

**CITY OF IONIA
ZONING BOARD OF APPEALS
December 7, 2020
Regular Meeting Minutes**

CALL TO ORDER

The regular meeting was called to order by Chairperson Kirgis at 6:33 PM at Ionia City Hall.

ROLL CALL

Roll Call revealed Members Troy Waterman, Jim Denny and Mike Kirgis present. Member David Cook joined the meeting at 6:45 PM.

Others present included City Clerk Ally Cook, Planning Consultant Jan Johnson, John Dinehart, Darrin Elliott and Mike & Vicki Kennedy. Also present were applicants Jacob and Scout Milhorn.

ELECTION OF OFFICERS

Chairperson Kirgis reported that since this is the first meeting of the calendar year of the Sign Board of Appeals/Zoning Board of Appeals, it is necessary for the Board to select officers to serve until the first meeting of either board during 2021.

It was moved by Member Denny, seconded by Member Waterman to select the following officers to serve until the first meeting of 2021:

Chairperson	Member Kirgis
Vice-Chairperson	Member Denny
Secretary	Member Waterman

MOTION CARRIED

APPROVAL OF AGENDA

Member Denny moved to approve the agenda, seconded by Member Waterman.

MOTION CARRIED

APPROVAL OF MINUTES

Member Denny moved to approve the October 15, 2019 meeting minutes, seconded by Member Waterman.

MOTION CARRIED

PUBLIC HEARING

Chairperson Kirgis opened the floor to receive comments on a request from Jacob and Scout Milhorn, 439 West Washington Street, for a use variance which, if approved, will permit the applicants to use the first floor of 439 West Washington Street for residential purposes, in addition to the second floor. The subject property is currently zoned B-2 Community Business District.

John Dinehart, owner of Live Local Realty, Inc., spoke in support of the use variance.

Linda Ciangi, local historian, phoned in to the meeting to voice her approval for the zoning variance.

Chairperson Kirgis closed the Public Hearing at 6:42 PM.

NEW BUSINESS

Jan Johnson of Main Street Consulting gave a report on the special use variance and explained the process going forward. She noted that the Planning Commission will determine whether the use variance fits within the master plan while also meeting the use variance requirements. Jan Johnson explained that the Planning Commission will vote to make a recommendation to the Zoning Board of Appeals at their upcoming meeting(s)

Chairperson Kirgis allowed comment from applicant Jacob Milhorn. Mr. Milhorn commented that permitting the variance would allow for a variety of housing options which will in turn increase vitality of downtown. Furthermore, the use variance will help meet housing demands while providing the community with high quality housing.

The Board heard Jan Johnson's report and Jacob Milhorn's comments and tabled the decision. No action was taken.

MEMBER COMMENTS

None

ADJOURNMENT

Respectfully Submitted:

Ally Cook, City Clerk