

CITY OF IONIA
PLANNING COMMISSION
REGULAR MEETING AGENDA
4:30 PM, Wednesday, June 11, 2025
IONIA CITY HALL - COUNCIL CHAMBERS

I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes

1. May 14, 2025 – Regular Meeting

V. Public Comments

VI. Public Hearings and Associated Action

VII. Old Business

VIII. New Business

1. Preliminary Site Plan Review - 421 and 431 W. Lincoln Avenue

IX. Commissioner Comments

X. Adjournment

Next Meeting - July 9, 2025

PUBLIC PARTICIPATION POLICY: The City of Ionia Planning Commission encourages public comment on agenda and non-agenda items. Those desiring to speak should do so under Public Comments at the beginning of the meeting. After that point during the meeting public comments are not normally allowed. The Chairperson may limit the amount of time allowed for each person wishing to make comments during the meeting.



CITY OF IONIA
PLANNING COMMISSION
REGULAR MEETING MINUTES
4:30 PM, Wednesday, May 14, 2025
IONIA CITY HALL - COUNCIL CHAMBERS

I. CALL TO ORDER

Chairperson Bailey called the May 14, 2025, regular meeting of the Ionia Planning Commission to order at 4:30 PM.

II. ROLL CALL

Roll call revealed a Quorum with Planning Commissioners Logan Bailey, Michael Donaldson, Ryan Gregory, Tim Lee, Jason Perry, and Judy Swartz present. Commissioner Keturah Kelley was absent.

III. APPROVAL OF AGENDA

Chairperson Bailey introduced the agenda and asked if there were any requested changes. Planning Commissioner Donaldson made a motion, seconded by Planning Commissioner Lee, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

IV. APPROVAL OF MINUTES

(IV.1.) April 2, 2025 – Regular Meeting

Minutes from the regular meeting of April 2, 2025, were reviewed. Planning Commissioner Perry made a motion, seconded by Planning Commissioner Swartz, to approve the April 2, 2025, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

V. PUBLIC COMMENTS

None.

VI. PUBLIC HEARINGS AND ASSOCIATED ACTION

(VI.1.) Public Hearing to receive comments on the Site Plan Review request for 317 S. Dexter Street submitted by the Ionia Free Fair Association.

Assistant City Manager Bowman summarized the requested site plan review application submitted by the Ionia Free Fair Association for 317 S. Dexter Street.

John Dinehart, Treasurer of the Ionia Free Fair Association, and Mike Clark, Fair Manager, answered questions about the submitted application for a new pavilion at the fairgrounds to be used as a permanent venue for the ElPark and other similar events.

Chairperson Bailey opened the public hearing on the request at 4:41 PM and subsequently closed the public hearing at 4:41 PM after no public comments were made.

The following standards were reviewed.

Chapter 1276 – Site Plan Standards of Approval

1. The Planning Commission shall have the authority to limit the number of driveways for a site, to require parking lots on contiguous parcels to be connected, that driveways for contiguous parcels be shared, and that opposite driveways be directly aligned.
2. Landscaping shall be provided and designed in accordance with the City's landscape provisions.
3. All elements of the site plan shall be designed to take into account the site's topography, the size and shape of the lot, the character of adjoining property, and the type and size of buildings. The site shall be developed not to impede the normal and orderly development or improvement of surrounding property for uses permitted in the Zoning Code.
4. The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography that are reasonably necessary to develop the site according to the requirements of the Zoning Code.
5. Areas of natural drainages, such as swales, wetlands, ponds, or swamps, shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
6. The site plan shall provide all dwelling units with reasonable visual and sound privacy. As appropriate, fences, walls, barriers, and landscaping shall be used to accomplish these purposes.
7. All buildings or groups of buildings shall be arranged to permit necessary emergency vehicle access as requested by the Fire Department.
8. In recognition that a sidewalk system along City streets would enhance pedestrian safety and conserve energy through non-motorized transportation opportunities, sidewalks shall be required as determined by the Planning Commission during the site plan review process. Sidewalks, if required, shall be constructed in accordance with the City of Ionia sidewalk standards. Additions or renovations of buildings existing as of the effective date of this Chapter, which require a site plan review, shall be subject to the requirements herein. In determining the need for sidewalks, the following shall be considered:
 - a. The amount of current and future pedestrian traffic by the site.
 - b. Whether a sidewalk would enhance the safety of pedestrians currently walking by the site and the safety of future pedestrians.
 - c. The existing and future volume of traffic on the street abutting the site.
 - d. The existence or probability of sidewalks being constructed on adjacent properties in order to create or complete a usable sidewalk system.
 - e. The location of the proposed use.
 - f. The location of pedestrian attractors such as schools, churches, public buildings, and shopping opportunities

9. The arrangement of public or common ways for vehicular traffic and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area. Roads and drives which are part of a current or planned street pattern serving adjacent development shall be of a condition appropriate to the traffic volume and the type of traffic they will carry.

10. Appropriate measures shall be taken to ensure that the removal of all surface waters will not adversely affect neighboring properties or the public stormwater drainage system. Provisions shall be made to accommodate stormwater, prevent erosion, particularly during construction, and prevent dust formation. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. The Planning Commission may, at its discretion, require catch basins to contain oil filters or traps to prevent contaminants from being discharged into the natural drainage system.

11. Exterior lighting shall be arranged so that illumination is deflected away from adjacent properties and so that it does not interfere with the vision of the motorist along adjacent streets. Flashing or intermittent lights shall not be permitted. Excessive lighting of buildings or structures shall be minimized to reduce light pollution. Street lights that conform to the City of Ionia specifications for street lighting shall be installed within the right-of-way along the streets abutting the parcel. The Planning Commission may, at its discretion, require these same street lights to be installed on the parcel at locations that are close to the street in order to maintain a consistent lighting theme along the City streets.

12. Outside storage areas, including areas for trash storage, shall conform to the regulations contained in Chapter 1060 of these Codified Ordinances.

13. Maneuvering space for trucks using on-site loading areas shall be provided on-premises and shall not necessitate the use of public rights of way.

14. Site Plans shall conform with all applicable requirements of County, State, and Federal statutes, and approval may be conditioned on the applicant receiving necessary County, State, and Federal permits before final site plan approval or any occupancy permits are granted.

Planning Commissioner Donaldson made a motion, seconded by Planning Commissioner Swartz, to approve the site plan for a new pavilion at 317 S. Dexter Street. This decision is based on the findings that the proposed use and plan comply with the Site Plan Standards of Chapter 1276 of the Code of Ordinances, as detailed and discussed above, subject to the approval by staff and resolution of any remaining site plan issues as noted below as staff conditions.

MOTION CARRIED BY VOICE VOTE.

Staff Listed Conditions

1. Approval is conditional on the applicant complying with local, state, and federal laws, and all applicable permits being obtained before the work begins.

(VI.2.) Public hearing to receive comments on Ordinance No. 594 to amend Chapter 1276: Site Plan Review

Assistant City Manager Bowman reviewed the proposed changes to Chapter 1276 with the Planning Commissioners.

Chairperson Bailey opened the public hearing on the request at 4:46 PM and subsequently closed the public hearing at 4:46 PM after no public comments were made.

Planning Commissioner Lee made a motion, seconded by Planning Commissioner Perry, to recommend recommend that City Council approve Ordinance No. 594, an ordinance to amend Part Twelve (Planning and Zoning Code), Title Six (Zoning), Chapter 1276 (Site Plan Review); Chapter 1289, Section 1289.08 (Medical Marihuana Facilities; Application and Processing Procedures); and Chapter 1290, Section 1290.09 (Adult Use Marihuana Establishments; Application and Processing Procedures); and Section 1289.08 and 1289.09 of the Codified Ordinances of the City of Ionia.

MOTION CARRIED BY VOICE VOTE.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

(VIII.1.) Schedule Public Hearing - Preliminary Site Condominium and Site Plan Review for 520 E. Washington Street

Planning Consultant Kotrba provided a detailed report on the preliminary site condominium and site plan review for 520 E. Washington Street.

The applicant, Mr. Patrick Kapenga, introduced himself and informed the Commission about his plans for the site. Kapenga responded to several questions from the Commission on the project. Assistant City Manager Bowman noted that a Master Deed would need to be prepared for the project.

Planning Commissioner Lee made a motion, seconded by Planning Commissioner Donaldson, to schedule a public hearing for a future Planning Commission meeting to solicit comments on the preliminary site condominium and site plan review. The motion left the exact date of the public hearing at the discretion of City staff due to the need for additional items from the applicant.

MOTION CARRIED BY VOICE VOTE.

IX. COMMISSIONER COMMENTS

Judy Swartz: Mentioned the positive progress on the Hale Park improvements.

Logan Bailey: (1) Thanked staff for their efforts to review and simplify ordinances; (2) Commented on the large number of people using the new dog park.

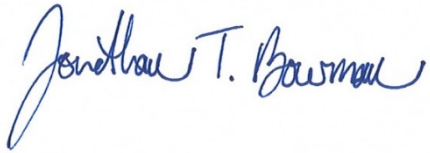
X. ADJOURNMENT

Planning Commissioner Donaldson made a motion, seconded by Planning Commissioner Perry, to adjourn.

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 5:20 PM.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Jonathan T. Bowman". The signature is fluid and cursive, with the first name "Jonathan" being more prominent than the last name "Bowman".

Jonathan T. Bowman, Recording Secretary
for Judy Swartz, Secretary



STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: VIII.1

TO: Planning Commissioners

FROM: Jonathan Bowman, Assistant City Manager

DATE: June 11, 2025

RE: Preliminary Site Plan Review - 421 and 431 W. Lincoln Avenue

Background:

In May, City staff met with representatives from Bazco Holdings to discuss a redevelopment opportunity on the corner of Dexter Street (M-66) and Lincoln Avenue (M-21). Subsequently, an application package was submitted to renovate the former Rite Aid building into a convenience store and coffee shop concept with the rest of the property being used for a gas station and car wash.

The documentation provided is sufficient to conduct a preliminary review. However, additional information will be needed from the applicant, and the Planning Commission should ask for clarification on several items. The proposed site plan was provided to the City's Public Safety, Public Works, and Public Utilities departments for review. Comments from these departments are included for consideration. Following this communication are the concept renderings, site plan, application, and a staff report from the City's Planning Consultant.

Requested Action / Motion:

It is requested that the Planning Commission conduct a Preliminary Site Plan Review for the proposed redevelopment of 421 and 431 W. Lincoln Avenue by Bazco Holdings, LLC. It is also requested that the Planning Commission schedule a public hearing for 4:30 PM, Wednesday, July 9, 2025, at City Hall to hear comments on the Site Plan Review Application prior to conducting a final review of the application.

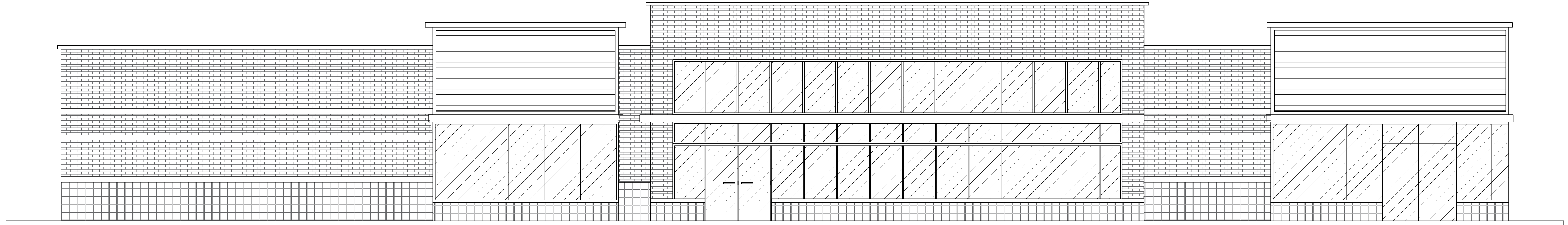
Motion By:

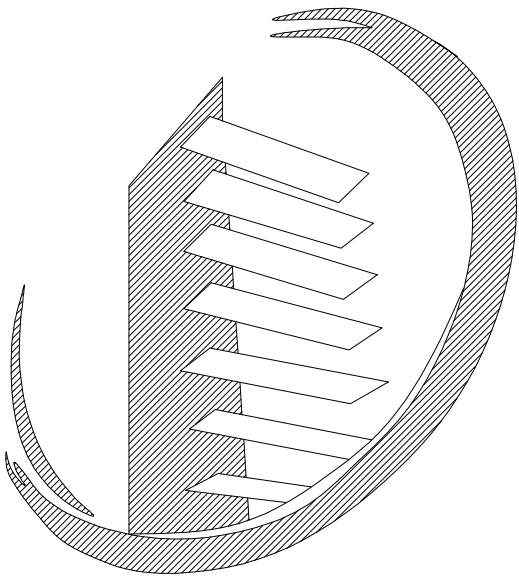
Seconded By:

PROPOSED GAS STATION / CAR WASH

431 West Lincoln Avenue,

Ionia, MI





**N.C. DESIGNERS
& CONTRACTING INC.**

ARCHITECT/ GC : NASSER CHOUCAIR
PHONE: (313)-986-8381
EMAIL: NCDESIGNERS@YAHOO.COM

3241 S.TELEGRAPH RD, DEARBORN, MI 48124

ARCHITECTURE

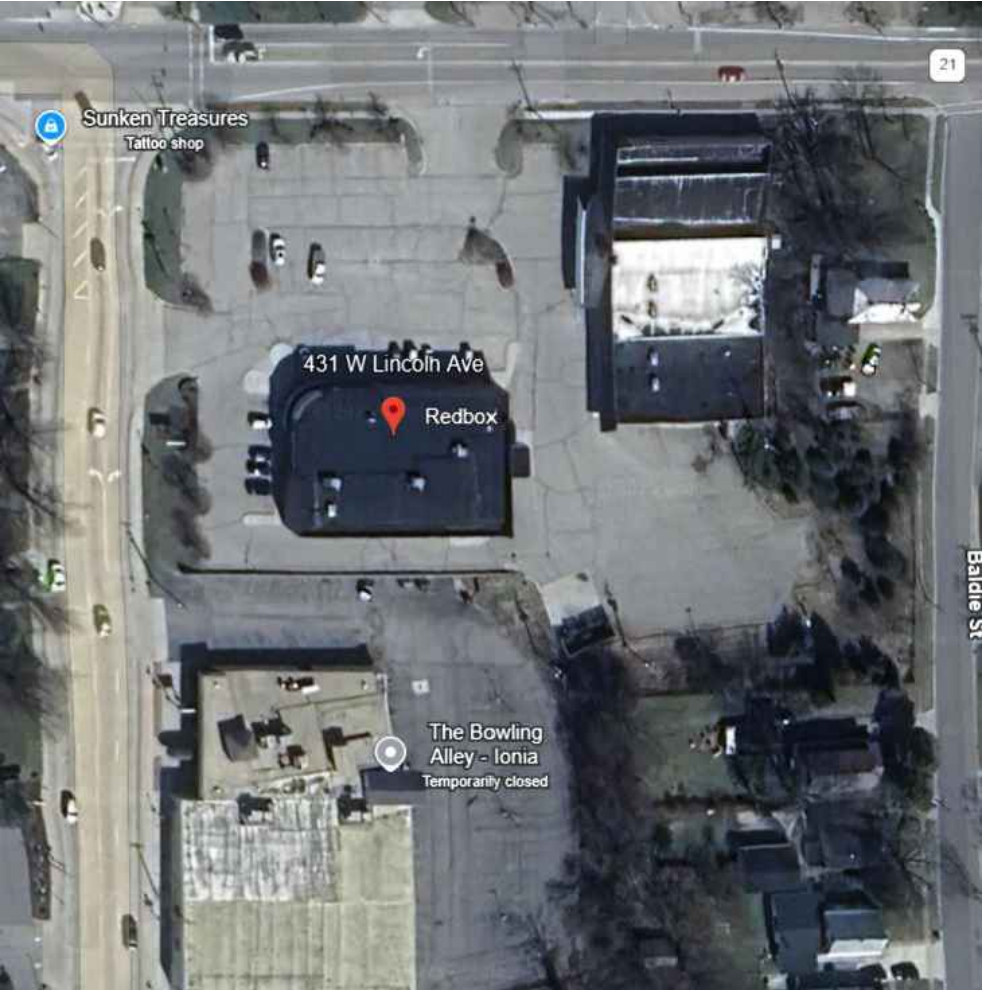
CODE INFORMATION - APPLIED ON SITE			
1.	BUILDING DESCRIPTION:		ONE STORY COMMERCIAL BUILDING
2.	APPLICABLE CODE:	BUILDING:	2015 MICHIGAN BUILDING CODE. (MBC)
		ACCESSIBILITY:	2009 ICC A117.1 STANDARD FOR ACCESSIBLE BUILDINGS AND FACILITIES
		ENERGY:	2015 MICHIGAN ENERGY CODE-ASHRAE 90.1-2013
		FIRE:	2015 INTERNATIONAL FIRE CODE
		PLUMBING:	2021 MICHIGAN PLUMBING CODE. (MPC)
		MECHANICAL:	2021 MICHIGAN MECHANICAL CODE. (MMC)
		ELECTRICAL:	2023 MICHIGAN ELECTRIC CODE. (MEC)
3.	OCCUPANCY/ USE CLASSIFICATION:		SERVICE GROUP
4.	CONSTRUCTION TYPE:		TYPE III-B
	TOTAL AREA:		11,146 SQ FT
5.	GROSS AREA SUMMARY:		AREAS OCCUPANT LOAD
6.	ALLOWABLE BLDG. HEIGHT (504.3):		ALLOWED PROPOSED
			80.0' 20.5'
7.	NUMBER OF REQUIRED EXITS:		(2) REQUIRED MIN. (4) PROVIDED
8.	1 H.C. TOILET ROOM REQUIRED OCCUPANT LOAD LESS THAN 50 2 PROVIDED.		

BUILDING DETAILS	
Address: 431 West Lincoln Avenue, Ionia, MI	
Sewer Public Sewer (Sewer-Sanitary)	
Property Type Commercial	
County IONIA COUNTY	
Water Water at Street	
LEGAL DESCRIPTION	
"COM AT THE NW COR LOT 15 OF SUP AMPHLETTS SUBD OF LOT 23 OF HUTCHINS ADD TO CITY OF IONIA; E 17 FT ALG S LINE OF LINCOLN AVE TO POB; E 379 FT ALG SAID LINE; S 00D 06M 02S E 131.94 FT; E 82.5 FT; S 00D 06M 02S E 213.90 FT ALG W LINE OF BALDIE ST; W 90"	
PARCEL NUMBER	
201-060-000-030-10	

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A-1.1	PROPOSED FLOOR PLAN (CAR WASH)
A-2	EXISTING ELEVATIONS (RITE AID)
A-2.1	PROPOSED ELEVATIONS (GAS STATION)
A-2.2	PROPOSED ELEVATIONS (CAR WASH)

ZONE INFO	
ZONE: GENERAL BUSINESS DISTRICT (B-3) COUNTY : IONIA COUNTY CITY : IONIA STATE : MICHIGAN	
ZONING INFORMATION	
ZONE	B-3
LOTS AREA	3.13 ACRES
MINIMUM LOT WIDTH	152.00'
PARKING SETBACK	N/A
CANOPY SET BACK	N/A
FRONT YARD SET BACK	60'-0"
SIDE STREET YARD SET BACK	5'-0"
REAR YARD SET BACK	5'-0"
SIDE YARD SET BACK	5'-0"
MAXIMUM HEIGHT	35.0'
MAXIMUM BLDG. COVERAGE	8%
MAXIMUM IMPERVIOUS COVERAGE	N/A

SITE OVERVIEW



431 W Lincoln Ave

Redbox

The Bowling Alley - Ionia
Temporarily closed

Sturken's Treasures
Tattoo shop

NORTH

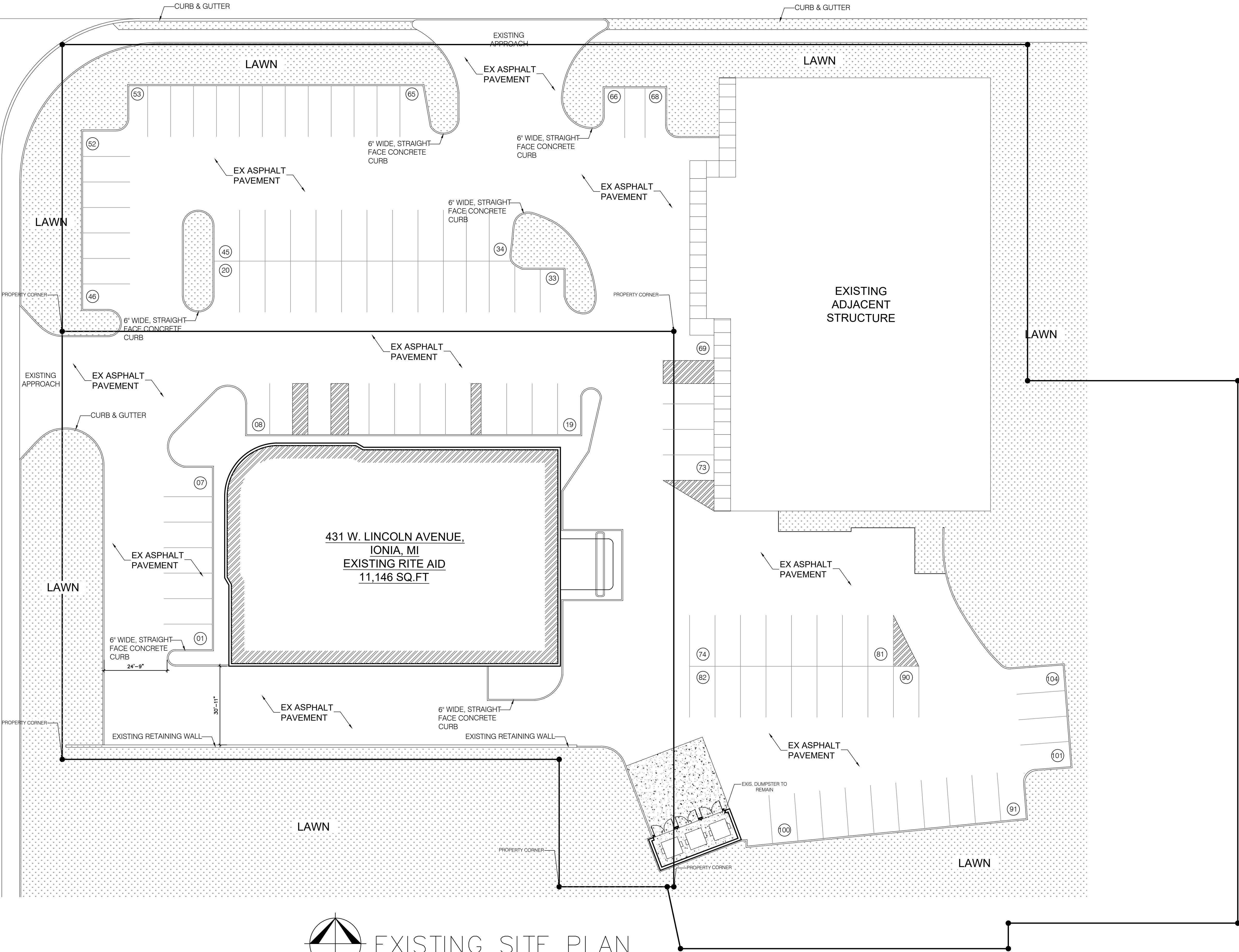
BLUE WATER HWY
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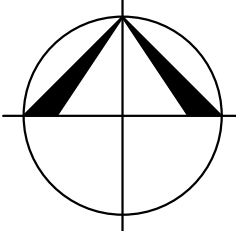
BLUE WATER HWY
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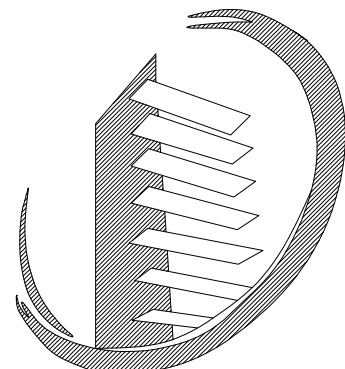
BLUE WATER HWY
(WIDTH VARIES)

GREEN ARROW RTE
(WIDTH VARIES)

GREEN ARROW RTE
(WIDTH VARIES)



 NORTH
EXISTING SITE PLAN
SCALE: 1" = 20'



N.C. DESIGNERS
& CONTRACTING INC.

3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

Project Name: Gas Station / Restaurant / Car Wash

Project Location: 431 West Lincoln Avenue, Ionia, MI

Owner:

APPROVED BY:

Adnan Al-Saati
3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

Seal:



Issued For

Drawn By: M. A.
Checked By: N. C.
Approved By: A. A.

Sheet Title:

EXISTING SITE PLAN

Date: 05/02/2025

Scale: Noted

Project Number: 25-119

Sheet Number:

SP-1



3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

Project Name: Gas Station / Restaurant / Car Wash

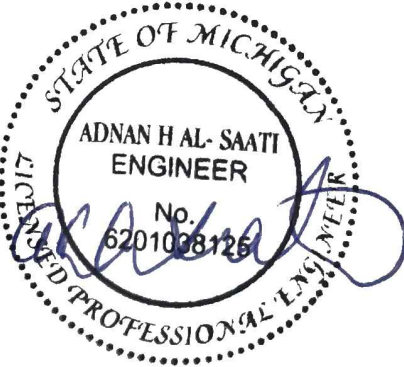
Project Location: 431 West Lincoln Avenue, Ionia, MI

Owner:

APPROVED BY:

Adnan Al-Saati
3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
 Email: ncdesigners@yahoo.com

Seal:



Issued For

Drawn By:	M. A
Checked By:	N. C
Approved By:	A. A

Sheet Title:

PROPOSED SITE PLAN

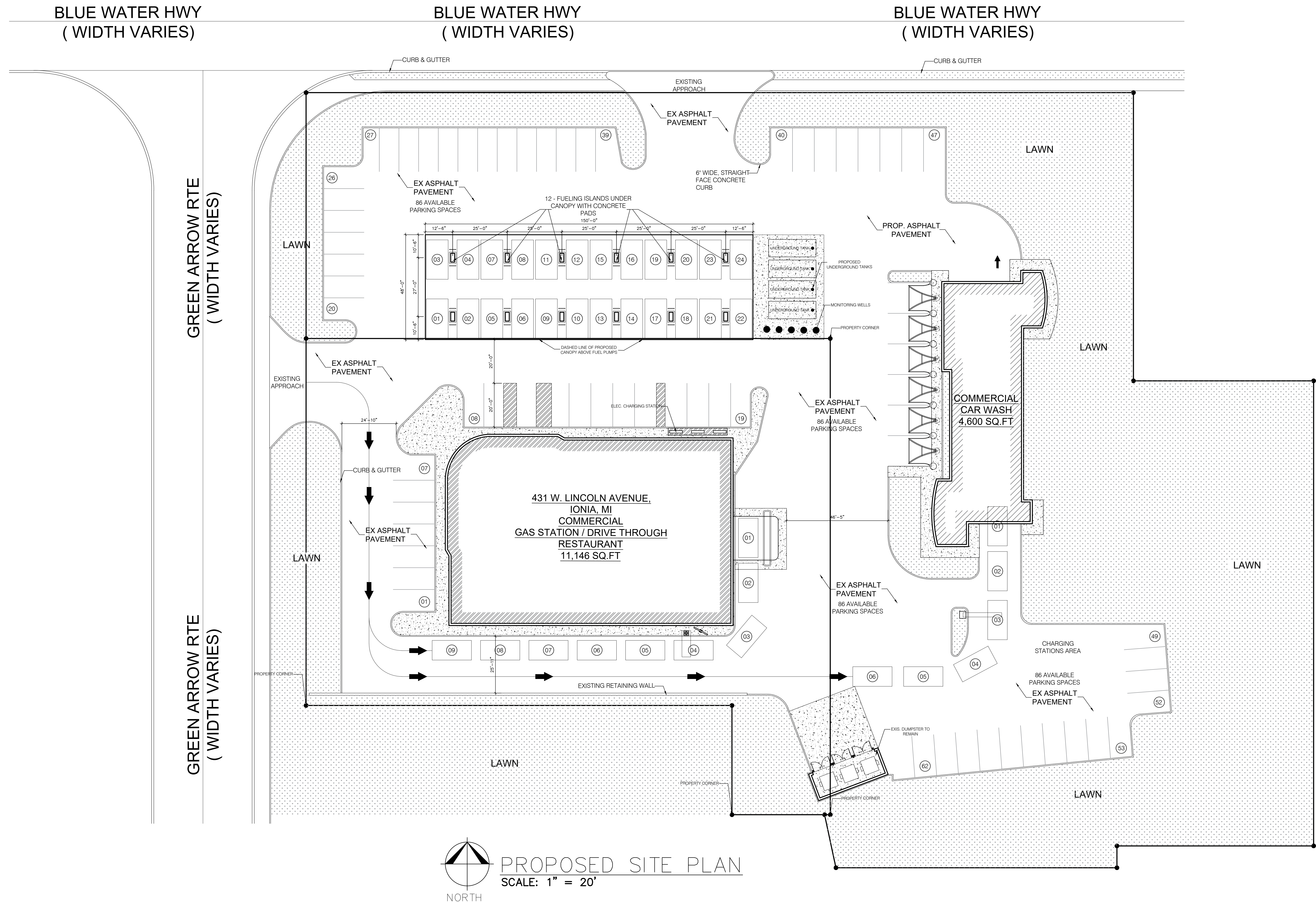
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Project Number:
25-119

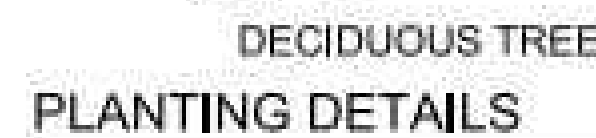
Sheet Number:

SP-2





RAG



- 3 STAKE TREE JUST ABOVE THE FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF FABRIC, (NO WIRE OR HOSE TO BE USED TO GUY TREES). THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER FOURTH WINTER SEASON.
- 4 2 x 2 HARDWOOD STAKES, POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
- 5 APPLY TREE WRAP AND SECURE WITH A BIODEGRADABLE MATERIAL AT TOP AND BOTTOM. REMOVE AFTER ONE (1) WINTER.
- 6 SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR (4) INCHES DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- 7 MOUND TO FORM TREE SAUCER.
- 8 FINISH GRADE SLOPED AWAY FROM TREE.
- 9 CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONLY (LEAVE SOIL OF THE ROOTBALL WIDTH OF ROOTBALL ON EACH SIDE).
- 10 PLANTING MIXTURE SHALL CONSIST OF 50% TOPSOIL AND 50% SAND.
- 11 SCARP BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.



- ① STAKE TREE AS INDICATED WITH TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF FABRIC. (NO WIRE OR HOSE TO BE USED TO GUY TREES). THREE (3) GUYS, EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
- ② 2 x 2 HARDWOOD STUDS, POSITION SIX INCH TO EIGHT INCHES (6"-8"), OUTSIDE OF ROOTBALL AND EXTEND EIGHT INCHES (8") BELOW TREE PIT INTO UNDISTURBED SOIL.
- ③ SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
- ④ MOUND TO FORM TREE SAUCER.
- ⑤ FINISH GRADE SLOPED AWAY FROM TREE.
- ⑥ CUT AND REMOVE WIRE, BURKAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL..
- ⑦ PLANTING MIXTURE SHALL CONSIST OF 50% TOSOL AND 50% SAND.
- ⑧ WIDTH OF ROOTBALL ON EACH SIDE..
- ⑨ SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.



DO NOT CUT CURRENT LEADER.
 REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
 DETERMINE PLANT GRADE AND TIME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
 CENTER THE ROOTBALL IN THE PLANTING HOLE, LEAVE THE BOTTOM OF THE PLANTING HOLE FLAT. ADD WATER TO SET THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FINALLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

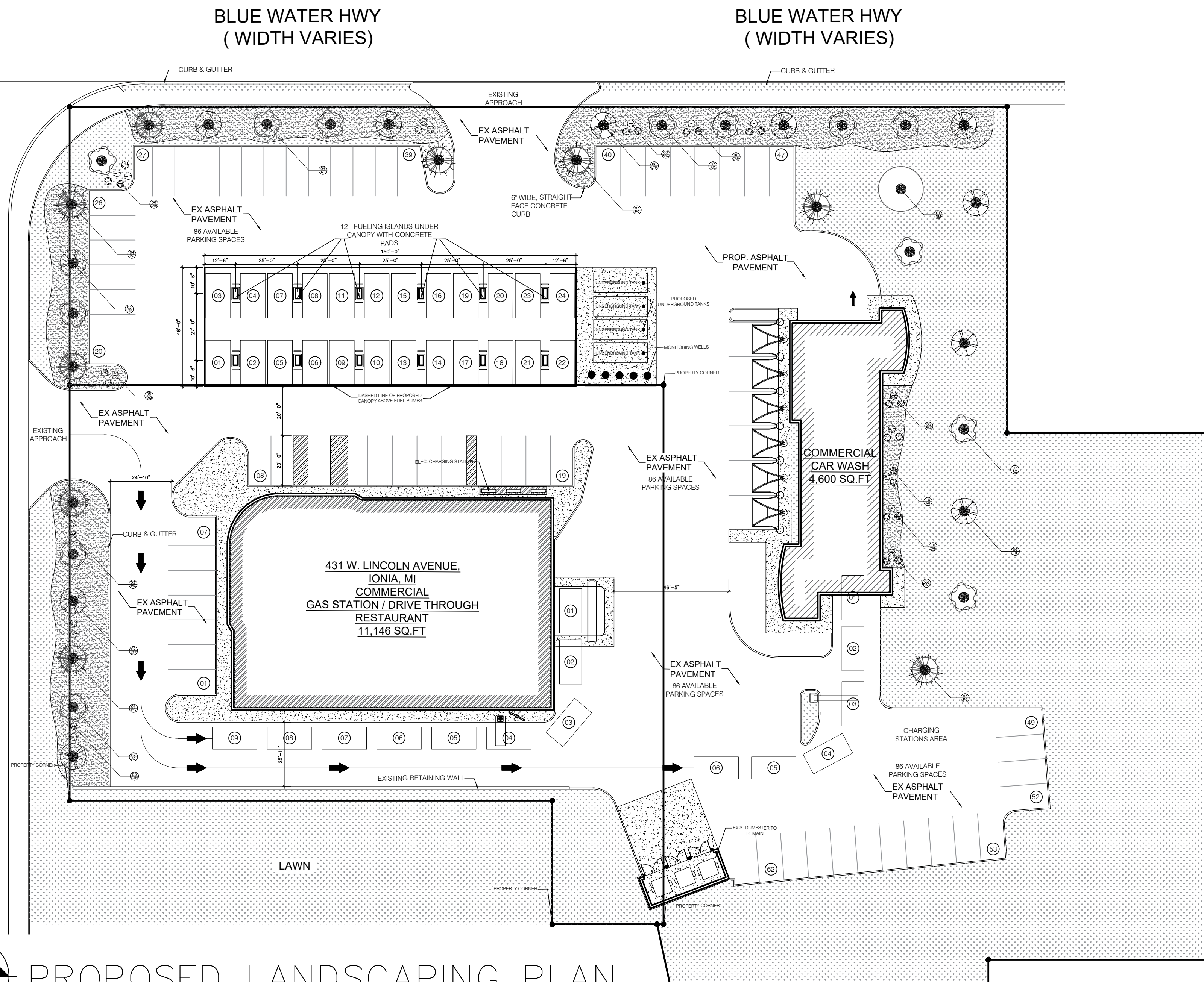
* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION. * THE PLANTING MIXTURE SHALL CONSIST OF 20% TOPSOIL, 60% SAND, AND 20% COMPOST.	* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION. * PERENNIALS TO BE PLANTED IN THE SAUCER AROUND THE PLANT.
--	---



- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.
- THE PLANTING MIXTURE SHALL CONSIST OF 25% TOPSOIL, 50% SAND, AND 25% COMPOST.

- 1 SEE PLANT LIST FOR SPACING DISTANCE.
- 2 SHREDDED HARDWOOD BARK OF A NATURAL COLOR OR MULCH AT TWO (2") MINIMUM DEPTH.
- 3 3/8" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPACED EDGE.
- 4 EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A TEN (10") DEPTH.
- 5 UNDISTURBED SUBGRADE.
- 6 PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
- 7 LAWN.

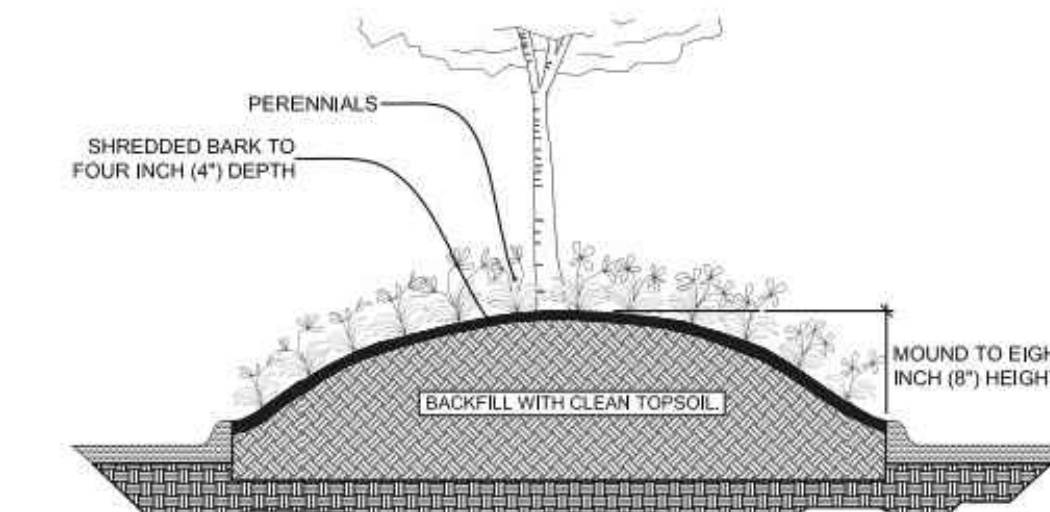
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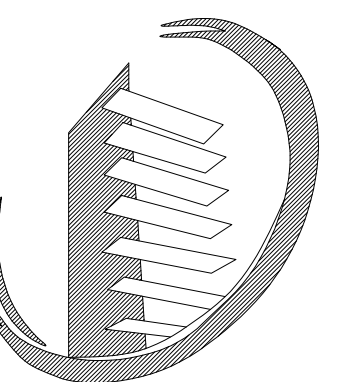
PROPOSED LANDSCAPING PLAN
SCALE: 1" = 30'

PLANT LIST				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Large Trees				
ARR		<i>Acer rubrum</i> 'Redpointe'	Redpointe Red Maple	3" cal, B&B
LSS		<i>Liquidambar styraciflua</i>	Slender Silhouette	
		'Silenite Silhouette'	American Sweetgum	3" cal, B&B
LTF	13	<i>Liriodendron tulipifera</i> 'Fastiglata'	Fastiglata Tuliptree	3" cal, B&B
PG	09	<i>Picea glauca</i>	White Spruce	8' ht, B&B
Ornamental Trees				
AC	13	<i>Amelanchier canadensis</i>	Clump Serviceberry	6' - 8' ht, B&B
ACS		<i>Amelanchier canadensis</i>	Single Stem Serviceberry	2" cal, B&B
Shrubs				
CAH	25	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	30" ht., 5 gal pot
I/NJ		<i>Ilex verticillata</i> 'Jim Dandy'	Jim Dandy Winterberry	30" ht., 5 gal pot
IVR		<i>Ilex verticillata</i> 'Red Sprite'	Red Sprite Winterberry	30" ht., 5 gal pot
RJG	16	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	30" ht., 3 gal pot
SUG		<i>Spiraea japonica</i> 'Goldmound'	Goldmound Spirea	30" ht., 3 gal pot
TMD		<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	30" ht, B&B
Perennials				
CP		<i>Carex pensylvanica</i>	Pennsylvania Sedge	1 gal, pot, 24" o.c.
HHR		<i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily	1 gal, pot, 30" o.c.
PAM		<i>Pennisetum alopecuroides</i> 'Moudry'	Black Flowered Fountain Grass	2 gal, pot, 36" o.c.
RF		<i>Rubuskeia fuligida</i> var. <i>sulivanti</i>	Goldstump Orange	
		'Goldstump'	Coneflower	2 gal, pot, 24" o.c.
* Landscape Contractor to determine the quantity in the field.				

* Landscape Contractor to determine the quantity in the field.



PARKING LOT ISLAND PLANTING DETAIL not to scale



N.C. DESIGNERS
& CONTRACTING INC.

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Email: ncdesigners@yahoo.com

Project Name: Gas Station / Restaurant / Car Wash

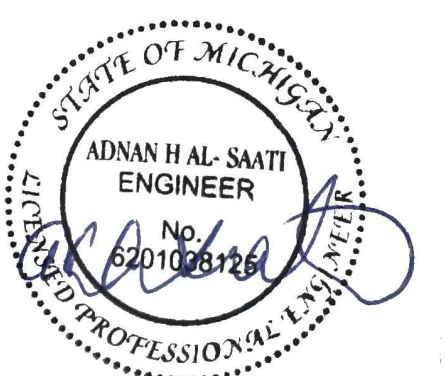
Project Location: 431 West Lincoln Avenue, Ionia, MI

Owner:

APPROVED BY:

Adnan Al-Saati
3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

Seal:



Issued For

Drawn By: M. A.

Checked By: N. C.

Approved By: A. A.

Sheet Title:

PROPOSED LANDSCAPING PLAN

Date: 05/02/2025

Scale: Noted

Project Number:

25-119

Sheet Number:

SP-3

NY
S)

BLUE WATER HWY
(WIDTH VARIES)

BLUE WATER HWY
(WIDTH VARIES)

HWY
ES)

BLUE WATER HWY
(WIDTH VARIES)

BLUE WATER HWY
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GREEN ARROW RTE
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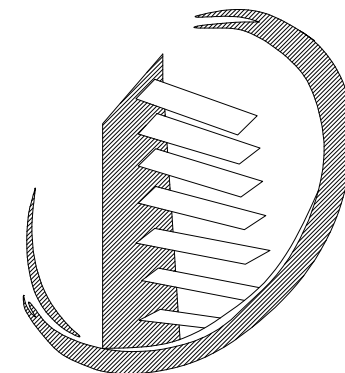
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(H VARIES)



N.C. DESIGNERS
& CONTRACTING INC.

3241 S. TELEGRAPH
Dearborn, MI 48124
313-986-8381
Email: ncdesigners@yahoo.com

Project Name: Gas Station / Restaurant / Car Wash

Project Location: 431 West Lincoln Avenue, Ionia, MI

Owner:

APPROVED BY:

Adnan Al-Saati
3241 S. TELEGRAPH
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313-986-8381
Email: ncdesigners@yahoo.com

Seal:



Issued For

Drawn By: M. A.
Checked By: N. C.
Approved By: A. A.

Sheet Title:

PROPOSED TRUCK
CIRCULATION PLAN

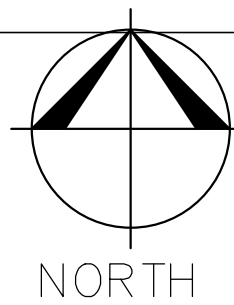
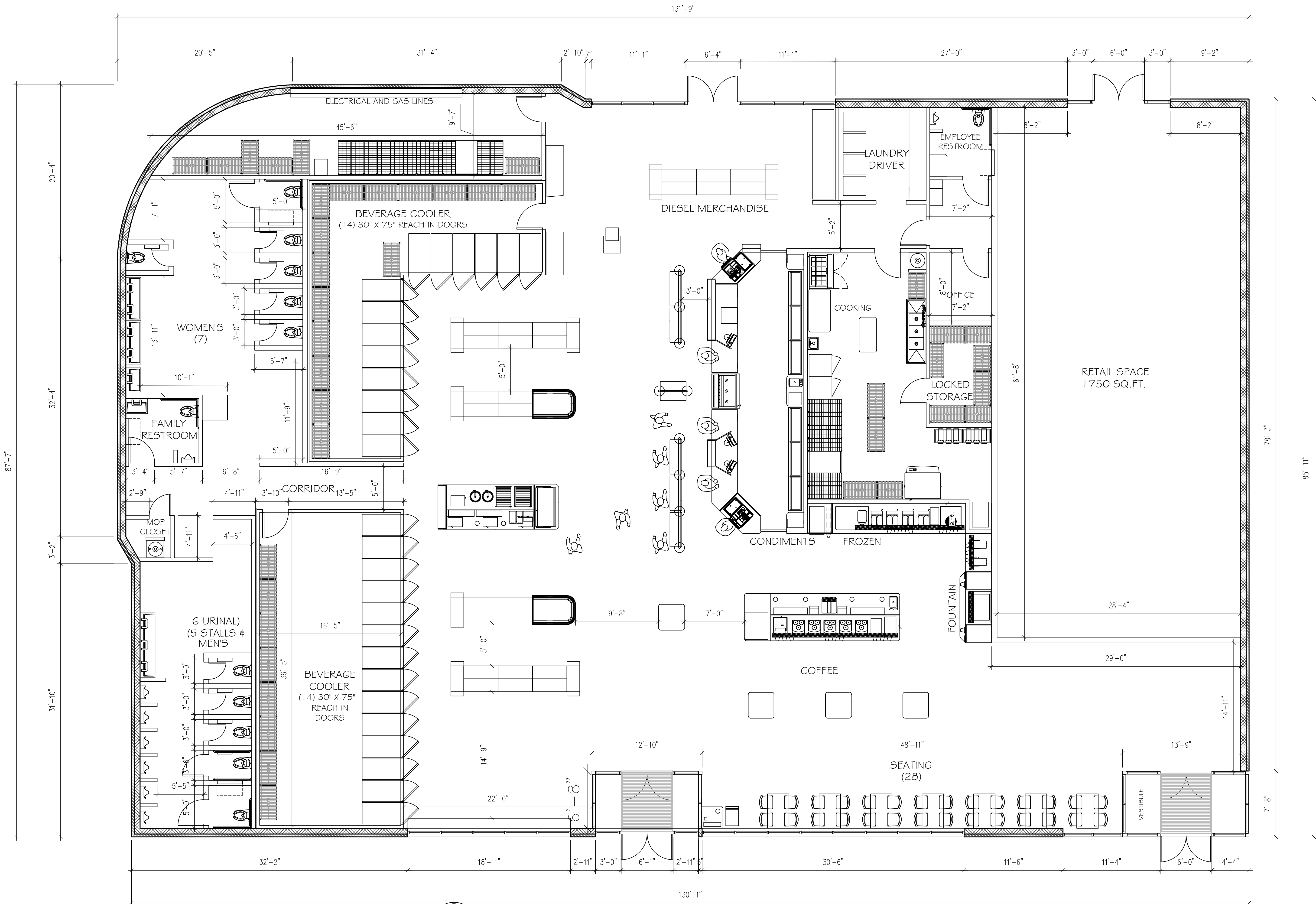
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Project Number: 25-119

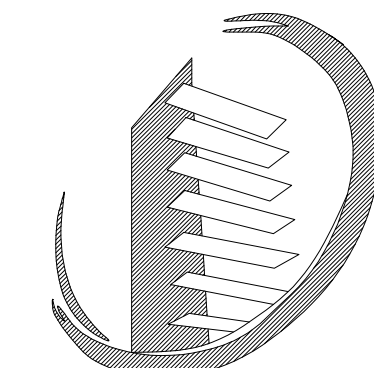
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SP-5



PROPOSED FLOOR PLAN (GAS STATION)

SCALE: 3/16" = 1' - 0"



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Project Name: Gas Station / Restaurant / Car Wash

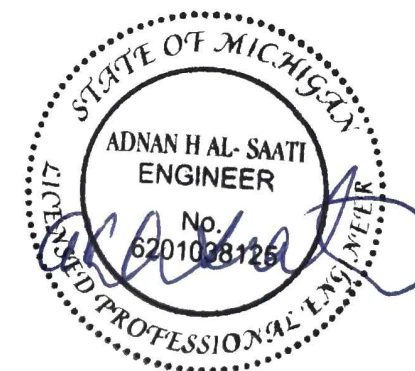
Project Location: 431 West Lincoln Avenue, Ionia, MI

Owner:

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Seal:



Issued For

Drawn By: M. A.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
PROPOSED FLOOR PLAN
GAS STATION

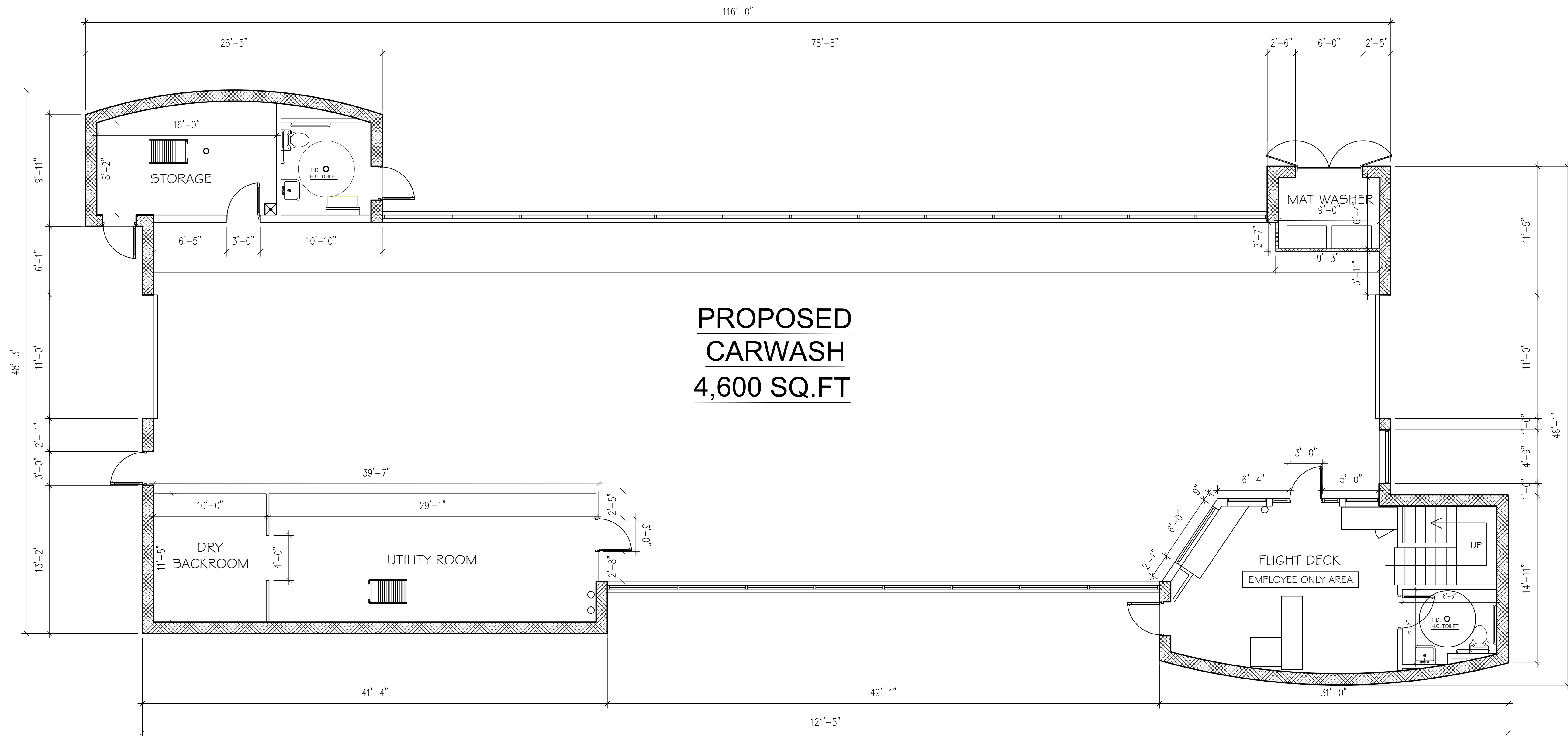
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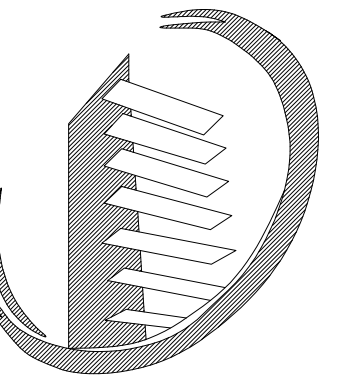
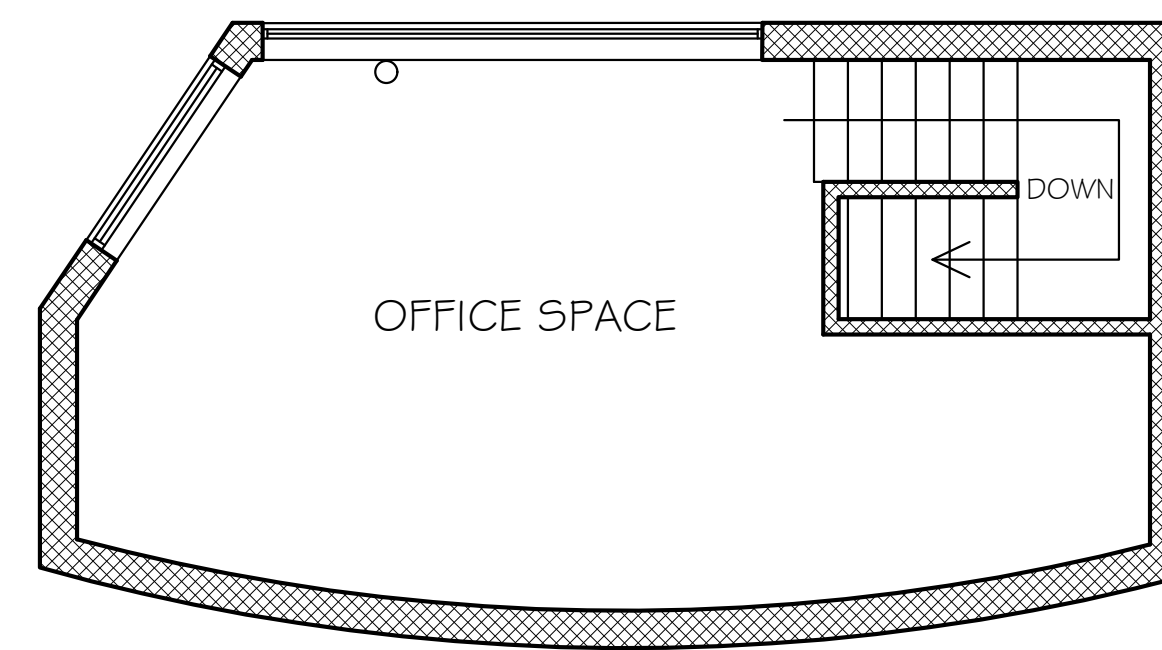
Project Number:
25-119

Sheet Number:

A-1



PROPOSED PLANS (CAR WASH)
SCALE: 3/16" = 1' - 0"



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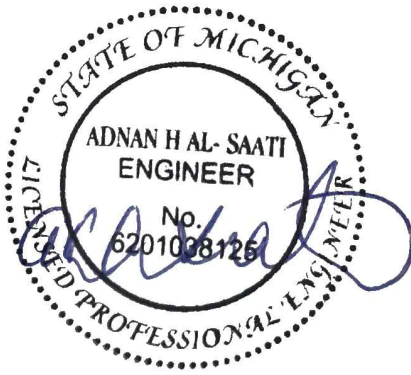
Project Location: 431 West Lincoln Avenue, Ionia, MI

Owner:

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Seal:



Issued For

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Approved By: A. A.

Sheet Title:
PROPOSED FLOOR PLAN
CAR WASH

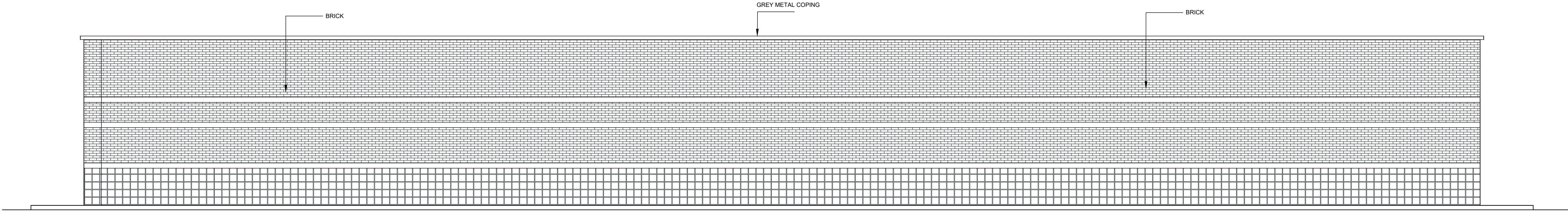
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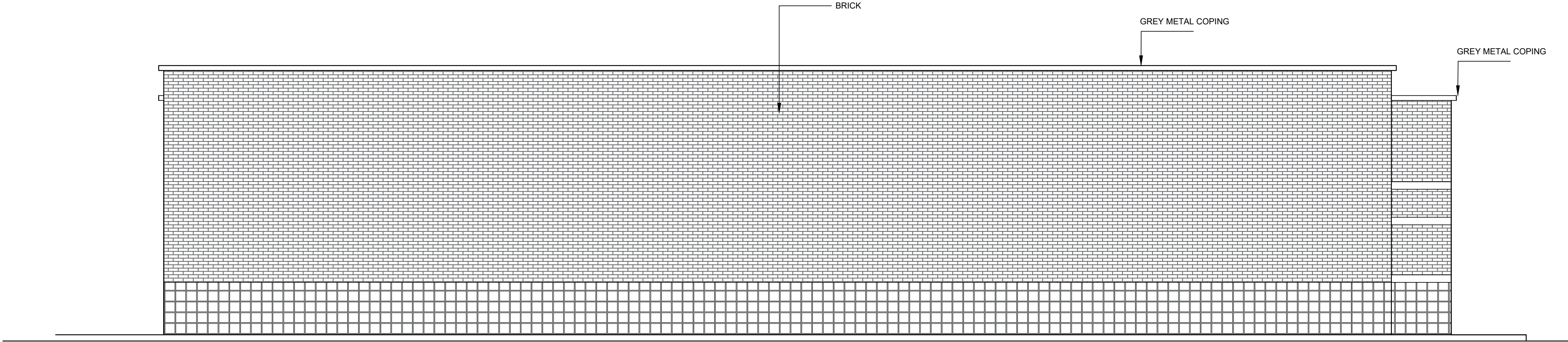
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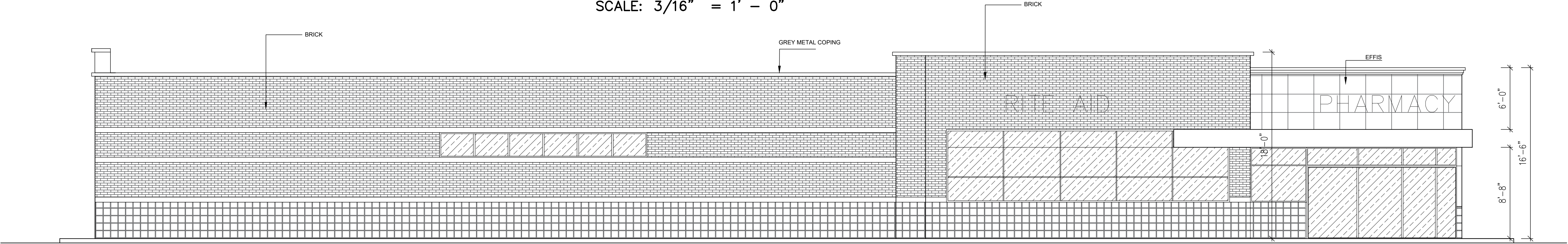
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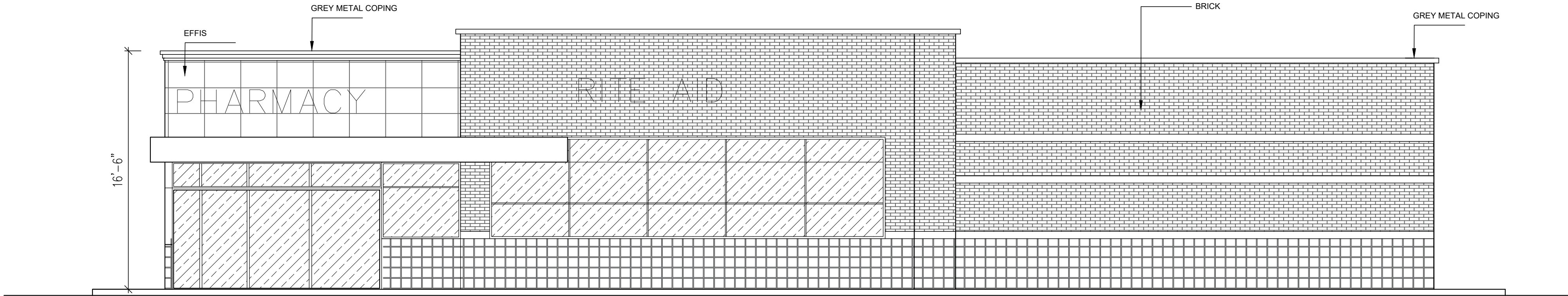
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SCALE: 3/16" = 1' - 0"



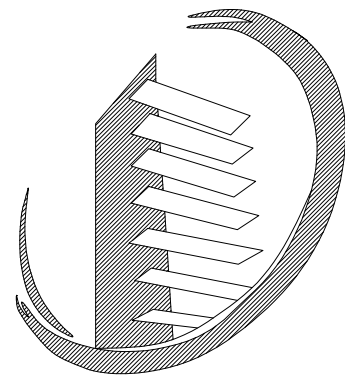
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EXISTING NORTH ELEVATION
SCALE: 3/16" = 1' - 0"



EXISTING WEST ELEVATION
SCALE: 3/16" = 1' - 0"



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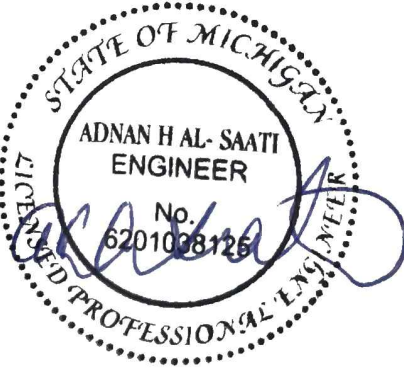
Project Location: 431 West Lincoln Avenue, Ionia, MI

Owner:

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Seal:



Issued For

Drawn By: M. A.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
EXISTING ELEVATIONS
GAS STATION

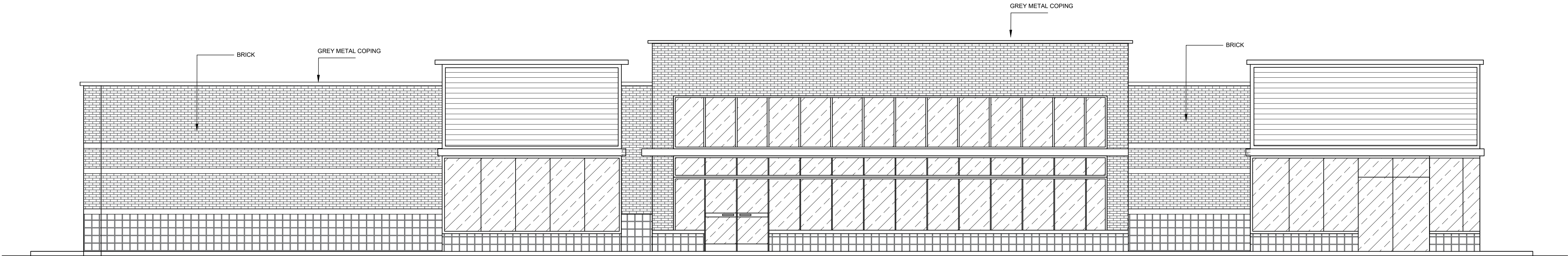
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05/02/2025

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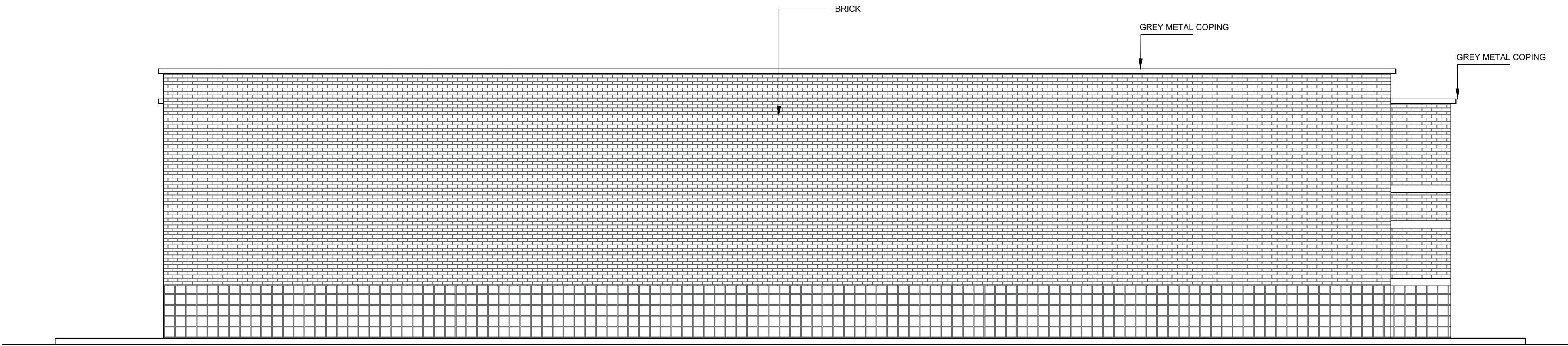
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25-119

Sheet Number:

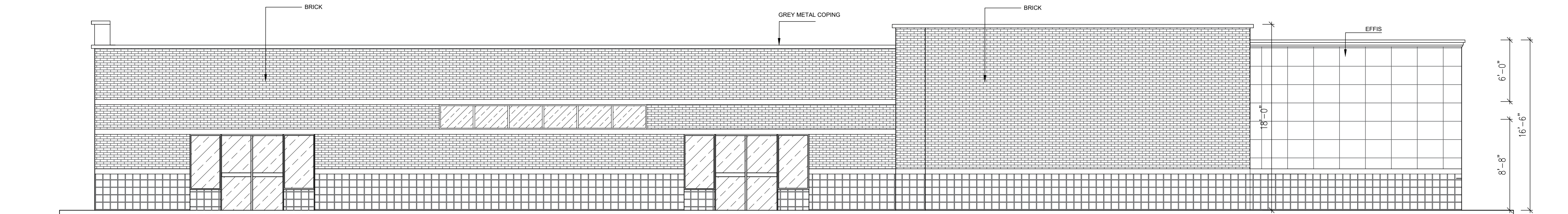
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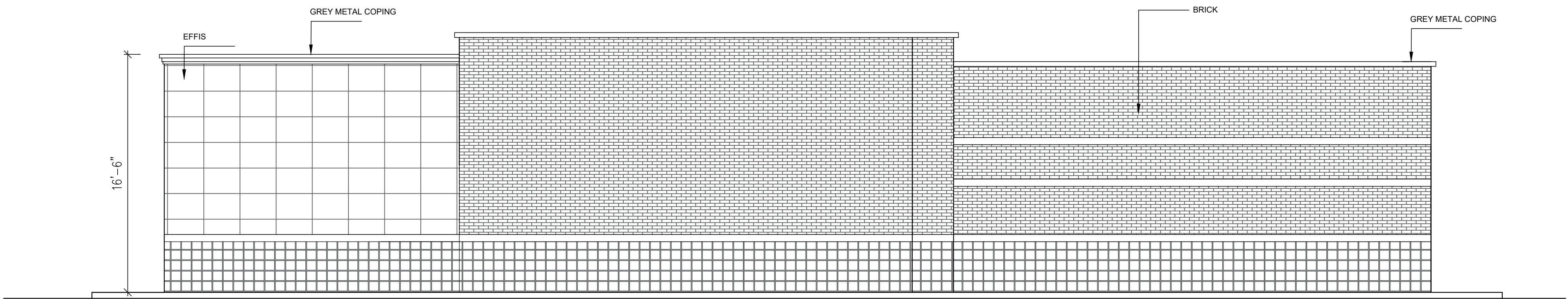
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SCALE: 3/16" = 1' - 0"



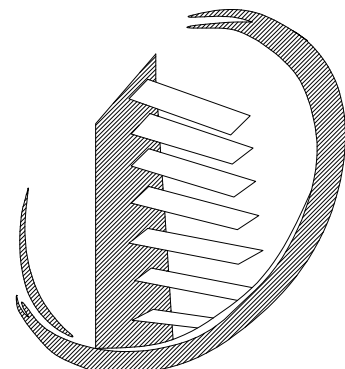
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SCALE: 3/16" = 1' - 0"



PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1' - 0"



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1' - 0"



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Project Name: Gas Station / Restaurant / Car Wash

Project Location: 431 West Lincoln Avenue, Ionia, MI

Owner:

APPROVED BY:

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Seal:



Issued For

Drawn By: M. A.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
PROPOSED ELEVATIONS
GAS STATION

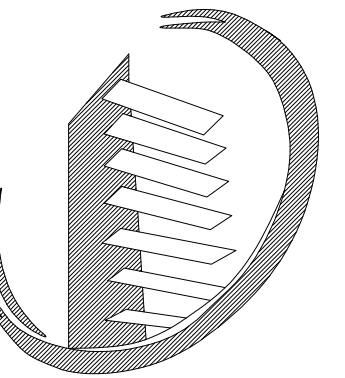
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Scale: Noted

Project Number: 25-119

Sheet Number:

A-2.1



N.C. DESIGNERS
& CONTRACTING INC.

3241 S. TELEGRAPH
Dearborn, MI 48124
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Project Name: Gas Station / Restaurant / Car Wash

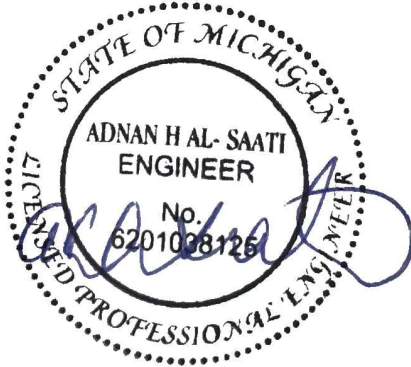
Project Location: 431 West Lincoln Avenue, Ionia, MI

Owner:

APPROVED BY:

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Seal:



Issued For

Drawn By: M. A.
Checked By: N. C.
Approved By: A. A.

Sheet Title:
PROPOSED ELEVATIONS
CAR WASH

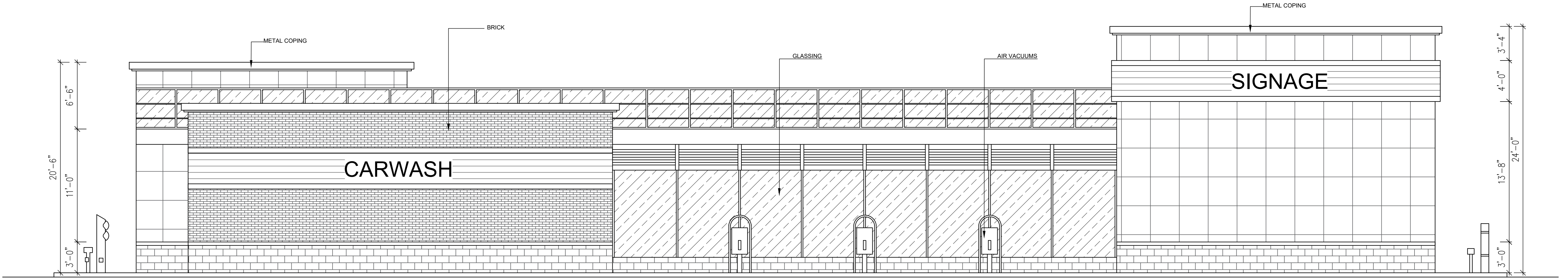
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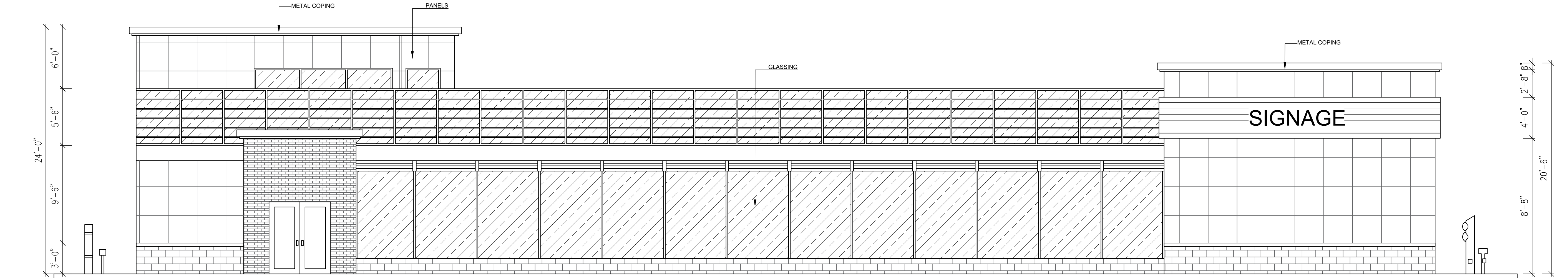
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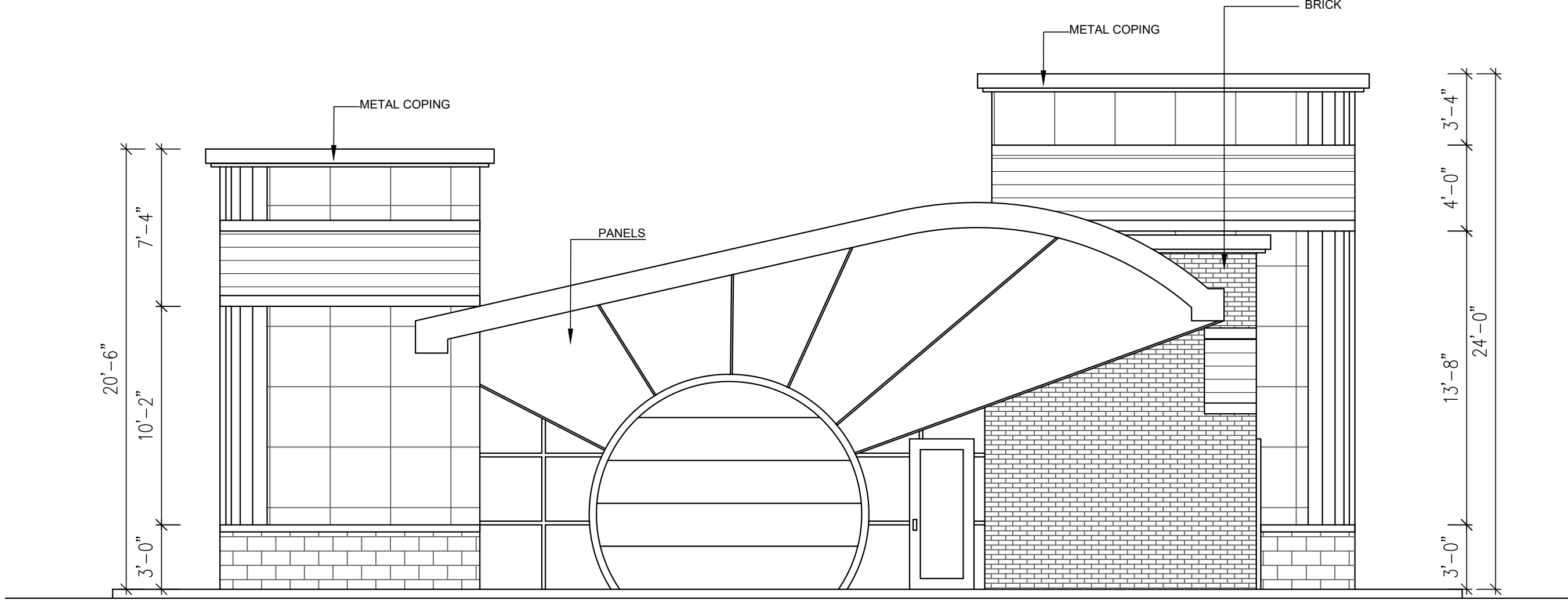
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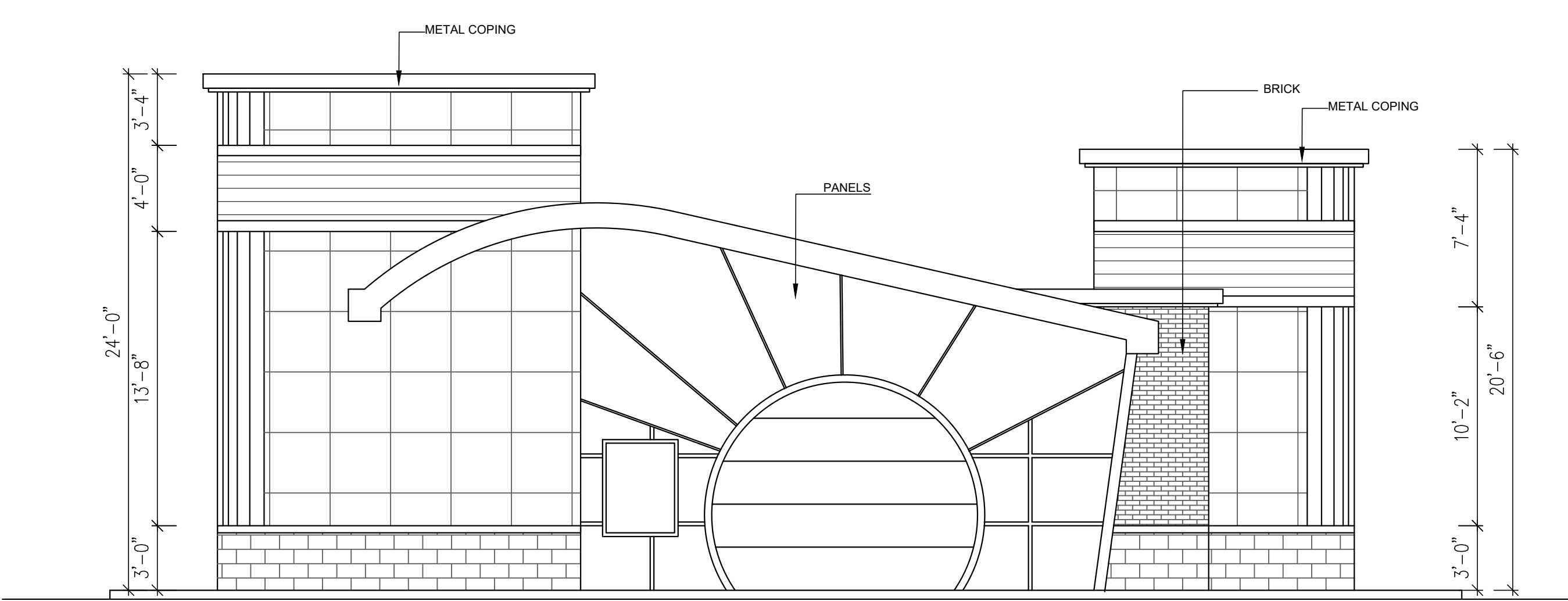
PROPOSED WEST ELEVATION
SCALE: 3/16" = 1' - 0"



PROPOSED EAST ELEVATION
SCALE: 3/16" = 1' - 0"



PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1' - 0"



PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1' - 0"



3D RENDERINGS

3990 | BAZCO OIL | CHILLBOX | ATTICA TOWNSHIP, MI | 2024-10-01



3D RENDERINGS

3990 | BAZCO OIL | CHILLBOX | ATTICA TOWNSHIP, MI



3D RENDERINGS

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3990 | BAZCO OIL | CHILLBOX | ATTICA TOWNSHIP, MI



3D RENDERINGS

3990 | BAZCO OIL | CHILLBOX | ATTICA TOWNSHIP, MI



Corland J McDiarmid
Director

IONIA DEPARTMENT OF
PUBLIC SAFETY

239 East Adams Street, Ionia Michigan, 48846
616-527-4431



Kevin C Heinlein
Deputy Director

PLAN REVIEW – 421 & 431 W Lincoln Ave

On 05/22/2025, I reviewed the site plan for the property of 421 & 431 W Lincoln Ave, City of Ionia.

According to the site plans provided (Existing buildings), they meet the International Fire Code of 2012.

Brian Vos

PSO I/Inspector Brian Vos 49-26
Ionia Department of Public Safety
239 E Adams St
Ionia, MI 48846
616.523.0157
bvos@ci.ionia.mi.us



CITY HALL
ADMINISTRATION
114 North Kidd Street
Ionia, Michigan 48846
ph 616-527-4170
fx 616-527-0810

PLAN REVIEW 421/431 W LINCOLN AVE.

ARMORY
COMMUNITY CENTER &
PARKS AND RECREATION
DEPARTMENT
439 West Main Street
Ionia, Michigan 48846
ph 616-523-1800
fx 616-523-1803

The staff at DPW and DPU have reviewed the site plans for the property at 421/431 W Lincoln Ave.

Based on the initial site plan review, we approve the site plans with some careful considerations.

PUBLIC SAFETY
DEPARTMENT
239 East Adams Street
Ionia, Michigan 48846
ph 616-527-4431
fx 616-527-5717

This site has a 36" storm sewer that runs underneath the parking lot and will have to be taken into consideration when developing the site, as this storm sewer carries a large portion of storm water from north of this area. We have attached a map showing this lot and the storm sewer.

PUBLIC TRANSPORTATION
DEPARTMENT (Dial-A-Ride)
251 East Adams Street
Ionia, Michigan 48846
ph 616-527-4000
fx 616-527-5788

Joe Lafler

City of Ionia DPU Director

PUBLIC UTILITIES
DEPARTMENT
720 Wells Street
Ionia, Michigan 48846
ph 616-527-0370
fx 616-527-6002

Geoff Petersen

City of Ionia DPW Director

PUBLIC WORKS
DEPARTMENT
303 South Jackson Street
Ionia, Michigan 48846
ph 616-527-2760
fx 616-527-5787

All Utilities

Find address



Page 40 of 52

B-3 District	Standard	Proposed			Compliant
Lot Area (min.)	n/a	3.14 acres			YES
Lot Width (min.)	n/a	283 ft. (Dexter St.) 383 ft. (Lincoln Ave.)			YES
Height	n/a	18 ft. (convenience store)			YES
		24 ft. (carwash)			
		Unknown (canopy)			
Setbacks		Store	Canopy	Car wash	
Front Yard	30 ft.	64 ft. (Dexter)	55 ft. (Dexter)	n/a	YES
		160 ft. (Lincoln)	66 ft. (Lincoln)	82 ft. (Lincoln)	YES
Side Yard Setback	10 ft.	37 ft.	n/a	40 ft. (east prop. Line)	YES
Rear Yard	n/a (corner lot)	n/a	n/a	n/a	YES
Lot Coverage (max.)	n/a	16.78%			YES

Access/Circulation. The site plan indicates two existing access points to the site. A 37-foot-wide driveway enters the property 144 ft. from the Lincoln Avenue intersection, and a 40-foot-wide driveway enters 203 ft. from the Dexter Street intersection. Clear access to the building by emergency vehicles, as indicated by Section 1276.07(h) of the Zoning Ordinance, is not indicated; however, it is highly likely that the layout of the parking area with the proposed canopy is adequate for emergency response vehicles. Sheet SP-5 proposes the truck routes through the property, including the proposed turning pattern, all scenarios of circulation in front of and behind the convenience store and around all sides of the proposed canopy location adequately meet circulation standards for semi-trucks and therefore, are likely to meet the turning requirement for fire trucks and passenger vehicles.

Vehicle circulation on site appears adequate, though the driveway in front of the proposed convenience store is only proposed to be 20 feet in width, where 25 feet is required for two-way traffic maneuvering aisles. Additionally, the driveway behind the existing structure is proposed to be a one-way drive that would serve as vehicle stacking for the drive-thru restaurant. During peak traffic, there is the possibility that vehicles navigating around the building may be slowed because of more than nine cars queued in the stacking lane. We note that this is unlikely to be an issue during low traffic volumes and only poses a chance during busy times.

Parking. The parking requirements for the site are calculated using the three major uses on site: a car wash, a drive-thru restaurant, and a convince store. Parking for the gas pumps is not included in this count; however, it is worth mentioning that 24 pumps are proposed.

- Car washes are required to have one space per employee, 15 stacking spaces per wash-bay, and two drying spaces. It is unclear how many employees will staff the car wash at any given time, however, at least 15 spaces must be provided for the car wash for stacking. Drying areas may not be necessary. This is something the Planning Commission should discuss with the applicant.

- Drive-thru restaurants are required to provide 10 spaces per 1,000 square feet of floor area plus three stacking spaces. This calculates to 18 required spaces.
- Convenience stores are required to have four spaces per 1,000 square feet of floor area. This calculates to 38 required spaces.

A total of 56 non-stacking spaces are required, not including spaces for car wash employees. It is worth noting that the Planning Commission may waive required parking spaces when appropriate, per Section 1282.04 of the Ordinance.

The applicant proposes 62 non-gas pump spaces on site, with nine stacking spaces for the drive-thru restaurant, and six for the car wash; this is nine short of the minimum stacking area requirement for an automatic car wash. This means the car wash portion of the proposed site is under-parked, and something the Planning Commission should discuss.

Parking spaces are proposed to be 20 feet deep and 10 feet wide. Additionally, three spaces in the lot are required to be barrier-free, ADA accessible. It appears the applicant is proposing five barrier-free spaces. The space requirements meet ordinance standards.

Signage. The applicant has not stated whether any new signage is proposed for the site. Two wall signs are proposed on the car wash, but no specs were provided. Any signage would need to comply with Section 1234 of the Ordinance and be approved with a sign permit.

Lighting. The applicant submitted a photometric plan that provides evidence that all light leaving the site at the property lines will be less than one lumen. It should be noted that due to the positioning of the pole slights at the Dexter Street driveway, lighting is calculated to be around 4.4 lumens. While the City doesn't have a specific standard for illumination bleeding into surrounding properties, the City does require that all lighting be directed down and shielded or perpendicular to the ground. Lighting specs were included that indicate wall-pack lighting is proposed for the buildings, while pole lights are proposed for the parking lots. The wall packs do not appear shielded, however, they are shown to be dimmable. The Planning Commission may wish to recommend to the applicant that the wall packs facing the southern, and especially the eastern residential property, be shielded to prevent possible glare.

Landscaping. Section 1286.02 of the Ordinance sets the standards for landscaping. A landscaped buffer may be required along a portion of the southeast corner of the site where the subject properties abut the MDR district or a residential use. There is approximately 198 linear feet of total buffer length required between the residential use to the east that would require eight canopy trees, 16 evergreen trees, and eight ornamental trees. A total of seven canopy trees, two evergreens, and three ornamental trees are provided. There are 224 linear feet of buffering along the south property line where the property abuts an MDR district. This buffer space would require nine canopy trees, 18 evergreen, and nine ornamental trees. The applicant proposed no plantings along this space. Though a substantial natural buffer exists currently. The Planning Commission may waive some of the landscaping requirements where fit.

Front-yard landscaping is required by Section 1286.02(n) of the Ordinance. One canopy tree, one ornamental tree, and one evergreen are required for every 75 feet of road frontage. Additionally, one shrub is required for each tree. There is approximately 666 linear feet of combined frontage along Dexter Street and Lincoln Avenue. Therefore, the applicant is required to provide nine trees of each type or 27 total, along with 27 shrubs along the road frontages. The applicant is proposing eight canopy trees, eight evergreens, and nine ornamental trees. In addition to the trees, the applicant proposes installing 31 shrubs.

Parking landscaping is required by Section 1286.03 (o) of the Ordinance. One canopy tree is required for every 20 parking spaces, to be planted near the parking area. Given the 62 proposed spaces, 4 trees are required. There are no internal parking lot islands, however, there are extended driveway peninsulas that do have plantings. However, these trees and shrubs were calculated in frontage requirements.

Overall, two trees are deficient along the road frontage, whilst the parking lot contains no islands or planting, which requires four trees. The buffer areas contain 12 trees and require 32, a deficiency of 20 trees. Overall, the plan would require 26 more trees to be planted to meet all landscaping requirements. The Planning Commission does have the authority to alter or waive any of the required landscaping requirements if it feels it is reasonably warranted.

Site Plan Review. The Planning Commission must also consider the standards found in Section 1276.07 of the Zoning Ordinance. Below are those standards, along with our comments.

- (b) The Planning Commission shall have the authority to limit the number of driveways for a site, to require that parking lots on contiguous parcels be connected, that driveways for contiguous parcels be shared, and that opposite driveways be directly aligned.

Remarks: The site plan indicates that the two existing curb-cuts located on Lincoln and Dexter Streets will remain. These appear adequate in design to handle vehicle traffic and ingress/egress for the site. No new curb cuts are proposed. The Planning Commission may consider this standard satisfied.

- (c) Landscaping shall be provided and designed in accordance with the City's landscape provisions.

Remarks: As discussed above, the Planning Commission may need to clarify landscaping details with the applicant. Though landscaping requirements can also be altered or waived by the Commission. The Planning Commission should discuss more with the applicant.

- (d) All elements of the site plan shall be designed to take into account the site's topography, the size and type of lot, the character of adjoining property, and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Zoning Code.

Remarks: The site in question is ready developed with retail businesses. The applicant intends to redevelop the site, including the renovation of the former Rite Aid and the demolition of the existing commercial building for the placement of a new car wash facility. The current nature of the site, along with surrounding properties and land uses, is conducive to the uses proposed by the applicant. The Planning Commission may find that this standard is satisfactorily met.

- (e) The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or by making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this Zoning Code. A development shall respect the natural resources of the City.

Remarks: The site is already developed and does not contain any natural features. The Planning Commission may find that this standard does not apply.

- (f) Areas of natural drainage, such as swales, wetlands, ponds, or swamps, shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns, and maintain the natural characteristics of the land.

Remarks: The site in question is already developed. No natural areas will be disturbed during the process of this renovation. Natural drainage would be handled by onsite infiltration or runoff that will be discharged into the existing City storm sewer network. The Planning Commission may find that this standard is satisfactorily met.

- (g) The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein. Fences, walls, barriers, and landscaping shall be used, as appropriate, to accomplish these purposes.

Remarks: The site is largely naturally buffered along the east and south property lines. Landscaping details are discussed above. The Planning Commission may find that this standard is satisfactorily met.

- (h) All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as requested by the City Fire Department.

Remarks: The site plan contains fire truck maneuvering specs that indicate there is ample room between buildings for emergency vehicle access. The Planning Commission may wish to seek input from the Director of Public Safety to ensure this is the case.

- (i) In recognition that a sidewalk system along City streets would enhance pedestrian safety and conserve energy through non-motorized transportation opportunities, sidewalks shall be required as determined by the Planning Commission during the site plan review process. Sidewalks, if required, shall be constructed in accordance with the City of Ionia sidewalk standards. Additions to or renovations of buildings, existing as of the effective

date of this chapter, that require site plan review shall be subject to the requirements herein. In determining the need for a sidewalk, the following criteria shall be considered:

- 1) The amount of current and future pedestrian traffic passing by the site.
- 2) Whether a sidewalk would enhance the safety of pedestrians currently walking by the site, as well as the safety of future pedestrians.
- 3) The existing and future volume of traffic on the street abutting the site.
- 4) The existence or probability of sidewalks being constructed on adjacent properties in order to create or complete a usable sidewalk system.
- 5) The location of the proposed use.
- 6) The location of pedestrian attractors such as schools, churches, public buildings, and shopping opportunities.

Remarks: The existing sidewalks along the northern and western property lines are proposed to remain and appear to be in good condition. The Planning Commission may find that this standard is satisfactorily met.

- (j) The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area. Streets and drives that are part of an existing or planned street pattern serving adjacent development shall be of a condition appropriate to the traffic volume and type of traffic they will carry.

Remarks: The arrangement of common ways for vehicular and pedestrian circulation is unlikely to change or be significantly impacted. The Planning Commission may find that this standard is satisfactorily met. However, the applicant will have to converse with MDOT regarding the driveway points because both frontages lie along state highways under State jurisdiction.

- (k) Appropriate measures shall be taken to ensure that the removal of surface waters will not adversely affect neighboring properties or the public stormwater drainage system. Provisions shall be made to accommodate stormwater, prevent erosion, particularly during construction, and prevent the formation of dust. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. The Planning Commission may, at its discretion, require catch basins to contain oil filters or traps to prevent contaminants from being discharged into the natural drainage system.

Remarks: No surface water is present on site. The applicant has not indicated how stormwater would be managed on site. Catch basins already exist on site, though it is unclear if these basins are sufficient for the improvements to the site, or if they will need to be moved or altered in any way. The applicant has also not indicated the necessary provisions to accommodate stormwater and soil erosion during construction. The

Planning Commission may also require catch basins to contain oil filters or traps to prevent contaminants from being discharged into the natural drainage systems, as noted above. Soil Erosion and Sedimentation Control permits will have to be obtained before any construction. The Planning Commission may consider this standard met.

- (l) Exterior lighting shall be arranged so that illumination is deflected away from adjacent properties and so that it does not interfere with the vision of the motorist along adjacent streets. Flashing or intermittent lights shall not be permitted. Excessive lighting of buildings or structures shall be minimized to reduce light pollution. Street lights that conform to the City of Ionia specifications for street lighting shall be installed within the right-of-way along all streets abutting the parcel. The Planning Commission may, at its discretion, require these same street lights to be installed on the parcel at locations that are close to the street to maintain a consistent lighting theme along City streets.

Remarks: Exterior lighting is proposed as wall-mounted lights on the exterior of the buildings and light poles in the parking areas. The lighting specs appear to indicate that all pole lighting would be downward-facing. However, the Planning Commission should discuss the possible shielding of the wall pack lighting facing residential property.

- (m) Outside storage areas, including areas for the storage of trash, shall conform to the regulations contained in Chapter 1060 of these Codified Ordinances.

Remarks: No outdoor storage areas are proposed. The existing dumpster will remain located in the southeast corner of the site is situated on a concrete pad with a six-foot enclosure screening as per the city requirements. The Planning Commission may find that this standard is satisfactorily met.

- (n) Maneuvering space for trucks using on-site loading areas shall be provided on-premises and shall not necessitate the use of the public right-of-way.

Remarks: Truck maneuvering specs were provided on the site plan and appear adequate for any deliveries on site, as well as for fire truck circulation. The Planning Commission may wish to discuss truck maneuvering with the Public Safety Director, otherwise, this standard may be satisfactorily met.

- (o) Site plans shall conform to all applicable requirements of County, State, and Federal statutes, and approval may be conditioned on the applicant receiving necessary County, State, and Federal permits before final site plan approval or any occupancy permits are granted.

Remarks: This may be addressed as a condition of approval.

Recommendation. At the June 11th meeting, the Planning Commission should carefully consider any public comments as well as comments from the applicant. The Planning Commission must discuss the car wash parking stacking space issue, shielding wall pack light facing residential uses, and the deficiencies in the landscaping requirements. If the Planning Commission is satisfied, they may tentatively schedule the public hearing and final review for a future meeting.

1. The applicant shall install two more trees along the road frontages, 20 more trees along the east property line shared with the residential use, and install four parking lot trees where feasible, unless the Planning Commission chooses to alter or waive these particular requirements.
2. Two wall pack lights facing the residential home along the eastern property line shall be shielded.
3. The applicant reconfigures the queue line for stacking the car wash lane by adding nine more spaces, unless altered or waived by the Planning Commission.
4. Receive any other permits or approvals necessary by any local, state, or federal permitting authority.
5. The Public Safety Department reviews the plans and comments.
6. Any other reasonable condition that the Planning Commission may feel is appropriate for protecting the health, safety, and welfare of the community.



Site Plan Review Application

Submit Applications to City Hall

Street Address: 114 North Kidd Street Ionia, MI 48846

Mailing Address: P.O. Box 496 Ionia, MI 48846

Ph: (616) 527-4170 Website: www.ci.ionia.mi.us

Date of Application: 5-14-2025

Permit Fee: Staff Review \$100
PC Review \$500

There are two levels of site plan review. The first is conducted at the Planning Commission level and the second at the staff level. If a site plan requires action by the Planning Commission it must be submitted four weeks prior to the meeting in which it will be heard.

All site plan applications must be submitted with a completed site plan checklist. Approved site plans are valid for one year unless extended. If actual construction of a substantial portion of the improvements included in the approved site plan has not commenced and proceeded meaningfully toward completion during that period, the approval of the final site plan shall be voided.

Applicant Information

Applicant's Name: BAECO Holdings, LLC Interest in Property: Purchaser
Address: 30825 26mile Rd City, State, Zip: New Haven MI 48049
Phone: 586-531-6377 Email: aba22i@baecocoil.com
Owner's Name (If different from above): B&S Ionia LLC & Lincoln Dexter LLC

Project Information

1. Request (check all that apply):

☐ Site Condominium ☐ Special Land Use ☐ Plat ☐ PUD
☒ Site Plan Review ☐ Rezoning Other: _____

2. Address of Property: 43 421 & 423 Lincoln

3. Parcel Number: 201-060-000-030-10 / 31-201-060-000-050-10

4. Legal Description: 34-201-060-000-035-10

5. Project Description: New Chillbox concrete store w/ Tim Hortons or Dunkin' Drive thru restaurant & TUNNEL car wash

6. Current Zoning: B-1 Proposed Zoning: _____

7. Size of Parcel: 3.14

Signatures

Applicant's Signature:  Date: 5-11-2025

Property Owner's Signature: _____ Date: _____

OFFICE USE ONLY

Application #: _____

☐ Fees Paid: _____

Date Advertised: _____ Date of Meeting: _____

Action Taken: _____

Comments: _____

Signature: _____ Date: _____

EXHIBIT A

COM AT THE NW COR LOT 15 OF SUP AMPHLETTS SUBD OF LOT 23 OF HUTCHINS ADD TO CITY OF IONIA; E 17 FT ALG S LINE OF LINCOLN AVE TO POB; E 379 FT ALG SAID LINE; S 00D 06M 02S E 131.94 FT; E 82.5 FT; S 00D 06M 02S E 213.90 FT ALG W LINE OF BALDIE ST; W 90 FT; S 00D 06M 14S E 10 FT; W 128.66 FT; N 11D 55M 26S W 25.90 FT; E 2.5 FT; N 00D 06M 25S W 218 FT; W 240 FT; N 00D 06M 25S W 112.50 FT ALG E LINE OF DEXTER ST TO POB. 216 ACRES M OR L. CITY OF IONIA.

Further identified as permanent parcel ID number 201-060-000-030-10.

EXHIBIT "A"**LEGAL DESCRIPTION**

Land situated in the City of Ionia, County of Ionia, State of Michigan, described as follows:

Commencing at the Northwest corner of Lot 15, Plat of SUPERVISOR AMPHLETT'S SUBDIVISION OF LOT 23 OF HUTCHIN'S ADDITION TO IONIA, according to the plat as recorded in Liber 1 of Plats, page 101, Ionia County Records, Ionia County, Michigan; thence North 90 degrees 00 minutes 00 seconds East 17.00 feet along the South line of Lincoln Avenue (66 feet wide); thence South 00 degrees 06 minutes 25 seconds East 112.50 feet along the East line of Dexter Street (83 feet wide) to the Point of Beginning; thence North 90 degrees 00 minutes 00 seconds East 240.00 feet; thence South 00 degrees 06 minutes 25 seconds East 218.00 feet; thence South 90 degrees 00 minutes 00 seconds West 45.00 feet; thence North 00 degrees 06 minutes 14 seconds West 50.00 feet; thence South 90 degrees 00 minutes 00 seconds West 195.00 feet; thence North 00 degrees 06 minutes 25 seconds West 168.00 feet along the East line of said Dexter Street to the Point of Beginning, being part of the Northwest 1/4 of Section 19, Town 7 North, Range 6 West, City of Ionia, Ionia County, Michigan, being part of Lots 13, 14, 15, 16, 17, 18 and 20 of said SUPERVISOR AMPHLETT'S SUBDIVISION.

Together with non-exclusive easement for parking, vehicular and pedestrian ingress and egress contained in Instrument titled Reciprocal Easement Agreement, dated May 2, 2007, between Ionia Plaza, L.L.C., a Michigan limited liability company and RAC Ionia, L.L.C., a Michigan limited liability company, as recorded May 16, 2007 in Liber 603, page 543, Ionia County Records.

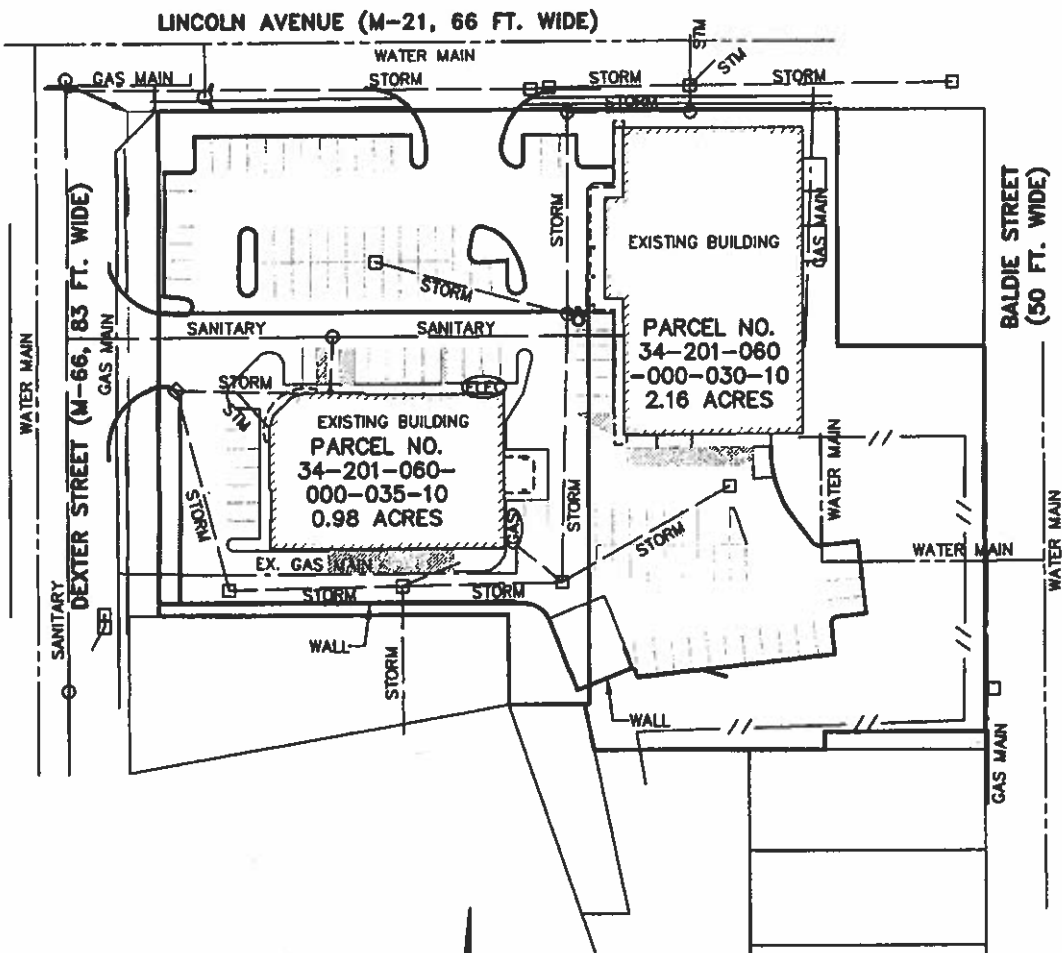
Property Address: 431 W. Lincoln Ave.

Parcel No. 34-201-060-000-035-00, as to Old Parcel Number
34-201-060-000-030-00, as to Old Parcel Number
34-201-060-000-040-00, as to Old Parcel Number
34-201-060-000-035-10, as to New Parcel Number for 2008



LIBER 603

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**NOTE:**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

LEGEND

---	EX. GAS MAIN
---	EX. WATER MAIN
---	EX. SANITARY
---	EX. STORM
□	EX. CATCH BASIN
○	EX. MANHOLE
+	EX. WATER SHUTOFF
×	EX. LIGHT POLE
◇	EX. UTILITY POLE
△	EX. GUY WIRE
•	EX. SIGN
•	EX. PEDESTAL
•	EX. CLEANOUT
---	EX. UTILITY LINE
---	EX. FENCE
⊙	EX. ELECTRIC METER
⊙	EX. GAS METER

ALPINE
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

CLIENT:	A.F. JONNA	DATE:	4-25-07
EXHIBIT		DRAWN BY:	JPP
SECTION: 19		CHECKED BY:	GLM
TOWNSHIP: 7 N		SCALE	0 40 80
CITY OF IONIA		FBK: --	1
IONIA COUNTY		CHF: --	06-323
MICHIGAN		SCALE HOR 1"=80 FT. VER 1"=--- FT.	