

**CITY OF IONIA**  
**Zoning Board of Appeals**  
**February 6, 2023**  
**Regular Meeting Minutes**

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**CALL TO ORDER**

The regular meeting was called to order by Assistant to the City Manager Jonathan Bowman at 6:30 PM at Ionia City Hall.

**ROLL CALL**

Present: Members Logan Bailey, Amanda Ondersma, Troy Waterman, and Alternate Board Member Lynn Lafler

Absent: Jim Denny and Mike Kirgis

Also Present: Assistant to the City Manager Jonathan Bowman and City Manager Precia Garland

**ELECTION OF OFFICERS**

A. Chairperson

Member Lafler made a motion to nominate Member Mike Kirgis to be Chairperson. Member Waterman seconded the motion. MOTION CARRIED.

B. Vice-Chairperson

Member Lafler made a motion to nominate Member Jim Denny to be Vice-Chairperson. Member Bailey seconded the motion. MOTION CARRIED.

C. Secretary

Member Bailey made a motion to nominate Member Troy Waterman to be Secretary. Member Ondersma seconded the motion. MOTION CARRIED.

**APPROVAL OF AGENDA**

Secretary Waterman introduced the agenda and asked if there were any requested changes. No changes were requested. It was moved by Member Lafler and seconded by Member Bailey to approve the agenda as presented. MOTION CARRIED.

**APPROVAL OF MINUTES**

Minutes from the meeting on July 11, 2022 were reviewed. It was moved by Lafler, seconded by Bailey to approve the minutes from July 11, 2022. MOTION CARRIED.

## **PUBLIC HEARINGS**

Secretary Waterman opened the floor at 6:34 PM to receive comments on the request from The Machine Three, LLC. located at 29 Beardsley Road, for a twelve-month extension to their temporary use:

- A. A temporary use not to exceed twelve months to allow trailers to be used on site for additional office, storage, and packaging space.

Waterman closed the Public Hearing at 6:35 PM following no comments.

## **PUBLIC COMMENTS**

None.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

- A. 29 Beardsley Road – The Machine Three, LLC. (Arcanna) – Exception and Special Approval: Temporary Use Extension Request

Assistant to the City Manager Bowman provided background on the request and described that the special use was approved at the last ZBA meeting on July 11, 2022. The approval was backdated to when the trailers were installed on February 18, 2022. The applicant has requested an extension of the special use for an additional twelve months. This extension is allowed based on Section 1244.05(c)(6). The applicant indicated that it will not need the full twelve months as it is moving the use within the temporary structures to another facility outside of the City.

It was moved by Board Member Bailey and seconded by Board Member Ondersma to approve the temporary use extension from The Machine Three, LLC for six storage containers and two sets of mobile office trailers for a period of 12-months expiring on February 18, 2024, at 29 Beardsley Road. This approval is based on the findings that the temporary use request maintains compliance with the General Standards of Section 5.185(3)(h) and the conditions listed in Section 1244.05(c)(6).

Member Lafler expressed concerns during discussion of the motion that the property owner would not keep the City informed on the continuation of the special use and plans for future expansion. He offered a friendly amendment to the motion requiring The Machine Three, LLC to provide a timeline for the discontinuation of the use and follow-up reporting to keep the City informed. The friendly amendment was accepted by Bailey and Ondersma. MOTION CARRIED.

## **MEMBER COMMENTS**

None.

## **ADJOURNMENT**

Motioned by Waterman, seconded by Lafler to adjourn the meeting at 6:45 PM. MOTION CARRIED.

Respectfully Submitted:

Precia Garland, Recording Secretary,  
for Troy Waterman, Secretary