

**CITY OF IONIA
PLANNING COMMISSION
December 9, 2020
Regular Meeting Minutes
Held Electronically via Zoom**

CALL TO ORDER

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for December 9, 2020 to order at 4:30 PM. The meeting was held electronically via Zoom.

ROLL CALL

Roll Call revealed Commissioners David Cook, Mike Donaldson, Boomer Hoppough, Tim Lee, Judy Swartz and Ryan Videtich present. Commissioner Ted Paton was excused.

City Clerk Ally Cook, Interim City Manager Gregg Guetschow and Planning Consultant Jan Johnson were also present as were several members of the public.

APPROVAL OF AGENDA

Chairperson Hoppough reviewed the agenda with the Commission. After review, it was moved by Commissioner Swartz, seconded by Commissioner Lee to approve the agenda for the December 9, 2020 meeting as presented. MOTION CARRIED

APPROVAL OF MINUTES

The Commission reviewed the minutes of the November 12, 2020 Regular Meeting. After review it was moved by Commissioner Lee, seconded by Commissioner Swartz to approve the minutes of the November 12, 2020 Commission meeting as presented. MOTION CARRIED

PUBLIC COMMENTS

Jacob Milhorn, of 439 West Washington, introduced himself to the Commission and expressed his interest in providing high quality housing within the central business district.

Gregg Guetschow, Interim City Manager, introduced himself to the Commission.

NEW BUSINESS

Use Variance at 439 West Washington: Jan Johnson of Main Street Consulting reported on the Master Plan and identified the requirements which would allow for the special use variance at the currently zoned B-2 property. Jacob Milhorn, owner of 439 West Washington, explained his intentions for the property and was available to answer questions. The Commission heard input from Interim City Manager Guetschow and Consultant Jan Johnson in determining whether a special use variance is the best means of achieving the overall goal of providing high quality housing in the downtown district.

It was moved by Commissioner Cook, seconded by Commissioner Swartz to recommend the Zoning Board of Appeals not approve the use variance for 439 W. Washington Street in finding that the variance request does not meet the four standards required for Planning Commission review which including consideration of the Master Plan, ability of property use, effect on essential character and any other factors.” MOTION CARRIED.

OLD BUSINESS

Discuss 2019 Master Plan Implementation Plan: Commissioners discussed their list of priority project items contained in the Master Plan. Chairperson Hoppough listed blight and Code Enforcement as priorities going forward. Commissioners will identify their Top 5 concerns and priority items which will be discussed at an upcoming meeting.

COMMISSIONER COMMENTS

Commissioner Donaldson thanked Jacob Milhorn for investing and showing interest in Ionia and for attending the full meeting. Chairperson Hoppough explained the two-step process of a first-look and public hearing for a special land use permit (260 S. Dexter) which will be on January's agenda.

ADJOURNMENT

It was moved by Commissioner Cook, seconded by Commissioner Donaldson to adjourn the meeting at 7:05 PM.

MOTION CARRIED.

Respectfully Submitted,

Ally Cook, City Clerk