

CITY OF IONIA
Planning Commission
September 12, 2018
Regular Meeting Minutes

CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for September 12, 2018 was called to order by Secretary Cook at 4:31 PM.

ROLL CALL Roll Call revealed Commissioners Dave Cook, Mike Donaldson, Gordon Kelley, Mark Jennings, Tim Lee (arrived at 4:35 PM) and Judy Swartz present. Commissioner Boomer Hoppough was excused. Others in attendance included Planning Consultant Jan Johnson, Katy Hallgren, RJM Design, City Manager Jason Eppler, DDA Director Linda Curtis, Randi Hermiz, Ryan Welsh, Kyle Miller and Mark Purkey.

APPROVAL OF AGENDA Secretary Cook reviewed the agenda with the Commission. After review, it was moved by Commissioner Jennings, seconded by Commissioner Donaldson to approve the agenda for the September 12, 2018 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the August 8, 2018 Planning Commission Meeting. After review it was moved by Commissioner Jennings, seconded by Commissioner Swartz to approve the minutes of the meeting as presented. MOTION CARRIED.

PUBLIC COMMENTS None.

OLD BUSINESS Request for Site Approval – Mark Purkey, LLC: Mr. Purkey appeared before the Commission to review with Commissioners his updated site plan based on comments provided by the Commission at its August 8, 2018 meeting. In response to the conditions placed on the approval of his site plan by the Commission, Mr. Purkey offered the following:

- 1) Fencing East/South Property Line (Portion): The site plan has been revised to reflect the installation of a 3' tall white vinyl picket fence along the State Street frontage of the proposed parking lot and along the eastern 25' of the southern property line of the parking lot. This revision met the Commission's approval.
- 2) Fencing – South (Portion)/West Property Line: The site plan has also been revised to reflect the installation of a 6' tall white vinyl solid privacy fence along the remaining

southern property line and along the west property line of the parking lot. This revision met the Commission's approval.

- 3) Landscaping: The site plan has been revised to reflect the planting of a mixture of evergreen, canopy and ornamental trees and boxwoods within the south and west greenspace areas of the site plan. Horrocks will be determining the exact planting location and will be providing the trees/plant material. This revision met the Commission's approval.
- 4) Parking Lot Maneuvering Lane: The site plan has been revised to reflect a 24' wide maneuvering lane as required by the Commission.
- 5) Van Accessible Handicap Parking Space: The site plan has been revised to include one van accessible handicap parking space as required by the Commission.
- 6) Dumpster: The site plan has been revised to include one – 12'x16' dumpster enclosure which will be enclosed with a 6' tall white vinyl solid fence (and gate). This revision met the Commission's approval.
- 7) New Legal Description: The site plan has been revised to include a legal description which combines all three lots owned by Mr. Purkey into one parcel/one legal description (one "zoning lot") as required by the Commission. The new legal description is "Lot 190 and Lot 191 of Supervisors Voelker's Addition to the City of Ionia" as required by the Planning Commission.

After further discussion, it was moved by Commissioner Jennings, seconded by Commissioner Swartz to grant final site plan approval to Mark Purkey, LLC, for the construction of a sixteen space parking lot on property zoned B-3 at 471/475 North State Street based on the conditions placed on site plan approval by the Commission at its August 8, 2018 having been addressed in the updated site plan. MOTION CARRIED.

Master Plan/Recreation Plan Update: Katy Hallgren from RJM Design reviewed with the Commission a proposed updated conceptual master plan for the Steele Street corridor. She highlighted the changes/additions that have been made to the previous plan prepared by the Commission. Mrs. Johnson explained the overall purpose of the plan and the fact that once the conceptual plan meets the Commission's approval it, along with associated text, will be incorporated

into the updated City Master Plan. Commissioners offered comments regarding the updated conceptual plan. Ms. Hallgren will update the conceptual plan based on Commissioner comments and present the updated plan at a future meeting.

Medical Marihuana Facilities Licensing Act – Opt- In Ordinance: The City Manager reminded the Commission that the City Council recently took action to request that the Commission draft and propose an “opt in” ordinance for Council to consider pursuant to the Michigan Medical Marihuana Facilities Licensing Act. As a result of this request, Mrs. Johnson prepared a Memorandum summarizing the act and outlining a long list of items that the Commission needs to make decisions on so that the amendment can be drafted. Mrs. Johnson reviewed a portion of this Memorandum with the Commission and Commissioners offered suggestions/response regarding these questions. These included the types of facilities to be permitted in the City, the appropriate zoning districts for the various types of facilities, distances between facilities, etc. The Commission will continue its review of the Memorandum at its October meeting.

COMMISSIONER COMMENTS None.

ADJOURNMENT It was moved by Commissioner Cook, seconded by Commissioner Jennings to adjourn the meeting at 6:38 PM.
MOTION CARRIED.

Respectfully Submitted,

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