



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

I. CALL TO ORDER

Chairperson Bailey called the June 11, 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, Ryan Gregory, Keturah Kelley, Tim Lee, Jason Perry, and Judy Swartz present. Commissioner Michael Donaldson was absent.

III. APPROVAL OF AGENDA

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

MOTION CARRIED BY VOICE VOTE.

IV. APPROVAL OF MINUTES

(IV.1.) May 14, 2025 – Regular Meeting

Minutes from the regular meeting of May 14, 2025, were reviewed. Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Perry, to approve the May 14, 2025, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

V. PUBLIC COMMENTS

None.

VI. PUBLIC HEARINGS AND ASSOCIATED ACTION

None.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

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

Assistant City Manager Bowman introduced the preliminary site plan submitted by Bazco

Holdings, LLC for the redevelopment of 421 and 431 W. Lincoln Avenue. Planning Consultant Kotrba provided a detailed report on the preliminary site plan review.

Aly Bazzi and Nasir Siddiqui of Bazco Holdings and Chillbox Convenience Store introduced themselves and informed the Commission about the plans for the project. Commissioners asked several questions about the site plan.

Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Perry, to schedule a public hearing and final site plan review for the next regular Planning Commission meeting at 4:30 PM, Wednesday, July 9, 2025, at City Hall.

MOTION CARRIED BY VOICE VOTE.

IX. COMMISSIONER COMMENTS

Assistant City Manager Bowman announced a Planning Commission training opportunity scheduled for the fall in partnership with the City of Belding and Michigan State University Extension.

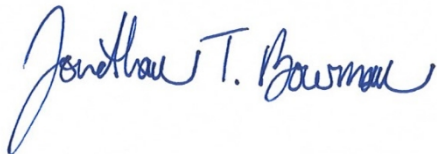
X. ADJOURNMENT

Planning Commissioner Lee made a motion, seconded by Planning Commissioner Swartz, to adjourn.

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 5:16 PM.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Jonathan T. Bowman". The signature is written in a cursive style with a large initial 'J'.

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