

**CITY OF IONIA**  
**Planning Commission**  
**August 8, 2018**  
**Regular Meeting Minutes**

---

- CALL TO ORDER** The Regular Meeting of the City of Ionia Planning Commission for August 8, 2018 was called to order by Chairperson Lee at 4:30 PM.
- ROLL CALL** Roll Call revealed Commissioners Dave Cook, Mike Donaldson, Gordon Kelley, Mark Jennings, Tim Lee and Judy Swartz present. Commissioner Boomer Hoppough was excused. Others in attendance included Planning Consultant Jan Johnson, City Manager Jason Eppler, DDA Director Linda Curtis, Randi Hermiz, Ryan Welsh, Kyle Miller and Mark Purkey.
- APPROVAL OF AGENDA** Chairperson Lee reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Jennings to approve the agenda for the August 8, 2018 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES** The Commission reviewed the minutes of the July 11, 2018 Planning Commission Meeting. After review it was moved by Commissioner Jennings, seconded by Commissioner Kelley to approve the minutes of the meeting as presented. MOTION CARRIED.
- PUBLIC HEARING** Chairperson Lee opened the Public Hearing on the request submitted by Mark Purkey, LLC, for Site Plan Approval for the construction of a sixteen space parking lot with dumpster enclosure on vacant property located at 471/475 North State Street.
- PUBLIC COMMENTS** None.
- NEW BUSINESS** Request for Site Approval – Mark Purkey, LLC: Chairperson Lee introduced Mark Purkey who provided an overview of his plans to construct a sixteen space parking lot on property he owns at 471/475 North State Street. He provided an overview of his business operations next door (convenience store/gas station) and the need for additional parking for employees and customers. The subject property was recently rezoned to B-3 by the Planning Commission/City Council.
- Planning Consultant Johnson reviewed with the Commission her Memorandum concerning the site plan for the project. There were several deficiencies identified but she stated that the Commission has the authority to waive certain standards per the zoning ordinance.

After her review, it was moved by Commissioner Cook, seconded by Commissioner Jennings to waive the site plan deficiencies and grant the request from Mark Purkey, LLC, for construction of a sixteen space parking lot on property zoned B-3 at 471/475 North State Street based on the plan's compliance with the standards contained in the Zoning Ordinance subject to following conditions:

- 1) That the site plan be revised to reflect the installation of a solid, durable fence, not exceeding 3' in height, within the setback area between the back of sidewalk and edge of the parking lot along the State Street frontage of the property with said fence extending south of the parking lot's driveway approach and along the eastern 25' of the southern boundary of the property; with the style, design and composition of said fence to meet Planning Commission approval.
- 2) That the site plan be revised to reflect either the installation of a solid, durable fence, 6' in height along the southern and western boundaries of the property along with associated landscaping as required by the Zoning Ordinance OR no fence along the southern and western property boundaries but landscaping planted per the standards contained in the Zoning Ordinance. Mr. Purkey to decide which option to pursue but in either instance the option selected by Mr. Purkey must meet Planning Commission approval.
- 3) That the site plan be revised to reflect a 24' wide maneuvering lane between parking lanes.
- 4) That the site plan be revised to include one van accessible handicap parking space.
- 5) That the site plan be revised to include details regarding the size, design and composition of the dumpster enclosure with the method of screening to meet Planning Commission approval. Said dumpster enclosure to be large enough to accommodate all existing dumpsters at 703 West Lincoln Avenue.
- 6) That Mr. Purkey provide the City with a legal description prepared by a licensed surveyor which combines the properties that he owns at this location (471 North Street; 475 North State Street; 703 West Lincoln Avenue) into one parcel with a single legal description (one "zoning lot") so that the City Assessor can combine these properties on the City property tax roll and assign one single property identification number for the site.

MOTION CARRIED.

Commissioner Jennings left the meeting at 6:05 PM.

OLD BUSINESS

Master Plan/Recreation Plan Update: Planning Consultant Johnson reviewed with the Commission the current conceptual plan for the Steele Street Corridor. She also reviewed comments received from Commissioners regarding revisions to the plan/priorities for the planning area. She further stated that she would soon be meeting with design consultant Jim Morgan to make revisions to the plan to reflect input provided by Commissioners. The following comments were offered which Mrs. Johnson will share with Mr. Morgan regarding revisions to the Steele Street Corridor Plan:

- 1) Keep Matcor Automotive buildings shown on the plan (both east and west sides of Steele Street);
- 2) Keep detention pond area between Steele Street and Dexter Street the same size but reflect it being cleaned and be traversed by a boardwalk;
- 3) Implement the recommendations provided by the Parks and Recreation Director in terms of recreational amenities on the former K-mart Plaza property;
- 4) Move the band shell from the current location to a more prominent location in the downtown area – possibly the former Clothing Care property on West Washington Street;
- 5) Reduce the amount of housing shown on the plan but keep the silo housing and townhomes near the silos.

Medical Marihuana: The City Manager reported that at the August 7, 2018 meeting, the City Council accepted the recommendation of the Commission to pursue an “opt-in” ordinance pursuant to the Michigan Medical Marihuana Licensing Facilities Act. He will be contacting the attorney that has previously assisted the City on similar matters to assess her interest in assisting with the preparation of the “opt-in” ordinance.

2018 Street Resurfacing Project – Sidewalk Network: The City Manager reported that the City Council, at its August 7, 2018 meeting, accepted the bid from CL Trucking & Excavating, Ionia, to complete this project. The project is expected to begin after Labor Day.

COMMISSIONER COMMENTS     None.

ADJOURNMENT                     It was moved by Commissioner Cook, seconded by Commissioner Swartz to adjourn the meeting at 6:50 PM.  
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler, City Manager  
Recording Secretary for Dave Cook, Secretary