

**CITY OF IONIA**  
**Zoning Board of Appeals**  
**September 4, 2013**  
**Meeting Minutes**

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- CALL TO ORDER** The meeting was called to order by Chairperson Mike Kirgis at 4:05PM, Wednesday, September 4, 2013 in the basement conference room of City Hall.
- ROLL CALL** Roll call revealed Board Members Jim Denny, Joe Dunn, Mike Kirgis and Jeff Winters present. Member Mark Jennings was excused. Also present, Gail Gesselman as acting recording secretary.
- Members of the public present included Brian Cronkrite, Shannon Graham, Zhen Qiu Li and Guang Zong Li.
- APPROVE AGENDA** Chairperson Mike Kirgis reviewed the agenda. Motion to accept the agenda by James Denny, supported by Jeff Winters, voice vote, all in favor, motion approved.
- APPROVE MINUTES** Chairman Kirgis asked for a motion to accept the December 13, 2012 Zoning Board of Appeals Minutes. A motion was made by Joe Dunn to accept the December 13, 2012 ZBA Minutes and supported by Jeff Winters. Voice vote, all in favor, motion to accept said minutes approved.
- PUBLIC HEARING** Chairperson Kirgis opened the Public Hearing and stated that the purpose of the Public Hearing was to receive comments on the request of four (4) variances from Acquisitions LLC in regards to the property located at 347 North Dexter Street. Specifically Acquisitions, LLC is requesting variances from the City Code as follows:
1. A variance from Section 1282.02(b) of the City Code which requires that parking lots have maneuvering lanes that are a minimum of 25 feet wide with each parking space being a minimum of 10 feet wide by 20 feet deep. The applicant is requesting a variance from these requirements in order to install maneuvering lanes that are 24 ft. 8 inches wide and parking spaces that are 9 ft. wide by 18 ft. deep.
  2. A variance from Section 1282.02(g) which requires that parking lots adjacent to residentially zoned properties provide a fence or wall 54 inches tall to obscure the parking lot from view. The applicant is requesting a variance from this requirement so they will not have to provide this screening along the west lot line of the site.

3. A variance from Section 1282.03 which requires that commercial uses provide a dedicated loading/unloading space on site. For this facility, a loading area equal to 365 sq. ft. (10 sq. ft. per building foot of width) is required. The applicant is requesting a variance from this requirement so as to not provide such space.

4. A variance from Appendix I (d) which requires that off-street parking be setback from the front property line a minimum distance of 10 feet. The applicant is requesting a variance to reduce this distance to 4 feet 3 inches which is a variance of 4 feet 9 inches.

Chairperson Kirgis called for public comments. No public comments were received. A motion was made by Jeff Winters to close public hearing and was supported by Joe Dunn. Voice vote, all in favor, public hearing closed.

**BUSINESS:**

Old Business: None

New Business: Variance Requests. Brian Cronkrite representing Acquisitions, Inc., spoke regarding the four (4) variance requests. He stated that Acquisitions, LLC proposes to demolish the current Pizza Hut building, constructing a new 12,500 square foot building with thirty-six (36) parking spaces at the current site.

Member Jeff Winters asked if the Pizza Hut had an internal policy regarding where employees are to park. Shannon Graham commented that employees usually park in the back parking lot, but that is not required. Mr. Cronkrite commented that the parking lot is in poor condition and parking space lines so faded that it is hard to tell where to park, thus causing over-crowding. A new paved parking lot that is marked will resolve this issue. Member Winters asked if a sign could be placed near the front parking entrance to indicate; "additional parking in back?" Mr. Cronkrite said that could be added. Member Joe Dunn commented that everything that has been presented is basically a 'no brainer'.

Member Mike Kirgis stated he appreciated the fact that Pizza Hut is remaining in town. That statement was echoed by the other members.

Mr. Cronkrite commented that the Pizza Hut current location for "Dine-In" and pizza delivery business is popular, and that it is a busy and productive restaurant at the current location. Mr. Cronkrite said that other properties around Ionia had been looked at, and also

outside the City limits, but it didn't make any sense to relocate the business elsewhere.

Member Jeff Winters commented on the variance requests by addressing the four variance requests of Acquisitions, Inc.

Mr. Winters commented that the property itself is unique based on its configuration, that the building plans do not cause detriments that would be associated with demolition and new construction. Further, member Winters stated that the parking spaces and driving lanes and the driveway approach and turning lane will not change, and properties adjacent to the Pizza Hut property will not be hindered. Mr. Winters commented that the situation and the land are unique, and that the facts in this instance do support the factors to be considered. He commented that concerns of public safety are not present given the history of the restaurant and parking lot, and he stated that the requests seem reasonable and appear necessary to allow the improvement and upgrades to the current business.

Member Winters comment that the questions, answers and discussion between the Board Members and Mr. Cronkrite and Ms. Shannon Graham proved to be sufficient to meet the standards. He also stated as in the past and to his knowledge no consistent or chronic traffic issues, accidents or other incidents have been reported due to the Pizza Hut parking situation. Therefore, he opined that the variance requests appear to be reasonable and appropriate.

Chairman Mike Kirgis commented that inasmuch as Mr. Winter's remarks in covering the four variances as presented before this board, that a motion to approve the variance requests as presented could be placed before the board members to vote upon. A motion to approve the variance requests was made by Joe Dunn, and supported by Jeff Winters. Voice vote, all in favor, motion carried.

Chairman Mike Kirgis thanked Mr. Cronkrite and Ms. Graham for keeping the Ionia Pizza Hut at its current location.

#### ADJOURNMENT:

Chairman Kirgis commented if there was no further discussion that a motion to adjourn the meeting would be in order. Joe Dunn made a motion to adjourn the meeting, and Jim Denny supported. Voice vote, all in favor, meeting adjourned at 4:28 P.M.

Respectfully submitted,

Gail Gesselman for Jason Eppler, Recording Secretary