance so that the building façade design originally proposed by the applicant, and subsequently approved by the Commission, could be constructed. The City Manager also reported that the applicant, upon additional research, chose to not make application for a variance but, instead, again revise the façade design for the Commission's consideration. He stated that the applicant now believes that the existing building structure cannot support a brick façade as originally proposed.

Cody Newman, architect for DVNK 3, LLC, reviewed with the Commission and updated site plan dated January 28, 2020. He stated that he and his client recently engaged the services of a structurally engineer who confirmed that the existing building structure (framework) cannot support the addition of a complete brick façade on the building. Based on this information, the façade design has been revised to include a brick wainscoting to about three feet above grade and then new metal siding above the wainscoting (light gray in color). He also stated that the existing metal roof would be replaced with new metal roofing (standing seam/charcoal in color). He further stated that this new façade would not require a front yard setback variance from the Zoning Board of Appeals, as the original design would require. Mr. Newman also reviewed some of the other minor changes that were made to the site plan based on Mrs. Johnson's most recent review.

Commissioner Videtich arrived at 4:50 PM.

Commissioners discussed the latest façade design. After further discussion, it was moved by Commissioner Cook, seconded by Commissioner Donaldson to approve the façade design for the building at 406 South Steele Street as proposed by the applicant and illustrated in the site plan submittal package dated January 28, 2020. MOTION CARRIED.

Mr. Newman then reviewed with the Commission the proposed exterior/site lighting plan for the project. He provided information regarding the three different types of lights (building exterior, parking lot, parking lot entry way) that are proposed to be used as part of the project. Mrs. Johnson reviewed with the Commission the lighting standards contained in the Zoning Ordinance.

It was moved by Commissioner Cook, seconded by Commissioner Lee to approve the site lighting plan (exterior) for 406 South Steele Street as proposed by the applicant and illustrated in the site plan submittal package dated January 28, 2020. MOTION CARRIED.

It was moved by Commissioner Donaldson, seconded by Commissioner Swartz to approve the request submitted by DVNK 3, LLC, for approval of its updated site plan (dated January 28, 2020) to convert the existing building at 406 South Steele Street to a medical marihuana provisioning center facility based on the site plan dated complying with the Site Plan Standards of Approval contained in Section 1276.07 of the City Code; subject to final administrative approval of the site plan; and, subject to the applicant gaining approval from the State of Michigan for licensure as a medical marihuana facility. MOTION CARRIED.

Crisis Shelter Homes – Zoning Ordinance Amendment: Mrs. Johnson reviewed with the Commission a proposed amendment to the City Code establishing standards associated with the citing of crisis shelter homes in the City. Several revisions were offered by the Commissioners. Mrs. Johnson will return to the March meeting with an updated draft. Prior to the Commission conducting the Public Hearing on the proposed amendment, input will be solicited from the local RAVE Board of Directors.

NEW BUSINESS

2019 Planning Commission Annual Report: The Planning Commission reviewed the proposed 2019 Planning Commission Annual Report which is proposed to be presented to Council at its March 3, 2020 meeting. After review, it was moved by Commissioner Cook, seconded by Commissioner Donaldson to approve the 2019 Planning Commission Annual Report as presented. MOTION CARRIED.

COMMISSIONER COMMENTS Commissioners discussed the following:

- Having the City Council amend the buffering zone Resolution pertaining to City parks to include Wetlands Park and Steele Park, both on Steele Street;
- Potential of limiting the number of medical marihuana provisioning centers by placing a specific cap in the ordinance;
- Developing a corridor improvement plan for both M-21 and M-66 properties in the City.

ADJOURNMENT

It was moved by Commissioner Lee, seconded by Commissioner Cook to adjourn the meeting at 6:35 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Dave Cook, Secretary