CITY OF IONIA

PLANNING COMMISSION
REGULAR MEETING AGENDA
4:30 PM, Wednesday, July 9, 2025
IONIA CITY HALL - COUNCIL CHAMBERS

I. Call to Order

II. Roll Call

III. Approval of Agenda

IV. Approval of Minutes

1. June 11, 2025 – Regular Meeting

V. Public Comments

VI. Public Hearings and Associated Action

1. Public Hearing to receive comments on the final preliminary site condominium and final site plan review for 520 E. Washington Street.
   Action Required – Recommendation to City Council to approve or deny the site condominium plan for 520 E. Washington Street.
2. Public hearing to receive comments on the final site plan review for 421 and 431 W. Lincoln Avenue.
   Action Required – Approve or deny the final site plan for 421 and 431 W. Lincoln Avenue.

VII. Old Business

VIII. New Business

1. Deerfield Business Park Zoning
2. City of Ionia Master Plan

IX. Commissioner Comments

X. Adjournment

Next Meeting - August 13, 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, 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 Holidings 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

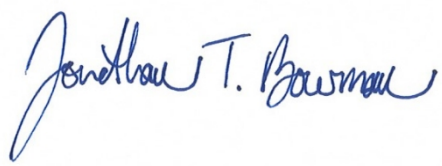
Assistant City Manager Bowman announced a Planning Commission training opportunity scheduled for the fall in partnership with the City of Belding and Michigan State University Extension.

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,



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

CITY OF IONIA

STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: VI.1

TO: Planning Commissioners

FROM: Jonathan Bowman, Assistant City Manager

DATE: July 9, 2025

RE: Public Hearing to receive comments on the final preliminary site condominium and final site plan review for 520 E. Washington Street.

Background:

As discussed at the May Planning Commission meeting, an application has been received from Mr. Patrick Kapenga to redevelop the former Ionia Sparrow Hospital site located at 520 E. Washington Street. The preliminary site plan indicates the intent for 14 site condominium units on the property. Since the May meeting, the applicant has provided Master Deed and Bylaws documentation for the project, now known as Homes of Heritage Row Condominiums. The City Attorney has reviewed these documents and provided requested revisions to the applicant. Over the past couple of months, the City has further investigated the existing water main that crosses the property and a determination was reached that the main is able to be cut and capped at each valve, then abandoned by the City.

Following this communication, Commissioners will find the submitted application, preliminary plan, Master Deed, Bylaws, staff review, and motion sheet.

A public hearing must be conducted by the Planning Commission on the site condominium plan prior to any action being taken.

CITY OF IONIA
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

Ionia Development Co, LLC – 520 E. Washington Street
Site Condominium Application

PLEASE TAKE NOTICE: The City of Ionia Planning Commission will hold a Public Hearing at 4:30 PM, Wednesday, July 9, 2025, at City Hall, 114 N. Kidd Street, Ionia, Michigan to receive comments on the site condominium application for 520 E. Washington Street. The proposed development would result in fourteen (14) residential site condominium units known as the Homes of Heritage Row Condominiums.

At the conclusion of the Public Hearing, the Planning Commission may take action on the request.

The proposed application may be viewed at City Hall during regular business hours. Comments regarding the request may be offered at the Public Hearing or may be mailed to Jonathan Bowman, Assistant City Manager & City Clerk, at the City Hall address listed above or via e-mail at jbowman@ci.ionia.mi.us prior to the Public Hearing.

The City of Ionia complies with the Americans with Disabilities Act. If auxiliary aids or services are required at a public meeting for individuals with disabilities, please contact the City of Ionia Clerk's Office at (616) 527-4170 a minimum of three (3) days prior to any such meeting.

williams&works
engineers | surveyors | planners

MEMORANDUM

To:	City of Ionia Planning Commission
Date:	July 1, 2025
From:	Brad Kotrba, AICP
RE:	**520 E. Washington Street–Final Preliminary Site Condominium Review and Final Site Plan Review**

The purpose of this memorandum is to determine the compliance of the application for the establishment of a condominium development with the Zoning Ordinance, the City Subdivision Ordinance, and the Condominium Act (Act 59 of 1978). This memo specifically addresses the property known as 520 E. Washington Street (PPN 34-204-090-000-670-51). This property was the other portion of the property that was purchased by the developer who created the AC PUD development condominium project across E. Washington Street, which was developed into several attached condominium units. This applicant is proposing to develop this 2.09-acre parcel into 14 site condominium units. Surveyors plat site condominium units into lots, much like platted subdivisions. The lot itself is the actual condominium unit owned by the property owner, and there may be no or only a minimal amount of common spaces in the development. Site condominiums differ from traditional condominiums in that traditional condominium units are the space inside the building or the building itself, but not the land around the building. Similar to traditional condominium developments, a site condominium is maintained under a maintenance agreement in the condominium association's master deed.

Background

Located on the former Ionia Hospital property on E. Washington Street, this property's current zoning classification is Low Density Residential (LDR). In 2021-22, the City of Ionia changed the rezoning of the hospital property to the new HSD–Health Service District designation. Zoning for the AC Development, established as a PUD, contrasts with this property's LDR District zoning. The total property area is approximately 2.09 acres of vacant land. An application for site plan review accompanies the application for a site condominium development. The applicant has

started preliminary project work and wants to create a condominium under Michigan's Condominium Act (PA 59 of 1978, as amended). Once the general development site plan has been approved concurrently with the site condominium development. The applicant, or the future condo unit owner, will have the right to build a new home under the same zoning ordinance site development standards that any other traditional platted or metes and bounds lot has, and building permit applications would be submitted directly to the City and any other approving authority. Therefore, the planning commission will not be approving structures or building locations in this application. They will be approving the establishment of the site condominium under Michigan Law, and that the site condominium unit meets all the area, lot width, and other zoning ordinance standards per the City of Ionia Zoning Code.

Completeness of Submittal. Section 1272.06 ("Review of Final Site Condominium Plans by the Planning Commission") contains the required information that must be included in a condominium application. To comply with City Code, a preliminary plan and application must be submitted to the City for Planning Commission review and approval before final condominium site review. Feenstra & Associates, Inc.'s site plan (dated 4/11/2025), along with a Site Condominium and Site Plan Review application and draft Master Deed, have been submitted. The submitted documentation complies with City Ordinance requirements to establish a final site condominium. Minimum submittal requirements (Section 1272.05(b)) are met; therefore, the application is review-ready. The Requirements for Preliminary Review (Sec. 1272.05(d)) and our comments follow:

1. *The site condominium shall be constructed in accordance with Chapter 1232 of the Subdivision Regulations.*

   Comments. Please see our review and comments for the requirements of Chapter 1232 later in this memorandum.

2. *A condominium project plan shall include the documents and information required by Section 66 of the Condominium Act (M.C.L. 559.166; M.S.A. 26.50(16)), including the signature and seal of the architect, land surveyor, or engineer who prepares the plan.*

   Comments. Please see or review and comments for the requirements of Section 66 of the Michigan Condominium Act later in this memorandum.

3. *A statement describing the proposed method of providing potable water supply, waste disposal facilities, and public utilities, and a statement from the District County Health Department, including the suitability of the land for the operation of septic tanks, if proposed, shall be included.*

   Comments. The applicant has not submitted a formal statement of how water supply and wastewater will be provided; however, the preliminary site plan provided clearly shows that the lots will contain connections to City Water and Sanitary Sewer services.

The County Health Department does not need to be contacted in this application because this development will contain no septic systems, therefore, it is inapplicable.

4. *All private streets in a site condominium subdivision shall comply with the standards for City public street construction.*

   Comments. There will be no interior streets with this development, therefore, the applicant is proposing no private or proposed public streets. This requirement does not apply to this application.

5. *The location of any and all general and limited common elements, as well as the use and occupancy restrictions and maintenance provisions for all general and common elements that shall be included in the Master Deed.*

   Comments. The applicant has submitted a draft Master Deed for this final review. Any final adjustments will be made with the City Attorney if necessary before recording.

6. *A storm drainage and stormwater management plan, including all lines, swales, drains, basins, and other facilities and easements granted to the appropriate municipality for installation, repair, and maintenance of all drainage facilities.*

   Comments. The applicant is not proposing any stormwater drainage facilities and, therefore, has not submitted a stormwater management plan. Because this development is so small and will be designed similarly to the neighboring residential lots, no on-site stormwater drainage will be provided. The majority of the area on each lot or unit will probably remain permeable, and the land will be graded to discharge water away from the homes. The Planning Commission should ensure that the developer that all final grading for home development keeps stormwater from flowing into any neighboring property owners' yards more than how stormwater naturally flows presently.

7. *In its review of the site condominium project plan, the Planning Commission may consult with the City Manager, City Planner, City Engineer, or other appropriate persons regarding the adequacy of the proposed common elements and maintenance provisions, use and occupancy restrictions, utility systems and streets, project layout design, or other aspects of the proposed project.*

   Comments. Staff have reviewed the site condominium plan, which contains no common elements and is divided equally between each unit to fill 100% of the total 2.09 acres of the vacant land area at 520 E. Washington Street.

8. *The Planning Commission shall require that portions of the plan as relevant to the reviewing authority in question, be submitted to the District Health Department, County Road Commission, County Drain Commission, Michigan Department of Natural Resources, Michigan Department of Public Health, EGLE, and any other appropriate*

State and County review and enforcement agencies having direct approval or permitting authority over any aspect of the proposed site condominium.

Comments. In addition to the City Planning and Zoning Department, the City Department of Public Utilities and Department of Public Works should had a chance to review and comment because they will be the approving authorities for the applicant to connect to the City's water and sewer networks, they have indicated there is an easement that runs across the property that cannot be moved. In addition, the Department of Public Works will be the approving authority to grant driveway permits and connections to the City's public streets and stormwater network. The Department of Public Safety may also wish to comment, but this proposed plan appears to be relatively simple and easy for any potential emergency access for future homes.

9. *The building site for each site condominium unit shall comply with all applicable provisions of this Zoning Code for the zoning district in which it will be located, including minimum lot area, minimum lot width, required front yard, side yard, and rear yard setbacks, and maximum building height. Building setback lines shall be illustrated on the project plan.*

   Comments. All units meet the minimum lot area requirements of the LDR district of at least 4,000 square feet in total area; the smallest lot is 6,320 square feet, and the largest is 7,535 square feet in area. All units meet the minimum lot width of 40 feet; in fact, all units are at least 48.25 feet wide, while units 1 and 14 are 57.58 feet wide. The minimum side yard setback proposed is 6 feet on one side yard and 16 feet combined on both side yards (Units 1 and 14), which meets the minimum requirement for the LDR district. All other units (2 through 13) are noted to contain a minimum side yard setback of 8 feet on both sides of the home site. This needs to be adjusted to 6 feet and 10 feet, similar to units 1 and 14. That is the ordinance standard. Rear and front yards are noted to be 20 feet. No building heights have been provided because each home will be built on a lot-by-lot basis and will have to be approved when the building permit is submitted to the City. The maximum height limit for the LDR district is 30 feet.

10. *If a site condominium project is proposed to have public streets, the streets shall be paved and developed to the minimum design, construction, inspection, approval, and maintenance requirements for platted subdivision streets as required by the City of Ionia.*

    Comments. The application is not proposing any internal private or public streets. Therefore, this standard is not applicable for review.

11. *The site condominium project shall be connected to the City's water and sanitary sewer facilities following the City of Ionia Municipal Standards Ordinance.*

    Comments. The project proposes to be connected to the City's water and sanitary sewer network. The plan notes that a new water service and sanitary sewer lateral will be provided for each lot from the existing mains on E. Washington Street and Lafayette

Street. The preliminary plan only contains approximate locations for connection at each unit; therefore, when the final construction plans are submitted for each new home, the City's Public Works Department will have to review and approve the connections to each new home.

12. *The names of abutting developments, if any, shall be included.*

    Comments. The surrounding property owners/recorded subdivision plats surrounding this property are all indicated on the plan.

13. *A map of the entire area scheduled for development, if the proposed project is a portion of a larger holding intended for subsequent development, shall be included.*

    Comments. This plan shows the entire development; this is not intended to be a multiphase project. The creation of the subdivision will be recorded, and then each lot will be constructed on a house-by-house basis.

14. *The land use and existing zoning of the proposed project shall be included. Zoning and land uses on adjacent parcels should also be illustrated.*

    Comments. Each zoning district and land usage (i.e., single-family residential, medical, etc.) is labeled for each surrounding property.

15. *A table listing the proposed lots by number, the respective lot area for each unit, shall be included.*

    Comments. The plan contains a table with all 14 units showing the lot area in both square feet and acreage, including the total square footage and acreage for the entire development (14 units).

16. *Additional information for which will assist the applicant in proceeding in a reasonable and sound manner toward final approval of the project shall be included.*

    Comments. The Planning Commission may apply additional information they wish to see for the final approval as a condition to this preliminary approval request.

Section 1224.02–Preliminary Plat–Required Information. The application and plan set provided meet the applicable requirements for condominium approval per Section 1224.02 of the City of Ionia Subdivision Regulations. Items included in these standards are:

1. The approximate location and sizes of existing public water and sewer mains and existing leads to the property. The location and size of the stormwater main and catch basin locations along the public streets that the development fronts. As well as the approximate location and size of the gas main, telecommunication lines, and fire hydrants.

2. The property's topography and elevations.

3. Dimension of proposed lots, including area, width, setback, and buildable envelope area.

4. All surrounding properties and property users.

5. Location of abutting streets, easements, and drives.

6. Existing location of city sidewalks.

Section 1232–Improvements. The application submitted must meet the requirements outlined in Section 1232–Improvements of the Municipal Code. These standards and our comments follow:

Lots:

1. *All lots shall face upon, and have direct access to, a public or private street.*

   Comments. All site condominium units front two public streets, E. Washington Street and Lafayette Street.

2. *The side lot lines shall be approximately at right angles or radial to the street upon which the lot faces.*

   Comments. The lots are slightly angled, but not enough to consider them any more than the surrounding lots in the neighborhood.

3. *All lots shall conform to the requirements of the Zoning Code for the zone in which the plat (Site Condominium) is located.*

   Comments. See our comments for standard number nine in the review of Section 1272.02.

4. *Corner lots for residential uses shall have the minimum required frontage on both streets adjacent to the lot(s).*

   Comments. There are no corner lots in this development, all 14 units are interior block lots.

5. *The depth of the lot shall not exceed four times the width.*

   Comments. The lots do not exceed the City's or State's 4:1 depth-to-width ratio requirement for lots under 10 acres in area.

6. *Corner lots shall have sufficient extra width to permit appropriate building setback from both street orientation to both streets.*

   Comments. There are no corner lots in this development, this standard does not apply.

Street Lighting:

1. *Street lights may be required to be provided in accordance with the City of Ionia specifications.*

   Comments. Street lights are provided with a connection to the existing utility poles along E. Washington Street. The applicant will most likely not be removing or relocating utility poles and, therefore, will not be removing city street lighting.

Street Trees:

1. *Trees shall be required to be planted by the proprietor in the area between the sidewalk and curb for each platted lot. The Planning Commission and City Council may approve alternatives to this, such as requiring the tree to be planted prior to occupancy of a house to ensure proper maintenance of the tree. All trees shall be deciduous with a minimum 2-inch caliper at planting.*

   Comments. The applicant will have to plant one street tree for each unit along both E. Washington and Lafayette Streets at the completion of each new home.

Sidewalks:

1. *Sidewalks shall be installed for all lots prior to building or dwelling occupancy in accordance with the City of Ionia specifications.*

   Comments. Public sidewalks exist presently along E. Washington and Lafayette Streets. Therefore, if any of the sidewalk sections are damaged during construction, they will have to be replaced per the City specifications.

Natural Features:

1. *The landscape shall be preserved in its natural state, insofar as practical, by removing on those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of the Subdivision Regulations.*

   Comments. The applicant will probably have to re-grade the northern half of the site (Lafayette Street side) because of some small elevation differences. In addition, there are a few scattered trees throughout the site, but the most significant change will be the heavy scrub vegetation that borders the western property line. This will all have to be

removed prior to construction. Therefore, it is important that new street trees be installed and the few along Lafayette Street be retained, if possible.

Section 66 of Act 59 of 1978. Section 66 of the Michigan Condominium Act contains items that must be contained within the Master Deed and Condominium paperwork. The applicant has developed a draft master deed in accordance with the Michigan Condominium Act and the City Attorney has reviewed the document. The final master deed will probably not be completed or recorded until tentative approvals have been granted by the City Council after recommendation from the Planning Commission at this final hearing.

Preliminary Condominium Review. The Planning Commission is charged with reviewing a proposed condominium project, and upon their approval and recommendation, that the applicant then must submit an application for Final Condominium Review to the City Council before a final approval may be granted. After review of all applicable submittal items and the two sections outlined above, the applicant has met all the minimum standards and requirements outlined by the State of Michigan and the City of Ionia Condominium Ordinance to seek approval from the Planning Commission. The Planning Commission may consider all the standards and submission items satisfactorily met for preliminary review at this meeting.

Recommendation. At the July 9th meeting, the Planning Commission should carefully consider any public comments as well as comments from the applicant. Subject to these comments, the Planning Commission may approve the final site condominium review application and recommend approval to the City Council for final site condominium review. However, before the application is presented for final site condominium review at the City Council level, we recommend approval by satisfying the following conditions:

1. The owner shall install one deciduous street tree in the parkway in front of each unit along E. Washington Street and shall do the same or preserve the existing street trees located along Lafayette Street. The trees must be at least a 2-inch caliper in trunk diameter at the time of planting and be maintained to ensure that any dead or dying trees are promptly replaced.

2. All damaged City sidewalks will be replaced to City specifications and approved by the City Public Works Department.

3. The applicant must finalize the Master Deed with the City Attorney after final site condominium approval review at the City Council. However, it must be approved by the City Attorney before the applicant files it at the Ionia County Register of Deeds.

4. Any reasonable items that the Planning Commission may feel are necessary for the City Council to make an informed decision for the final review meeting.

CITY OF IONIA

MOTION SHEET FOR PLANNING COMMISSION AGENDA ITEM
Ionia Development Co, LLC Site Condominium – 520 E. Washington Street

Agenda Item: VI.1

Applicable City Code and State Law Considered by the Planning Commission

- City of Ionia Codified Ordinances: Chapter 1272 Site Condominiums Section 1272.05 – Review of Preliminary Plans by the Planning Commission
- City of Ionia Codified Ordinances: Section 1224.02 – Preliminary Plat; Require Information
- City of Ionia Codified Ordinances: Chapter 1232 - Improvements
- Michigan Condominium Act: Section 66 of Act 59 of 1978 – Submittal Requirements

Staff Listed Conditions

1. The final site plan indicates the direction of stormwater flow after finished grade is established, or at least that it is required at the time each new home building application is submitted, to be reviewed by City staff and approved during application for construction.

2. The owner shall install one deciduous street tree in the parkway in front of each unit along E. Washington Street and shall do the same or preserve the existing street trees located along Lafayette Street. The trees must be at least a 2-inch caliper in trunk diameter at the time of planting and be maintained to ensure that any dead or dying trees are promptly replaced, as appropriate.

3. All damaged City sidewalks will be replaced to City specifications and approved by the City.

4. The applicant must finalize the Master Deed with the City Attorney after final site condominium approval review at the City Council. The City Attorney must approve the Master Deed before the applicant files it at the Ionia County Register of Deeds. It shall include the updated final site plan as Exhibit B in the Master Deed Document.

5. All approvals from any other local, state, or federal approving agencies must be received before the finalization of the condominium.

6. Coordination with the City of Ionia Department of Public Utilities regarding the abandonment of the water main crossing the western portion of the property.

7. Recording of the Condominium with the County Register of Deeds.

Motion Options:

1. Recommendation to Approve

Moved by _____ and seconded by _____ to recommend that City Council approve the final site condominium plan for the Homes of Heritage Row Condominiums located at 520 E. Washington Street. This decision is based on the findings that the proposed use and plan comply with Chapter 1272 Site Condominiums and Chapter 1224 Preliminary Plat Application and Review Procedures of the City of Ionia Code of Ordinances, as detailed and discussed above, subject to the staff listed conditions noted above and approval by staff of all outstanding items.

2. Recommendation to Deny

Moved by _____ and seconded by _____ to recommend that City Council deny the final site condominium plan for the Homes of Heritage Row Condominiums located at 520 E. Washington Street. This decision is based on the findings that the proposed use or plan does not comply with Chapter 1272 Site Condominiums and Chapter 1224 Preliminary Plat Application and Review Procedures of the City of Ionia Code of Ordinances, as detailed and discussed above.

3. Recommendation to Approve with Additional Conditions

Moved by _____ and seconded by _____ to recommend that City Council approve the final site condominium plan for the Homes of Heritage Row Condominiums located at 520 E. Washington Street. This decision is based on the findings that the proposed use and plan comply with Chapter 1272 Site Condominiums and Chapter 1224 Preliminary Plat Application and Review Procedures of the City of Ionia Code of Ordinances, as detailed and discussed above, subject to the staff listed conditions noted above, the approval by staff of all outstanding items, and the following additional conditions created by the Planning Commission.

List of Additional Conditions:

4. Table the Request

Moved by _____ and seconded by _____ to table the request until the listed outstanding items are provided.

List of Outstanding Items:

CITY OF IONIA

Site Condominium & 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: 04/12-2025 **Permit Fee:** $1,250*

This application will require action by the Planning Commission and City Council consisting of a preliminary and final site condominium plan review and Public Hearing. Applications must be submitted at least four weeks before the intended Planning Commission meeting. Maps provided as part of the site condominium review shall be at a scale of not more than 100 feet to one inch.

Applicant Information

Applicant's Name: Patrick Kapenga Interest in Property: Owner

Address: 8091 Leonard City, State, Zip: Coopersville, MI 49404

Phone: 616-292-6196 Email: patrick.kapenga@gmail.com

Owner's Name (If different from above): _____

Project Information

1. Request (check all that apply):
   - [x] Site Condominium
   - [ ] Special Land Use
   - [ ] Plat
   - [ ] PUD
   - [ ] Site Plan Review
   - [ ] Rezoning
   - Other: _____
2. Address of Property: 520 East Washington
3. Parcel Number(s): 34-204-090-000-670-51
4. Legal Description: LEGAL DESCRIPTION PARCEL B: BEGINNING AT THE SOUTHWEST CORNER OF LOT 146 OF THE RECORDED PLAT OF SUPERVISOR INMAN'S ADDITION TO THE CITY OF IONIA, IONIA COUNTY, MICHIGAN; THENCE N 00° 53' 30" E 283.28 FEET ALONG THE WEST LINE OF LOT 146 TO THE NORTHWEST CORNER OF LOT 146; THENCE N 85° 00' 00" E 347.03 FEET ALONG THE SOUTH LINE OF LAFAYETTE STREET; THENCE S 00° 53' 30" W 283.55 FEET TO A POINT ON THE NORTH LINE OF WASHINGTON STREET; THENCE S 85° 02' 36" W 347.00 FEET ALONG THE NORTH LINE OF WASHINGTON STREET TO THE POINT OF BEGINNING. THIS DESCRIPTION INCLUDES ALL OF LOTS 144 THRU 146 AND A PORTION OF LOT 143 OF SUPERVISOR INMAN'S ADDITION TO THE CITY OF IONIA AS RECORDED IN LIBER 1 OF PLATS, PAGES 99 AND 100 IN THE OFFICE OF THE REGISTER OF DEEDS FOR IONIA COUNTY, MICHIGAN. SPLIT/COMBINED ON 07/14/2021 FROM 204-090-000-670-00, 204-090-000-720-00;
5. Project Description: 14 Site condo lots
6. Current Zoning: LDR Proposed Zoning: LDR
7. Size of Parcel: 5.72 Acres

(*Fee includes $750 for Site Condominium Plan (Division of Property) and $500 for Site Plan Review.)

Signatures

Applicant's Signature: _____ Date: 04/14/2025

Property Owner's Signature: _____ Date: _____

OFFICE USE ONLY **Application #:** _____

☐ Fees Paid: _____

Date(s) Advertised: _____ (PC) _____ (Council)

Date of Meeting: _____ (PC) _____ (Council)

Action Taken: _____ (PC) _____ (Council)

Comments: _____

_____

Signature: _____ Date: _____

Site Condominium Process

I. Items to be Submitted

A request for a site condominium shall be made to the Zoning Officer. The following information is required.

- ☐ Application
- ☐ Fee
- ☐ 4 Copies of a Preliminary Plan
- ☐ 1 Electronic Copy of a Preliminary Plan

The application fees cover the cost of reviewing the preliminary and final site condominium plan.

II. Meeting Dates

The City Planning Commission meets on the second Wednesday of each month at 4:30 P.M. The City Council meets on the first Tuesday of each month at 7:00 P.M. Both the Council and Planning Commission meet in the city council chambers at the City Hall.

III. Application Submittal

An application for preliminary site condominium plan approval must be submitted at least four weeks prior to the meeting at which the Planning Commission considers the application.

IV. Application Procedures

1) The sub-divider must submit a written application and at least 4 physical copies of the preliminary plan and 1 electronic copy to the Zoning Officer at least four weeks before a meeting of the Planning Commission. The preliminary plan must be prepared in accordance with Section 1272.05 of the City Zoning Ordinance and Section 1228.01 of the City Plat Development Ordinance.
2) The Clerk in conjunction with the Chair of the Planning Commission, shall determine a date for consideration of the preliminary plan by the Commission.
3) Notice of the hearing shall be sent by mail to owners of properties within 300 feet of the subject property at least 10 days before the date of the public hearing.
4) The Planning Commission reviews the preliminary plan in accordance with the requirements of Section 1272.05 of the City Zoning Ordinance and if it meets all requirements, shall forward the plan to the City Council with its recommendation. If the preliminary plan does not meet all requirements, the Planning Commission will notify the subdivider, giving the earliest date for resubmission of the plan.
5) The applicant shall revise the preliminary site condo plan and submit 4 physical copies of the final site condominium plan and 1 electronic copy to the Zoning Officer for review by the City Council.
6) The Council may approve, deny or approve with conditions the final plan in accordance with the standards of the Site Condominium Ordinance and the City's

Plat Development Ordinance. The Council may require a cash deposit, certified check or irrevocable letter of credit acceptable to the Council covering the estimated cost of the proposed improvements.

7) Following approval of the final site condominium plan, the plan must be signed by the City Clerk and Mayor.
8) The applicant may proceed to construct the site condominium provided all conditions imposed by the Council have been complied with and all approvals have been obtained from the City Engineer and other applicable government agencies.
9) A copy of the site condominium Master Deed shall be provided to the City Clerk within 10 days of recording this document with the County Register of Deeds.

Site Condominium Application Submittal Requirements

A site condominium plan shall contain the following information as required in Chapter 1232 and sections 1224.02 and 1272.05 of the City of Ionia City Code of Ordinances.

1232.02 Lots

a) All lots shall face upon, and have direct access to, a public or private street.
b) The side lines of lots shall be approximately at right angles or radial to the street upon which the lots face.
c) All lots shall conform to the requirements of the Zoning Code for the zone in which the plat is located.
d) Corner lots for residential use shall have the minimum required frontage on both streets adjacent to the lot.
e) The depth of a lot shall not exceed four times the width. The depth of a lot shall be measured along a horizontal line located midway between the side lot lines and connected to the front and rear lines, or the two front lines of a through lot. The width of the lot shall be measured between the side lot lines parallel to the front lot line at the minimum required front setback line.
f) Corner lots shall have sufficient extra width so as to permit appropriate building setback from both streets or orientation to both streets.

1232.03 Street Lighting

a) Street lights may be required to be provided in accordance with the City of Ionia specifications.

1232.04 Street Trees

Trees shall be required to be planted by the proprietor in the area between the sidewalk and curb for each platted lot. The Planning Commission and Council may approve alternatives to this, such as requiring the tree to be planted prior to occupancy of a house in order to ensure proper maintenance of the tree. All trees shall be deciduous with a minimum caliper of two inches.

1232.05 Sidewalks

Sidewalks shall be installed for all lots prior to building or dwelling occupancy in accordance with the City of Ionia specifications.

1232.06 Natural Features

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 which are reasonably necessary to develop the site in accordance with the requirements of these Subdivision Regulations.

1224.02 Plat; Required Information

The following information shall be submitted for tentative approval of the preliminary plat. Maps shall be at a scale of not more than 100 feet to one inch.

a) The name or title of the proposed subdivision.
b) A legal description of the proposed plat.
c) The name, address and telephone number of the proprietor, developer, record owner and subdivider.
d) A statement of the intended use for the proposed plat and showing land intended to be dedicated or set aside for public use or for the common use of property owners in the subdivision, and stating the location, dimensions and purpose of such land.
e) A small scale vicinity map showing the location of the project within the City, and the name and location of abutting subdivisions.
f) The location, dimensions and approximate grade and radius of proposed and existing streets, alleys and highways included in the plat.
g) The location of all existing features affecting the subdivision, such as railroads, buildings, trees, ditches, watercourses and other physical features.
h) The location and size of all existing and proposed public water, sanitary sewer and storm drainage pipes, equipment, fire hydrants, catch basins and other facilities.
i) The location of utility and drainage easements.
j) If the proposed plat is contiguous to other lands owned by the applicant, a map showing the street layout and access for subsequent development.
k) If the proposed subdivision is not to be served by public sewer and water systems, a written statement from the Ionia County Health Department regarding the suitability of the soils for on-site septic systems.
l) Location and dimension of lots, radii of all curves and approximate location of all setback lines. Lot width shall be shown for each lot, at the required setback line.
m) When any part of the subdivision lies within or abuts a floodplain area:
    1. The floodplain, as established by the State Department of Natural Resources, shall be shown within a contour line.
    2. The contour line shall intersect the sidelines of the lots.
    3. The sidelines shall be dimensioned to the traverse line from the street line and the established floodplain (contour) line.
    4. The floodplain area shall be clearly labeled on the plat with the words "floodplain area."

n) Two copies of any proposed covenants and deed restrictions to be imposed upon the use of property in the subdivision or a statement in writing that none is proposed. If common areas are to be reserved for use by the residents of the subdivision, copies of an agreement indicating how the area will be maintained shall be submitted.
o) Property lines, dimensions and building setback distances and all structures, lot lines and wetlands within 100 feet of the site.
p) Existing and proposed topographic elevations at two-foot intervals on the site and to a distance of fifty feet outside the boundary lines of the site.
q) The direction of storm water drainage and how storm water runoff will be handled as well as a statement describing where storm water will be ultimately discharged such as a creek, stream, lake or wetland.
r) The location of abutting streets, rights-of-way, service drives, curb cuts and access easements serving the site, as well as driveways opposite the site and driveways within 100 feet on either side of the site. Also driveway width, curb radii and design of proposed deceleration lanes.
s) Street lighting, if any, including the type of fixture as well as the method of shielding illumination from adjacent properties and roadways.
t) The location and type of significant existing vegetation, watercourses and water bodies, including County drains and man-made surface drainageways, floodplains and wetlands.
u) The location of existing and proposed slopes which are twenty percent or greater, which may be altered by the development or the construction of buildings within the development.
v) Zoning and use of the proposed subdivision and adjacent properties.

1272.05 (d) Review of Preliminary Plans by the Planning

1. The site condominium shall be constructed in accordance with Chapter 1232 of the Subdivision Regulations.
2. A condominium project plan shall include the documents and information required by Section 66 of the Condominium Act (M.C.L. 559.166; M.S.A. 26.50(16)), including the signature and seal of the architect, land surveyor, or engineer who prepares the plan.
3. A statement describing the proposed method of providing potable water supply, waste disposal facilities and public and private utilities, and a statement from the District County Health Department indicating the suitability of the land for the operation of septic tanks, if proposed, shall be included.
4. All private streets in a site condominium shall comply with the standards for City public street construction.
5. The location of any and all general and limited common elements, as well as the use and occupancy restrictions and maintenance provisions for all general and limited common elements that will be included in the Master Deed, shall be included.
6. A storm drainage and a storm water management plan, including all lines, swales, drains, basins, and other facilities and easements granted to the appropriate municipality for installation, repair and maintenance of all drainage facilities, shall be included. Joint application for stormwater management shall be made with the Ionia County Drain Commissioner.

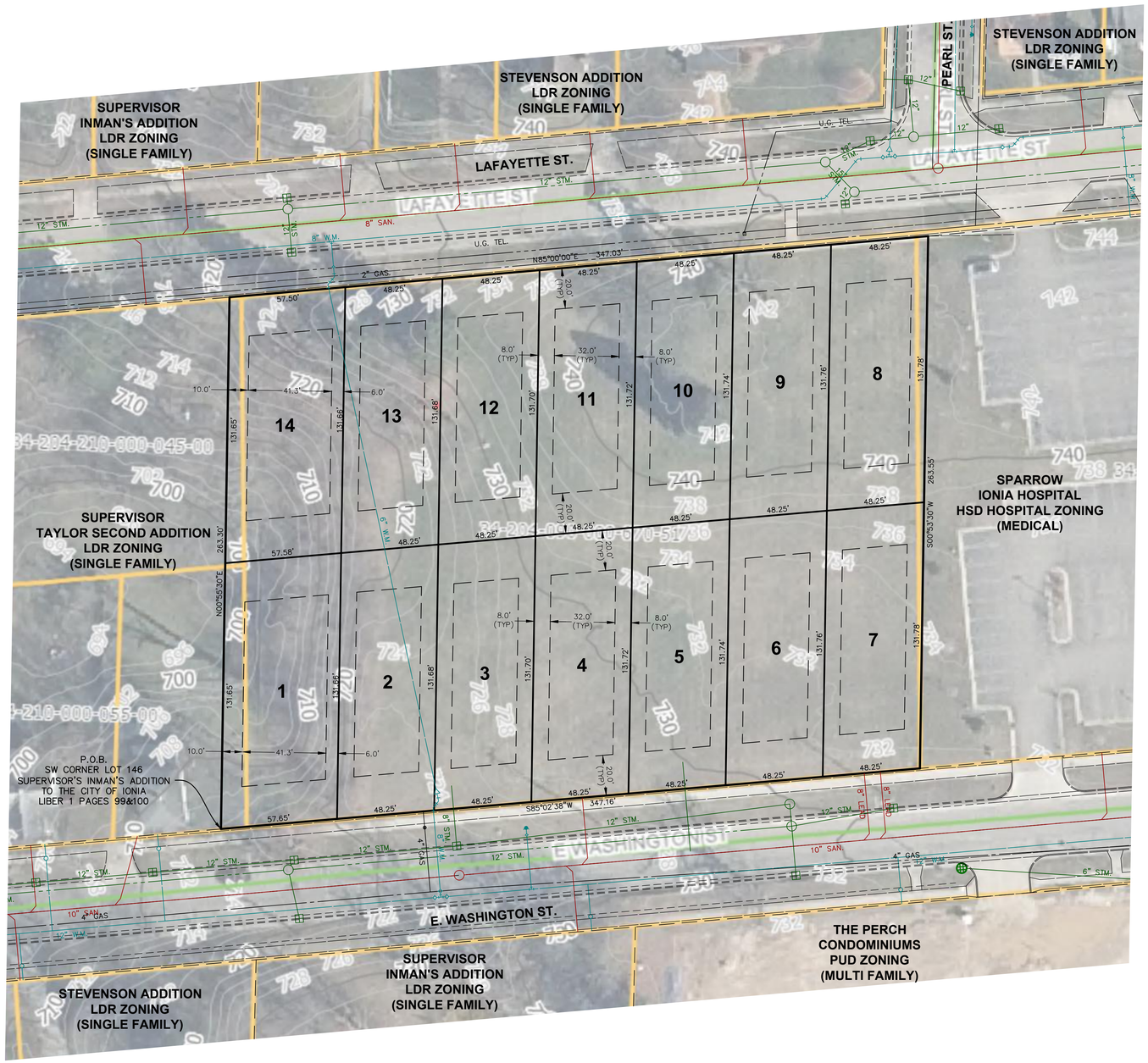
7. In its review of a site condominium project plan, the Planning Commission may consult with the City Manager, City Planner, City Engineer, or other appropriate persons regarding the adequacy of the proposed common elements and maintenance provisions, use and occupancy restrictions, utility systems and streets, project layout and design, or other aspects of the proposed project.
8. The Planning Commission shall require that portions of the plan as relevant to the reviewing authority in question be submitted to the District Health Department, County Road Commission, County Drain Commission, Michigan Department of Natural Resources, Michigan Department of Public Health, Michigan Department of Environmental Quality and other appropriate State and County review and enforcement agencies having direct approval or permitting authority over any aspect of the proposed site condominium project.
9. The building site for each site condominium unit shall comply with all applicable provisions of this Zoning Code for the zoning district in which it will be located, including minimum lot area, minimum lot width, required front, side and rear yards, and maximum building height. For example, the area and width of the building site shall be used to determine compliance with the minimum lot area and lot width requirements. Compliance with required front, side or rear yards shall be determined by measuring the distance from the equivalent front, side, or rear yard boundaries of the building site closest respective front, side or rear boundary of the building envelope. Building setback lines showing dimensions from all streets and lot lines shall be illustrated on the project plan.
10. If a site condominium project is proposed to have public streets, the streets shall be paved and developed to the minimum design, construction, inspection, approval and maintenance requirements for platted public streets as required by the City.
11. The site condominium project shall be connected to the City water and sanitary sewer facilities in accordance with the City of Ionia Municipal Standards Ordinance.
12. The names of abutting developments, if any, shall be included.
13. A map of the entire area scheduled for development, if the proposed project is a portion of a larger holding intended for subsequent development, shall be included.
14. The land use and existing zoning of the proposed project shall be included. Zoning and land use on adjacent parcels should also be illustrated.
15. A table listing the proposed lots by number, and the respective lot area for each lot, shall be included.
16. Additional information which will assist the applicant in proceeding in a reasonable and sound manner toward final approval of the project shall be included.

City of Ionia
114 N Kidd ST
PO Box 496
IONIA, MI 48846-0076
United States

Received From:
ASPEN VALLEY LN LLC
2700 PLAINFIELD AVE NE
GRAND RAPIDS, MI 49505-3729

Date: 04/15/2025 Time: 2:02:44 PM
Posting Date: 04/15/2025
Receipt: 0000375528
Cashier: Aleesha
Workstation: CNTR5
Drawer: Cash Drawer 1

ITEM REFERENCE	AMOUNT
PRMIT PERMITS	
Site Plan Review 520 E Washing	$1,250.00
TOTAL	$1,250.00
CHECK 126	$1,250.00
Total Tendered:	$1,250.00
Change:	$0.00



PROPERTY DESCRIPTION:

PPN# 34-204-090-000-670-51
PROPERTY
ADDRESS: 520 EAST WASHINGTON STREET
OWNER: DANIEL AVERY & GREGERY COOK
241 MAIN STREET
IONIA, MI 48846-1757

DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 146 OF THE RECORDED PLAT OF SUPERVISOR INMAN'S ADDITION TO THE CITY OF IONIA, IONIA COUNTY, MICHIGAN; THENCE N00°53'30"E 263.28 FEET ALONG THE WEST LINE OF LOT 146 TO THE NORTHWEST CORNER OF LOT 146; THENCE N85°00'00"E 347.03 FEET ALONG THE SOUTH LINE OF LAFAYETTE STREET; THENCE S00°53'30"W 263.55 FEET TO A POINT ON THE NORTH LINE OF WASHINGTON STREET; THENCE S85°02'38"W 347.00 FEET ALONG THE NORTH LINE OF WASHINGTON STREET TO THE POINT OF BEGINNING. THIS DESCRIPTION INCLUDES ALL OF LOTS 144 THRU 146, AND A PORTION OF LOT 143 OF SUPERVISOR INMAN'S ADDITION TO THE CITY OF IONIA AS RECORDED IN LIBER 1 OF PLATS, PAGES 99 AND 100 IN THE OFFICE OF THE REGISTER OF DEEDS FOR IONIA COUNTY, MICHIGAN.

CONTAINS 90,950 SF OR 2.09 ACRES.

REQUIREMENTS:

1. PROJECT DESCRIPTION:
   SUBDIVIDE FORMER HOSPITAL SITE INTO 14 HOME SITES WITH UTILITIES SERVED OFF THE EXISTING MAINS IN E. WASHINGTON AND LAYFETTE STREETS.
2. ZONING: LDR – LOW DENSITY RESIDENTIAL – ZONING

   LOT SIZE:
   AREA: 4,000 SQ. FT.
   WIDTH: 40 FEET

   BUILDING HEIGHT:
   AREA: 30 FEET MAXIMUM

   SETBACKS:
   FRONT YARD: 20 FEET
   REAR YARD: 20 FEET
   SIDE YARD: 6 MINIMUM – 16 TOTAL

   MINIMUM FLOOR AREA:
   AREA: 700 SQ. FT. MINIMUM

   MAXIMUM LOT AREA (BY ALL BUILDINGS):
   MAXIMUM AREA: 40% MAXIMUM COVERAGE

GENERAL NOTES:

1. ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.
2. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OR THE LOCAL CODE, ORDINANCES AND ACCIDENT/FIRE PREVENTIONS REGULATIONS.
3. UTILITIES – A NEW WATER SERVICE AND SANITARY LATERAL SHALL BE PROVIDED FOR EACH LOT FROM THE EXISTING MAINS IN E. WASHINGTON AND LAYFETTE STREETS.
4. NO NEW STORM WATER IMPROVEMENTS ARE PROPOSED.

LOT AREAS		
LOT	SQUARE FEET	ACRES
1	7,545	0.174
2	6,320	0.145
3	6,321	0.145
4	6,322	0.145
5	6,323	0.145
6	6,324	0.145
7	6,325	0.145
8	6,325	0.145
9	6,324	0.145
10	6,323	0.145
11	6,322	0.145
12	6,321	0.145
13	6,320	0.145
14	7,535	0.174
TOTAL	90,950	2.088

LOCATION MAP
NOT TO SCALE

Know what's below. Call before you dig.
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STATE OF MICHIGAN
ADAM FEENSTRA
License No. 6201067316
LICENSED PROFESSIONAL ENGINEER

NORTH
SCALE: 1" = 30'

LEGEND

T – TOWN
R – RANGE
N – NORTH
S – SOUTH
E – EAST
W – WEST
SEC. – SECTION
POB – POINT OF BEGINNING

PROPOSED BLACKTOP
PROPOSED CONCRETE
EXISTING BLACKTOP
EXISTING CONCRETE
BUILDING

SECTION CORNER
SET CAPPED IRON
FOUND IRON OR NAIL
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
CATCH BASIN
HYDRANT
VALVE
UTILITY POLE
GUY WIRE
LIGHT POLE
WALL MOUNTED LIGHT
PEDESTAL
TRANSFORMER
SIGN

SITE CONDOMINIUM
520 EAST WASHINGTON STREET

FOR: PATRICK KAPENGA
REPAK PROPERTIES
8091 LEONARD ST
COOPERSVILLE, MI 49404
616-292-6196

PART OF SECTION 17, T7N, R6W,
CITY OF IONIA, IONIA COUNTY, MICHIGAN

Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49418
Phone: 616.457.7050
www.feenstrainc.com

C1
4/11/2025

MASTER DEED
HOMES OF HERITAGE ROW CONDOMINIUM

(Act 59, Public Acts of 1978, as amended)

Ionia County Condominium Subdivision Plan No. _____

1. Master Deed establishing Homes of Heritage Row Condominium, a Condominium Project.
2. Exhibit A to Master Deed: Condominium Bylaws of Homes of Heritage Row Condominium.
3. Exhibit B to Master Deed: Condominium Subdivision Plan for Homes of Heritage Row Condominium.
4. Exhibit C to Master Deed: Consent to Submission of Real Property to Condominium Project.
5. Exhibit D to Master Deed: Affidavit of Mailing as to Notices required by Section 71 of the Michigan Condominium Act.

No interest in real estate is being conveyed by this instrument. No revenue stamps are required.

This Master Deed Prepared by:

William A. Sikkel, Esq.
Sikkel & Associates, PLC
320 120th Ave, Ste 150
Holland, MI 49424
(616) 394-3025

HOMES OF HERITAGE ROW CONDOMINIUM
MASTER DEED

This Master Deed is made _____, 2025 by Ionia Development Co, LLC, of 8091 Leonard St, Plainfield NE, Coopersville, MI 49404 (the "**Developer**"), pursuant to the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended) (the "**Act**").

The Developer desires by recording this Master Deed, together with the Bylaws attached as Exhibit A and the Condominium Subdivision Plan attached as Exhibit B (both of which are incorporated in this Master Deed by reference and made a part of it), to establish the real property described in ARTICLE II below, together with the improvements located and to be located on it, and the appurtenances to it, as a Site Condominium Project under the provisions of the Act. As explained in more detail in this Master Deed, Homes of Heritage Row Condominium is a residential site condominium project in which the Units consist of individual building sites and the Common Elements do not include the buildings constructed on the sites.

NOW, THEREFORE, the Developer does, upon the recording of this Master Deed, establish Homes of Heritage Row Condominium as a Condominium Project under the Act and does declare that Homes of Heritage Row Condominium (referred to as the "Condominium", "Project" or the "Condominium Project") shall, after such establishment, be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of the Act, the City of Ionia's laws, codes and ordinance(s), and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations stated in this Master Deed and Exhibits A and B to it, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its successors and assigns, and any persons acquiring or owning an interest in the Condominium Premises, and their successors and assigns. In furtherance of the establishment of the Condominium Project, it is provided as follows:

ARTICLE I
Title and Nature

The Project is a residential site condominium initially comprising 14 residential site condominium Units. Additional units may be added to the Project in subsequent phases as approved by the City of Ionia.

The Condominium Project shall be known as Homes of Heritage Row Condominium, City of Ionia, Ionia County Condominium Subdivision Plan No. ___. The Condominium Project is established in accordance with the Act. The Units contained in the Condominium, including the number, boundaries, dimensions and area of each, are depicted completely in the Condominium Subdivision Plan attached as Exhibit B to this Master Deed. Each Unit is capable of individual utilization on account of having its own entrance from and exit to a Common Element of the Condominium Project. Each Owner in the Condominium Project shall have an exclusive right to its Unit and shall have undivided and inseparable rights to share with other Owners the General Common Elements of the Condominium Project.

ARTICLE II
Legal Description

The land on which the Project is situated, and which is hereby submitted to condominium

ownership pursuant to the provisions of the Act, is located in City of Ionia, Ionia County, Michigan and described as follows:

[*add legal description*]

together with and subject to easements, mineral reservations, if any, restrictions, and governmental limitations of record. Also subject to the easements set forth on the Condominium Subdivision Plan attached as Exhibit B, or as declared and reserved in ARTICLE VIII below.

ARTICLE III
Definitions

Certain terms are utilized not only in this Master Deed and Exhibits A and B to it, but are or may be used in various other instruments such as, by way of example and not limitation, the Articles of Incorporation and rules and regulations of Washington Association, a Michigan nonprofit corporation, and deeds, mortgages, liens, land contracts, easements and other instruments affecting the establishment of, or transfer of interests in, Homes of Heritage Row Condominium as a condominium. Wherever used in such documents or any other pertinent instruments, the terms stated below shall be defined as follows:

1. *Act.* The "Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended.

2. *Association*. "Association" means Homes of Heritage Row Condominium Association, which is the nonprofit corporation organized under Michigan law of which all Owners shall be members, which corporation shall administer, operate, manage and maintain the Condominium.

3. *Bylaws.* "Bylaws" means Exhibit A to this Master Deed, being the Bylaws setting forth the substantive rights and obligations of the Owners and required by Section 3(8) of the Act to be recorded as part of the Master Deed. The Bylaws shall also constitute the corporate bylaws of the Association as provided for under the Michigan Nonprofit Corporation Act.

4. *City.* "City" means the City of Ionia, a Michigan municipal corporation.

5. *Common Elements.* "Common Elements", where used without modification, means both the General and Limited Common elements described in ARTICLE IV of this Master Deed.

6. *Condominium Documents.* "Condominium Documents" means and includes this Master Deed and Exhibits A and B to it, and the Articles of Incorporation, Bylaws and rules and regulations, if any, of the Association, as all of the same may be amended from time to time.

7. *Condominium Premises.* "Condominium Premises" means and includes the land described in ARTICLE II above, all improvements and structures on it, and all easements, rights and appurtenances belonging to the Condominium Project as described above.

8. *Condominium Project, Condominium or Project.* "Condominium Project", "Condominium" or "Project" each means Homes of Heritage Row Condominium as a Condominium Project established in conformity with the Act.

9. *Condominium Subdivision Plan.* "Condominium Subdivision Plan" means Exhibit B to this Master Deed.

10. *Consolidating Master Deed.* "Consolidating Master Deed", means the final amended Master Deed, if any, which shall describe Homes of Heritage Row Condominium as a completed Condominium Project and shall reflect the land area, if any, as contracted, expanded, or converted pursuant to this Master Deed from time to time, and all Units and Common Elements resulting, and which shall fully describe the Condominium Project as completed, including the final readjusted percentages of value assigned to each Condominium Unit. In the event the Units and Common Elements in the Condominium are constructed in substantial conformance with the Condominium Subdivision Plan attached as Exhibit B to the Master Deed, the Developer shall be able to satisfy the foregoing obligation by filing a certificate in the office of the Ionia County Register of Deeds confirming that the Units and Common Elements as built are in substantial conformity with the proposed Condominium Subdivision Plan and no Consolidating Master Deed need be recorded.

11. *Developer.* "Developer" means Ionia Development Co, LLC, which has made and executed this Master Deed, and their successors and assigns. Both successors and assigns shall always be deemed to be included within the term "Developer" whenever, however, and wherever those terms are used in the Condominium Documents. "Developer" does not include a real estate broker acting as agent for the Developer in selling Condominium Units or a residential builder who acquires title to one or more Condominium Units for the purpose of residential construction on those Condominium Units and subsequent resale.

12. *Development and Sales Period.* "Development and Sales Period", for the purposes of the Condominium Documents and the rights reserved to Developer under them, shall be deemed to continue for so long as either Developer, or an entity in which either Developer is a general partner, member, or stockholder, continues to own any Unit in the Project.

13. *First Annual Meeting.* "First Annual Meeting" means the initial meeting at which non-developer Owners are permitted to vote for the election of all Directors and upon all other matters which properly may be brought before the meeting.

14. *Owner.* "Owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination of them who or which owns one or more Units in the Condominium Project. The term "Owner", wherever used, shall be synonymous with the term "co-owner".

15. *Transitional Control Date.* "Transitional Control Date" means the date on which a Board of Directors of the Association takes office pursuant to an election in which the votes which may be cast by eligible Owners unaffiliated with the Developer exceed the votes which may be cast by the Developer.

16. *Unit or Condominium Unit.* "Unit" or "Condominium Unit" each mean a single Unit in Homes of Heritage Row Condominium, as the space may be described in ARTICLE V, Section 1, of this Master Deed and on Exhibit B to it, and shall have the same meaning as the term "Condominium Unit" is defined in the Act. All structures and improvements now or hereafter located within the boundaries of a Unit shall be owned in their entirety by the Owner of the Unit within which they are located and shall not, unless otherwise expressly provided in the Condominium Documents, constitute Common Elements. The Developer is not obligated to install any structures within the Units or their appurtenant Limited Common Elements.

Terms not defined in this Master Deed, but defined in the Act, shall carry the meanings given

them in the Act unless the context clearly indicates to the contrary. Whenever any reference in this Master Deed is made to one gender, it shall include a reference to any and all genders where the same would be appropriate; similarly, whenever any reference in this Master Deed is made to the singular, a reference shall also be included to the plural where the same would be appropriate and vice versa.

ARTICLE IV
Common Elements

The Common Elements of the Project, and the respective responsibilities for maintenance, decoration, repair or replacement of them, are as follows:

1. **General Common Elements**. The General Common Elements are:

(a) **Land**. The land described in ARTICLE II of this Master Deed (other than those portions of the land described in ARTICLE V, Sections 1 and 2, below, and in the Condominium Subdivision Plan as constituting Units or Limited Common Elements), together with all easements described in ARTICLE II, private drives, roads, sidewalks, parking areas and parking spaces not identified as Limited Common Elements.

(b) **Easements**. All beneficial ingress, egress, utility, storm drainage and other applicable easements identified on the Condominium Subdivision Plan.

(c) **Electrical**. The electrical transmission system throughout the Project up to, but not including, the point of lateral connections for service to each residence now located or subsequently constructed within Unit boundaries.

(d) **Gas**. The gas distribution system throughout the Project, up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries.

(e) **Improvements**. All of the improvements not identified as Limited Common Elements and not located within the boundaries of a Condominium Unit (unless otherwise expressly provided in the Condominium Documents), including park areas, private roads, roadway lighting systems, and common walkways, if any. Those structures and improvements that now or after this date are located on or within the boundaries of a Condominium Unit shall be owned in their entirety by the Owner of the Unit in which they are located and shall not, unless otherwise expressly provided in the Condominium Documents, constitute Common Elements.

(f) **Storm Drainage.** The storm drainage and water retention systems throughout the project, including any rain gardens or retention ponds.

(g) **Site Lighting**. Any lights designed to provide illumination for the Condominium Premises as a whole.

(h) **Telecommunications**. The telecommunications system, including cable television network and telephone wiring system, if and when it may be installed throughout the Project, up to, but not including, the point of lateral connection for service to each residence now located or subsequently constructed within Unit boundaries.

(i) **Irrigation**. The underground sprinkling system, if any, servicing the Common Elements.

(j) **Common Spaces**. Sidewalks and pathways (if any), and other common spaces not otherwise designated as a Limited Common Element or Unit on the Condominium Subdivision Plan.

(k) **Other**. Such other elements of the Project not designated in this Master Deed or its Exhibits as General or Limited Common Elements which are not enclosed within the boundaries of a Unit, and which are intended for common use or are necessary to the existence, upkeep and safety of the Project.

Some or all of the utility lines, systems (including mains and service leads), and equipment and the cable television system described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, the utility lines, systems and equipment and the cable television system shall be General Common Elements only to the extent of the Owners' interest in them, if any, and Developer makes no warranty whatever with respect to the nature or extent of that interest, if any. The public utility companies may install and maintain utility lines where reasonably necessary within the General and Limited Common Elements of the Condominium Project.

2. **Limited Common Elements**. The Limited Common Elements, which, except as otherwise provided in this section, shall be appurtenant to the Unit or Units to which they are attached or adjacent or which they service (or which they are deemed by Exhibit B to benefit), and shall be subject to the exclusive use and enjoyment of the Owners of such Unit or Units, or their designees, are:

(a) **Driveways.** The portion of any driveway located between a Unit or Units and the public road which the driveway connects to,, as they may be designated in the Subdivision Plan attached as Exhibit B.

(b) **Subterranean Land.** The subterranean land located within Unit boundaries, from and below a depth of fifteen (15) feet, including any utility or supporting lines located in it, as shown on the Subdivision Plan.

(c) **Utilities**. The pipes, ducts, wiring and conduits supplying electricity, gas, water, sewage, telephone, television and other utility service, if any, to or from a Unit, up to the point of lateral connection with a General Common Element of the Project or public or private utility line.

(d) **Mail Boxes**. The mail or paper box located on a Unit or permitted by the Association to be located on the General Common Elements to serve the building constructed on a Unit.

3. **Maintenance Responsibilities**. The respective responsibilities for the maintenance, decoration, repair and replacement of the Common Elements are as follows:

(a) **Limited Common Elements**. Each individual Unit Owner shall be individually responsible for all costs of cleaning, maintenance, repair and replacement of the Limited Common Elements appurtenant to its Unit.

(b) **Unit Improvements or Structures**. Unit Owners shall also be responsible for the maintenance, repair and replacement of all structures and improvements located upon his or her Unit; provided, that the exterior appearance of all such structures and improvements (to the extent visible from any other Unit or Common Element), shall be subject at all times to the

approval of the Association and to such reasonable aesthetic and maintenance standards as may be prescribed by the Association in duly adopted rules and regulations.

(c) **Utilities.** Each Co-owner shall pay for the utilities attributable to his or her Unit.

(d) **Other Common Elements**. The cost of cleaning, decoration, maintenance (including snow plowing), repair and replacement of all Common Elements, together with the cost of all utilities attributable to the General Common Elements, other than as described above, shall be borne by the Association, except to the extent of repair or replacement due to the act or neglect of an Owner or its agent or invitee, for which such Owner shall be wholly responsible. In no event shall the City or any other governmental agency be responsible for the maintenance, repair or upkeep of the private drives or other Common Elements of the Project.

(e) **Failure to Maintain.** While it is intended that each Owner will be solely responsible for the performance and cost of the maintenance, repair and replacement of the building and all other appurtenances and improvements constructed or located within a Unit, it is nevertheless a matter of concern that an Owner may fail to properly maintain the exterior of its building, improvements or any Limited Common Element appurtenant to them in a proper manner and in accordance with the standards set forth by the Association.

In the event an Owner fails, as required by this Master Deed, the Bylaws or any rules or regulations promulgated by the Association, to properly and adequately decorate, repair, replace or otherwise maintain its Unit or any improvements or appurtenance located therein or any Limited Common Element appurtenant to them, the Association (or the Developer during the Development and Sales Period), shall have the right, but not the obligation, to undertake such reasonably uniform, periodic exterior maintenance functions with respect to buildings, yard areas or other improvements constructed or installed within any Unit boundary as it may deem appropriate (including, without limitation, painting or other decoration, lawn mowing, snow removal, tree trimming and replacement of shrubbery and other plantings).

Failure of the Association (or the Developer) to take any such action shall not be deemed a waiver of the Association's (or Developer's) right to take any such action at a future time. All costs incurred by the Association or the Developer in performing any responsibilities which are required in the first instances to be borne by an Owner shall be charged to the affected Owner or Owners on a reasonably uniform basis and collected in accordance with the assessment procedures established by the Condominium Bylaws. The lien for nonpayment shall attach to any such charges as in all cases of regular assessments and may be enforced by the use of all means available to the Association under the Condominium Documents and by law for the collection of regular assessments, including without limitation, legal action, foreclosure of the lien securing payment and the imposition of fines.

4. **Use of Units and Common Elements**.

(a) No Owner shall use its Unit or the Common Elements in any manner inconsistent with the purposes of the Project or in any manner that will unreasonably interfere with or impair the rights of any other Owner in the use and enjoyment of its Unit or the Common Elements.

(b) Public utilities furnishing services to the Condominium Project, such as electricity, gas, water, sewage disposal and telephone, shall have access to the Common Elements and the Units at such times as may be reasonable for the installation, repair or maintenance of such services.

5. **Power of Attorney**. All of the Owners and mortgagees of Units and other persons interested or to become interested, excluding the City, in the Project from time to time by acceptance of a deed, mortgage, land contract or other conveyance do thereby irrevocably appoint the Developer during the Development Period, and after that time the Association, as agent and attorney in connection with all matters concerning the General Common Elements and their respective interests in the General Common Elements. Without limiting the generality of this appointment, the Developer (or Association) will have full power and authority to grant easements over, to sever or lease mineral interest and/or to convey title to the land or improvements constituting the General Common Elements or any part of them, to declare as public streets any parts of the General Common Elements, to amend the Condominium Documents for the purpose of assigning or reassigning the limited Common Elements and, in general, to execute all documents and to do all things necessary or convenient to the exercise of such powers.

ARTICLE V
Unit Description and Percentage of Value

1. **Description of Units**. Each Unit in the Condominium Project is described in this paragraph with reference to the Condominium Subdivision Plan of Homes of Heritage Row Condominium as prepared by Feenstra & Associates, Inc. There are 14 Units in the Condominium Project. Each Unit shall consist of the land contained within the Unit boundaries as shown in the Condominium Subdivision Plan and delineated with heavy outlines, together with all appurtenances to it.

2. **Percentage of Value**. The total value of the Project is 100%, and the Percentage of Value assigned to each of the Condominium Units in the Project shall be equal to every other Unit. The determination that Percentages of Value for all such units should be equal was made after reviewing the comparative characteristics of each Unit which would affect maintenance costs and value, and concluding that there are no material differences among them insofar as to allocation of Percentages of Value is concerned.

The percentage of value assigned to each Unit shall be determinative of each Owner's respective share of the General Common Elements of the Condominium Project, the proportionate share of each respective Owner in the proceeds and expenses of administration and the value of such Owner's vote at meetings of the Association.

3. **Modifications of Units**. The number, size or location of Units or of any Limited Common Element appurtenant to a Unit as described in Exhibit B may be modified from time to time, in Developer's sole discretion, by amendment effected solely by the Developer or its successors without the consent of any Owner, mortgagee or other person, so long as such modifications do not unreasonably impair or diminish the appearance of the Project or the view, privacy or other significant attribute or amenity of any Unit which adjoins or is proximate to the modified Unit or Limited Common Element; provided, that no Unit which has been sold or is subject to a binding Purchase Agreement shall be modified without the consent of the Owner or purchaser and mortgagee of it. The Developer may also, in connection with any such amendment, readjust the Percentages of Value for all Units in a manner that gives reasonable recognition to such modifications based upon the method of original determination of Percentages of Value for the Project. No Unit modified in accordance with this paragraph shall be conveyed, however, until an amendment to the Master Deed duly reflecting all material changes has been recorded. All Owners, mortgagees of Units and other persons interested or to become interested, excluding the City, in the Project from time to time shall be deemed to have unanimously consented to any amendment or amendments to this Master Deed necessary to effectuate the foregoing and, subject to the limitations set forth in this Master Deed, the proportionate reallocation of Percentages of Value of

existing Units which Developer or its successors may determine to be necessary in conjunction with it. All such interested persons irrevocably appoint the Developer and its successors as agent and attorney for the purpose of executing such amendments to the Master Deed and all other Condominium Documents as may be necessary to effectuate the foregoing.

ARTICLE VI
Convertible Areas

The Condominium is established with convertible areas in accordance with the provisions of this Article and the Act:

1. **Designation of Convertible Areas**. All present and future Common Elements and Units are designated as Convertible Areas and the land area within which Units and Common Elements may be added, removed, expanded and modified and within which Limited Common Elements may be created as provided in this Article. The Developer reserves the right, but not the obligation, to convert all or any portion of the Convertible Areas. The maximum number of Units that may be created in the Project as it may be expanded or converted is fourteen (14) Units. All Units shall be used for residential purposes. All structures and improvements within the Convertible Areas of the Condominium shall be compatible with residential uses and with the structures and improvements on the other portions of the Project, as determined by Developer in its sole discretion.

2. **Developer's Right to Convert**. The Developer reserves the right, in its sole discretion, during a period ending six (6) years from the date of recording this Master Deed, to modify the number, size, location and configuration of any Unit that it owns or Common Elements in the Project, and to make corresponding changes to the Common Elements or to create General or Limited Common Elements or Units within the Convertible Area and to designate Common Elements that may subsequently be assigned as Limited Common Elements.

3. **Developer's Right to Make Other Improvements**. The Developer reserves the right from time to time, within a period ending no later than six (6) years from the date of recording this Master Deed, to construct entrance monuments, statuary or other improvements to the Condominium Premises. The precise location, design and composition of those improvements shall be determined by the Developer in its sole judgment but nothing in this paragraph shall obligate the Developer to make any such improvements whatever. If constructed or installed, the improvements shall be General Common Elements and the costs of maintenance, repair and replacement of them shall be an Association expense.

4. **Restrictions on Conversion**. All improvements constructed or installed within the Convertible Areas described above shall be restricted exclusively to those compatible with residential use. There are no other restrictions upon such improvements except as stated in this Article and those that are imposed by state law, local ordinances or building authorities. The extent to which any change in the Convertible Areas is compatible with the original Master Deed is not limited by this Master Deed, but lies solely within the discretion of the Developer, subject only to the requirements of the Act, local laws, rules, codes, ordinances and building authorities, including the City.

5. **Consent Not Required.** The consent of any Co-Owner shall not be required to convert the Convertible Areas. All of the Co-Owners and mortgagees and other persons interested or to become interested, excluding the City, in the Condominium from time to time shall be deemed to have irrevocably and unanimously consented to such conversion of the Convertible Areas and any amendment or amendments to this Master Deed to effectuate the conversion and to any reallocation of Percentages of Value of existing Units which Developer may determine necessary in connection with such amendment or amendments. All such interested persons irrevocably appoint the Developer or its successors, as agent

and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be effected without the necessity of re-recording the entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto. Nothing herein contained, however, shall in any way obligate Developer to convert the Convertible Areas. These provisions give notice to all Co-Owners, mortgagees and other persons acquiring interests in the Condominium that such amendments of this Master Deed may be made and recorded, and no further notice of such amendments shall be required.

6. **Amendment of Master Deed**. All modifications to Units and Common Elements made pursuant to this Article shall be given effect by an appropriate amendment or amendments to the Master Deed in the manner provided by law, which amendments shall be prepared by and at the discretion of the Developer and in which the percentages of value stated in ARTICLE V shall be proportionately readjusted, if the Developer deems it to be applicable, in order to preserve a total value of 100% for the entire Project resulting from the amendment or amendments to this Master Deed. Except as otherwise limited by the Condominium Documents, the precise determination of the readjustments in percentages of value shall be made within the sole judgment of Developer. The readjustments, however, shall reflect a continuing reasonable relationship among percentages of value based upon the original percentages of value for the Project. The amendment or amendments to the Master Deed shall also contain such further definitions and redefinitions of General or Limited Common Elements as may be necessary to adequately describe and service the Units and Common Elements being modified by the amendment. In connection with any such amendment, Developer shall have the right to change the nature of any Common Element previously included in the Project for any purpose reasonably necessary to achieve the purposes of this Article, including, but not limited to, the connection of the roadways and sidewalks in the Project to any Convertible Area, and to provide access to any Unit from the roadways and sidewalks located in the Project. Developer shall also have the right to modify the provisions of this Master Deed and the Bylaws attached to it as may be reasonably necessary i) to effectuate the redefined Units added, and ii) to create or change restrictions or other terms and provisions affecting the additional Unit(s) being added to the Project or affecting the balance of the Project as may be reasonably necessary in the Developer's judgment to enhance the value or desirability of such Units.

7. **Consent of Interested Parties**. Except as otherwise provided in this Article, the consent of any Co-Owner shall not be required to convert the Convertible Areas. All of the Owners and mortgagees of the Units and other persons interested or to become interested, excluding the City, in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendments to this Master Deed as may be proposed by the Developer to effectuate the foregoing. All such interested persons irrevocably appoint the Developer as agent and attorney for the purpose of execution of such amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Such amendments may be effected without the necessity of re-recording an entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits to it. These provisions give notice to all Owners, mortgagees and other persons acquiring any interest in the Project that such amendments of this Master Deed may be made and recorded, and no further notice of such amendments shall be required.

ARTICLE VII
Consolidation or Relocation of Units, Limited Common Elements

Without the consent of any person other than the affected mortgagee, one or more Owners may subdivide, consolidate or relocate the boundaries of a Unit and appurtenant Limited Common Elements by written request to the Association in accordance with Sections 48 and 49 of the Act and this Article as follows:

1. **Subdivision of Units**. Upon receipt of such request, the President of the Association shall cause to be prepared an amendment to the Master Deed, duly subdividing the Unit, separately identifying the resulting Units by number or other designation, designating the Limited or General Common Elements in connection with them, and proportionately reallocating the undivided interest in Common Elements and the percentages of value. The Owners requesting the subdivision shall bear all costs of the amendment. The subdivision shall not be effective until the amendment to the Master Deed, duly executed by the Association, has been recorded in the office of the Register of Deeds.

2. **Consolidation of Units or Portions of Them; Relocating of Boundaries**. Upon receipt of such request, the President of the Association shall cause to be prepared an amendment to the Master Deed duly relocating or deleting the boundaries, combining and re-identifying the Units involved, proportionately reallocating the undivided interests in Common Elements and the percentages of value and providing for conveyancing between or among the Owners involved in the relocation of boundaries. The Owners requesting consolidation of Units or relocation of boundaries shall bear all costs of the amendment. The relocation or deletion of boundaries shall not be effective until the amendment to the Master Deed has been recorded in the office of the Register of Deeds.

3. **Limited Common Elements**. Limited Common Elements shall be subject to assignment, reassignment, diminution, omission and all other necessary modification in accordance with Section 39 of the Act and in furtherance of the rights to consolidate or relocate boundaries described in this Article.

ARTICLE VIII
Easements

1. **Easement for Maintenance of Encroachments and Utilities**. In the event any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to shifting, settling or moving of a building, or due to survey errors, or construction deviations, reciprocal easements shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for any other maintenance after rebuilding in the event of any destruction. There shall also be permanent easements in favor of the Association (and/or the Developer during the Development and Sale Period) for the continuing maintenance and repair of all Common Elements for which the Association (or Developer) may from time to time be responsible or for which it may elect to assume responsibility, and there shall be easements to, through and over those portions of the land (including the Units) as may be reasonable for the installation , maintenance and repair of all utility services furnished to the Project. Public utilities shall also have permanent easements to access the Common Elements and to the Units at such times as may be reasonable for the installation, use, operation, relocation, alteration, replacement, repair or maintenance of such services, and any costs incurred in the opening or repairing of any Common Element or other improvement to install, use, operate, relocate, alter, replace, repair or maintain common utility services to the Project shall be an expense of administration assessed against all owners in accordance with the Condominium Bylaws.

2. **Easements and Other Rights Retained by Developer**.

(a) **Roadway Easements**. The Developer reserves for the benefit of itself, its successors and assigns, and all current and future owners of land contiguous to the Condominium Project or any portion or portions of it, an easement for the unrestricted use of the roads and walkways in the Condominium, as it may be expanded or converted, for the purpose of ingress and egress to and from all or any portion of such contiguous land or the Condominium Premises. By way of illustration and not limitation, the Developer may grant easements for ingress and

egress purposes to the owners of contiguous land across the General Common Elements in order to gain access to the roads and walkways within the Project.

(b) **Utility Easements**. The Developer reserves for the benefit of itself its successors and assigns, and all current and future Owners of any land contiguous to the Condominium or any portion or portions of it, perpetual easements to utilize, tap, tie into, extend and enlarge all utilities located in the Condominium, as it may be expanded or converted, and to install new utilities within the Condominium to service any Unit or its Common Elements, and any such land contiguous to the Condominium including, but not limited to, electric, cable television, water, gas, storm and sanitary sewer mains as well as the retention basins, if any, for the Project, as it may be expanded or converted. In the event the Developer utilizes, taps, ties into, extends or enlarges any utilities located in the Condominium, or installs any new utilities in it, the Developer (or any person availing itself of this right) shall be obligated to pay all of the expenses reasonably necessary to restore the Condominium Premises to their state immediately prior to such utilization, tapping tying-in, extension or enlargement. All expenses of maintenance, repair and replacement of any utilities referred to in this Section shall be shared by this Condominium and any developed portions of the land contiguous to this Condominium which is served by such utilities. The Owners of this Condominium shall be responsible for payment of a proportionate share of such expenses, which share shall be determined by multiplying such expenses by a fraction, the numerator of which is the number of Units in this Condominium, and the denominator of which is the sum of the numerator plus all other sites on the contiguous land which is served by those utilities. Whenever this reserved right is to be utilized, a specific recorded instrument identifying and describing the benefited land shall be recorded by the Developer in which the provisions of this Section shall be confirmed. The Developer reserves the right at any time to grant easements for utilities over, under and across the Condominium Premises to appropriate governmental agencies or public utility companies and to transfer title to utilities to governmental agencies or to utility companies for the benefit of the Project or any contiguous land.

Any such easement or transfer of title may be made by the Developer without the consent of any Owner mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and to Exhibit B, recorded in Ionia County Records. All of the Owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendments to this Master Deed as may be required to effectuate that grant of easement or transfer of title.

An easement is hereby granted in all improved rights of way, and in Limited and General Common Elements adjacent to them, for public utilities, including but not limited to water, sewer, gas, electric, telephone, and cable television.

3. **Various Private Easements**. Various storm drainage, utility and ingress and egress easements for the benefit of the Association and the Units are established as shown and provided for in the Condominium Subdivision Plan shown on Exhibit B.

4. **Various Public Utilities Easements**. Various public utility easements are hereby established in this Master Deed as provided for in the Condominium Subdivision Plan as shown on Exhibit B, for the use of the City for the extension, construction and operation of public water, sanitary sewer, and storm drainage utilities to the Project.

5. **Grant of Easements by Association**. The Association, acting through its lawfully constituted Board of Directors (including any Board of Directors action prior to the Transitional Control

Date) shall be empowered and obligated to grant such easements, licenses, rights-of-entry and rights-of-way over, under and across the Condominium Premises, as it may be expanded or converted, for utility purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium, as it may be expanded or converted, subject, however, to the approval of the Developer so long as the Development and Sales Period has not expired. No easements created under the Condominium Documents may be modified, nor may any of the obligations with respect to it be varied, without the consent of each person benefited by it.

6. **Easements for Installation, Maintenance, Repair and Replacement**. The Developer, the Association and all public or private utilities shall have such easements over, under, across and through the Condominium Premises, as it may be expanded or converted, including all Units and Common Elements, as may be necessary to fulfill any responsibilities of installation, maintenance, repair, decoration or replacements which they or any of them are required or permitted to perform under the Condominium Documents or by law. These easements include, without any implication of limitation, the right of the Association to obtain access during reasonable hours and upon reasonable notice to water meters, sprinkler controls and valves and other Common Elements located within any Unit or its appurtenant Limited Common Elements.

While it is intended that each Owner shall be solely responsible for the performance and costs of all maintenance, repair and replacement of and decoration of the buildings and all other appurtenances and improvements constructed or otherwise located within its Unit, and its Limited Common Elements, it is nevertheless a matter of concern that an Owner may fail to properly maintain its Unit or any Limited Common Elements appurtenant to it or any improvements in it in a proper manner and in accordance with the standards set forth in this Master Deed, the Bylaws and any rules and regulations or other policies promulgated by the Developer or by the Association. Therefore, in the event an Owner fails, as required by the Master Deed, the Bylaws or any rules and regulations or policies of the Association or the Developer, to properly and adequately maintain, decorate, repair, replace or otherwise keep its Unit or any improvements or appurtenances located in it or any Limited Common Elements appurtenant to it the Association (or the Developer during the Development and Sales Period) shall have the right, and all necessary easements in furtherance thereof (but not the obligation), to take whatever action or actions it deems desirable to so maintain, decorate, repair or replace the Unit (including the exteriors of any structures located on it), its appurtenances or any of its Limited Common Elements, all at the expense of the Owner of the Unit. Failure of the Association (or the Developer) to take any such action shall not be deemed a waiver of the Association's (or the Developer's) right to take any such action at a future time. All costs incurred by the Association or the Developer in performing any responsibilities which are required, in the first instance to be borne by any Owner, shall be assessed against such Owner and shall be due and payable with its monthly assessment next falling due; further, the lien for nonpayment shall attach as in all cases of regular assessments and such assessments may be enforced by the use of all means available to the Association under the Condominium Documents and by law for the collection of regular assessments including, without limitation, legal action, foreclosure of the lien securing payment and imposition of fines.

7. **Telecommunications Agreements**. The Association, acting through its duly constituted Board of Directors and subject to the Developer's approval during the Development and Sales Period, shall have the power to grant such easements, licenses and other rights-of-entry, use and access and to enter into any contract or agreement, including wiring agreements, right-of-way agreements, access agreements and multi-Unit agreements and, to the extent allowed by law, contracts for sharing of any installation or periodic subscriber service fees as may be necessary, convenient or desirable to provide for telecommunications, videotext, broad band cable, satellite dish, earth antenna and similar services (collectively the "Telecommunications") to the Project or any Unit in it. Notwithstanding the foregoing, in no event shall the Board of Directors enter into any contractor agreement or grant any easement,

license or right of entry or do any other act or thing which will violate any provision of any federal, state or local laws, codes or ordinances. Any and all sums paid by any Telecommunications or other company or entity in connection with such service, including fees, if any, for the privilege of installing same or sharing periodic subscriber service fees, shall be receipts affecting the administration of the Condominium Project within the meaning of the Act and shall be paid over to and shall be the property of the Association.

8. **Miscellaneous**. The Condominium Subdivision Plan depicts various utility easements, including by way of illustration and not limitation, storm water easements. Most of the easements have not been created before the date of this Master Deed. All such easements not previously created are hereby created for the purposes stated in the Condominium Subdivision Plans and shall be maintained by the Association. Also, the Developer reserves the right to install identification signs for the Project within Limited Common Elements. The Association shall maintain the signs and shall have the right of access to install and maintain them.

9. **Termination of Easements**. Developer reserves to itself, and its successors and assigns, the right to terminate and revoke any utility or other easement granted in this Master Deed at such time as the particular easement has become unnecessary. Notwithstanding anything in these Condominium Documents to the contrary, any utility or other easement benefitting or in use by the City shall not be amended, modified, or terminated, and no amendment, modification, or termination is effective, without the prior written consent of the City, which consent may be withheld in the City's sole discretion. This may occur, by way of example but not limitation, when water or sewer systems are connected to municipal systems or when a water or sewer system or other utility easement is relocated to coordinate further and future development of the Project. No utility easement may be terminated or revoked unless and until all Units served by it are adequately served by an appropriate substitute or replacement utility on a shared maintenance basis. Any termination or revocation of any such easement shall be effected by the recordation of an appropriate amendment to this Master Deed in accordance with the requirements of the Act.

ARTICLE IX
Lease of Units

Developer reserves the right to lease any unsold Unit, without notice to anyone except the Association as required in Article VI of the Bylaws, without the consent of the Owners or any other person, and without approval of the Association, to any tenant, provided that Developer shall include in any such lease a provision obligating the tenant to abide by the Bylaws and rules of the Association.

ARTICLE XI
Contractibility of Condominium Project

1. **Right to Contract**. The Condominium Project is a contractible project as that term is defined in the Act. The Condominium established pursuant to this Master Deed may be reduced in area by the withdrawal of land from the Condominium Project. The Developer, for itself and its successors and assigns, hereby explicitly reserves the right to contract the Condominium Project without the consent of any of the Owners or their mortgagees. This right may be exercised without any limitations whatsoever, except as expressly provided in this Article.

(a) All or any portion of the Condominium Premises may be removed from the Condominium Project.

(b) There are no limitations as to what portions of the Condominium Premises may be withdrawn and any portions deleted may or may not be contiguous to each other or to the Condominium Projects as it exists at the time of any contraction.

(c) Portions of the Condominium Premises may be withdrawn from the Condominium Project at different times.

(d) The order in which portions of the Condominium Premises may be withdrawn is not restricted, nor are there any restrictions fixing the boundaries of those portions of the Condominium Premises that may be withdrawn.

(e) The Developer may, in its discretion, establish all or a portion of the lands withdrawn from the Project as a separate condominium project (or projects) or as any other form of development.

(f) The Developer may, in its discretion, grant easements to all or any portions of the lands withdrawn from the Project for access, utilities, drainage, shared recreational facilities, or any other purpose not unduly burdensome, over, across, and under the remaining Project, subject to payment of a pro rata share of the costs of maintaining such easements based upon the number of units/parcels/lots developed on the withdrawn lands to the number of Units developed in the remaining Project.

2. **Limitation of Unit Construction.** The Project established by this Master Deed consists of 14 Units and may, at the election of the Developer, be contracted to a minimum of seven (7) Units.

3. **Withdrawal of Units**. Developer may, from time to time, decrease the number of Units in the Project by the withdrawal of all or any portion of the Condominium Premises; provided that no Unit that has been sold or that is the subject of a binding purchase agreement may be withdrawn without the consent of the Owner, purchaser, and mortgagee of such Unit. The Developer may also, in connection with any such contraction, readjust the percentages of value for all Units in a manner that gives reasonable recognition to the number of remaining Units, based upon the method of original determination of percentages of value for the Project. Except as otherwise provided in this Article, there are no restrictions or limitations on the right of the Developer to withdraw lands from the Project or as to the portions of land that may be withdrawn, the time or order of such withdrawals, or the number of Units or Common Elements that may be withdrawn; provided, however, that the lands remaining shall not be reduced to less than that necessary to accommodate the remaining Units in the Project with reasonable access and utility service to such Units.

4. **Restrictions Upon Contraction**. Contraction of the Condominium Project shall occur without restriction under the following conditions:

(a) The Developer's right to elect to contract the Condominium Project shall expire six (6) years from the date this Master Deed was first recorded.

(b) The Condominium Project shall be contracted by one or more amendments to this Master Deed deleting land from the Condominium Project as then constituted.

(c) All contraction must be carried out in accordance with the provisions of the Act. No contraction shall be made in such a manner as to eliminate the right of owners of Units remaining within the Project to use roadway or utility easements directly serving their Units.

5. **Redefinition of Common Elements**. The amendment or amendments to the Master Deed contracting the Condominium shall also contain such further definitions and redefinition of General Common Elements or Limited Common Elements and maintenance responsibilities as may be necessary to describe, serve and provide access to the Project as reduced and otherwise comply with agreements and requirements of applicable governmental authorities for development of the Condominium. In connection with any such amendment(s), Developer shall have the right to change the nature of any Common Element or easement previously included in the Project for any purpose reasonably necessary to achieve the purposes of this Article.

6. **Procedure for Contraction**. Pursuant to the foregoing, and any other provisions of the Master Deed to the contrary notwithstanding, the amount of real property in the Condominium Project may, at the sole option of the Developer or its successors or assigns, from time to time, within a period ending no later than six (6) years from the date this Master Deed was first recorded with the Register of Deeds, be decreased by the deletion of all or any portion of the Condominium Premises from the Condominium Project. Each change in size of this Condominium Project shall be given effect by an appropriate amendment to the Master Deed in the manner provided by law, which amendment shall be prepared at the discretion of the Developer or its successors or assigns.

All of the Owners and mortgagees of Units and other persons interested or to become interested in the Condominium Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing. All such interested persons irrevocably appoint Developer or its successors and assigns as agent and attorney for the purpose of execution of the amendment or to effectuate the foregoing. The amendments may be effected without the necessity of rerecording an entire Master Deed or the Exhibits to it and may incorporate by reference all or any pertinent portions of this Master Deed and the exhibits to it, provided, however, that a Consolidating Master Deed, when recorded, shall supersede the previously recorded Master Deed and all amendments to it. These provisions give notice to all Owners, mortgagees, and other persons acquiring interests in the Condominium that such amendments to this Master Deed may be made and recorded, and no further notice of such amendment shall be required.

Any amendment(s) to the Master Deed made by the Developer to contract the Condominium may also contain such provisions as the Developer may determine necessary or desirable: (i) to readjust the percentages of value for all Units, in order to preserve a total value of 100 percent for the entire Project; (ii) to create easements burdening or benefiting portions or all of the parcel or parcels being withdrawn from the Project; and (iii) to create or change restrictions or other terms and provisions, including designations and definitions of Common Elements, affecting the parcel or parcels being withdrawn from the Projector affecting the balance of the Project, as reasonably necessary in the Developer's judgment to preserve or enhance the value or desirability of the parcel or parcels being withdrawn.

ARTICLE XII
Amendment and Termination

1. **Pre-Conveyance Amendment**. If there is no Owner other than the Developer, the Developer may unilaterally amend the Condominium Documents or, with the consent of any interested mortgagee, unilaterally terminate the Project. All documents reflecting such amendment or termination shall be recorded in the Ionia County Register of Deeds Office.

2. **Post-Conveyance Amendments**. If there is an Owner other than the Developer, the recordable Condominium Documents may be amended for a proper purpose as follows:

(a) **Nonmaterial changes**. The amendment may be made without the consent of any Owner or mortgagee if the amendment does not materially alter or change the rights of any Owner or mortgagee of a Unit in the Project, including, but not limited to: (i) amendments to modify the types and sizes of unsold Condominium Units and their appurtenant Limited Common Elements; (ii) amendments correcting survey or other errors in the Condominium Documents; or (iii) amendments for the purpose of facilitating conventional mortgage loan financing for existing or prospective Owners, and enabling the purchase of such mortgage loans by the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association, the Government National Association and/or any other agency of the federal government or the State of Michigan. A mortgagee's rights are not materially altered or changed by any amendment as to which the Developer or Association has obtained a written opinion of a licensed real estate appraiser that such amendment does not detrimentally change the value of any Unit affected by the change.

(b) **Material changes**. An amendment may be made, even if it will materially alter or change the rights of the Owners or mortgagees, with the consent of not less than two-thirds of the Owners or mortgagees; provided, that an Owner's Unit dimensions or Limited Common Elements may not be modified without that Owner's consent, nor may the formula used to determine percentages of value for the Project or provisions relating to the ability or terms under which a Unit maybe rented be modified without the consent of the Developer and each affected Owner, Rights reserved by the Developer, including without limitation rights to amend for purposes of contraction and/or modification of Units, shall not be amended without the written consent of the Developer so long as the Developer or its successors continue to own and to offer for sale any Unit in the Project.

(c) **Compliance with law**. Amendments may be made by the Developer without the consent of Owners and mortgagees, even if the amendment will materially alter or change the rights of Owners and mortgagees, to achieve compliance with the Act or rules, interpretations, or orders adopted by the Michigan Department of Labor and Economic Growth or its successor or by the courts pursuant to the Act or with other federal, state, or local laws, ordinances, or regulations affecting the Project.

(d) **Reserved Developer rights**. A material amendment may also be made unilaterally by the Developer without the consent of any Owner or mortgagee for the specific purpose(s) reserved by the Developer in this Master Deed. Pursuant to Section 90 of the Act, the Developer hereby reserves the right, on behalf of itself and on behalf of the Association, for a period ending one year after the expiration of the Development and Sales Period, to amend this Master Deed and the other Condominium Documents without approval of any Owner or mortgagee for the purposes of correcting survey or other errors and for any other purpose unless the amendment would materially change the right of an Owner or mortgagee, in which event Owner and mortgagee consent shall be required as provided in this Article. During the Development and Sales Period, this Master Deed and Exhibits A and B shall not be amended nor shall provisions be modified in any way without the written consent of the Developer, its successors, or assigns.

(e) **As-built plans**. A Consolidating Master Deed or amendment to the Master Deed with as-built Plans attached shall be prepared and recorded by the Developer within one year after construction of the Project has been completed.

(f) **Costs of amendments**. A person causing or requesting an amendment to the Condominium Documents shall be responsible for costs and expenses of the amendment, except for amendments based upon a vote of the Owners, the costs of which are expenses of

administration. The Owners shall be notified of proposed amendments under this section not less than 10 days before the amendment is recorded.

3 **Project Termination**. If there is an Owner other than the Developer, the Project may be terminated only with consent of the Developer and not less than 80 percent of the Owners and mortgagees, in the following manner:

(a) **Termination agreement**. Agreement of the required number of Owners and mortgagees to termination of the Project shall be evidenced by their execution of a termination agreement, and the termination shall become effective only when the agreement has been recorded in the Ionia County Register of Deeds Office.

(b) **Real property ownership**. Upon recordation of a document terminating the Project, the property constituting the Condominium shall be owned by the Owners as tenants in common in proportion to their respective undivided interests in the Common Elements immediately before recordation. As long as the tenancy in common lasts, each Owner, their heirs, successors, or assigns shall have an exclusive right of occupancy of that portion of the property that formerly constituted their Condominium Unit.

(c) **Association assets**. Upon recordation of a document terminating the Project, any rights the Owners may have to the net assets of the Association shall be in proportion to their respective undivided interests in the Common Elements immediately before recordation, except that common profits (if any) shall be distributed in accordance with the Condominium Documents and the Act.

(d) **Notice to interested parties**. Notification of termination by first-class mail shall be made to all parties interested in the Project, including the City, escrow agents, land contract vendors, creditors, lien holders, and prospective purchasers who deposited funds. Proof of dissolution must also be submitted to the Michigan Department of Labor and Economic Growth or its successor.

4. **Mortgagee Consent**.

(a) To the extent the Act or the Condominium Documents require a vote of mortgagees of Units on amendment of the Condominium Documents, the procedure described in this section applies.

(b) The date on which the proposed amendment is approved by the requisite majority of Owners is considered the "control date."

(c) Only those mortgagees who hold a recorded first mortgage or a recorded assignment of a first mortgage against one (1) or more Units in the Condominium Project on the control date are entitled to vote on the amendment. Each mortgagee entitled to vote shall have one (1) vote for each Unit in the Project that is subject to its mortgage or mortgages, without regard to how many mortgages the mortgagee may hold on a particular Unit.

(d) The Association shall give a notice to each mortgagee entitled to vote containing all of the following:

(1) A copy of the amendment or amendments as passed by the Owners.

(2) A statement of the date that the amendment was approved by the requisite majority of Owners.

(3) An envelope addressed to the entity authorized by the Board of Directors for tabulating mortgagee votes.

(4) A statement containing language in substantially the form described in subsection (e).

(5) A ballot providing spaces for approving or rejecting the amendment and a space for the signature of the mortgagee or an officer of the mortgagee.

(6) A statement of the number of Units subject to the mortgage or mortgages of the mortgagee.

(7) The date by which the mortgagee must return its ballot.

(e) The notice provided by subsection (d) shall contain a statement in substantially the following form:

"A review of the Association records reveals that you are the holder of one (1) or more mortgages recorded against title to one (1) or more Units in Homes of Heritage Row Condominium. The Owners of the Condominium adopted the attached amendment to the Condominium Documents on (control date). Pursuant to the terms of the Condominium Documents and/or the Michigan Condominium Act, you are entitled to vote on the amendment. You have one (1) vote for each Unit that is subject to your mortgage or mortgages.

The amendment will be considered approved by first mortgagees if it is approved by 65-2/3% of those mortgagees. In order to vote, you must indicate your approval or rejection on the enclosed ballot, sign it, and return it not later than 90 days after this notice (which date coincides with the date of mailing). Failure to timely return a ballot will constitute a vote for approval. If you oppose the amendment, you must vote against it."

(f) The amendment is considered to be approved by the first mortgagees if it is approved by 66-2/3% of the first mortgagees whose ballots are received, or are considered to be received, in accordance with Section 90(2) of the Act, by the entity authorized by the Board of Directors to tabulate mortgagee votes.

(g) The Association shall mail the notice required under subsection (d) to the first mortgagee at the address provided in the mortgage or assignment for notices.

(h) The Association shall maintain a copy of the notice, proofs of mailing of the notice, and the ballots returned by mortgagees for a period of two (2) years after the control date.

(i) Notwithstanding any provision of the Condominium Documents to the contrary, first mortgagees are entitled to vote on amendments to the Condominium Documents only under the following circumstances:

(1) Termination of the Project.

(2) A change in the method or formula used to determine the percentage of value assigned to a Unit subject to the mortgagee's mortgage.

(3) A reallocation of responsibility for maintenance, repair, replacement or decoration for a Unit, its appurtenant Limited Common Elements, or the General Common Elements from the Association to the Unit subject to the mortgagee's mortgage.

(4) Elimination of a requirement for the Association to maintain insurance on the Project as a whole or a Unit subject to the mortgagees mortgage or reallocation of responsibility for obtaining or maintaining, or both, insurance from the Association to the Unit subject to the mortgagee's mortgage.

(5) The modification or elimination of an easement benefiting the Unit subject to the mortgagee's mortgage.

(6) The partial or complete modification, imposition, or removal of leasing restrictions for Units in the Condominium Project.

(7) Amendments requiring the consent of all affected mortgagees under Section 90(4) of the Act.

5. **Withdrawal from Project**. If Developer has not completed development and construction of the entire Condominium Project, including proposed improvements whether identified as "must be built" or "need not be built," during a period ending the later of ten (10) years from the date of commencement of construction by the Developer or six (6) years from the last date on which the power to expand or contract was last exercised by the Developer, the Developer, its successors or assigns have the right to withdraw from the Project all undeveloped portions of the Project without the prior consent of any Owners or mortgagees of Units in the Project, or any other party having an interest in the Project.

6. **City Approva**l. Notwithstanding any other provisions in the Condominium Documents to the contrary, the Condominium Documents shall not be changed or amended without the prior written approval of the City to the change or amendment and no change or amendment is effective unless and until approved by the City.

ARTICLE XIII
Assignment

Any or all of the rights and powers granted or reserved to the Developer in the Condominium Documents or by law, including the power to approve or disapprove any act, use or proposed action or any other matter or thing, may be assigned by it to any other entity or to the Association. Any such assignment or transfer shall be made by appropriate instrument in writing duly recorded in the office of the Ionia County Register of Deeds.

ARTICLE XIV
Disclaimer, Release, Limitation of Liability, and Indemnification of Developer

All Units are sold by the Developer "AS IS" without any warranty, expressed or implied, of any kind whatsoever. Each Owner, its successor and assigns, including its lessees, by acceptance of a deed to a Unit or any portion of or interest in a Unit or the Condominium Premises, each lessee by execution of a lease of any portion of or interest in a Unit, and the Association agrees to the terms and conditions of this Article and releases and discharges forever the Developer, its successors and assigns, from all liability for claims of any kind or nature, whether existing on the date of this Master Deed or arising after that concerning the physical condition of the Condominium Premises and agrees to indemnify, defend and hold the Developer harmless from all liability, costs and expenses, including actual attorneys' fees and expenses, arising out of such claims. In the event a court of competent jurisdiction imposes liability upon the Developer which in any way relates to or arises out of the physical condition of the Condominium Premises, despite the terms of this Article, the Developer's liability in total shall in any event be limited to One Thousand Dollars ($1,000), and the Developer may discharge that liability by paying that sum to the person awarded damages since

the Developer is not an insurer and the price of the sale of land and improvements by the Developer reflects the provisions of this paragraph.

ARTICLE XV
City of Ionia

1. Compliance with Applicable Law. Notwithstanding anything to the contrary in the Condominium Documents, the construction, use, and occupation of the Project and any property, buildings, or structures within the Project or referred to in these Condominium Documents shall conform to and be consistent with all applicable laws, ordinances, regulations, and approvals received for the Project including, but not limited to, the City's Code of Ordinances, the City's Zoning Ordinance, and all zoning or land use approvals received for the Project.

2. Enforcement. The City may enforce any provision in the Condominium Documents that reference, pertain to, or benefit the City. Should the City prevail in any litigation or legal proceedings, in whole or in part, regarding enforcement, interpretation or involving the Condominium Documents, then the City shall be awarded its reasonable attorney fees and costs (both through pre-trial proceedings, during the trial court proceedings and through any and all appeals and other proceedings). In no event shall the City have to pay or reimburse any other party for that other party's attorney fees or court costs.

3. Conflict. In the event of a conflict between the Condominium Documents and the City of Ionia's laws, codes and ordinance(s), the City of Ionia's laws, codes, and ordinances shall control.

IN WITNESS WHEREOF, the undersigned has executed this Master Deed as of the date first written above.

Ionia Development Co, LLC

By: _____
Patrick Kapenga
Its Member

This Master Deed was acknowledged before me in _____ County, Michigan, on June __, 2025 by Patrick Kapenga, as Member of Ionia Development Co, LLC, on behalf of the company.

_____

Notary Public, State of Michigan, County of _____
Acting in the County of _____
My commission expires: _____

Drafted by and after recording return to:

William A. Sikkel, Esq.
Sikkel & Associates, PLC
320 120th Ave, Ste 150
Holland, MI 49424
(616) 394-3025

HOMES OF HERITAGE ROW

EXHIBIT A
Bylaws

ARTICLE I
Association of Owners

Homes of Heritage Row, a residential site Condominium Project located in the City of Ionia, Ionia County, Michigan, shall be administered by an Association of Owners which shall be a nonprofit corporation, called the "Association," organized under the applicable laws of the State of Michigan, and responsible for the management, maintenance, operation and administration of the Common Elements, easements and affairs of the Condominium Project in accordance with the Condominium Documents, the laws of the State of Michigan, and the City's laws, codes and ordinance(s). These Bylaws shall constitute both the Bylaws referred to in the Master Deed and required by Section 3(8) of the Michigan Condominium Act, as amended (the "Act") and the Bylaws provided for under the Michigan Nonprofit Corporation Act. Each Owner shall be entitled to membership and no other person or entity shall be entitled to membership. The share of an Owner in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to his Unit. The Association shall keep current copies of the Master Deed, all amendments to the Master Deed, and other Condominium Documents for the Condominium Project available at reasonable hours to Owners, prospective purchasers and prospective mortgagees of Units in the Condominium Project. All Owners in the Condominium Project and all persons using or entering upon or acquiring any interest in any Unit in it or the Common Elements of it shall be subject to the provisions and terms of the Condominium Documents.

ARTICLE II
Assessments

All expenses arising from the management, administration and operation of the Association in pursuance of its authorizations and responsibilities as stated in the Condominium Documents and the Act shall be levied by the Association against the Units and the Owners of it in accordance with the following provisions:

1. **Assessments for Common Elements**. All costs incurred by the Association in satisfaction of any liability arising within, caused by, or connected with the Common Elements or the administration of the Condominium Project shall constitute expenditures affecting the administration of the Project, and all sums received as the proceeds of, or pursuant to, any policy of insurance securing the interest of the Owners against liabilities or losses arising within, caused by, or connected with the Common Elements or the administration of the Condominium Project shall constitute receipts affecting the administration of the Condominium Project, within the meaning of Section 54(4) of the Act.

2. **Determination of Assessments**. Assessments shall be determined in accordance with the following provisions:

(a) **Regular Assessments**. The Board of Directors of the Association shall establish an annual budget in advance for each fiscal year and such budget shall project all expenses for the forthcoming year which may be required for the proper operation, management and maintenance of the Condominium Project, including a reasonable allowance for contingencies and reserves. An adequate reserve fund for major maintenance, repairs and replacement of those Common Elements that must be replaced on a periodic basis shall be established in the minimum amount stated below on or before the Transitional Control Date and after that must be maintained by regular monthly payments as stated in Section 3 below rather than by special assessments. At a minimum, the reserve fund shall be equal to 10% of the Association's current annual budget on a noncumulative basis. Moneys in the reserve fund shall be used only for major repairs and replacement of common elements. **Since the minimum standard required by this subparagraph may prove to be inadequate for this particular project, the Association of Owners should carefully analyze the Condominium Project to determine if a greater amount should be set aside, or if additional reserve funds should be established for other purposes from time to time.** Upon adoption of an annual budget by the Board of Directors, copies of the budget shall be delivered to each Owner and the assessment of the year shall be established based upon the budget, although the failure to deliver a copy of the budget to each Owner shall not affect or in any way diminish the liability of any Owner for any existing or future assessments.

(b) **Budget Adjustments**. Should the Board of Directors at any time decide, in the sole discretion of the Board of Directors, that the assessments levied are or may prove to be insufficient to pay the costs of operation and management of the Condominium, to provide replacements of existing Common Elements, to provide additions to the Common Elements not exceeding $5,000.00 annually for the entire condominium Project, or in the event of emergencies, the Board of Directors shall have the authority to increase the general assessment or to levy such additional assessment or assessments as it shall deem to be necessary. The Board of Directors also shall have the authority, without Owner consent, to levy assessments pursuant to the provisions of Article XII, Section 4. The discretionary authority of the Board of Directors to levy assessments pursuant to this subparagraph shall rest solely with the Board of Directors for the benefit of the Association and the members, and shall not be enforceable by any creditors of the Association or of the members.

(c) **Special Assessments**. Special assessments, in addition to those required in subparagraph (a) above, may be made by the Board of Directors from time to time and approved by the Owners to meet other requirements of the Association, including, but not limited to: (1) assessments for additions to the Common Elements of a cost exceeding $7,500.00 for the entire Condominium Project per year, (2) assessments to purchase a Unit upon foreclosure of the lien for assessments described in Section 5 of this Article, or (3) assessments for any other appropriate purpose. Special assessments referred to in this subparagraph (b) (but not including those assessments referred to in subparagraph 2(a) above, which shall be levied in the sole discretion of the Board of Directors) shall not be levied without the prior approval of more than 60% of all Owners in number and in value. The authority to levy assessments pursuant to this subparagraph is solely for the

benefit of the Association and the members and shall not be enforceable by any creditors of the Association or of the members.

3. **Apportionment of Assessments and Penalty for Default**. Unless otherwise provided in these Bylaws or in the Master Deed, all assessments levied against the Owners to cover expenses of administration shall be apportioned among and paid by the Owners in accordance with the percentage of value allocated to each Unit in Article V of the Master Deed, without increase or decrease for the existence of any rights to the use of Limited Common Elements appurtenant to a Unit. In addition, the Board of Directors may issue special assessments, if ordered by the City, as contemplated by the Master Deed. If, however, in the discretion of the Board of Directors the Association incurs certain expenses attributable to unusual features of a certain Unit, the Board of Directors may assess that Unit for such expenses. By way of example, if a particular Unit contains certain unique landscaping features or more elaborate landscaping than other units, which results in maintenance costs disproportionate to other Units relative to each unit's assigned percentage of value, those disproportionate costs may be directly assessed to particular Unit, in addition to any regular assessment.

Annual assessments as determined in accordance with Article II, Section 2(a) above, shall be payable by non-Developer Owners (except for Units owned by Developer upon which a completed building has been erected and a certificate of occupancy has been issued) in annual, or semi-annual installments, or at such other regular intervals as the Board shall from time to time determine, commencing with acceptance of a deed to or a land contract vendee's interest in a Unit or with the acquisition of fee simple title to a Unit by any other means. The payment of an assessment shall be in default if the assessment, or any part of it, is not paid to the Association in full on or before the due date for the payment. Each installment in default for 10 or more days may bear interest from its initial due date at the rate of 7% per annum until each installment is paid in full. The Association may, pursuant to Article XXI below, levy fines for late payment of assessments in addition to interest. Each Owner (whether 1 or more persons) shall be, and remain, personally liable for the payment of all assessments (including fines for late payment and costs of collection and enforcement of payment) pertinent to his Unit which may be levied while such Owner is the owner of it. Payments on account of installments of assessments in default shall be applied as follows: first, to costs of collection and enforcement of payment, including reasonable attorney's fees; second, to any interest charges and fines for late payment on such installments; and third, to installments in default in order of their due dates. Any special assessment ordered by the City, as contemplated by the Master Deed, may be payable in the year of the assessment.

4. **Waiver of Use or Abandonment of Unit**. No Owner may exempt himself from liability for his contribution toward the expenses of administration by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of his Unit.

5. **Enforcement**.

(a) **Remedies**. In addition to any other remedies available to the Association, the Association may enforce collection of delinquent assessments by a suit at law for a money judgment or by foreclosure of the statutory lien that secures payment of

assessments. In the event of default by any Owner in the payment of any installment of the annual assessment levied against his Unit, the Association shall have the right to declare all unpaid installments of the annual assessment for the pertinent fiscal year immediately due and payable. The Association also may discontinue the furnishing of any utilities or other services to an Owner in default upon 7 days written notice to such Owner of its intention to do so. An Owner in default shall not be entitled to utilize any of the General Common Elements of the Project and shall not be entitled to vote at any meeting of the Association so long as such default continues; provided, however, this provision shall not operate to deprive any Owner of ingress or egress to and from his Unit. In a judicial foreclosure action, a receiver may be appointed to collect a reasonable rental for the Unit from the Owner of it or any persons claiming under him. The Association may also assess fines for late payment or nonpayment of assessments in accordance with the provisions of Article XXI of these Bylaws. All of these remedies shall be cumulative and not alternative.

(b) **Foreclosure Proceedings**. Each Owner, and every other person who from time to time has any interest in the Project, shall be deemed to have granted to the Association the unqualified right to elect to foreclose the lien securing payment of assessments (including expenses of collection as described in paragraph (d) below) either by judicial action or by advertisement. The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions**. THE ASSOCIATION IS HEREBY GRANTED WHAT IS COMMONLY KNOWN AS A "POWER OF SALE."** Further, each Owner and every other person who from time to time has any interest in the Project shall be deemed to have authorized and empowered the Association to sell or to cause to be sold the Unit with respect to which the assessment(s) is or are delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by applicable law. **EACH OWNER OF A UNIT IN THE PROJECT ACKNOWLEDGES THAT AT THE TIME OF ACQUIRING TITLE TO SUCH UNIT, HE WAS NOTIFIED OF THE PROVISIONS OF THIS SUBPARAGRAPH AND THAT HE VOLUNTARILY, INTELLIGENTLY AND KNOWINGLY WAIVED NOTICE OF ANY PROCEEDINGS BROUGHT BY THE ASSOCIATION TO FORECLOSE BY ADVERTISEMENT THE LIEN FOR NONPAYMENT OF ASSESSMENTS AND A HEARING ON THE SAME PRIOR TO THE SALE OF THE SUBJECT UNIT.** The Owner of a Unit subject to foreclosure pursuant to Article 108 of the Act, and any purchaser, grantee, successor, or assignee of the Owner's interest in the Unit, is liable for assessments by the Association chargeable to the Unit that become due before expiration of the period of redemption together with the expenses of collection described in paragraph (d) below. The mortgagee of a first mortgage of record of a Unit shall give notice in accordance with Section 108(9) of the Act to the Association of the commencement of foreclosure of the first mortgage.

(c) **Notice of Action**. Notwithstanding the foregoing, neither a judicial foreclosure action nor a suit at law for a money judgment shall be commenced, nor shall any notice of foreclosure by advertisement be published, until the expiration of 10 days after mailing, by first class mail, postage prepaid, addressed to the delinquent Owner(s) at his or their last known address, a written notice that one or more installments of the annual assessment levied against the pertinent Unit is or are delinquent and that the Association may invoke any of its remedies under these Bylaws if the default is not cured within 10 days after the date of mailing. Such written notice shall be accompanied by a written affidavit of an authorized representative of the Association that sets forth (i) the affiant's capacity to make the affidavit, (ii) the statutory and other authority for the lien, (iii) the amount outstanding (exclusive of interest, costs, attorney's fees and future assessments), (iv) the legal description of the subject Unit(s), and (v) the name(s) of the Owner(s) of record. Such affidavit shall be recorded in the office of the Register of Deeds in the county in which the Project is located prior to commencement of any foreclosure proceeding, but it need not have been recorded as of the above date of mailing. If the delinquency is cured within the 10 day period, the Association may take such remedial action as may be available to it under these Bylaws or under Michigan law. In the event the Association elects to foreclose the lien by advertisement, the Association shall so notify the delinquent Owner and shall inform him that he may request a judicial hearing by bringing suit against the Association.

(d) **Expenses of Collection**. The expenses incurred in collecting unpaid assessments, including interest, collection and late charges, costs, actual attorney's fees (not limited to statutory fees), advances for taxes or other liens paid by the Association to protect its lien, and fines in accordance with the Condominium Documents shall be chargeable to the Owner in default and shall be secured by the lien on his Unit.

6. **Liability of Mortgagee**. Notwithstanding any other provisions of the Condominium Documents, the holder of any first mortgage covering any Unit in the Project which comes into possession of the Unit pursuant to the remedies provided in the mortgage or by deed (or assignment) in lieu of foreclosure, or any purchaser at a foreclosure sale, shall take the property free of any claims for unpaid assessments or charges against the mortgaged Unit which accrue prior to the time such holder comes into possession of the Unit (except for claims for a pro rata share of such assessments or charges that have priority over the first mortgage under Section 108 of the Act).

7. **Financial Responsibility of the Developer**. The Developer of the Condominium, although a member of the Association, will not be responsible for payment of either general or special assessments levied by the Association during the Development and Sales Period. Notwithstanding the foregoing sentence, Developer shall pay all costs related to any offices, model Units, or other facilities it maintains on the Condominium Premises.

(a) **Pre-Transitional Control Date Expenses**. Prior to the First Annual Meeting of the Owners, it will be the Developer’s responsibility to keep the books balanced, and to avoid any continuing deficit in operating expenses. At the time of the First Annual Meeting, the Developer will be liable for the funding of any continuing

Association deficit incurred prior to the date of the First Annual Meeting. The Developer shall not be responsible for any further Association assessments or other financial obligation other than those specifically imposed on developers by the Act.

(b) **Post-Transitional Control Date Expenses**. After the First Annual Meeting and for the duration of the Development and Sales Period, the Developer shall not be responsible for the payment of either general or special assessments levied by the Association on Units owned by the Developer, except for completed Units owned by the Developer. A "completed Unit" is a Unit on which a residential structure has been constructed and a certificate of occupancy issued. To the extent the Developer holds title to Units that were previously conveyed or leased, the Developer shall be responsible for the same maintenance assessment levied against other Units in the Project and for all special assessments levied by the Association.

(c) **Exempted Transactions**. At no time will the Developer be responsible for the payment of any portion of any assessment that is levied for deferred maintenance, reserves for replacement or capital improvements or additions, or to finance litigation or other claims against the Developer, including any cost of investigating and/or preparing such litigation or claim, or any similar related costs.

8. **Property Taxes and Special Assessments**. All property taxes and special assessments levied by any public taxing authority shall be assessed in accordance with Section 131 of the Act.

9. **Personal Property Tax Assessment of Association Property**. The Association shall be assessed as the person or entity in possession of any tangible personal property of the Condominium owned or possessed in common by the Owners, and personal property taxes based thereon shall be treated as expenses of administration.

10. **Construction Lien**. A construction lien otherwise arising under Act No. 497 of the Michigan Public Acts of 1980, as amended, shall be subject to Section 132 of the Act.

11. **Statement as to Unpaid Assessments**. The purchaser of any Unit may request a statement of the Association as to the amount of any unpaid Association assessments, whether regular or special, interest, late charges, fines, costs, and attorney's fees against the seller or grantor (collectively referred to in this paragraph as the "unpaid assessments"). Upon written request to the Association accompanied by a copy of the executed purchase agreement pursuant to which the purchaser holds the right to acquire a Unit, the Association shall provide a written statement of such unpaid assessments as may exist or a statement that none exist, which statement shall be binding upon the Association for the period stated. Upon the payment of that sum within the period stated, the Association's lien for assessments as to such Unit shall be deemed satisfied; provided, however, that the failure of a purchaser to request such statement at least 5 days prior to the closing of the purchase of such Unit shall render any unpaid assessments and the lien securing the same fully enforceable against such purchaser and the Unit itself, to the extent provided by the Act. Under the Act, unpaid assessments constitute a lien upon the Unit

and the proceeds of sale of the Unit prior to all claims except real property taxes and first mortgages of record.

ARTICLE III
Arbitration

1. **Scope and Election**. Disputes, claims or grievances arising out of or relating to the interpretation or the application of the Condominium Documents, or any disputes, claims or grievances arising among or between the Owners and the Association, upon the election and written consent of the parties to any such disputes, claims or grievances (which consent shall include an agreement of the parties that the judgment of any circuit court of the State of Michigan may be rendered upon any award pursuant to such arbitration), and upon written notice to the Association, shall be submitted to arbitration and the parties shall accept the arbitrator's decision as final and binding, provided that no question affecting the claim of title of any person to any fee or life estate in real estate is involved. The Commercial Arbitration Rules of the American Arbitration Association as amended and in effect from time to time shall be applicable to any such arbitration.
2. However, the City shall not be bound by these arbitration requirements and may pursue any and all court action, unless the City (at its sole option and discretion) agrees to arbitration in a specific case or situation.

2. **Judicial Relief**. In the absence of the election and written consent of the parties pursuant to Section 1 above, no Owner or the Association shall be precluded from petitioning the courts to resolve any such disputes, claims or grievances.

3. **Election of Remedies**. Such election and written consent by Owners or the Association to submit any such dispute, claim or grievance to arbitration shall preclude such parties from litigating such dispute, claim or grievance in the courts.

ARTICLE IV
Insurance

1. Insurance Coverage. As there are no physical structures that are considered general common elements within the Project, the Association will not be required to maintain property insurance on any structures. The Association may obtain liability insurance coverage, including without limitation, Director's and Officers' coverage, if it desires. Each owner shall be obligation and responsible to maintain property coverage at the Owner's expense with respect to the building and all other improvements constructed or to be constructed within the perimeters of the Owner's Unit and Limited Common Elements appurtenant to the Owner's Unit. It shall further be each Owners' responsibility to obtain insurance coverage for the Owner's personal property located within his or her Unit or elsewhere in the Project. Each Owner also shall be obligated to obtain insurance coverage for his or her personal liability for occurrences within the perimeter of or for the improvements located on its Unit, and also for any other personal insurance coverage that the Owner wishes to carry. Each Owner shall deliver certificates of

insurance to the Association from time to time to evidence the continued existence of all insurance required to be maintained by the Owner under these Bylaws. In the event of the failure of an Owner to obtain such insurance or to provide evidence of it to the Association, the Association may obtain such insurance on behalf of such Owner and the premiums shall constitute a lien against the Owner's Unit which may be collected from the Owner in the same manner that Association assessments may be collected in accordance with Article II of these Bylaws. The Association shall under no circumstances have any obligation to obtain any of the insurance coverage described in this Section or any liability to any person for failure to do so. All premiums upon insurance purchased by the Association pursuant to these Bylaws shall be expenses of administration.

2. Indemnification. Each individual co-owner shall indemnify and hold harmless every other co-owner, the Developer, and the Association from and against all damages, costs and judgment, including actual attorneys' fees, which any indemnified party may suffer as a result of defending claims arising out of an occurrence on or within such individual co-owners' unit or appurtenant limited common elements. This provision shall not be construed to give an insurer any subrogation right or other right or claim against an individual co-owner, the Developer, or the Association.

ARTICLE V
Eminent Domain or Condemnation

1. **Eminent Domain**. Section 133 of the Act and the following provisions shall control upon any taking by eminent domain:

(a) **Taking of Unit or Improvements**. In the event of any taking of all or any portion of a Unit or any improvements on it by eminent domain, the award for such taking shall be paid to the Owner or the mortgagee of such Unit as their interests may appear. If an Owner's entire Unit is taken by eminent domain, such Owner and his mortgagee shall, after acceptance of such award, be divested of all interest in the Condominium Project.

(b) **Taking of General Common Elements**. If there is any taking of any portion of the General Common Elements, the condemnation proceeds relative to such taking shall be paid to the Owners and their mortgagees in proportion to their respective interests in the Common Elements and the affirmative vote of more than 50% of the Owners in number and in value shall determine whether to rebuild, repair or replace the portion so taken or to take such other action as they deem appropriate.

(c) **Continuation of Condominium After Taking**. In the event the Condominium Project continues after taking by eminent domain, then the remaining portion of the Condominium Project shall be reserved and the Master Deed amended accordingly, and, if any Unit shall have been taken, then Article V of the Master Deed shall also be amended to reflect such taking and to proportionately readjust the percentages of value of the remaining Owners based upon the continuing value of the Condominium of 100%. Such amendment may be effected by an officer of the

Association duly authorized by the Board of Directors without the necessity of execution or specific approval by any Owner.

(d) **Notification of Mortgagees**. In the event any Unit in the condominium, or any portion of it, or the Common Elements or any portion of it, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association promptly shall so notify each institutional holder of a first mortgage lien on any of the Units in the Condominium.

2. **Notification of FHLMC**. In the event any mortgage in the Condominium is held by the Federal Home Loan Mortgage Corporation ("FHLMC") then, upon request by FHLMC, the Association shall give it written notice at such address as it may, from time to time, direct of any loss to or taking of the Common Elements of the Condominium if the loss or taking exceeds $10,000 in amount or damage to a Condominium Unit covered by a mortgage purchased in whole or in part by FHLMC exceeds $1,000.

3. **Priority of Mortgagee Interests**. Nothing contained in the Condominium Documents shall be construed to give an Owner or any other party priority over any rights of first mortgagees of Condominium Units pursuant to their mortgages in the case of a distribution to Owners of insurance proceeds or condemnation awards for losses to or a taking of Condominium Units and/or Common Elements.

ARTICLE VI
Construction Requirements

1. **Design Standards**. Design standard for Units in the Project are set forth in this Section. Design standards promote quality, value and stability, for Unit Owners. The standards in this Section are intended to promote consistency of architecture and landscape design and to enhance and preserve real estate values. As provided below, the Developer during the Development and Sales Period, must approve the design and style of any improvement to be constructed on a Unit prior to construction. Certain designs or styles may not be approved in the Developer's sole discretion.

2. **Plan Approval**. No residences, buildings, fences, landscaping, walls, roads, drives, driveways, sidewalks, walks or other structure or improvements shall be commenced, erected or maintained on any Unit or the Condominium Premises, nor shall any addition to, or external change in the appearance of any structure be made (including color and design), nor shall any hedges, trees, plantings or landscaping modifications be made, until plans and specifications therefore showing the nature, kind, shape, height, color, materials and location and approximate cost of the improvements (including floor plan and exterior colors) and the plot plan (including elevations) are approved by the Architectural Review Committee ("ARC") in writing, and no changes or deviations in or from such plans and specifications as approved will be made without the prior written consent of the ARC.

An application for approval, must be submitted by the Owner or his agent to the ARC at least ten (10) days prior to the desired date of commencement of any construction activity of any

type on a Unit, and no site work shall be started until approval is complete. Two sets of complete plans and specifications must be submitted; one will be retained by the ARC and one will be returned to the applicant. Any such plans for construction or alteration referred to above will include a plan for restoration of the Condominium Premises after construction or alteration to a condition satisfactory to the ARC.

The ARC shall have the right to refuse to approve any plans or specifications, including the grading and landscaping plans, which are not suitable or desirable in its opinion for aesthetic or other reasons. In passing upon such specifications, grading or landscaping plans, the ARC shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the site upon which it is proposed to erect the same, and the degree of harmony with the Condominium as a whole.

The ARC may also, in its discretion, require as a condition of approval of any plans, an agreement for special assessment of increased maintenance charges from any Owner whose proposed residence and appurtenances and related improvements will cause the Association abnormal expenses in carrying out its responsibilities with respect thereto under the Master Deed.

The purpose of this Article is to assure the continued maintenance of the Condominium as a beautiful and harmonious residential building development, and will be binding upon the Association and all Owners. Developer's rights under this Section may, in Developer's discretion, be assigned to the Association or other successor to Developer. Developer may construct any improvements upon the Condominium Premises that it may, in its sole discretion, elect to make without the necessity of prior consent from the Association or any other person or entity, subject only to the express limitations contained in the Condominium Documents.

3. **Architectural Review Committee**. The ARC will be established by the Developer. The mission of the ARC is to ensure that all plans submitted for review, and all subsequent exterior changes or modifications, meet the criteria established in the design standards. The design standards for the Project are intended to provide a compatible neighborhood image.

4. **Architectural Review Committee Appointment**. Initially the Developer shall have the right to appoint representatives to the ARC. Following the Development and Sales Period, if rights of appointment have not previously been assigned to the Association, the Developer representatives shall resign from the ARC and the Board of Directors of the Association shall appoint 3 new members to the ARC. In each succeeding year, or at such other intervals as the Board of Directors may decide, the Board of Directors shall appoint or re-appoint the 3 members to serve on the ARC.

5. **Permitted Variance**. The ARC may, upon a showing of practical difficulty or other good cause, grant variances from the requirements of this Section, but only to the extent and in such a manner as do not violate the spirit and intent of the requirements.

6. Building Contractor. For so long as Developer owns a Unit within the Condominium, and absent written approval from the Developer to the contrary, all residences and other structures within the Project shall be constructed only by _____.

7. **Vents**. No vents, exhaust pipes or plumbing stacks shall be visible from the front of any dwelling unless approved by the Developer or the ARC and screened from view.

8. **Fences**. No fence shall be constructed absent written approval by the Developer, for so long as the Developer owns a unit in the Project, or the ARC thereafter. Any fence permitted under this Section shall not exceed six (6) feet in height, and shall be located only in the side or rear yard of a unit, behind the front building line.

9. **Outdoor Lighting**. Outdoor lighting must be approved by the Developer during the Development and Sales Period, or the ARC thereafter. Outdoor lighting must be designed in harmony with, and not interfere with, other Units.

10. **Building Square Footage**. No residence shall be constructed on any Unit with less than the following sizes of finished living areas above grade (as calculated on exterior dimensions), exclusive of decks, porches, patios, garages and terrace level construction:

Type of Residence	Square Footage
One Story	
One and One-half Story	
Bi-Level	
Two-Story	

11. **Garages and Accessory Buildings.** Each residence must have an attached garage with a minimum of two stalls. Each driveway shall allow outside parking for a minimum of four vehicles.

12. **Driveways**. All driveways servicing the Units from the common roadway shall be primarily of asphalt or cement.

13. **Outbuildings**. Accessory and/or outbuildings may be constructed on a Unit provided the accessory or outbuilding is in keeping with the architectural character of other structures within the Project, and provided further that the plans and specifications for the accessory or outbuilding have been approved by the ARC in accordance with Section 3 above. The siding of any accessory or outbuilding shall match the color and style of the home. Any accessory or outbuilding will also be subject to the requirements of the City of Ionia Zoning Ordinance.

14. **Setbacks**. All structures shall comply with the City of Ionia Zoning Ordinance with regard to minimum building setbacks.

15. **Construction Deadline**. Absent written approval from Developer, each residence must be completed (including completion of driveways and landscaping) AND have received a certificate of occupancy from the City the earlier of 3 years from the closing date on the purchase of the Unit, or within twelve (12) months from the date a building permit is issued for the residence.

16. **Water Systems**. All Units will have access to municipal water service. Unit owners shall be responsible for all costs to bring water service from an adjoining public street to their Unit.

17. **Utilities.** All power, electrical, telephone, cable television, and any other utility lines servicing any improvements on the Units shall be located beneath ground level.

18. **Satellite Dishes**. Satellite dishes not exceeding one meter (39.37 inches) in diameter will be permitted only on the rear elevations of the roof of a residential structure. Placement of satellite dishes at any other location on the Unit will be permitted only with prior approval of the Developer during the Development and Sales Period, or its ARC thereafter.

19. **Landscaping**. All landscape plans shall be submitted to the Developer during the Development and Sales Period, and the ARC thereafter, at least two weeks prior to desired installation. Absent written Developer Approval, landscaped portions of the Unit must be completed within 90 days after a certificate of occupancy is issued for a structure upon the Unit, weather permitting. Landscape plans must consider appropriate screening of house, garages, hot tubs, playground equipment, or other improvements to adjacent homesites. All landscaped areas shall be watered with an underground sprinkling system.

Front, rear, and side yards shall at all times be maintained in a neat and orderly appearance with no debris permitted to accumulate on any Unit. If any Owner does not maintain a landscaped area to the satisfaction of the Association, the Association may require the Owner to hire a professional lawn care service to do the work and the Association, after written warning served on the Owner, may contract to have the work performed at such Owner's expense.

20. **Soil Excavation**. Soil may not be excavated from any Unit unless first approved by the Developer, in its sole discretion, and only for the purposes of construction or landscaping. If any soil is to be removed, Developer shall have the first right to the soil, at its option, without any cost to the Developer except for the cost of loading and transporting the soil from the Unit.

21. **Drainage Easement Areas**. The Condominium Subdivision Plan depicts certain Drainage Easements throughout the project (the "Drain Easements"). Unit Owners are prohibited from planting any vegetation (other than lawn grass) or otherwise changing, altering or interfering with the established grade in these areas absent written approval from the Developer, the Ionia County Water Resource Commissioner, and the City if applicable. Unit owners shall be responsible to maintain the lawn areas of their Unit that are subject to the Drain Easements.

22. **Swimming Pools, hot tubs and tennis courts.** In ground and above ground pools, hot tubs, tennis courts or other recreational areas will be permitted only with prior written approval of the Developer, during the Development and Sales Period, or the ARC thereafter, and may be limited or prohibited if the Developer, during the Development and Sales Period or the ARC thereafter, in its sole discretion, determines that construction requires the removal of a significant number of trees or otherwise adversely affects the appearance of the Unit or of the Project. The area surrounding any pool shall be fenced.

23. **Walls, Fences and Hedges**. Fences or hedges of an approved design may be used to enclose service areas, patios, swimming pools or other areas requiring privacy. If a wall, fence, hedge, screen, shed or other addition is desired, appropriate plans must be submitted to the Developer during the Development and Sales Period, or the ARC thereafter, for approval prior to construction. Any dog runs or fenced dog areas must be located in the backyard so as to not be visible from the street.

24. **Alterations**. No Owner shall make any additions, alterations, or modifications to any of the Common Elements or any changes to the exterior appearance of any building or structure located within or on a Unit, without the express written approval of the Developer during the Development and Sales Period, or the ARC thereafter.

25. **Compliance with Laws**. All improvements to the Condominium Project, and their construction, installation, maintenance and use, must comply with all Federal, State and City applicable laws, ordinances, codes, rules and regulations. Reasonable accommodations in the rules, policies and practices of the Condominium will be made as required by the Federal Americans with Disabilities Act, as amended, and other applicable laws and regulations.

ARTICLE VII
Restrictions

All of the Units in the Condominium shall be held, used and enjoyed subject to the following limitations and restrictions:

1. **Residential Use.** Units shall be used exclusively for residential purposes as allowed under the City of Ionia's Zoning Ordinance.

2. **Home Occupations**. Although all Units are to be used only for residential purposes, nonetheless home occupations will be permitted if the home occupation is conducted entirely within the Unit and participated in solely by members of the immediate family residing in the Unit, which use must be clearly incidental and secondary to the use of the Unit for dwelling purposes and must not change the character of the use. To qualify as a home occupation, there must be (i) no sign or display that indicates from the exterior that the Unit is being used for any purpose other than that of a dwelling, (ii) no commodities sold on the premises, (iii) no person employed other than a member of the immediate family residing in the Unit, (iv) no more than one customer vehicle parked upon the Condominium at any given time,

and (v) no mechanical or electrical equipment used, other than computers and other office equipment.

3. **Signs**. No advertising signs will be displayed on any Unit unless their size, form and number are first approved in writing by the Developer during the Development and Sales Period and by the Board of Directors after that. Nothing in these Bylaws will be construed to prevent the Developer from erecting, placing, or maintaining signs and offices as may be deemed necessary by the Developer in connection with the sale or lease of Units. All signs in the Condominium Project must comply with zoning regulations which are in effect at the time of erection of the sign. No signs shall be placed in the windows of any building or structure without Association approval.

4. **Waste Disposal.** All waste, debris, and trash from each Unit shall be stored and placed in suitable and safe covered containers for removal which shall be kept in areas designated by the Association from time to time, except for short periods of time as may be reasonably necessary to permit periodic collection, not less often than once per week. Refuse containers shall be stored inside the garage of a home at all times except during times related to collection.

5. **Prohibited Conduct.** No immoral, improper, unlawful or offensive activity shall be carried on in any Unit. No unreasonably noisy activity shall occur in or on the Common Elements or in any Unit at any time and disputes among Owners, arising as a result of the provision which cannot be amicably resolved, shall be arbitrated by the Association. No Owner shall store flammable or hazardous substances in his Unit, except for substances typically used for residential purposes such as propane tanks, gas cans for lawnmowers, mineral spirits, etc. No Owner shall do or permit anything to be done or keep or permit to be kept in his Unit or on the Common Elements anything that will increase the rate of insurance on the Condominium without the written approval of the Association, and each Owner shall pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition even if approved. Outdoor clothes lines are prohibited.

6. **Animals**. No animal shall be kept except no more than three (3) common indoor household pets, in addition to small caged birds and fish, which shall be allowed only upon written approval of the Association. No chickens shall be kept on the premises. No animal may be kept or bred for any commercial purpose. All animals shall have such care and restraint so as not to be obnoxious or offensive on account of noise, odor or unsanitary conditions. No savage or dangerous animal, or animal breed commonly perceived as such, shall be kept, including, but in no way limited to, pit bull dogs. No pets may be permitted to run loose upon the Common Elements. The owner of any pet shall be responsible for cleaning up after it. Deposits of fecal matter shall be immediately removed by the owner of the pet dropping them. The Association may, without liability to the owner, cause to be removed, any animal from the Condominium which it determines to be in violation of these restrictions. The Association may require the removal from the Condominium of any animal which is the subject of repeated complaints and may require the removal of all animals of any Owner if the Association receives repeated complaints regarding the failure of the Owner to comply with these restrictions. Any person who causes an animal to be brought or kept in the Condominium shall indemnify and hold harmless

the Association from any damage, loss or liability which might accrue to the Association as a result of the presence of the animal in the Condominium regardless of whether the animal's presence is permitted.

7. **Vehicles and Parking**. No recreational vehicles, all terrain vehicles, house trailers, boat trailers, boats, boat lifts, campers, motor homes, snowmobiles, snowmobile trailers, jet skis or other personal watercraft, or vehicles other than automobiles (which shall include light trucks and vans) and motorcycles may be visibly parked or stored outside upon the premises of the Condominium for more than 14 days each calendar year, except for temporary loading and unloading. No inoperable vehicle or vehicle without a valid license plate may be parked on the premises at any time. No recreational vehicle shall be operated within the boundaries of the Condominium. Commercial vehicles shall not be parked in the Condominium except while making deliveries or pickups in the normal course of business. No off-season storage of vehicles, including those described in this paragraph, shall be allowed, unless stored fully inside a garage.

8. **Furniture; Equipment**. Absent written approval of the ARC, no item of equipment, furniture, or any other large movable item shall be kept upon a Unit outside a building, except lawn furniture or picnic tables, provided the same are kept in neat and good condition. All other items, such as lawn mowers, snowmobiles, and dune buggies, shall be stored inside a building on the Premises.

9. **Nuisances**. No nuisances shall be permitted on the Condominium nor shall any use or practice be permitted which is a source of annoyance to other occupants, or which interferes with the peaceful possession or proper use of the Project by its owners. The Common Elements shall not be used in whole or in part for the storage of rubbish or trash, nor for any other thing which may cause the Condominium to appear in an unclean or untidy condition.

Furthermore, no Owner will: (i) suffer, allow or permit any vibration, noise, odor, flashing or bright light, liquid or grease to emanate from its Unit or from any machine or other installation located therein, or otherwise suffer, allow or permit any activities to take place or condition to exist on its Unit or the Common Elements, which, in the reasonable judgment of the Association, would constitute an undue safety hazard or unduly interfere with the quiet enjoyment of the other Units; (ii) place or cause to be placed, any handbill on any vehicles parked in the parking area, whether belonging to the Owner, its employees, tenants, or any other persons; (iii) permit the parking of vehicles so as to interfere with the use of any driveway, walkway, parking area, or any other area; or (iv) use or occupy its Units or do or permit anything to be done therein which in any manner might cause injury or damage (other than ordinary wear and tear) in or about the other Units or the Common Elements.

10. **Storage.** All materials, supplies, equipment, or matter to be used for any purpose on the Unit shall be stored indoors and away from public view, unless prior approval is obtained from the Association. This limitation shall not apply to construction materials used in the construction of improvements to the Unit, so long as such materials are stored on the Unit in a safe manner and only for a limited and reasonable time prior to their use.

11. **Weapons**. No co-owner shall use, or permit the use by any occupant, agent, tenant, invitee, guest or member of his family of any firearms, air rifles, pellet guns, B-B guns, bows and arrows, or other dangerous weapons, projectiles or devices anywhere on or about the Condominium.

12. **Aesthetics**. The Common Elements shall not be used for storage of supplies, materials, personal property or trash or refuse of any kind, except as provided in duly adopted rules and regulations of the Association. In general, no activity shall be carried on nor condition maintained by an Owner, either in his Unit or upon the Common Elements, which is detrimental to the appearance of the Condominium.

13. **Rules and Regulations**. It is intended that the Board of Directors of the Association may make rules and regulations from time to time to reflect the needs and desires of the majority of the Owners in the Condominium. Reasonable regulations consistent with the Act, the Master Deed and these Bylaws concerning the use of the Common Elements may be made and amended from time to time by any Board of Directors of the Association, including the first Board of Directors (or its successors) prior to the Transitional Control Date. Copies of all such rules, regulations and amendments shall be furnished to all Owners. Any such rule, regulation or amendment may be revoked at any time by the affirmative vote of more than fifty percent (50%) of all members in value at any duly convened meeting of the Association.

14. **Right of Access of Association**. The Association or its duly authorized agents shall have access to each Unit (but not the dwelling located upon the Unit) and any Limited Common Elements appurtenant to the Unit from time to time, during reasonable working hours, upon notice to the Owner as may be necessary for the maintenance, repair or replacement of any of the Common Elements. The Association or its agents shall also have access to each Unit and any Limited Common Elements appurtenant to the Unit at all times without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another Unit. It shall be the responsibility of each Owner to provide the Association means of access to his Unit and any Limited Common Elements appurtenant to it during all periods of absence, and in the event of the failure of such Owner to provide means of access, the Association may gain access in such manner as may be reasonable under the circumstances and shall not be liable to such Owner for any necessary damage to his Unit and any Limited Common Elements appurtenant to the Unit caused by such access or for repair or replacement of any doors or windows damaged in gaining such access.

15. **Alterations; Blocking Access**. No Owner shall make any additions, alterations, or modifications to any of the Common Elements or any changes to the exterior appearance of any building or structure located within or on a Unit, without the express written approval of the ARC. Also, no Owner shall in any way restrict access to any plumbing, water line, water line valves, water meter, or any other element that must be accessible to service the Common Elements or any element which affects an Association responsibility in any way. Should access to any facilities of any sort be required, the Association may remove any coverings or attachments of any nature that restrict such access and will have no responsibility for repairing, replacing or reinstalling any materials, whether or not installation of it has been approved under

these Bylaws, that are damaged in the course of gaining such access, nor shall the Association be responsible for monetary damages of any sort arising out of actions taken to gain necessary access. All alterations or modifications for persons with disabilities as defined in Section 2 of the State Construction Code Act of 1972, 1972 P.A. 230, MCL 125.1502, shall be subject to Section 47a of the Michigan Condominium Act.

16. **Maintenance**. Each Owner shall maintain his Unit and any Limited Common Elements appurtenant to it for which he has maintenance responsibility in a safe, clean and sanitary condition. Each Owner shall also use due care to avoid damaging any of the Common Elements including, but not limited to, the telephone, water, gas, plumbing, electrical or other utility conduits and systems and any other Common Elements in any Unit which are appurtenant to or which may affect any other Unit. Each Owner shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common Elements by him, or his guests, agents or invitees, unless such damages or costs are covered by insurance carried by the Association (in which case there shall be no such responsibility, unless reimbursement to the Association is limited by virtue of a deductible provision, in which case the responsible Owner shall bear the expense to the extent of the deductible amount). Any costs or damages to the Association may be assessed to and collected from the responsible Owner in the manner provided in Article II of these Bylaws.

17. **Reserved Rights of Developer**.

(a) **Developer's Rights in Furtherance of Development and Sales**. None of the restrictions contained in Article VI or Article VII shall apply to the commercial activities (including, but not limited to, the construction and showing of model units) or signs or billboards, if any, of the Developer during the Development and Sales Period or of the Association in furtherance of its powers and purposes stated in this Agreement and in its Articles of Incorporation, as the same may be amended from time to time. Notwithstanding anything to the contrary in these Bylaws, Developer and its duly authorized agents, representatives, employees, and builders who receive an assignment of rights from the Developer, shall have the right to engage in any useful construction activities during working construction hours, to the fullest extent and for the maximum hours permitted under local ordinances, from and over the Project as may be reasonable to enable development and sale of the entire Project by the Developer; and may continue to do so during the entire Development and Sales Period. Notwithstanding anything to the contrary in these Bylaws, Developer, and its duly authorized agents, representatives, employees, and builders who receive an assignment of rights from the Developer, shall have the right to maintain a sales office, a business office, a construction office, storage areas and reasonable parking incident to the foregoing and such access to, from and over the Project as may be reasonable to enable development and sale of the entire Project by the Developer; and may continue to do so during the entire Development and Sales Period. The Developer shall restore the areas so utilized to habitable status upon termination of use.

(b) **Enforcement of Bylaws**. The Condominium Project shall at all times be maintained in a manner consistent with the highest standards of a private residential development, used and occupied for the benefit of the co-owners and all other persons interested in the Condominium. The Developer shall have the right to enforce these Bylaws throughout the Development and Sales Period, which right of enforcement shall include (without limitation) an action to restrain the Association or any Owner from any activity prohibited by these Bylaws. After the Development and Sales Period, the Board of Directors shall have the right to enforce these Bylaws.

18. **Leasing of Units**. Any owner desiring to lease their Unit must register their Unit with the City, and comply with all rules, regulations, codes and ordinances and inspection requirements applicable to rental units as adopted by the City from time to time. Tenants and non-Owner occupants shall comply with all of the conditions of the Condominium Documents, the City's laws, codes and ordinances, and all leases and rental agreements shall so state. If the Association determines that the tenant or non-Owner occupant failed to comply with the conditions of the Condominium Documents, the Association shall take the following action, in addition to other action it may take:

(i) The Association shall notify the Owner by certified mail, advising of the alleged violation by the tenant. The Association may also notify the Owner personally, by telephonic facsimile or first class mail advising of the alleged violation by the tenant.

(ii) The Owner shall have 15 days after receipt of the notice to investigate and correct the alleged breach by the tenant or advise the Association that a violation has not occurred.

(iii) If after 15 days the Association believes that the alleged breach is not cured or may be repeated, it may institute on its behalf or derivatively by the Owners on behalf of the Association, if it is under the control of the Developer, an action for both eviction against the tenant or non-owner occupant and simultaneously for money damages in the same action against the Owner and tenant or non-owner occupant for breach of the conditions of the Condominium Documents. The relief provided for in this subparagraph may be by summary proceeding. The Association may hold both the tenant and the Owner liable for any damages to the Common Elements caused by the Owner or tenant in connection with the Unit or Condominium Project.

When an Owner is in arrears to the Association for assessments, the Association may give written notice of the arrearage to a tenant occupying an Owner's Unit under a lease or rental agreement and the tenant, after receiving the notice, shall deduct from rental payments due the Owner the arrearage and future assessments as they fall due and pay them to the Association. The deduction does not constitute a breach of the rental agreement or lease by the tenant. If the tenant, after being notified, fails or refuses to remit rent otherwise due the Owner or the Association, then the Association may do the following:

(i) Issue a statutory notice to quit for non-payment of rent to the tenant and shall have the right to enforce that notice by summary proceeding.

(ii) Initiate proceedings pursuant to Section 112(4)(b) of the Act.

19. **Binding Effect**. These restrictions shall run with the Condominium Premises and shall be binding upon and inure to the benefit of the Developer, its successors and assigns, and the Unit Owners and their Owners, and their successors and assigns, forever.

ARTICLE VIII
Mortgages

1. **Notice to Association**. Any Owner who mortgages his Unit shall notify the Association of the name and address of the mortgagee, and the Association shall maintain such information in a book entitled "Mortgages of Units." The Association may, at the written request of a mortgagee of any such Unit, report any unpaid assessments due from the Owner of such Unit. The Association shall give to the holder of any first mortgage covering any Unit in the Project written notification of any default in the performance of the obligations of the Owner of such Unit that is not cured within 60 days.

2. **Insurance**. The Association shall notify each mortgagee appearing in said book of the name of each company insuring the Condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief and the amounts of such coverage.

3. **Notification of Meeting**. Upon request submitted to the Association, any institutional holder of a first mortgage lien on any Unit in the Condominium shall be entitled to receive written notification of every meeting of the members of the Association and to designate a representative to attend such meeting.

ARTICLE IX
Voting

1. **Vote**. Except as limited in these Bylaws, each Owner shall be entitled to one vote for each Condominium Unit owned when voting by number and one vote, the value of which shall equal the total of the percentages allocated to the Unit owned by such Owner as set forth in Article V of the Master Deed, when voting by value. Voting shall be by value except in those instances when voting is specifically required to be both in value and in number.

2. **Eligibility to Vote**. No Owner, other than the Developer, shall be entitled to vote at any meeting of the Association until he has presented evidence of ownership of a Unit in the

Condominium Project to the Association. Except as otherwise provided in these Bylaws, no Owner, other than the Developer, shall be entitled to vote prior to the date of the First Annual Meeting of members held in accordance with Section 2 of Article X. The vote of each Owner may be cast only by the individual representative designated by such Owner in the notice required in Section 3 of this Article IX below or by a proxy given by such individual representative. The Developer shall be the only person entitled to vote at a meeting of the Association until the First Annual Meeting of members. At and after the First Annual Meeting the Developer shall be entitled to one vote for each Unit which it owns. An Owner other than the Developer shall be permitted to vote only if the Owner is not in default in payment of assessments levied against the Owner's unit.

3. **Definition of Voting Representative**. Each Owner shall file a written notice with the Association designating the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the Association on behalf of such Owner. Such notice shall state the name and address of the individual representative designated, the number or numbers of the Condominium Unit or Units owned by the Owner, and the name and address of each person, firm, corporation, partnership, association, trust or other entity who is the Owner. Such notice shall be signed and dated by the Owner. The individual representative designated may be changed by the Owner at any time by filing a new notice in the manner herein provided.

4. **Quorum**. The presence in person or by proxy of 35% of the Owners in number and in value qualified to vote shall constitute a quorum for holding a meeting of the members of the Association, except for voting on questions specifically required by the Condominium Documents to require a greater quorum. The written vote of any person furnished at or prior to any duly called meeting at which meeting said person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the question upon which the vote is cast.

5. **Voting**. Votes may be cast only in person or by a writing duly signed by the designated voting representative not present at a given meeting in person or by proxy. Proxies and any written votes must be filed with the Secretary of the Association at or before the appointed time of each meeting of the members of the Association. Cumulative voting shall not be permitted.

6. **Majority**. A majority, except where otherwise provided in these Bylaws, shall consist of more than 50% in value of those qualified to vote and present in person or by proxy (or written vote, if applicable) at a given meeting of the members of the Association. Whenever provided specifically herein, a majority may be required to exceed the simple majority stated above and may require such majority to be one of both number and value of designated voting representatives present in person or by proxy, or be written vote, if applicable, at a given meeting of the members of the Association.

ARTICLE X

Meetings

1. **Place of Meeting**. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Owners as may be designated by the Board of Directors. Meetings of the Association shall be conducted in accordance with Sturgis' Code of Parliamentary Procedure, Robert's Rules of Order or some other generally recognized manual of parliamentary procedure, when not otherwise in conflict with the Condominium Documents (as defined in the Master Deed) or the laws of the State of Michigan.

2. **First Annual Meeting**. The First Annual Meeting of members or the Association may be convened only by the Developer and may be called at any time after more than 50% in number of the Units in Homes of Heritage Row have been sold and the purchasers have been qualified as members of the Association. In no event, however, shall such meeting be called later than 120 days after the conveyance of legal or equitable title to non developer Owners of 75% in number of all Units or 54 months after the first conveyance of legal or equitable title to a non developer Owner of a Unit in the Project, whichever first occurs. Developer may call meetings of members for informative or other appropriate purposes prior to the First Annual Meeting of members, and no such meeting shall be construed as the First Annual Meeting of members unless so designated as the First Annual Meeting in writing by the Developer. The date, time and place of such meeting shall be set by the Board of Directors, and at least 10 days written notice shall be given to each Owner.

3. **Annual Meetings**. Annual meetings of members of the Association shall be held before April 30 of each succeeding year after the year in which the First Annual Meeting is held, on such date and at such time and place as shall be determined by the Board of Directors; provided, however, that the second annual meeting shall not be held sooner than 8 months after the date of the First Annual Meeting. At such meetings there shall be elected by ballot of the Owners a Board of Directors in accordance with the requirements of Article XII of these Bylaws. The Owners may also transact at annual meetings such other business of the Association as may properly come before them.

4. **Special Meetings**. It shall be the duty of the Secretary (or other Association officer in the Secretary's absence) to serve a notice of each annual or special meeting, stating its purpose as well as the time and place where it is to be held, upon each Owner of record, at least 10 days but not more than 60 days prior to such meeting. The mailing, postage prepaid, of a notice to the representative of each Owner at the address shown in the notice required to be filed with the Association by Article IX, Section 3 of these Bylaws shall be deemed notice served. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association, shall be deemed due notice.

5. **Adjournment**. If any meeting of Owners cannot be held because a quorum is not in attendance, the Owners who are present may adjourn the meeting to a time not less than 48 hours from the time the original meeting was called.

6. **Order of Business**. The order of business at all meetings of the members shall be as follows: (a) roll call to determine the voting power represented at the meeting; (b) proof of notice of meeting or waiver of notice; (c) reading of minutes of preceding meeting; (d) reports of officers; (e) reports of committees; (f) appointment of inspectors of election (at annual meetings or special meetings held for the purpose of electing Directors or officers); (g) election of Directors (at annual meeting or special meetings held for such purpose); (h) unfinished business; and (i) new business. Meetings of members shall be chaired by the most senior officer of the Association present at such meeting. For purposes of this Section, the order of seniority of officers shall be President, Vice President, Secretary and Treasurer.

7. **Action without Meeting**. Any action which may be taken at a meeting of the members (except for the election or removal of Directors) may be taken without a meeting by written ballot of the members. Ballots shall be solicited in the same manner as provided in Section 4 of this Article for the giving of notice of meetings of members. Such solicitations shall specify (a) the number of responses needed to meet the quorum requirements; (b) the percentage of approvals necessary to approve the action; and (c) the time by which ballots must be received in order to be counted. The form of written ballot shall afford an opportunity to specify a choice between approval and disapproval of each matter and shall provide that, where the member specifies a choice, the vote shall be cast in accordance therewith. Approval by written ballot shall be constituted by receipt, within the time period specified in the solicitation, of (i) a number of ballots which equals or exceeds the quorum which would be required if the action were taken at a meeting; and (ii) a number of approvals which equals or exceeds the number of votes which would be required for approval if the action were taken at a meeting at which the total number of votes cast was the same as the total number of ballots cast.

8. **Consent of Absentees**. The transactions at any meeting of members, either annual or special, however called and noticed, shall be as valid as though made at a meeting duly held after regular call and notice, if a quorum is present either in person or by proxy; and if, either before or after the meeting, each of the members not present in person or by proxy, signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes of it. All such waivers, consents or approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

9. **Minutes; Presumption of Notice**. Minutes or a similar record of the proceedings of meetings of members, when signed by the President or Secretary, shall be presumed truthfully to evidence the matters stated in it. A recitation in the minutes of any such meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

ARTICLE XI
Advisory Committee

Within 1 year after the initial conveyance of legal or equitable title to the first Unit in the Condominium to a purchaser or within 120 days after conveyance to purchasers of 1/3 of the total number of Units that may be created, whichever first occurs, the Developer shall cause to be established an Advisory Committee consisting of at least 3 non-developer Owners. The Committee shall be established and perpetuated in any manner the Developer deems advisable, except that if more than 50% in number and in value of the non developer Owners petition the

Board of Directors for an election to select the Advisory Committee, then an election for such purpose shall be held. The purpose of the Advisory Committee shall be to facilitate communications between the temporary Board of Directors and the other Owners and to aid in the transition of control of the Association from the Developer to purchaser Owners. The Advisory Committee shall cease to exist automatically when the non-developer Owners have the voting strength to elect a majority of the Board of Directors of the Association. The Developer may remove and replace at its discretion at any time any member of the Advisory Committee who has not been elected thereto by the Owners.

ARTICLE XII
Board of Directors

1. **Number and Qualification of Directors**. The Board of Directors shall be comprised of not less than one nor more than seven directors as shall be fixed from time to time by the Board of Directors. All directors must be members of the Association or officers, partners, trustees, employees or agents of members of the Association, except for the first Board of Directors. Directors shall serve without compensation.

2. **Election of Directors**.

(a) **First Board of Directors**. The first Board of Directors, or its successors as selected by the Developer, shall manage the affairs of the Association until the appointment of the first non-developer Owner to the Board. Elections for non developer Owner Directors shall be held as provided in subsections (b) and (c) below.

(b) **Appointment of Non-developer Owners to Board Prior to First Annual Meeting**. Not later than 120 days after conveyance of legal or equitable title to non-developer Owners of 25% in number of the Units that may be created, at least 1 director and not less than 25% of the Board of Directors shall be elected by non-developer Owners. When the required percentage of conveyances have been reached, the Developer shall notify the non-developer Owners and request that they hold a meeting and elect the required Director. Upon certification by the Owners to the Developer of the Director so elected, the Developer shall then immediately appoint such Director to the Board to serve until the First Annual Meeting of members unless he is removed pursuant to Section 7 of this Article or he resigns or becomes incapacitated. Not later than 120 days after conveyance of legal or equitable title to non-developer Owners of 50% of the Units that may be created, not less than 33-1/3% of the Board of Directors shall be elected by non-developer Owners.

(c) **Election of Directors at and After First Annual Meeting**.

(i) Not later than 120 days after conveyance of legal or equitable title to non-developer Owners of 75% of the Units that may be created and before conveyance of 90% of such Units, the non-developer Owners shall elect all Directors of the Board, except that the Developer shall have the right to designate

at least 1 Director as long as the Developer owns and offers for sale at least 10% of the Units in the Project or as long as 10% of the Units remain that may be created. Whenever the 75% conveyance level is achieved, a meeting of Owners shall be promptly convened to effectuate this provision, even if the First Annual Meeting has already occurred.

(ii) Regardless of the percentage of Units which have been conveyed, upon the expiration of 54 months after the first conveyance of legal or equitable title to a non-developer Owner of a Unit in the Project, if title to not less than 75% of the Units that may be created has not been conveyed, the non-developer Owners have the right to elect a number of members of the Board of Directors equal to the percentage of Units they hold, and the Developer has the right to elect a number of members of the Board of Directors equal to the percentage of Units which are owned by the Developer and for which all assessments are payable by the Developer. This election may increase, but does not reduce, the minimum election and designation rights otherwise established in subsection (i). Application of this subsection does not require a change in the size of the Board of Directors.

(iii) If the calculation of the percentage of members of the Board of Directors that the non-developer Owners have the right to elect under subsection (ii), or if the product of the number of members of the Board of Directors multiplied by the percentage of Units held by the non-developer Owners under subsection (b) results in a right of non-developer Owners to elect a fractional number of members of the Board of Directors, then a fractional election right of 0.5 or greater shall be rounded up to the nearest whole number, which number shall be the number of members of the Board of Directors that the non-developer Owners have the right to elect. After application of this formula the Developer shall have the right to elect the remaining members of the Board of Directors. Application of this subsection shall not eliminate the right of the Developer to designate 1 Director as provided in subsection (i).

(iv) At the First Annual Meeting 2 Directors shall be elected for a term of 2 years and 1 Director shall be elected for a term of 1 year. At such meeting all nominees shall stand for election as 1 slate and the 2 persons receiving the highest number of votes shall be elected for a term of 2 years and the 1 person receiving the next highest number of votes shall be elected for a term of 1 year. At each annual meeting held thereafter, either 1 or 2 Directors shall be elected depending upon the number of Directors whose terms expire. After the First Annual Meeting, the term of office (except for 1 of the Directors elected at the First Annual Meeting) of each Director shall be 2 years. The Directors shall hold office until their successors have been elected and hold their first meeting.

(v) Once the Owners have acquired the right to elect a majority of the Board of Directors, annual meetings of Owners to elect Directors and conduct

other business shall be held in accordance with the provisions of Article X, Section 3.

(vi) For purposes of this Section, "Units that may be created" means the maximum number of Units in all Phases of the Condominium Project as stated in the Master Deed.

(vii) For purposes of calculating the timing of events described in this Section, conveyance by Developer to a residential builder, even though not an affiliate of the Developer, is not considered a sale to a non-developer Owner until such time as the residential builder conveys that Unit with a completed residence on it or until it contains a completed residence which is occupied.

3. **Powers and Duties**. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all acts and things as are not prohibited by the Condominium Documents or required to be exercised and done by the Owners.

4. **Other Duties**. In addition to the foregoing duties imposed by these Bylaws or any further duties which may be imposed by resolution of the members of the Association, the Board of Directors shall be responsible specifically for the following:

(a) To manage and administer the affairs of and to maintain the Condominium Project and its Common Elements.

(b) To levy and collect assessments from the members of the Association and to use the proceeds for the purposes of the Association.

(c) To carry insurance and collect and allocate any proceeds from the insurance.

(d) To rebuild improvements after casualty.

(e) To contract for and employ persons, firms, corporations or other agents to assist in the management, operation, maintenance and administration of the Condominium Project.

(f) To acquire, maintain and improve; and to buy, operate, manage, sell, convey, assign, mortgage or lease any real or personal property (including any Unit in the Condominium and easements, rights-of-way and licenses) on behalf of the Association in furtherance of any of the purposes of the Association.

(g) To borrow money and issue evidences of indebtedness in furtherance of any or all of the purposes of the Association, and to secure the same by mortgage, pledge, or other lien on property owned by the Association; provided, however, that any such action shall also be approved by affirmative vote of 75% of all of the members of the Association in number and in value.

(h) To make rules and regulations in accordance with Article VII, Section 16 of these Bylaws.

(i) Obtain the necessary approvals from the City.

(j.) To establish such committees as it deems necessary, convenient or desirable and to appoint persons to such committees for the purpose of implementing the administration of the Condominium and to delegate to such committees any functions or responsibilities which are not by law or the Condominium Documents required to be performed by the Board.

(k.) To enforce the provisions of the Condominium Documents.

5. **Management Agent**. The Board of Directors may employ for the Association a professional management agent (which may include the Developer or any person or entity related thereto) at reasonable compensation established by the Board to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed in Sections 3 and 4 of this Article, and the Board may delegate to such management agent any other duties or powers which are not by law or by Condominium Documents required to be performed by or have the approval of the Board of Directors or the members of the Association. In no event shall the Board be authorized to enter into any contract with a professional management agent, or any other contract providing for services by the Developer, sponsor or builder, in which the maximum term is greater than 3 years or which is not terminable by the Association upon 90 days written notice thereof to the other party and no such contract shall violate the provisions of Section 55 of the Act.

6. **Vacancies**. Vacancies in the Board of Directors which occur after the Transitional Control Date caused by any reason other than the removal of a Director by a vote of the members of the Association shall be filled by vote of the majority of the remaining Directors, even though they may constitute less than a quorum, except that the Developer shall be solely entitled to fill the vacancy of any Director whom it is permitted in the first instance to designate. Each person so elected shall be a Director until a successor is elected at the next annual meeting of the members of the Association. Vacancies among non-developer Owner elected Directors which occur prior to the Transitional Control Date may be filled only through election by non-developer Owners and shall be filled in the manner specified in Section 2(b) of this Article.

7. **Removal**. At any regular or special meeting of the Association duly called with due notice of the removal action proposed to be taken, any one or more of the Directors may be removed with or without cause by the affirmative vote of more than 50% in number and in value of all of the Owners and a successor may then and there be elected to fill any vacancy thus created. The quorum requirement for the purpose of filling such vacancy shall be the normal 35% requirement set forth in Article IX, Section 4. Any Director whose removal has been proposed by the Owners shall be given an opportunity to be heard at the meeting. The Developer may remove and replace any or all of the Directors selected by it at any time or from time to time in its sole discretion. Likewise, any Director selected by the non-developer Owners to serve

before the First Annual Meeting may be removed before the First Annual Meeting in the same manner set forth in this paragraph for removal of Directors generally.

8. **First Meeting**. The first meeting of a newly elected Board of Directors shall be held within 10 days of election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice shall be necessary to the newly elected Directors in order legally to constitute such meeting, provided a majority of the whole Board shall be present.

9. **Regular Meetings**. Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time to time by a majority of the Directors, but at least two such meetings shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each Director personally, by mail, telephone or telegraph, at least 10 days prior to the date named for such meeting.

10. **Special Meetings**. Special meetings of the Board of Directors may be called by the President on 3 days notice to each Director given personally, by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of two Directors.

11. **Waiver of Notice**. Before or at any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meetings of the Board shall be deemed a waiver of notice by him of the time and place. If all the Directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

12. **Quorum**. At all meetings of the Board of Directors, a majority of the Directors shall constitute a quorum for the transaction of business, and the acts of the majority of the Directors present at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there be less than a quorum present, the majority of those present may adjourn the meeting to a subsequent time upon 24 hours prior written notice delivered to all Directors not present. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a Director in the action of a meeting by signing and concurring in the minutes of the meeting, shall constitute the presence of such Director for purposes of determining a quorum.

13. **First Board of Directors**. The actions of the first Board of Directors of the Association or any successors selected or elected before the Transitional Control Date shall be binding upon the Association so long as such actions are within the scope of the powers and duties which may be exercised generally by the Board of Directors as provided in the Condominium Documents.

14. **Fidelity Bonds**. The Board of Directors shall require that all officers and employees of the Association handling or responsible for Association funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be expenses of administration.

ARTICLE XIII
Officers

1. **Officers**. The principal officers of the Association shall be a President, who shall be a member of the Board of Directors, a Vice President, a Secretary and a Treasurer. The Directors may appoint an Assistant Treasurer, and an Assistant Secretary, and such other officers as in their judgment may be necessary. Any two offices except that of President and Vice President may be held by one person.

(a) **President**. The President shall be the chief executive officer of the Association. He shall preside at all meetings of the Association and of the Board of Directors. He shall have all of the general powers and duties which are usually vested in the office of the President of an association, including, but not limited to, the power to appoint committees from among the members of the Association from time to time as he may in his discretion deem appropriate to assist in the conduct of the affairs of the Association.

(b) **Vice President**. The Vice President shall take the place of the President and perform his duties whenever the President shall be absent or unable to act. If neither the President nor the Vice President is able to act, the Board of Directors shall appoint some other member of the Board to so do on an interim basis. The Vice President shall also perform such other duties as shall from time to time be imposed upon him by the Board of Directors.

(c) **Secretary**. The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Association; he shall have charge of the corporate seal, if any, and of such books and papers as the Board of Directors may direct; and he shall, in general, perform all duties incident to the office of the Secretary.

(d) **Treasurer**. The Treasurer shall have responsibility for the Association's funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. He shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, and in such depositories as may, from time to time, be designated by the Board of Directors.

2. **Election**. The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board.

3. **Removal**. Upon affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and his successor elected at

any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose. No such removal action may be taken, however, unless the matter shall have been included in the notice of such meeting. The officer who is proposed to be removed shall be given an opportunity to be heard at the meeting.

4. **Duties**. The officers shall have such other duties, powers and responsibilities as shall, from time to time, be authorized by the Board of Directors.

ARTICLE XIV
Seal

The Association may (but need not) have a seal. If the Board determines that the Association shall have a seal, then it shall have inscribed on it the name of the Association, the words "corporate seal", and "Michigan."

ARTICLE XV
Finance

1. **Records**. The Association shall keep detailed books of account showing all expenditures and receipts of administration, and which shall specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association. The books, records and contracts concerning the administration and operation of the Condominium Project shall be available for examination by any of the Owners and their mortgagees during reasonable working hours. All books and records shall be audited or reviewed by independent public accountants annually. Such audits need not be certified. The Association shall prepare and distribute to each Owner at least once each year a financial statement, the contents of which shall be defined by the Association. Unless the Association "opts out" as provided herein, the Association on an annual basis shall have its books, records, and financial statements independently audited or reviewed by a certified public accountant, as defined in Section 720 of the occupational code, 1980 PA 299, MCL 339.720. The audit or review shall be performed in accordance with the Statements on Auditing Standards or the Statements on Standards for Accounting and Review Services, respectively, of the American Institute of Certified Public Accountants. The Association of co-owners may opt out of the audit requirements on an annual basis by an affirmative vote of a majority of the co-owners by any means permitted under these Bylaws. The costs of any such audit or review and any accounting expenses shall be expenses of administration.

2. **Fiscal Year**. The fiscal year of the Association shall be an annual period commencing on such date as may be initially determined by the Directors. The commencement date of the fiscal year shall be subject to change by the Directors for accounting reasons or other good cause.

3. **Bank**. Funds of the Association shall be initially deposited in such bank or savings association as may be designated by the Directors and shall be withdrawn only upon the check or order of such officers, employees or agents as are designated by resolution of the Board

of Directors from time to time. The funds may be invested from time to time in accounts or deposit certificates of such bank or savings association as are insured by the Federal Deposit Insurance Corporation or the Federal Savings and Loan Insurance Corporation and may also be invested in interest bearing obligations of the United States Government.

4. **Construction Liens**. A construction lien arising as a result of work performed upon a Unit or limited common element shall attach only to the Unit upon which the work was performed, and a lien for work authorized by the Developer or principal contractor shall attach only to Units owned by the Developer at the time of recording the claim of lien. A construction lien for work authorized by the Association shall attach to each Unit only to the proportionate extent that the Owner of such Unit is required to contribute to the expenses of administration. No construction lien shall arise or attach to a Unit for work performed on the general common elements not contracted by the Association or the Developer.

ARTICLE XVI
Indemnification of Officers and Directors

Every Director and officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a Director or officer of the Association, whether or not he is a Director or officer at the time such expenses are incurred, except in such cases where the Director or officer is adjudged guilty of willful or wanton misconduct or gross negligence in the performance of his duties; provided that, in the event of any claim for reimbursement or indemnification hereunder based upon a settlement by the Director or officer seeking such reimbursement or indemnification, the indemnification shall apply only if the Board of Directors (with the Director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interest of the Association. The right of indemnification shall be in addition to and not exclusive of all other rights to which such Director or officer may be entitled. At least 10 days prior to payment of any indemnification which it has approved, the Board of Directors shall notify all Owners. Further, the Board of Directors is authorized to carry officers' and directors' liability insurance covering acts of the officers and Directors of the Association in such amounts as it shall deem appropriate.

ARTICLE XVII
Amendments

1. **Proposal**. Amendments to these Bylaws may be proposed by the Board of Directors of the Association acting upon the vote of the majority of the Directors or may be proposed by 1/3 or more in number of the Owners by instrument in writing signed by them.

2. **Meeting**. Upon any such amendment being proposed, a meeting for consideration of the same shall be duly called in accordance with the provisions of these Bylaws.

3. **Voting**. These Bylaws may be amended by the Owners at any regular annual meeting or a special meeting called for such purpose by an affirmative vote of not less than 66-2/3% of all Owners in number and in value. No consent of mortgagees shall be required to amend these Bylaws unless such amendment would materially alter or change the rights of such mortgagees, in which event the approval of 66-2/3% of the mortgagees shall be required, with each mortgagee to have one vote for each first mortgage held. For purposes of this voting, each co-owner will have one (1) vote for each units owned, including as to the Developer all Units created by the Master Deed but not yet conveyed. These Bylaws shall not be amended without being first approved by the City and the prior written consent of the Developer so long as the Developer continues to offer any Unit for sale.

4. **By Developer**. Prior to the Transitional Control Date, these Bylaws may be amended by the Developer and shall be approved by the City prior to recording, without approval from any other person, excluding the City, so long as any such amendment does not materially alter or change the right of an Owner or mortgagee.

5. **Amendments Not Materially Changing Condominium Bylaws**. The Developer or Board of Directors may enact amendments to these Condominium Bylaws without the approval of any co-owner or mortgagee, provided that the amendments shall not materially alter or change the rights of a co-owner or mortgagee.

6. **When Effective**. Any amendment to these Bylaws shall become effective upon recording of such amendment in the office of the Ionia County Register of Deeds.

7. **Binding**. A copy of each amendment to the Bylaws shall be furnished to every member of the Association after adoption; provided, however, that any amendment to these Bylaws that is adopted in accordance with this Article shall be binding upon all persons who have an interest in the Project irrespective of whether such persons actually receive a copy of the amendment.

8. **City Approval Required**. Notwithstanding any other provisions in the Bylaws to the contrary, the Bylaws shall not be changed or amended without the prior written approval of the City to the change or amendment and no change or amendment is effective unless and until approved by the City.

ARTICLE XVIII
Compliance

The Association and all present or future Owners, tenants, future tenants, or any other persons acquiring an interest in or using the Project in any manner are subject to and shall comply with the Act, the City's laws, codes and ordinances, as amended, and the mere acquisition, occupancy or rental of any Unit or an interest therein or the utilization of or entry in the Condominium Premise shall signify that if the Condominium Documents conflict with the provisions of the Act, the Act shall govern, unless the Act is not applicable, then the City's laws, codes and ordinances shall govern.

ARTICLE XIX
Definitions

All terms used in these Bylaws shall have the same meaning as set forth in the Master Deed to which these Bylaws are attached as an Exhibit or as set forth in the Act.

ARTICLE XX
Remedies for Default

Any default by an Owner shall entitle the Association or another Owner or Owners to the following relief:

1. **Legal Action**. Failure to comply with any of the terms or provisions of the Condominium Documents shall be grounds for relief, which may include, without intending to limit the same, an action to recover sums due for damages, injunctive relief, foreclosure of lien (if default in payment of assessment) or any combination thereof, and such relief may be sought by the Association or, if appropriate, by an aggrieved Owner or Owners.

2. **Recovery of Costs**. In any proceeding arising because of an alleged default by any Owner, the Association, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorney's fees (not limited to statutory fees) as may be determined by the court, but in no event shall any Owner be entitled to recover such attorney's fees.

3. **Removal and Abatement**. The violation of any of the provisions of the Condominium Documents shall also give the Association or its duly authorized agents the right, in addition to the rights stated above, to enter upon the Common Elements or into any Unit, where reasonably necessary, and summarily remove and abate, at the expense of the Owner in violation, any structure, thing, or condition existing or maintained contrary to the provisions of the Condominium Documents. The Association shall have no liability to any Owner arising out of the exercise of its removal and abatement power authorized under these Bylaws.

4. **Assessment of Fines**. The violation of any of the provisions of the Condominium Documents by any Owner shall be grounds for assessment by the Association, acting through its duly constituted Board of Directors, of monetary fines for such violations. No fine may be assessed unless rules and regulations establishing such fine have first been duly adopted by the Board of Directors of the Association and notice has been given to all Owners in the same manner as prescribed in Article X, Section 4 of these Bylaws. Thereafter, fines may be assessed only upon notice to the offending Owners as prescribed in Article X, Section 4, and an opportunity for such Owner to appear before the Board no less than 7 days from the date of the notice and offer evidence in defense of the alleged violation. All fines duly assessed may be collected in the same manner as provided in Article II of these Bylaws.

5. **Nonwaiver of Right**. The failure of the Association or of any Owner to enforce any right, provision, covenant or condition in the future shall not operate as a waiver.

6. **Cumulative Rights, Remedies and Privileges**. All rights, remedies and privileges granted to the Association or any Owner or Owners pursuant to any terms, provisions, covenants or conditions of the aforesaid Condominium Documents shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity.

7. **Enforcement of Provisions of Condominium Document**. An Owner may maintain an action against the Association and its officers and Directors to compel such persons to enforce the terms and provisions of the Condominium Documents. An Owner may maintain an action against any other Owner for injunctive relief or for damages or any combination thereof for noncompliance with the terms and provisions of the Condominium Documents or the Act.

ARTICLE XXI
Assessment of Fines

1. **General**. The violation by any Owner, occupant or guest of any provisions of the Condominium Documents including any duly adopted rules and regulations shall be grounds for assessment by the Association, acting through its duly constituted Board of Directors, of monetary fines against the involved Owner. Such Owner shall be deemed responsible for such violations whether they occur as a result of his personal actions or the actions of his family, guests, tenants or any other person admitted through such Owner to the Condominium Premises.

2. **Procedures**. Upon any such violation being alleged by the Board, the following procedures will be followed:

(a) **Notice**. Notice of the violation, including the Condominium Document provision violated, together with a description of the factual nature of the alleged offense set forth with such reasonable specificity as will place the Owner on notice as to the violation, shall be sent by first class mail, postage prepaid, or personally delivered to the representative of said Owner at the address as shown in the notice required to be filed with the Association pursuant to Article IX, Section 3 of the Bylaws.

(b) **Opportunity to Defend**. The offending Owner shall have an opportunity to appear before the Board and offer evidence in defense of the alleged violation. The appearance before the Board shall be at its next scheduled meeting but in no event shall the Owner be required to appear less than 10 days from the date of the notice.

(c) **Default**. Failure to respond to the notice of violation constitutes a default.

(d) **Hearing and Decision**. Upon appearance by the Owner before the Board and presentation of evidence of defense, or, in the event of the Owner's default, the Board shall, by majority vote of a quorum of the Board, decide whether a violation has occurred. The Board's decision is final.

3. **Amounts**. Upon violation of any of the provisions of the Condominium Documents and after default of the offending Owner or upon the decision of the Board as recited above, the following fines shall be levied:

(a) **First Violation**. No fine shall be levied.

(b) **Second Violation**. One Hundred Dollar ($100.00) fine.

(c) **Third Violation**. Two Hundred Dollar ($200.00) fine.

(d) **Fourth Violation and Subsequent Violations**. Five Hundred Dollar ($500.00) fine.

4. **Collection**. The fines levied pursuant to Section 3 above shall be assessed against the Owner and shall be due and payable together with the regular Condominium assessment on the first of the next following month. Failure to pay the fine will subject the Owner to all liabilities set forth in the Condominium Documents including, without limitation, those described in Article II and Article XX of these Bylaws.

ARTICLE XXII
Rights Reserved to Developer

Any or all of the rights and powers granted or reserved to the Developer in the Condominium Documents or by law, including the right and power to approve or disapprove any act, use, or proposed action or any other matter or thing, may be assigned by it to any other entity or to the Association. Any such assignment or transfer shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing its acceptance of such powers and rights and such assignee or transferee shall have the same rights and powers as have been given and reserved to the Developer. Any rights and powers reserved or granted to the Developer or its successors shall terminate, if not sooner assigned to the Association, at the conclusion of the Development and Sales Period as defined in Article III of the Master Deed. The immediately preceding sentence dealing with the termination of certain rights and powers granted or reserved to the Developer is intended to apply, insofar as the Developer is concerned, only to the Developer's rights to approve and control the administration of the Condominium and shall not, under any circumstances, be construed to apply to or cause the termination of any real property rights granted or reserved to the Developer or its successor and assigns in the Master Deed or elsewhere (including, but not limited to, access easements, utility easements and all other easements created and reserved in such documents which shall not be terminable in any manner hereunder and which shall be governed only in accordance with the terms of their creation or reservation and not hereby).

ARTICLE XXIII
Severability

In the event that any of the terms, provisions or covenants of these Bylaws of the Condominium Documents are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

CITY OF IONIA

STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: VI.2

TO: Planning Commissioners

FROM: Jonathan Bowman, Assistant City Manager

DATE: July 9, 2025

RE: Public hearing to receive comments on the final site plan review for 421 and 431 W. Lincoln Avenue.

Background:

Bazco Holdings has requested a site plan review for a redevelopment opportunity on the corner of Dexter Street (M-66) and Lincoln Avenue (M-21) located at 421 and 431 W. Lincoln Avenue. The site plan proposes the renovation of 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.

A preliminary review was conducted at the June 11 Planning Commission meeting. Since this meeting, the applicant has amended the site plan to address concerns related to vehicle stacking for the car wash. The amended plan has also relocated the underground storage tank, due to the existing storm water sewer main on the property. 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, staff report from the City's Planning Consultant, and a motion sheet.

A public hearing must be conducted by the Planning Commission on the site plan prior to any action being taken.

CITY OF IONIA
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

Bazco Holdings, LLC – 421 & 431 W. Lincoln Ave.
Final Site Plan Review for Gas Station/Car Wash/Drive-Thru Establishment

PLEASE TAKE NOTICE: The City of Ionia Planning Commission will hold a public hearing at 4:30 PM, Wednesday, July 9, 2025, at City Hall, 114 N. Kidd Street, Ionia, Michigan 48846, to receive comments on the site plan review request made by Bazco Holdings, LLC. The site plan includes a Chillbox convenience store, gas station, car wash, and drive-thru establishment at 421 and 431 W. Lincoln Avenue. The property is located in the B-3, General Business District.

At the conclusion of the public hearing, the Planning Commission may act on the requests.

Comments regarding the request may be offered at the public hearing, mailed to Jonathan Bowman, Assistant City Manager and City Clerk, at the City Hall address listed above, or provided via e-mail to jbowman@ci.ionia.mi.us prior to the public hearing.

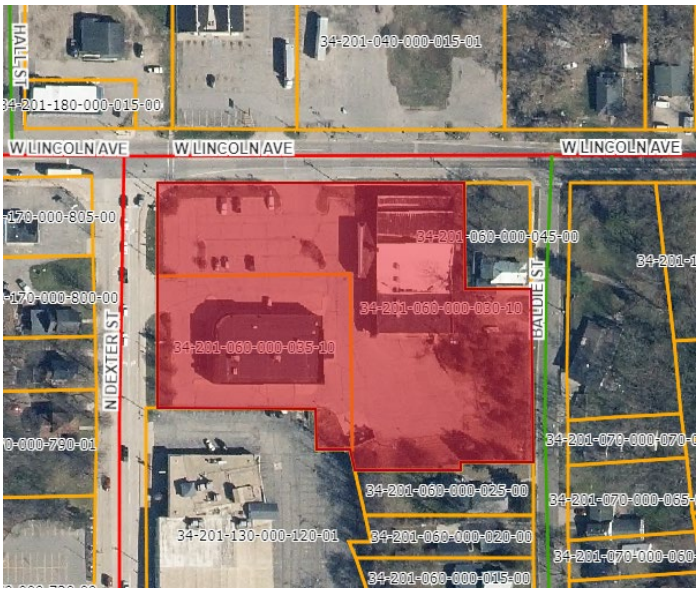
The City of Ionia complies with the Americans with Disabilities Act. If auxiliary aids or services are required at a public meeting for individuals with disabilities, please contact the City Clerk's Office at least three (3) days prior to any such meeting.

williams&works
engineers | surveyors | planners

MEMORANDUM

To:	City of Ionia Planning Commission
Date:	July 1, 2025
From:	Bradley S. Kotrba, AICP Toby Hayes, AICP Candidate
RE:	**431 W Lincoln Avenue Final Site Plan Review**

Bazco Holdings, LLC, the applicant, has applied to renovate an existing structure into a convenience store and gas station, as well as to remove an existing structure on site for the construction of a new car wash facility. This memorandum reviews the updated site plan set resubmitted by the applicant since the June 11, 2025 Planning Commission meeting.



Background. This application concerns two parcels (34-201-060-000-030-10 and 34-201-060-000-035-10), which are zoned B-3, General Business District. The applicant intends to renovate the 11,146 square foot former Rite Aid Pharmacy building into a convenience store and Tim Horton's Coffee or Dunkin Donuts Coffee drive-through restaurant. The proposed gasoline station will contain a large canopy area covering 24 pumps on 12 pump islands. The existing vacant commercial structure on the east side of the site would be demolished and replaced with a 4,600 square foot tunnel car wash. Changes to circulation and parking are proposed, while the two access driveway locations are proposed to remain.

Completeness of Submittal. Section 1276.06 lists items that must be included in all site plans unless expressly modified or waived by the Planning Commission or Zoning Administrator. We find that the site plan is generally complete for review.

Setbacks and Dimensional Requirements. Because the applicant has provided an updated site plan set, it is now much easier to gain a clear and accurate understanding of the site's layout and features. The table below gives the Commissioners an updated dimensional site review, providing them with the most current information.

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.	65.5 ft. (Dexter)	54.5 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 shows 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. Public Safety confirmed that, as Section 1276.07(h) of the Zoning Ordinance requires, emergency vehicles can adequately access the property per the June 11th Planning Commission meeting. 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.

The applicant widened the drive aisle in front of the planned convenience store from 20 to 23 feet to better handle traffic flow. The convenience store parking spaces, when combined with the opposite gas pump island parking spaces, create a total width of 63 feet; however, two-way traffic maneuvering aisles only require 60 feet. We propose a one-way drive aisle behind the existing structure to stack vehicles for the drive-thru restaurant. During peak traffic, the aisle stacking area for the drive through may get lengthy, however; the applicant meets the minimum requirement for a drive-through restaurant. The applicant also has added pedestrian crosswalks, markings, and connections from the convenience store to the City's sidewalk network along the streets.

Parking. The site's parking requirements are based on calculations using its three major uses: a car wash, a drive-thru restaurant, and a convenience store. However, we could also apply the calculations to a gasoline service station, and the total required parking spaces for both scenarios differ by only a few spaces. A total of 65 parking spaces are needed to accommodate the convenience store (which requires 38 spaces), the drive-through restaurant (requiring 12 spaces), and the automatic car wash (which needs 15 spaces). To sufficiently accommodate the

needs of the gasoline service station (47 spaces), the drive-through restaurant (12 spaces), and the automatic car wash (15 spaces), a total of 74 parking spaces are required. Importantly, these calculations do not consider the employees who work at either the car wash or the combined convenience store and gas station. On June 11th, we understood from the applicant that their combined store and gas station would have a maximum of five employees, and their car wash operation a maximum of three. Based on the highest need of 74 spaces, plus eight more spaces for employees, the total space requirement is raised to 82. The site has a capacity of 99 parking spaces, so even if every employee who has been mentioned is present, there will still be more than enough available spaces.

The proposal specifies parking spaces 20 feet deep and 10 feet wide. 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. In the design, a space behind the building for loading and unloading trucks has been included; this area is sized to meet the required dimensions of 10 feet by 50 feet.

Signage. The application materials do not include any information regarding a proposal for new signage at the site, leaving this aspect unclear. For conceptualization, the elevations depict two wall signs; however, detailed specifications for these signs are unavailable. All signages must adhere to the stipulations outlined in Section 1234 of the Ordinance, causing the acquisition of a sign permit for approval prior to installation.

Lighting. To support their application, the applicant included a photometric plan; this plan contains evidence proving that the light intensity at the property lines resulting from any light leaving the site will measure less than a single lumen. Because of placing light poles in the Dexter Street driveway area, the lighting calculations reveal a rather low level of illumination, which is estimated to be about 4.4 lumens. Without a city-wide illumination standard, the City still mandates downward-directed and shielded lighting, or lighting positioned at a right angle to the ground; this controls light pollution and ensures responsible lighting design. The specifications included in the proposal detail the plan to use wall-pack lighting for the buildings, pole lighting for the parking lots, and recessed lighting under the pump canopy. The applicant revised the plan, directing that all exterior wall-pack lights are aimed downward, perpendicular to building walls, and shielded to minimize light trespass and glare affecting nearby buildings and properties.

Landscaping. The standards for landscaping are clearly defined in Section 1286.02 of the city's comprehensive ordinance, which outlines specific requirements for all properties. Depending on where the subject properties are in relation to the MDR district and any neighboring residential areas, a landscaped buffer might be necessary along a section of the site's southeast corner where the properties border those areas.

Buffer Zone Requirements:

- East Buffer Zone. To adequately buffer the residential area to the east, approximately 198 linear feet of buffering are required, which would cause the planting of eight (8) canopy trees, sixteen (16) evergreen trees, and eight (8) Ornamental trees (Section 1286.02(f)). For this project, the total number of trees provided is 18 (10 canopy, 2 evergreen, 6 ornamental) including 15 shrubs/perennials. Therefore, there is a deficiency of 6 evergreen and 2 ornamental, but a tree count deficiency of 14 trees.

- South Buffer Zone. A 224-foot-long buffer zone separates the property from the adjacent Multiple-Density Residential (MDR) district to the south. In order to create a sufficient buffer for this area, under the specifications outlined in Section 1286.02(f), it would be necessary to plant nine canopy trees, eighteen evergreen trees, and nine ornamental trees to meet all the section standards. In the buffer zone, where the initial plan lacked any trees, the applicant has made a substantial improvement by introducing fifteen trees—a detailed plan includes six canopy trees, three evergreens, and six ornamental trees. There's a shortage of 21 trees, however.

Front Yard Landscaping:

- Front Yard Landscaping. Ordinance Section 1286.02(n) requires front-yard landscaping. For every 75 feet of road frontage, plant one canopy, one ornamental, and one evergreen tree. There needs to be an equal number of shrubs and trees. There's roughly 282 linear feet of frontage on Dexter Street. Consequently, 12 trees (four of each type) and 12 shrubs are required from the applicant for this road frontage. The applicant proposes five canopy trees, four evergreens, and four ornamental trees. Besides the trees, the applicant's plan includes 11 shrubs. Approximately 464 linear feet of frontage on Lincoln Avenue needs six of each tree type and eighteen shrubs. Seventeen trees and seventeen shrubs are proposed by the applicant, consisting of six canopy trees, four evergreen trees, and seven ornamental trees. Dexter Street meets the frontage requirements, but Lincoln Avenue is short a tree and the tree type is wrong.

Parking Lot Landscaping:

- Parking Lot Landscaping. Section 1286.03(o) specifies that parking lots must have landscaping. For every 20 parking spaces, plant one canopy tree nearby. The 78 proposed spaces (excluding stacked spaces) require 4 trees. Only one parking lot island (car wash) features a dedicated tree. Fifty percent of the buffer zone and frontage canopy trees can meet the parking lot tree requirements. The applicant easily met this requirement; this is clear after consideration.

In summary, the east, and south buffer zones lack 35 trees, a deficiency contrasted by an excess of four trees along the frontages, while the parking lot landscaping requirements have been met; however, the landscaping appears to have undergone significant rearrangement and change, particularly clear in the southern buffer zone, which initially lacked any plantings.The Planning Commission should discuss with the applicant further.

Waste Handling. The applicant has moved the dumpster enclosure further south and increased the storage from two containers to three containers. The plan also includes a three-sided screening wall and a gate for the enclosure. This meets the ordinance requirements (Sec. 1286.02(m)).

Landscaped Area	Required Amount			Application Amount Proposed			Count
	Canopy	Evergreen	Ornamental	Canopy	Evergreen	Ornamental	
East Buffer Zone (198 ft.)	8	16	8	10	2	6	-14 trees
South Buffer Zone (224 ft.)	9	18	9	6	2	6	-21 trees
Dexter St. Front Yard (282 ft.)	4	4	4	5	4	8	+5
Lincoln Ave. Front Yard (464 ft.)	6	6	6	5	4	8	-1
Parking Lot	4	n/a	n/a	11	n/a	n/a	+7
TOTAL	31	44	27	37	12	28	**-24**

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.

Comment. According to the site plan, the two existing curb cuts that are on Lincoln and Dexter Streets will remain unchanged. In terms of design, these elements seem perfectly capable of managing vehicular traffic flow, as well as providing convenient and safe access to and departure from the site. The proposal does not include any new curb cuts. The Planning Commission, after careful review and consideration, may decide this standard is adequately met.

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

Comment. To ensure clarity on the landscaping aspects of the application, the Planning Commission may need to engage in further discussion with the applicant, as noted in our prior discussions. The Commission does, however, possess the power to change or waive the need to comply with landscaping requirements as they deem appropriate. It is recommended that the Planning Commission have further discussions with the applicant to clarify questions or concerns.

(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.

Comment. Regarding the site under consideration, it's important to note that it is already developed and features several retail businesses. As part of a site redevelopment plan, the applicant intends to renovate the former Rite Aid building and demolish the current commercial building to allow for the construction of a new car wash. Given the current state of the site, and considering the surrounding properties and their various land uses, the site is well-suited to accommodate the applicant's proposed projects. The Planning Commission's assessment should find that this standard is deemed to be satisfactorily met, based on their evaluation.

(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.

Comment. Development of the site is complete; therefore, there are no natural features present. The Planning Commission's assessment of this standard may lead them to conclude that it is not relevant or applicable in this instance.

(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.

Comment. It should be noted that the site currently under consideration has already undergone significant development and construction. No natural areas will be disturbed during the process of this renovation. Natural drainage will be managed through a combination of onsite infiltration and discharge into the existing city storm sewer network to handle excess runoff. Upon review, the Planning Commission might find this standard to be acceptable and in compliance with established guidelines.

(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.

Comment. It is crucial to understand that the site's boundaries include substantial natural buffers along the eastern and southern property lines, although a considerable amount of this vegetation is overgrowth that will probably be removed. Above, you will find a thorough explanation of the landscaping plan, including all the details. The Planning Commission may find that this standard is satisfactorily met.

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

Comment. Concerning emergency vehicle access, the site plan's specifications for fire truck maneuvers show there is plenty of room between buildings. The Planning Commission has received comments from the Department of Public Safety that this is satisfactory.

(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.

Comment. The existing sidewalks along the northern and western property lines are proposed to remain and appear to be in good condition. In addition, the site plan adds connections from the site to the building and visible crosswalk and pedestrian right of way markings. 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.

Comment. 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.

Comment. No surface water is present on site. The applicant has moved the location of the underground storage tanks to the northwest corner of the property to provide room for the City sewer easement that traverses the property. In addition to the aforementioned changes, several catch-basins have also been repositioned to facilitate the project's completion. The City's Department of Public Works will be the point of contact for any additional discussions which may arise during the construction process.

(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 on 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.

Comment. The proposed exterior lighting plan includes wall-mounted lights affixed to the building exteriors, in addition to light poles strategically positioned throughout the parking areas to ensure adequate illumination. The lighting specifications suggest a design in which all pole lights are oriented to cast illumination downwards. The specifications clearly detail that the wall pack lighting units will be designed with a downward-facing orientation and will include a protective shield. The Planning Commission ought to deem this proposal satisfactory, given its adherence to all regulations and guidelines.

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

Comment. No outdoor storage areas are proposed. To improve waste management and traffic circulation, the dumpster enclosure has been moved and expanded to include an additional dumpster, resulting in a total of three dumpsters. The City's requirements have been met by the screening system, as determined by the proposed screening process. 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.

Comment. Truck maneuvering specs were provided on the site plan and appear adequate for any deliveries on site, as well as for fire truck circulation. Public Safety has commented that they are satisfied with the traffic patterns and turning radii. The Planning Commission may consider this standard 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.

Comment. This may be addressed as a condition of approval.

Recommendation. At the July 9th meeting, the Planning Commission should carefully consider any public comments as well as comments from the applicant. Although significant progress has been achieved in enhancing parking, optimizing stacking arrangements, relocating tanks and dumpsters, improving landscaping, and upgrading lighting, certain deficiencies remain within the landscaping requirements, necessitating further discussion during the scheduled meeting. The Planning Commission's approval of the final review is contingent on their satisfaction with the proposal, with the following recommendations:

1. The applicant shall install 24 additional trees, unless altered or waived by the Commissioners. If the Commission should choose to alter this requirement, we request that they clearly state where the trees are to be installed and of what type.

2. Receive any other permits or approvals necessary by any local, state, or federal permitting authority.

3. Any other reasonable condition that the Planning Commission may feel is appropriate for protecting the health, safety, and welfare of the community.

CITY OF IONIA

MOTION SHEET FOR PLANNING COMMISSION AGENDA ITEM
Bazco Holdings, LLC – 421/431 W. Lincoln Avenue

Agenda Item: VI.2

Chapter 1276 – Site Plan Approval Standards

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 reasonable visual and sound privacy for all dwelling units. Fences, walls, barriers, and landscaping shall be used, as appropriate, 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.

Staff Listed Conditions

1. A land division application shall be submitted to combine the two separate parcels prior to beginning construction.
2. An easement shall be provided to the City related to the existing storm sewer main located on the property.
3. The applicant shall install 24 additional trees, unless altered or waived by the Commissioners.
4. All landscaping must be installed within three months of the site work and construction completion.
5. Receive any other permits or approvals necessary by any local, state, or federal permitting authority.
6. Best management practices for construction site management shall be maintained at all times because of the volume of traffic that uses this intersection and for the health, safety, and welfare of the motorists, pedestrians, and neighboring property owners.

Motion Options:

1. Decision to Approve

Moved by _____ and seconded by _____ to approve the site plan review for a convenience store, gas station, car wash, and drive-thru establishment at 421 and 431 W. Lincoln Avenue. This decision is based on the findings that the proposed plan complies with the Site Plan Approval Standards of Chapter 1276, as detailed and discussed above, subject to the approval by staff of the conditions and outstanding site plan items, as noted in the above staff conditions.

2. Decision to Deny

Moved by _____ and seconded by _____ to deny the site plan review for a convenience store, gas station, car wash, and drive-thru establishment at 421 and 431 W. Lincoln Avenue. This decision is based on the findings that the proposed plan does not comply with the Site Plan Approval Standards of Chapter 1276, as detailed and discussed above.

3. Decision to Approve with Additional Conditions

Moved by _____ and seconded by _____ to approve the site plan review for an expanded gas station at 421 and 431 W. Lincoln Avenue. This decision is based on the findings that the proposed plan complies with the Site Plan Approval Standards of Chapter 1276 as detailed and discussed above, subject to the approval by staff of the

conditions and outstanding site plan items, as noted in the above staff conditions and the following additional conditions created by the Planning Commission.

List of Additional Conditions:

4. Table the Request

Moved by _____ and seconded by _____ to table the request until the listed outstanding items are provided.

List of Outstanding Items:

CITY OF IONIA

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: BAZCO Holdings, LLC Interest in Property: Purchaser

Address: 30825 26mile Rd City, State, Zip: New Haven MI 48048

Phone: 586-531-6377 Email: abazzi@bazcooil.com

Owner's Name (If different from above): GLS 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: ~~423~~ 421 & 423 Lincoln
3. Parcel Number: 201-060-000-030-10 / 34-201-060-000-050-10
4. Legal Description: 34-201-060-000-035-10
5. Project Description: New Chillbox convenience 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: 5-14-2025

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 INE 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

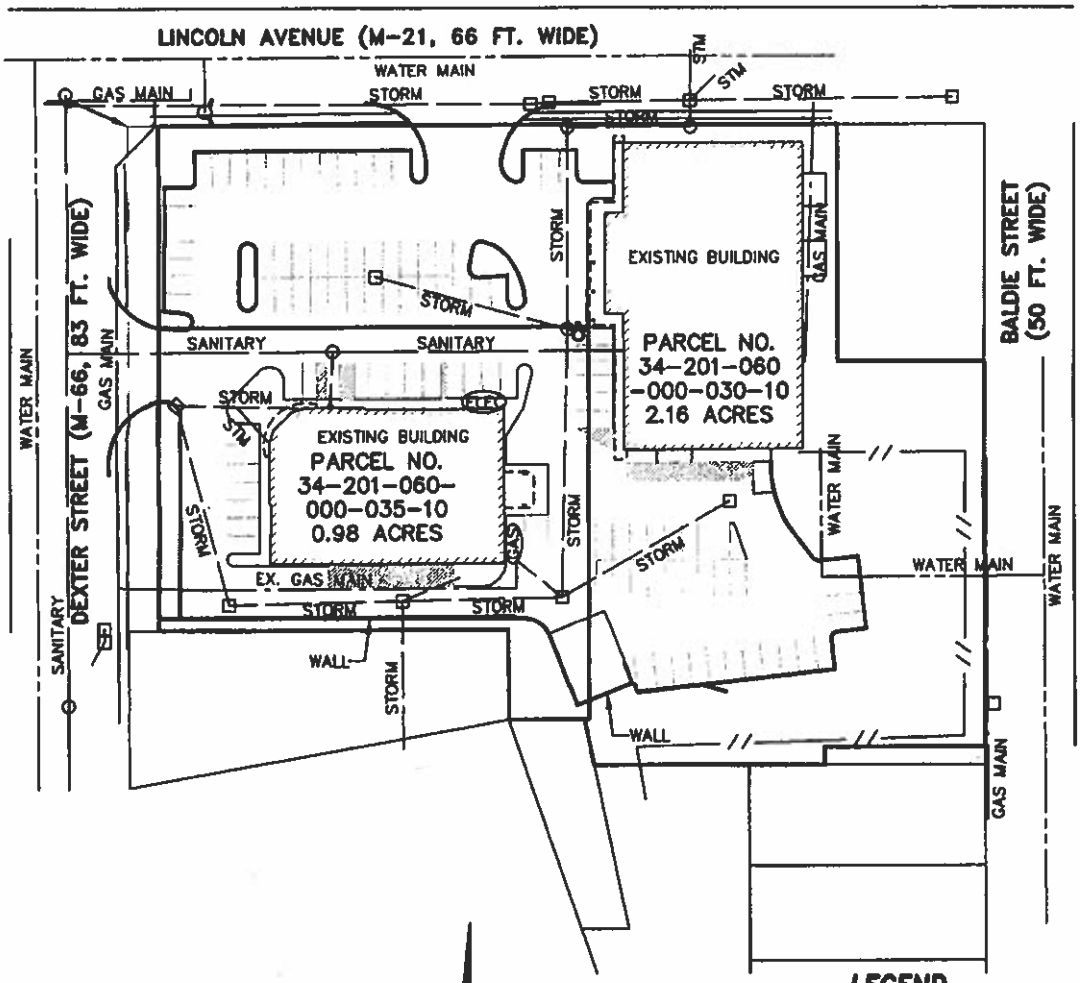
Land situated in the City of Ionia, County of Ionia, State of Michigan, described as follows:

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



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

BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

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.

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

EXHIBIT

IONIA PLAZA

SECTION: 19 TOWNSHIP: 7 N RANGE: 6 W
CITY OF IONIA
IONIA COUNTY
MICHIGAN

DATE: 4-25-07
DRAWN BY: JPP
CHECKED BY: GLM
0 40 80
FBK: --
CHF: --
1
06-323
SCALE HOR 1"=80 FT.
VER 1"= --- FT.

3D RENDERINGS

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

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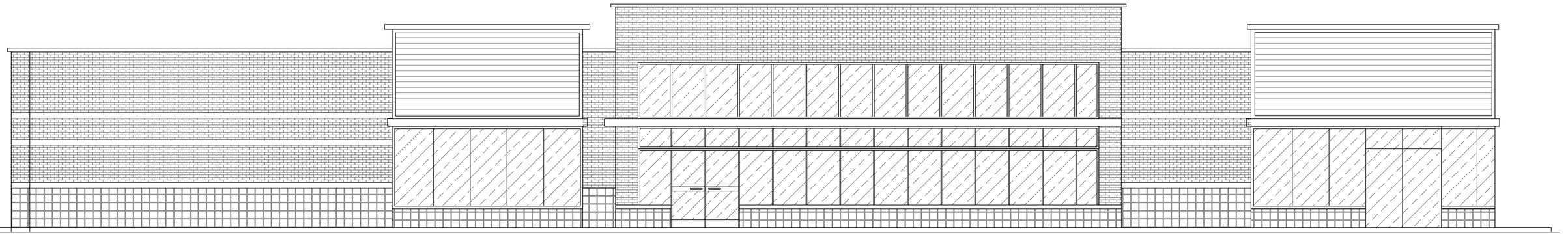
PROPOSED GAS STATION / CAR WASH

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:	2021 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 INE OF BALDIE ST; W 90"

PARCEL NUMBER

201–060–000–030–10

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SP–2 PROPOSED SITE PLAN
SP–3 PROPOSED LANDSCAPING PLAN
SP–4 PROPOSED PHOTOMETRIC PLAN
SP–5 PROPOSED TRUCK CIRCULATION PLAN
A–1 PROPOSED FLOOR PLAN (GAS STATION)
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)
D–1 PROPOSED CAR WASH DETAILS
D–2 PROPOSED CAR WASH DETAILS

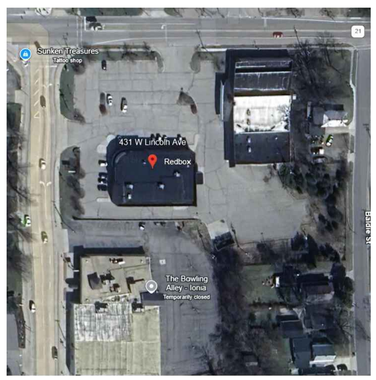
ZONE INFO

ZONE: GENERAL BUSINESS DISTRICT (B-3)
COUNTY : IONIA COUNTY
CITY : IONIA
STATE : MICHIGAN

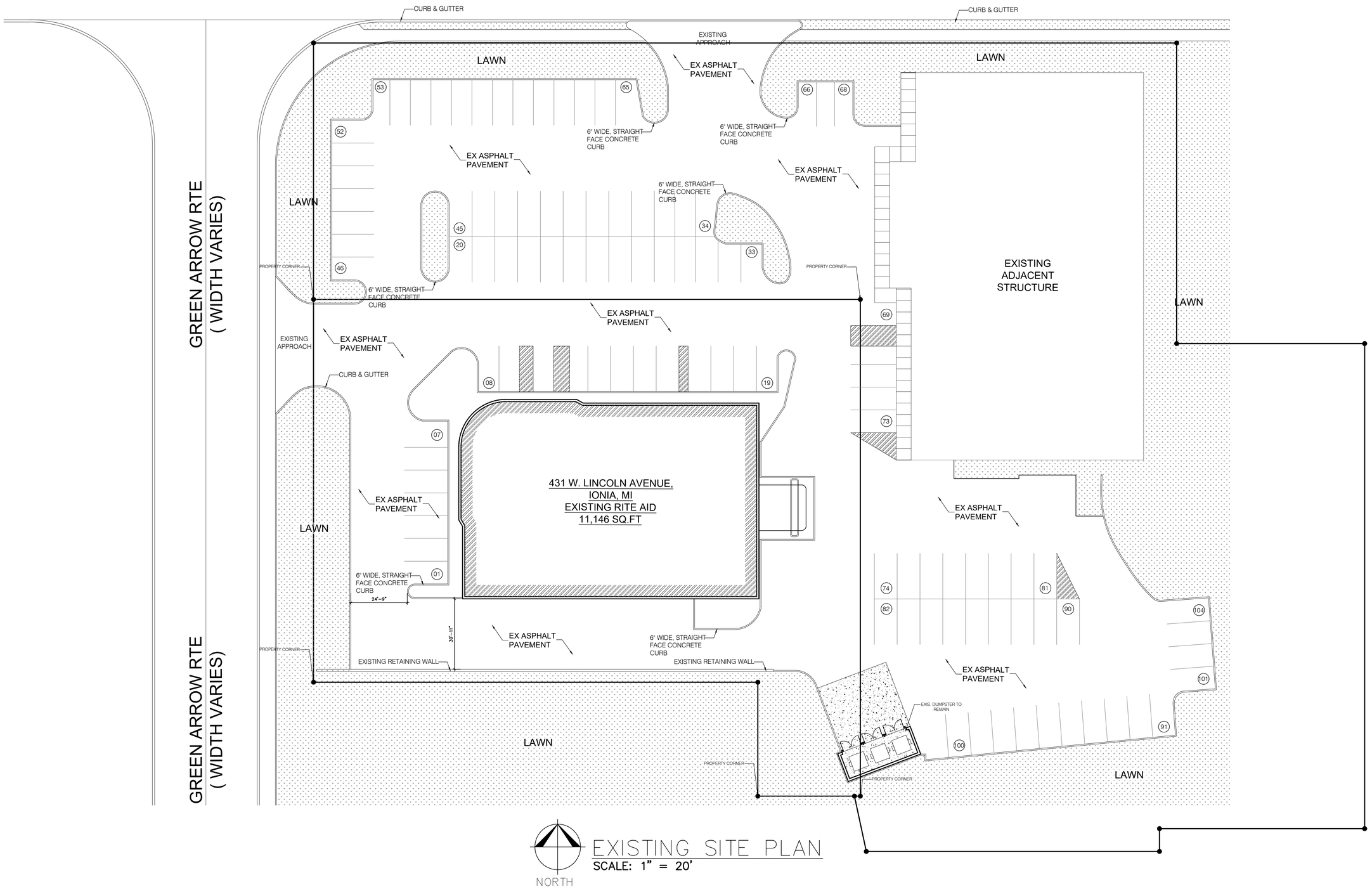
ZONING INFORMATION

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



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:

STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No. 6201058126
LICENSED PROFESSIONAL ENGINEER

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:

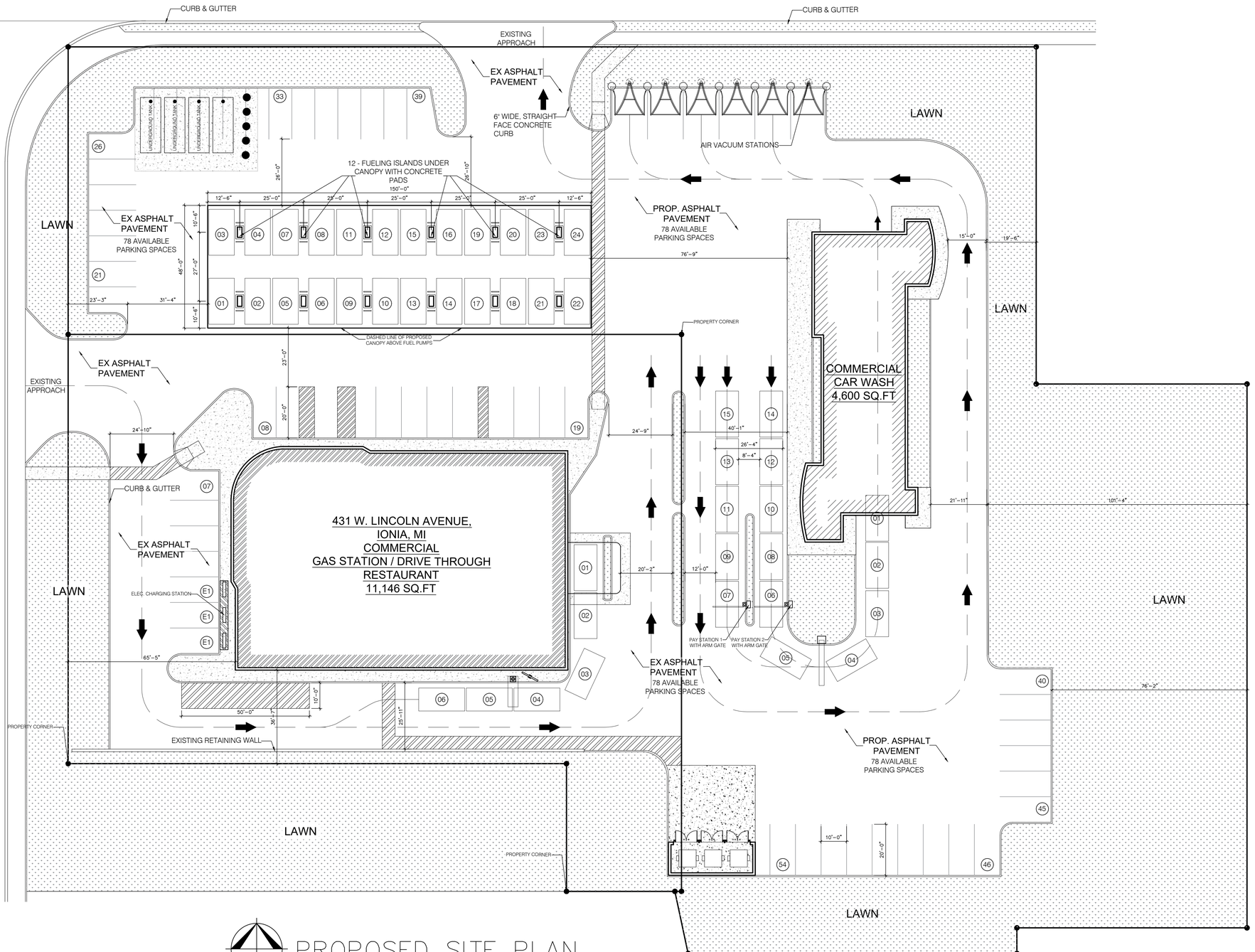
SP-1

BLUE WATER HWY
(WIDTH VARIES)

BLUE WATER HWY
(WIDTH VARIES)

BLUE WATER HWY
(WIDTH VARIES)

GREEN ARROW RTE
(WIDTH VARIES)



PROPOSED 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:

STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No. 6201028726
LICENSED PROFESSIONAL ENGINEER

Issued For

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

Sheet Title:

PROPOSED SITE PLAN

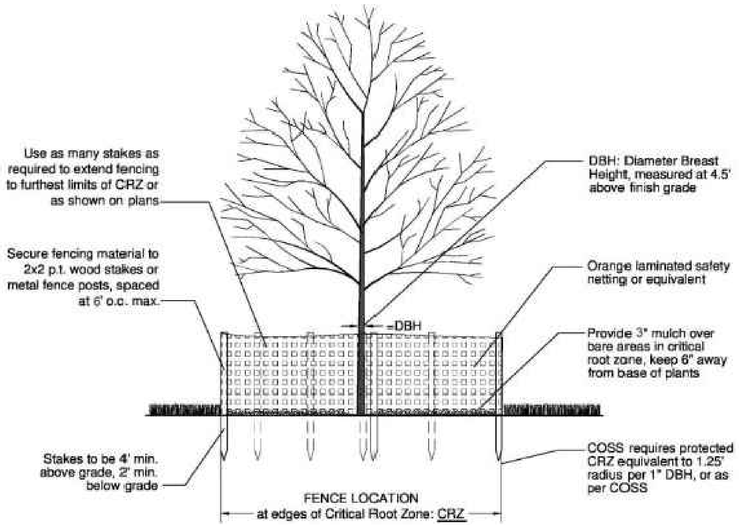
Date: 05/02/2025

Scale: Noted

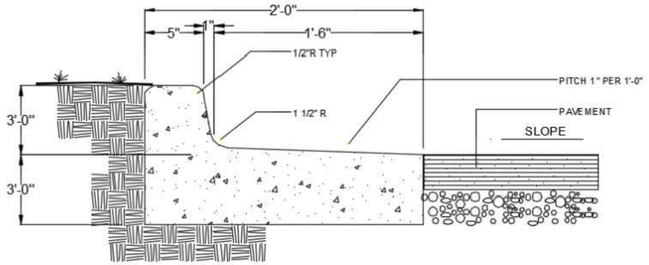
Project Number: 25-119

Sheet Number:

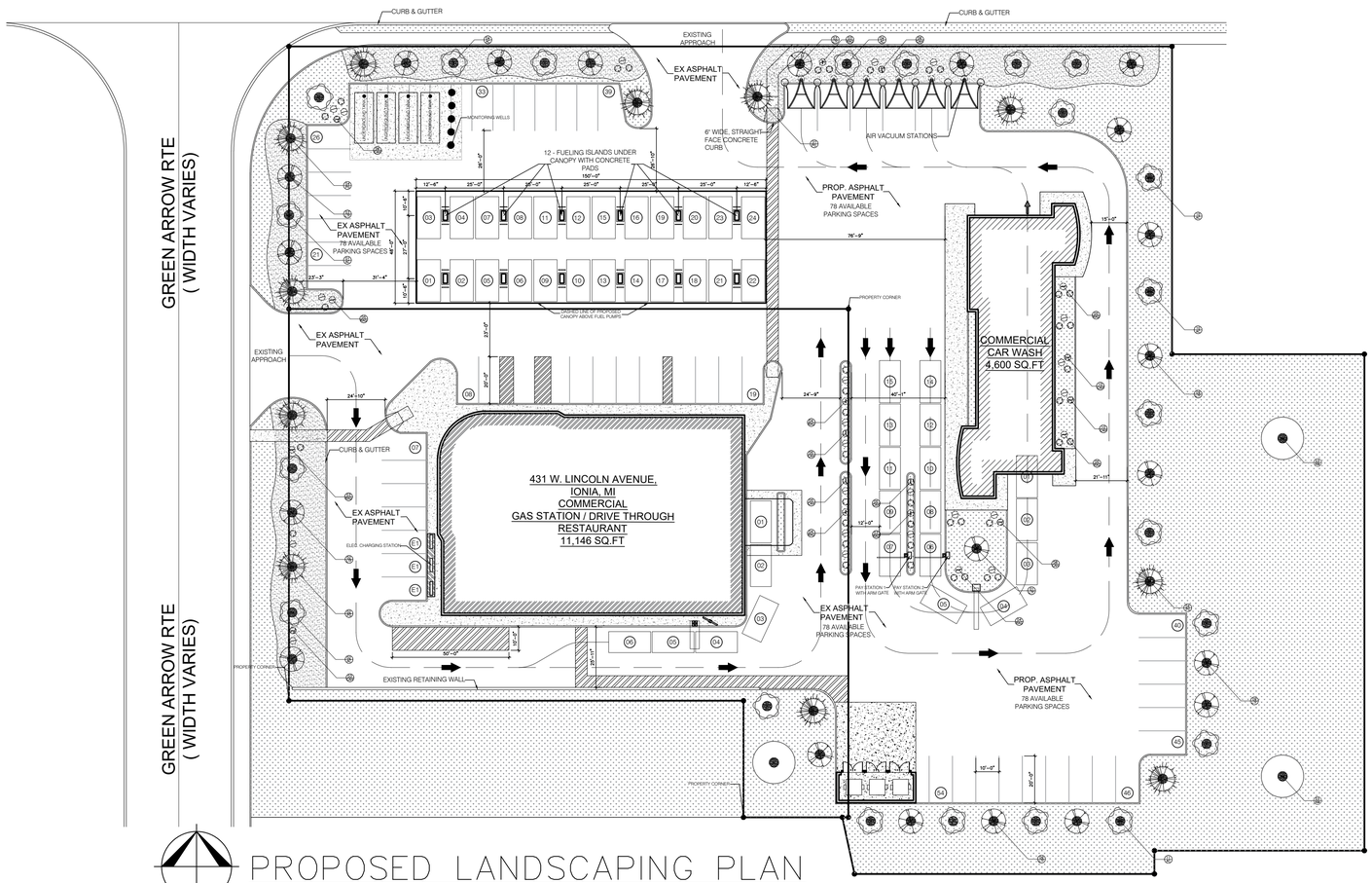
SP-2



TREE PROTECTION DETAIL



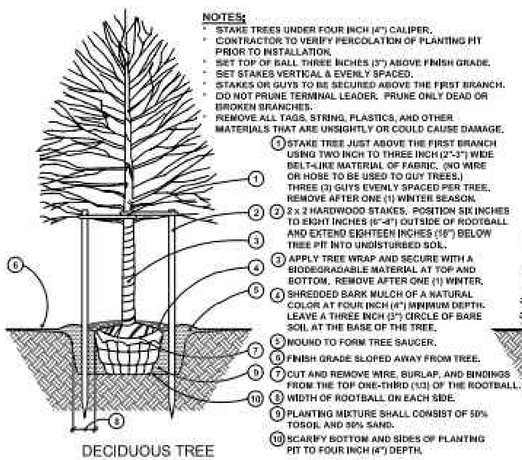
CURB & GUTTER DETAIL



PROPOSED LANDSCAPING PLAN

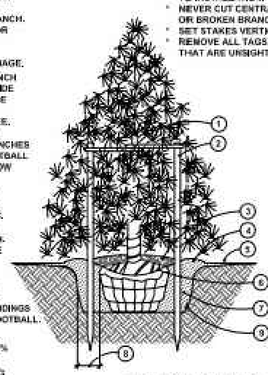
SCALE: 1" = 30'

NORTH



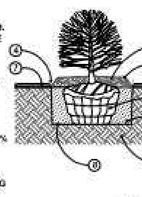
NOTES:
- STAKE TREES UNDER FOUR INCH (4") CALIPER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- SET STAKES VERTICAL & EVENLY SPACED.
- STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
- DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.

1. 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 ONE (1) WINTER SEASON.
2. 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.
3. APPLY TREE WRAP AND SECURE WITH A BIODEGRADABLE MATERIAL AT TOP AND BOTTOM. REMOVE AFTER ONE (1) WINTER.
4. 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.
5. MOUND TO FORM TREE SAUCER.
6. FINISH GRADE SLOPED AWAY FROM TREE.
7. CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
8. WIDTH OF ROOTBALL ON EACH SIDE.
9. PLANTING MIXTURE SHALL CONSIST OF 50% TOSOIL AND 50% SAND.
10. SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.



NOTES:
- STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH.
- STAKE ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
- SET STAKES VERTICAL AND EVENLY SPACED.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

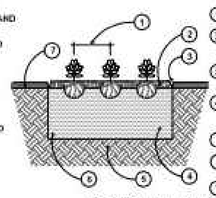
1. STAKE TREE AS INDICATED USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF FABRIC. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
2. 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
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, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
7. PLANTING MIXTURE SHALL CONSIST OF 50% TOSOIL AND 50% SAND.
8. WIDTH OF ROOTBALL ON EACH SIDE.
9. SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.



GENERAL NOTES FOR ALL PLANTINGS:
- DO NOT CUT CENTRAL 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.
- PLANTS SHALL BEAR THE SAME 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 FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.

NOTE:
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- THE PLANTING MIXTURE SHALL CONSIST OF 20% TOPSOIL, 60% SAND, AND 20% COMPOST.

1. SHREDDED BARK MULCH AT THREE INCH (3") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
2. FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
3. CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
4. 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
5. EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX.
6. UNDISTURBED SUBGRADE.
7. LAWN.
8. SCARIFY SUBGRADE.



NOTE:
- 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 MIXTUE SHALL CONSIST OF 20% TOPSOIL, 60% SAND, AND 20% COMPOST.

1. SEE PLANT LIST FOR SPACING DISTANCE.
2. SHREDDED HARDWOOD BARK OF A NATURAL COLOR MULCH AT TWO INCH (2") MINIMUM DEPTH.
3. 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
4. EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A TEN INCH (10") DEPTH.
5. UNDISTURBED SUBGRADE.
6. PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
7. LAWN.

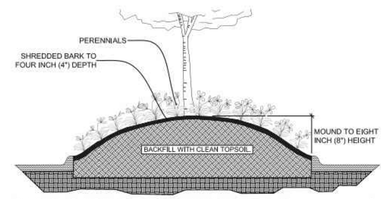
PLANTING DETAILS

not to scale

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Large Trees				
ARA		*Acer rubrum* 'Redpointe'	Redpointe Red Maple	3" cal, B&B
LSS		*Liquidambar styraciflua* 'Slender Silhouette'	Slender Silouette American Sweetgum	3" cal, B&B
LTF	20	*Liriodendron tulipifera* 'Fastigiata'	Fastigiate Tulliptree	3" cal, B&B
PG	11	*Picea glauca*	White Spruce	8' ht, B&B
Ornamental Trees				
AC	22	*Amelanchier canadensis*	Clump Serviceberry	6' - 8' ht, B&B
ACS		*Amelanchier canadensis*	Single Stem Serviceberry	2" cal, B&B
Shrubs				
CAH	48	*Clethra alnifolia* 'Hummingbird'	Himmingbird Summersweet	30" ht., 5 gal, pot
IVJ		*Ilex verticillata* 'Jim Dandy'	Jim Dandy Winterberry	30" ht., 5 gal, pot
IVR		*Ilex verticillata* 'Red Sprite'	Red Sprite Winterberry	30" ht., 5 gal, pot
RAG	31	*Rhus aromatica* 'Gro-Low'	Gro-Low Fragrant Sumac	30" ht., 3 gal, pot
SJG		*Spiraea japonica* 'Goldmound'	Goldmound Spirea	30" ht., 3 gal, pot
TMD		*Taxus x media* 'Densiformis'	Densiformis Yew	30" ht, B&B
Perennials				
CP		*Carex pensylvanica*	Pennsylvania Sedge	1 gal, pot, 24" o.c.
HHR		*Hemerocallis sp.* 'Happy Returns'	Happy Returns Daylily	1 gal, pot, 30" o.c.
PAM		*Pennisetum alopecuroides* 'Moudry'	Black Flowered Fountain Grass	2 gal, pot, 36" o.c.
RFG		*Rudbeckia fulgida* var. *sullivanti* 'Goldsturm'	Goldsturm Orange Coneflower	2 gal, pot, 24" o.c.

* Landscape Contractor to determine the quantity in the field.



PARKING LOT ISLAND PLANTING DETAIL not to scale

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:

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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

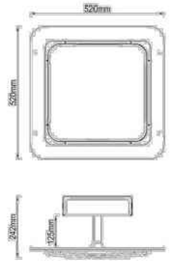
SNC

TECHNICAL DATA SHEET

NAME：LED Canopy Light

P/N：SNC-CP-150W-3421-1602

DLC CODE :P6AFA8NC



Advantage:

- UL cUL DLC certificate
- High CRI
- Mean Well IP65 driver, Input voltage 100-277Vac
- No UV or IR in the beam
- Easy to install and operate
- Energy saving, Long lifespan
- Light is soft and uniform, Safe to eyes
- Instant start, NO flickering, NO humming
- Green and eco-friendly without mercury.

Application:

- Gas station
- Service station,Toll station.

SNC OPTO ELECTRONIC CO., LTD
Tel: +86-755-29683009
www.snc-lighting.com
Fax: +86-755-29684853
E-mail:sales@snc-led.com

VIETNAM JJ LIGHTING COMPANY LIMITED

Lot 01-2-1-5-8, Dai Dong - Hoan Son Industrial Park, Dai Dong Commune, Hoan Son Commune, Tien Du District, Bac Ninh Province, Vietnam
Web:www.vnjjlighting.com Tax code: 2301085265 Email: dasia@vnjjlighting.com Wechat / Whatsapp: 008615914091138

-Driver:PF≥0.90, THD<20%
-LED Source: 5MD2835, CRI>70, LM80
-Lumens : 140LM/W
-Shell Material: Bronze Aluminum Body+Glass Cover(A series)
-Colour Temperature: 3500K/4000K/5000K/5700K ±5%
-Warranty: 5 Years
-Certification: UL,FCC, CE,RoHS
-Waterproof Grade: IP65
-Model No. Description:
DDM (Dimming function)
DDS (Dimming+Sensing function)
DDE (Dimming+Emergency function)
DSE (Dimming+Sensing+Emergency function)
BB(Color Temperature)

LED Wall Pack A Series -UL E508912

Item No	Luminous Efficacy	Watts (W)	LED	Dimmable	Dimension (Inch)	Input Voltage	Driver Brand	
WPA01-040USBL-01DDM03	140LM/W	40W	5MD2835	0-10v dimmable	14.21*9.29*7.6	AC120-277V	Becky with 6KV surge protection	
WPA01-060USBL-01DDM03		60W						
WPA01-080USBL-01DDM03		80W						
WPA01-100USBL-01DDM03		100W						
WPA01-120USBL-01DDM03		120W						

The accessory of LED Wall Pack

The quotation on accessory is only for reference, the separate packed accessory non-made/processed in Vietnam could not ship from Vietnam directly, and please see the list for your review.

	AC100-300V,10KV surge protection device
	AC100-300V,20KV surge protection device
	Daylight sensor , DC12V
	Infrared sensor & daylight sensor, AC120-277V
	The remote controller of Infrared sensor sensor
	Emergency battery backup driver, AC120-277V/15W

NOTE: 2 WALL PACK LIGHTS & POLES FACING RESIDENTIAL HOME ALONG THE EAST PROPERTY LINE WILL BE DIRECTED DOWNWARDS AND SHIELDED

BLUE WATER HWY (WIDTH VARIES)

BLUE WATER HWY (WIDTH VARIES)

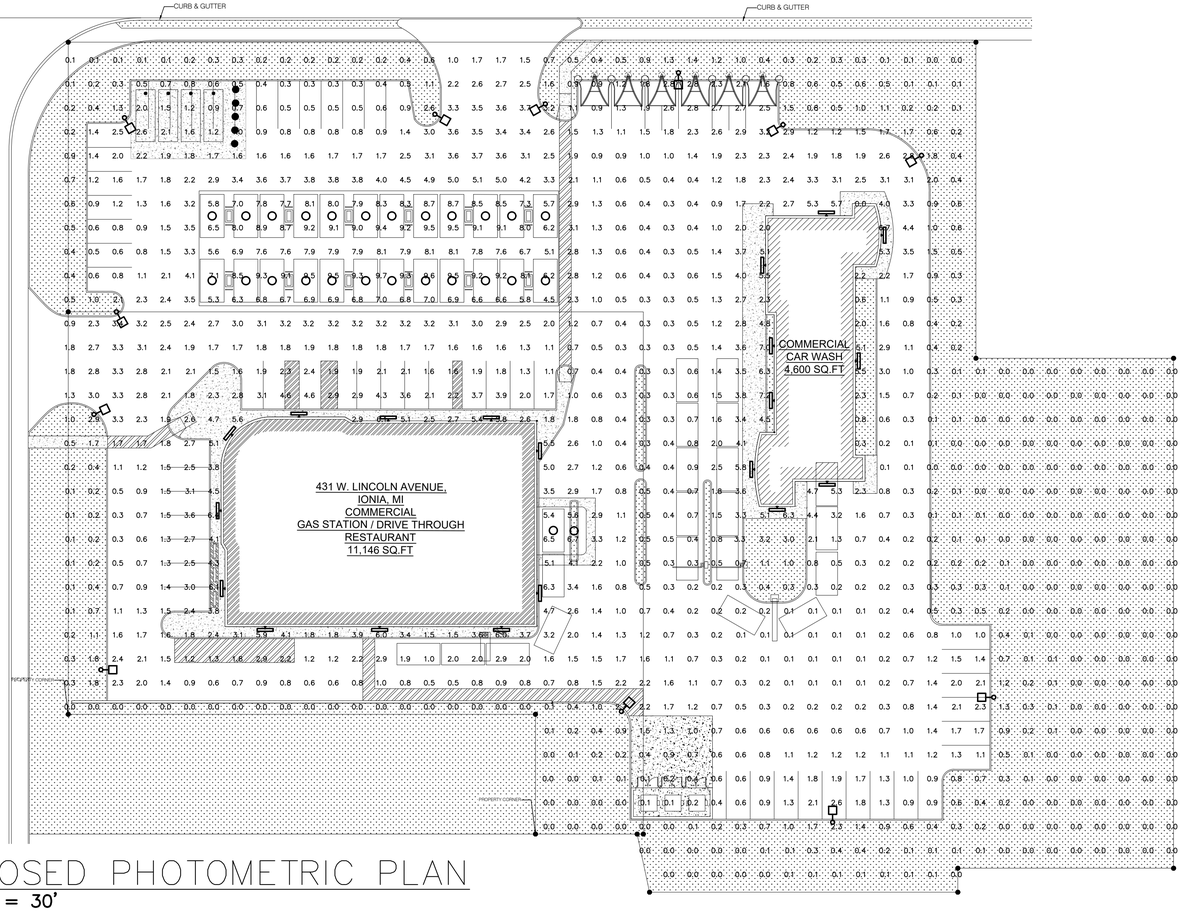
BLUE WATER HWY (WIDTH VARIES)

GREEN ARROW RTE (WIDTH VARIES)

GREEN ARROW RTE (WIDTH VARIES)

CURB & GUTTER

CURB & GUTTER



NORTH

PROPOSED PHOTOMETRIC PLAN

SCALE: 1" = 30'

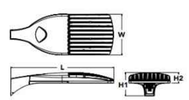
d-series

D-Series Size 1
LED Area Luminaire

Buy American

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2" (8.9 cm)
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

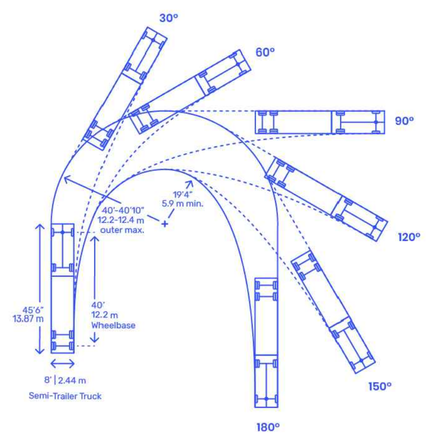
Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

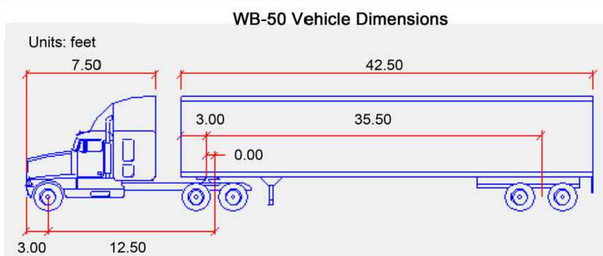
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics: P1 P2 P3 P4 P5 P7 P8 P9 Rotated optics: P10 P11 P12 P13	30K 3000 K; 40K 4000 K; 50K 5000 K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; TFTM Forward throw medium; T5VS Type V very short; T5S Type V short; T5W Type V wide; BLC Backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	MVOLT; XVOLT (277V-480V); 120°; 208°; 240°; 277°; 347°; 480°	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adapter; RPUMBA Round pole universal mounting adapter. Shipped separately: KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish)

Control options	Other options	Finish
Shipped installed: NLTAIR2 nLight AIR generation 2 enabled; PIRHN Network, high/low motion/ambient sensor; PER NEMA twist-lock receptacle only (controls ordered separate); PERS Five-pin receptacle only (controls ordered separate); PE6LT Seven-pin receptacle only (controls ordered separate); DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); DS Dual switching	PIR High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 3fc; PIRH High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 3fc; PIRTFCW High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 3fc; PIRHTFCW Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 3fc; FAO Field adjustable output	Shipped installed: HS House-side shield; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); L90 Left rotated optics; R90 Right rotated optics; HA 50°C ambient operation; BAA Buy American Act Compliant. Shipped separately: BS Bird spikes; EGS External glare shield	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

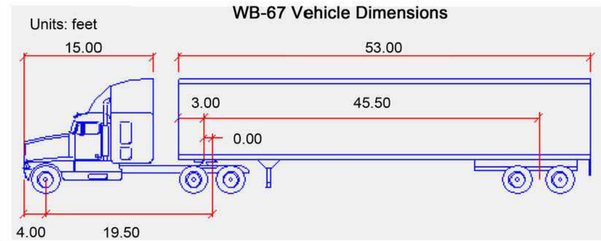
Dimensions.Guide
Semi-Trailer Truck (40' WB) Turning Paths



WB-50 Vehicle Dimensions



WB-67 Vehicle Dimensions



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313-986-8381
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Owner:

APPROVED BY:

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Issued For

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

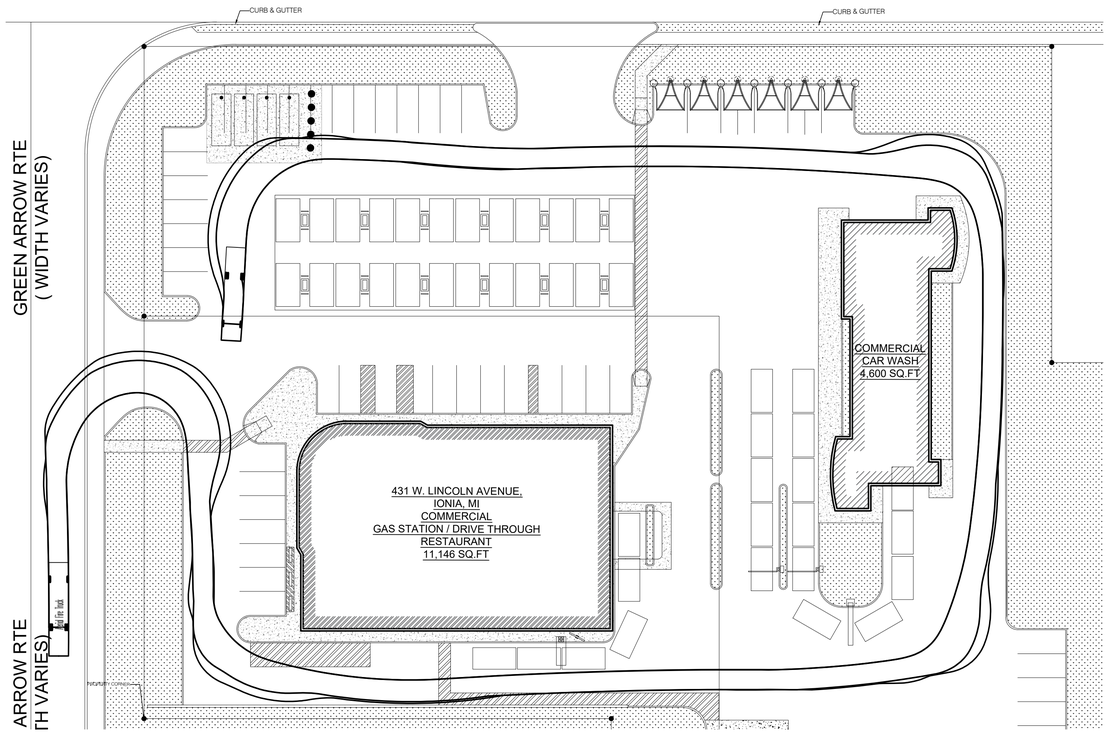
Sheet Title: PROPOSED PHOTOMETRIC PLAN

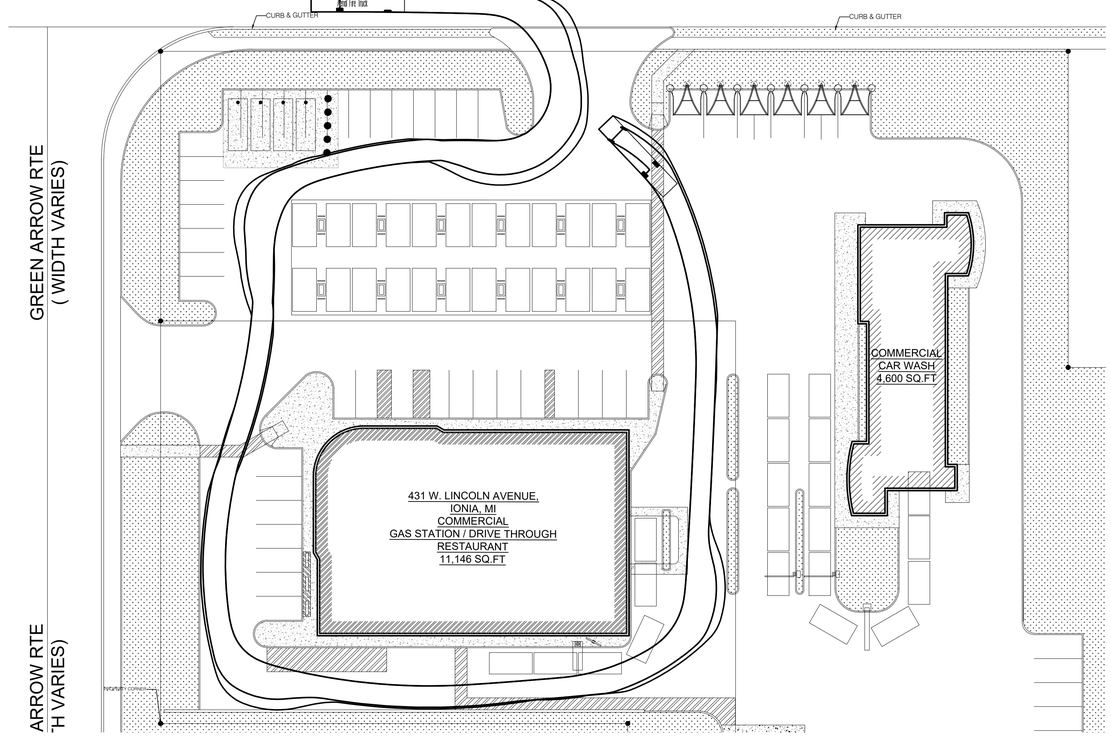
Date: 05/02/2025

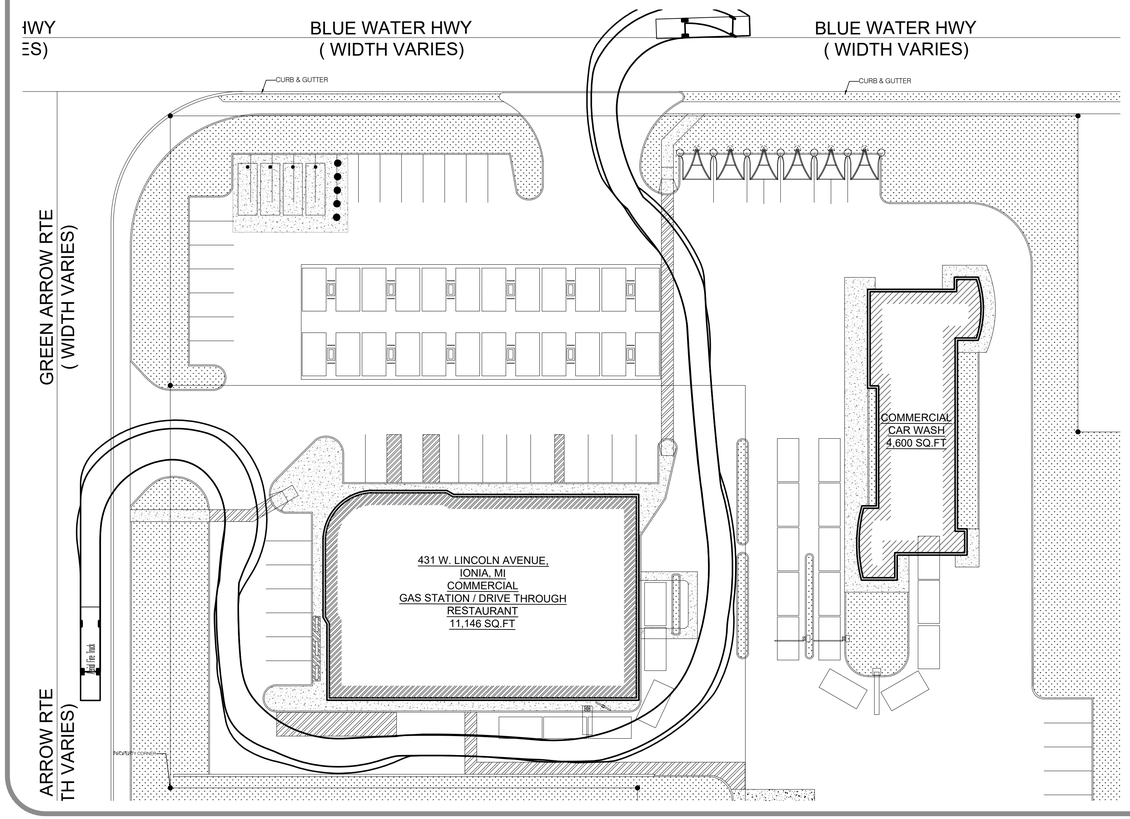
Scale: Noted

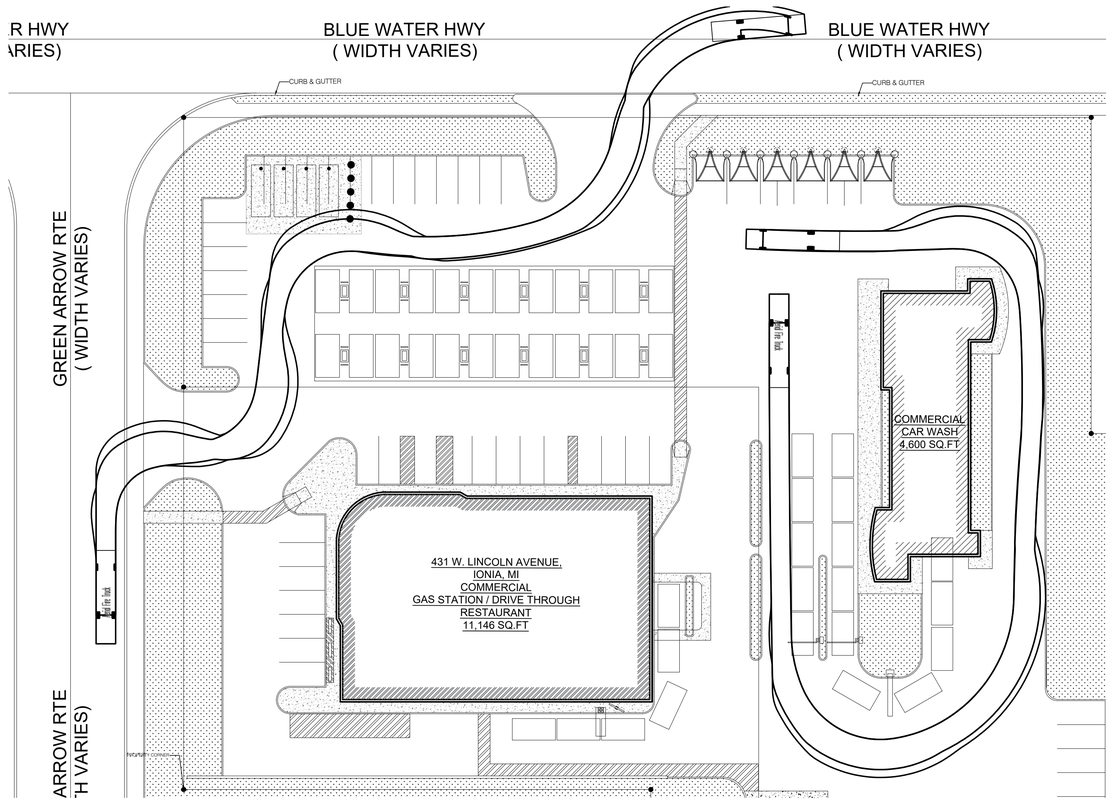
Project Number: 25-119

Sheet Number: SP-4









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& CONTRACTING INC.

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Seal:

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ADNAN H AL-SAATI
ENGINEER
No. 6201058126
REGISTERED PROFESSIONAL ENGINEER

Issued For

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

Sheet Title:

PROPOSED TRUCK
CIRCULATION PLAN

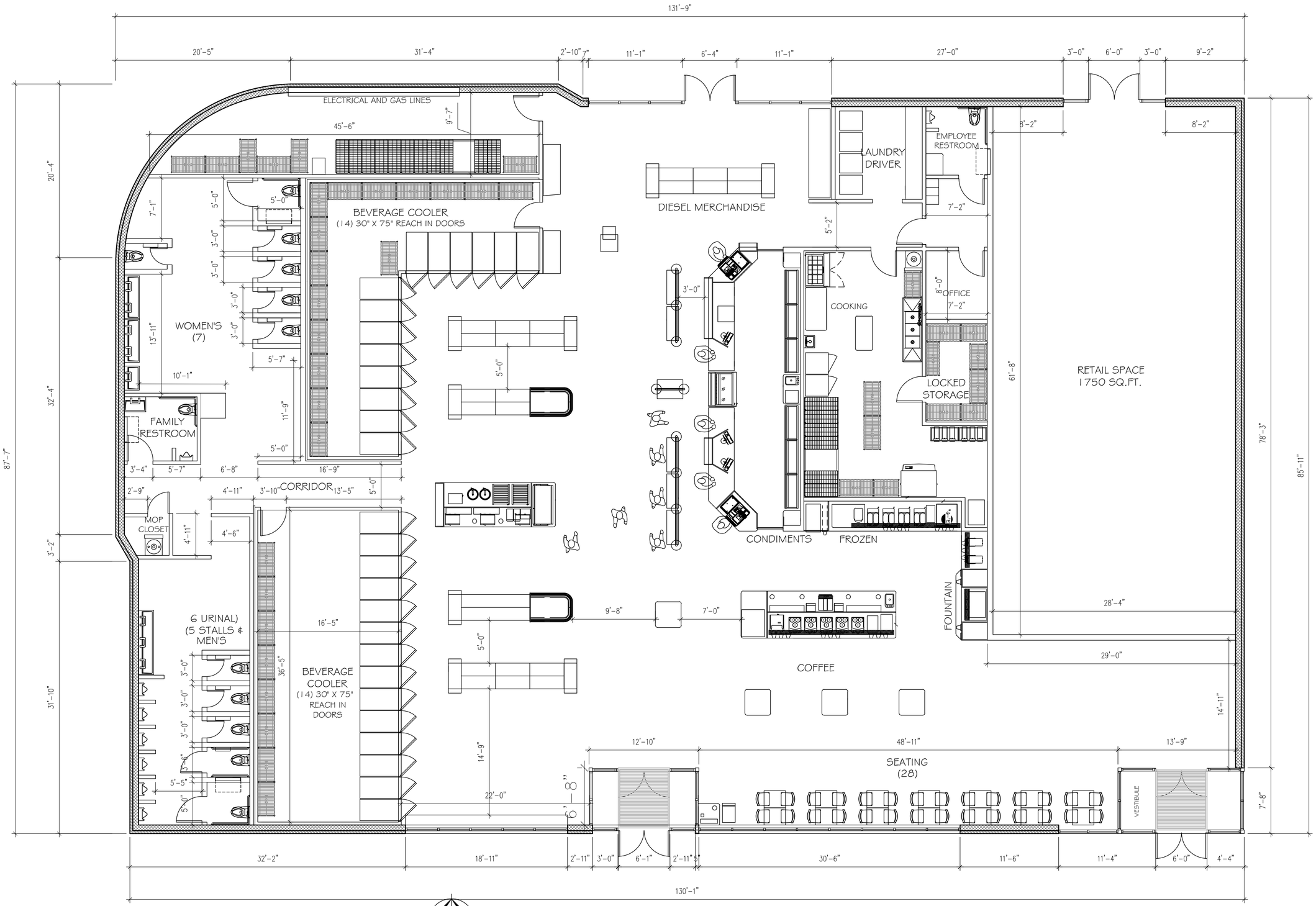
Date: 05/02/2025

Scale: Noted

Project Number: 25-119

Sheet Number:

SP-5



NORTH

PROPOSED FLOOR PLAN (GAS STATION)

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

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:

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3241 S. TELEGRAPH
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Email: ncdesigners@yahoo.com

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STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No. 6201058126
LICENSED PROFESSIONAL ENGINEER

Issued For

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

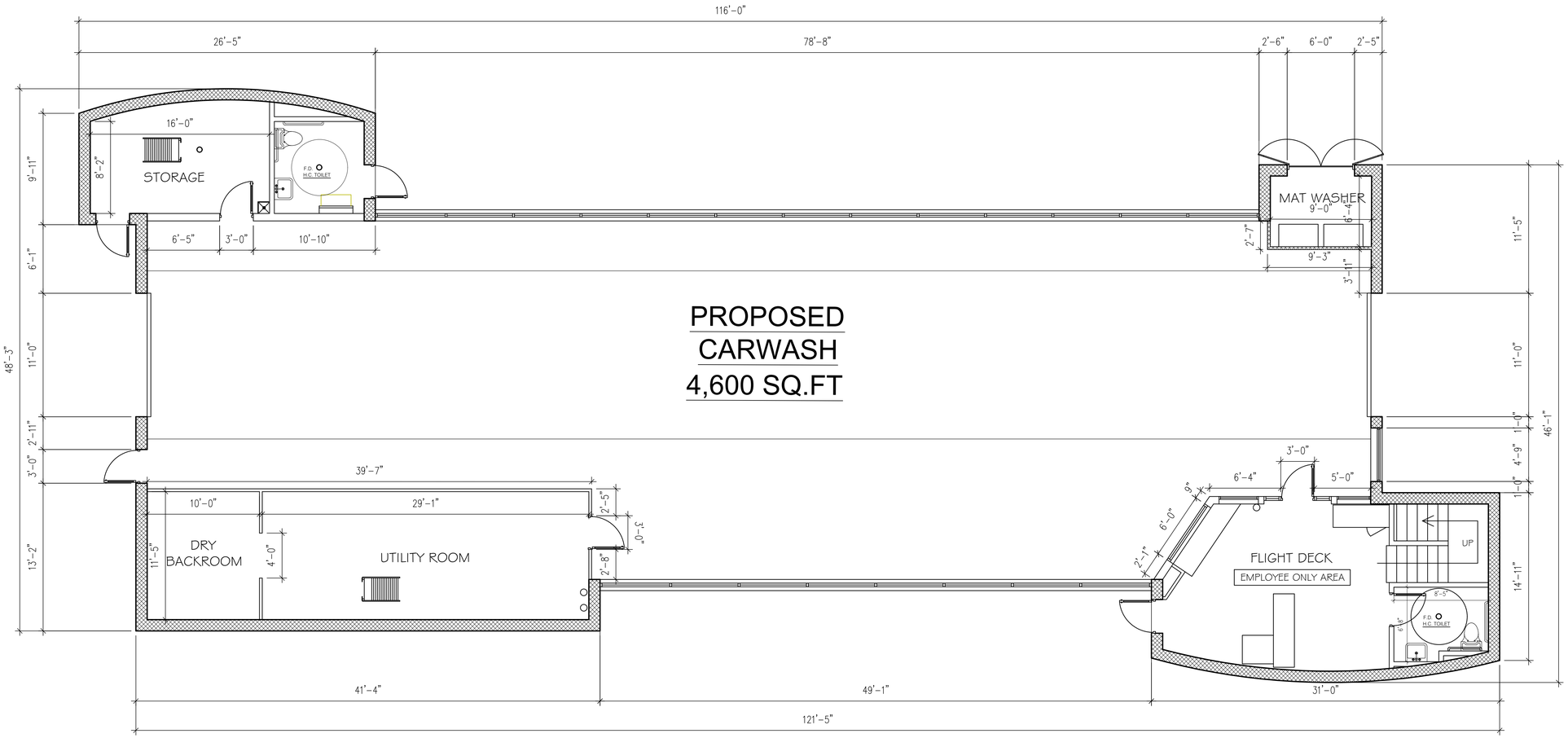
Sheet Title: PROPOSED FLOOR PLAN GAS STATION

Date: 05/02/2025

Scale: Noted

Project Number: 25-119

Sheet Number: A-1

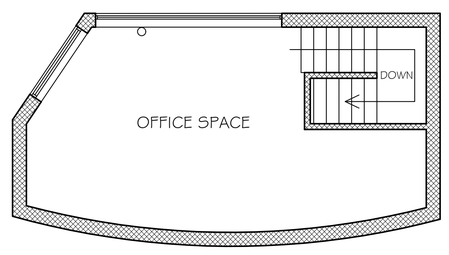


PROPOSED CARWASH 4,600 SQ.FT

PROPOSED PLANS (CAR WASH)

SCALE: 3/16" = 1' – 0"

NORTH



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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

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

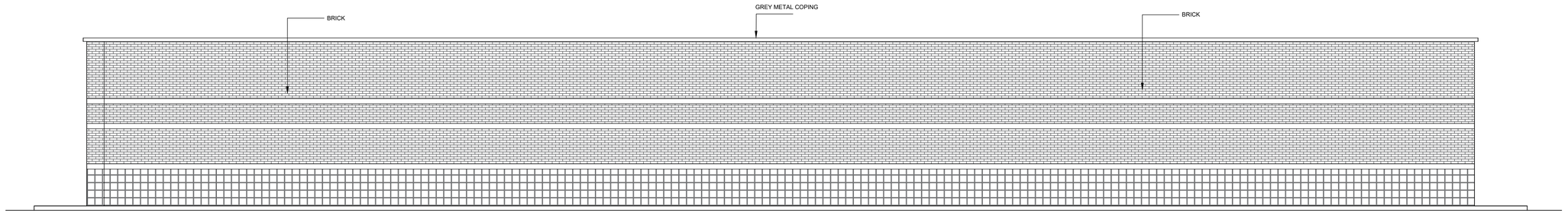
Sheet Title: PROPOSED FLOOR PLAN CAR WASH

Date: 05/02/2025

Scale: Noted

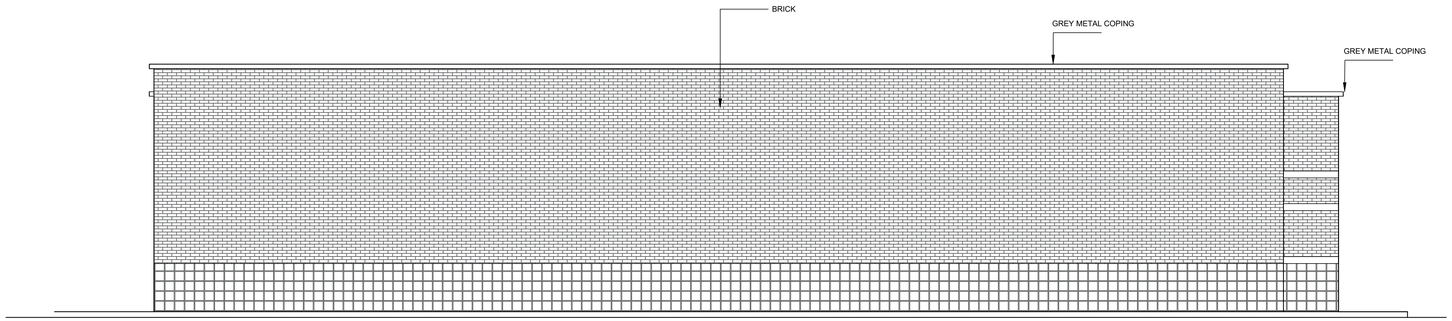
Project Number: 25-119

Sheet Number: A-1.1



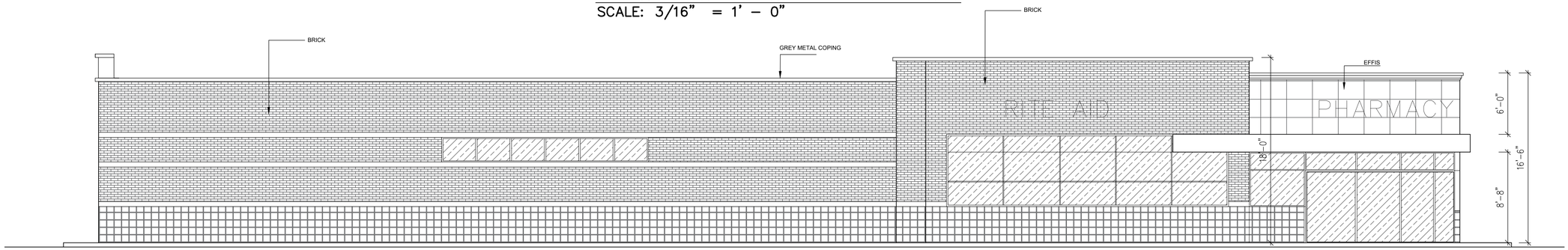
EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1' – 0"



EXISTING EAST ELEVATION

SCALE: 3/16" = 1' – 0"



EXISTING NORTH ELEVATION

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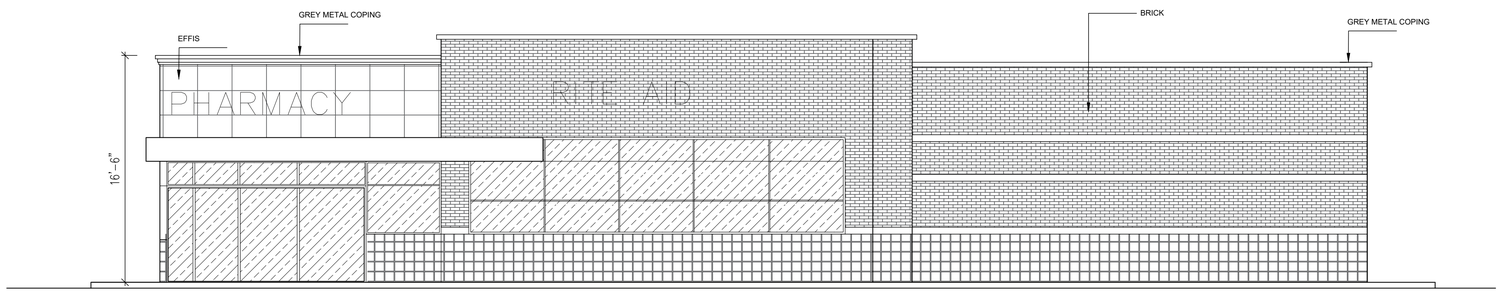

EXISTING WEST ELEVATION

SCALE: 3/16" = 1' – 0"

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Seal:

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ENGINEER
No. 6201063126
PROFESSIONAL ENGINEER

Issued For

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

Sheet Title:

EXISTING ELEVATIONS
GAS STATION

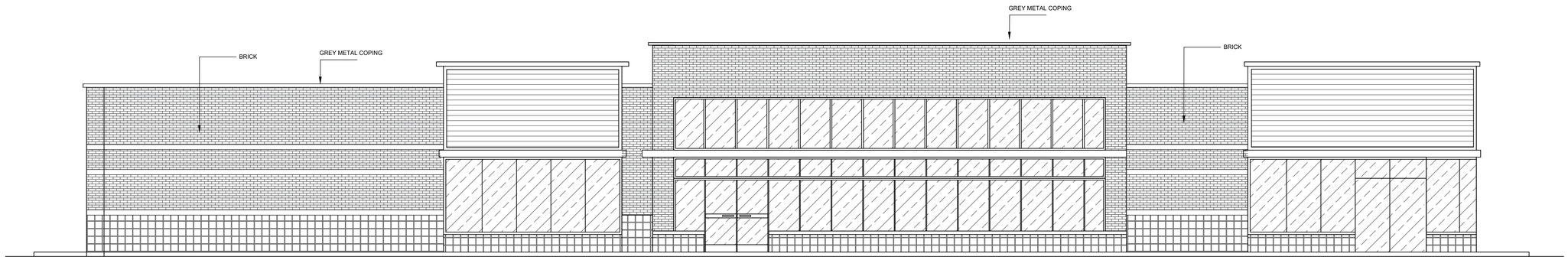
Date: 05/02/2025

Scale: Noted

Project Number: 25-119

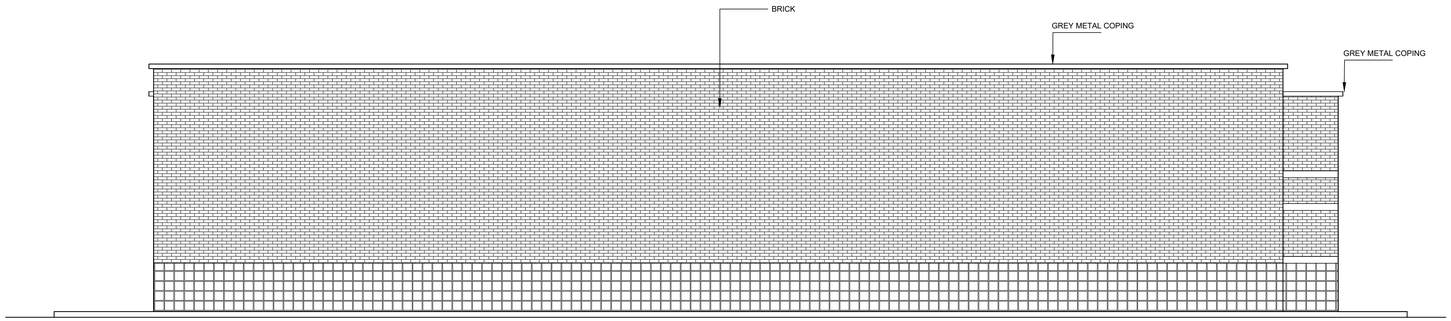
Sheet Number:

A-2



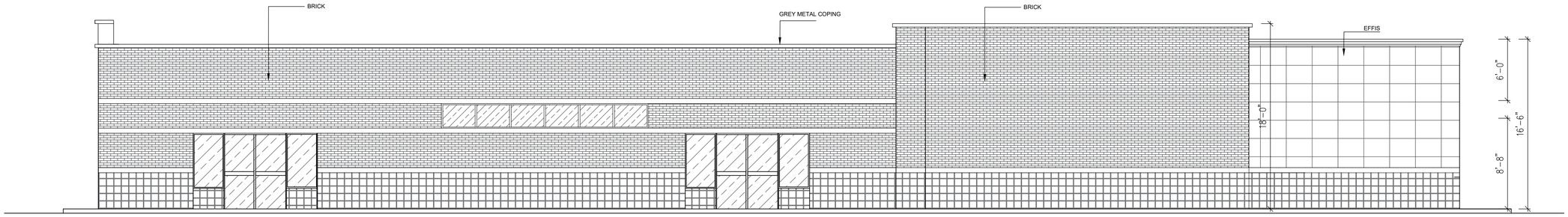
PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1' – 0"



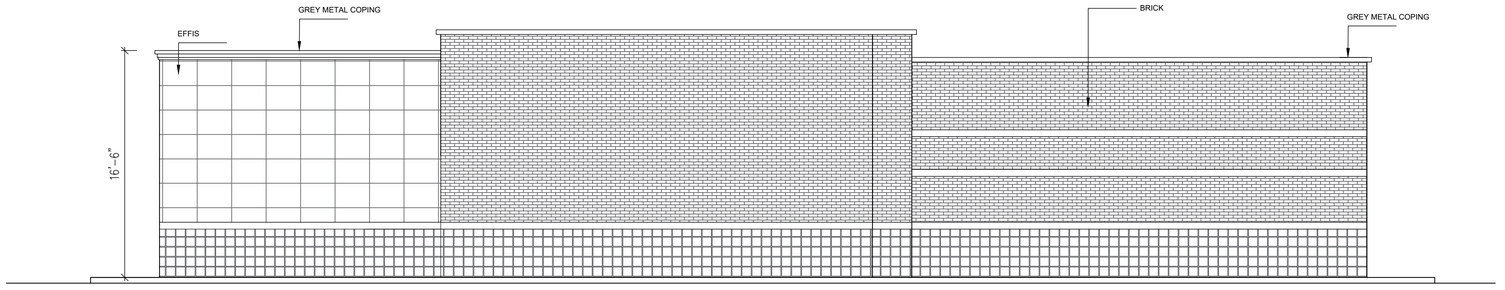
PROPOSED EAST ELEVATION

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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313-986-8381
Email: ncdesigners@yahoo.com

Seal:

STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No. 6201058126
PROFESSIONAL ENGINEER
2017

Issued For

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

Sheet Title:

PROPOSED ELEVATIONS
GAS STATION

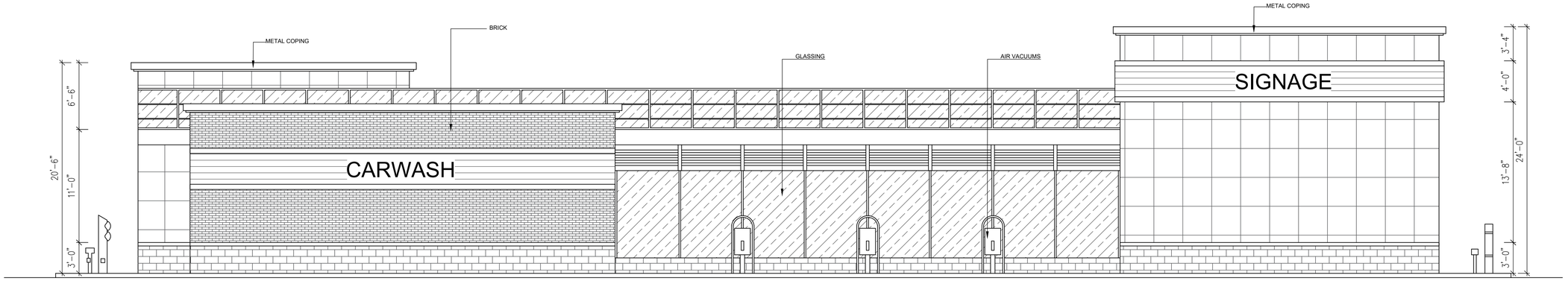
Date: 05/02/2025

Scale: Noted

Project Number: 25-119

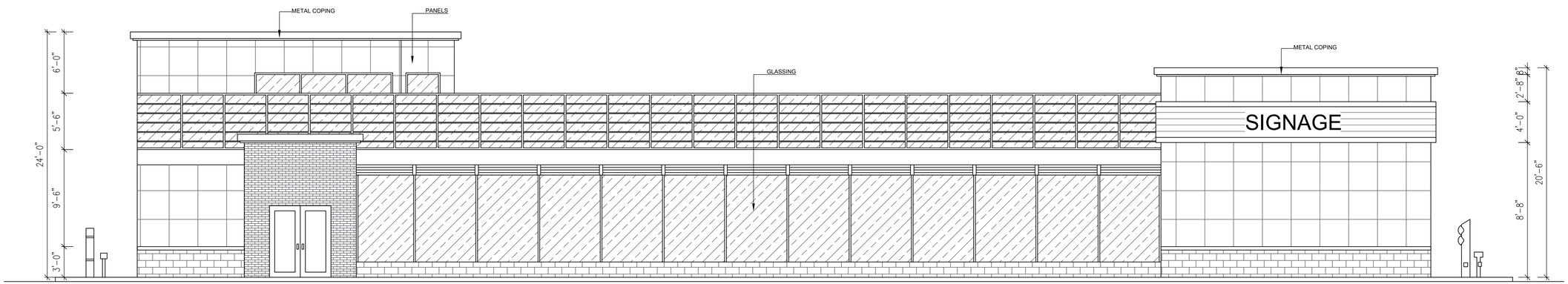
Sheet Number:

A-2.1



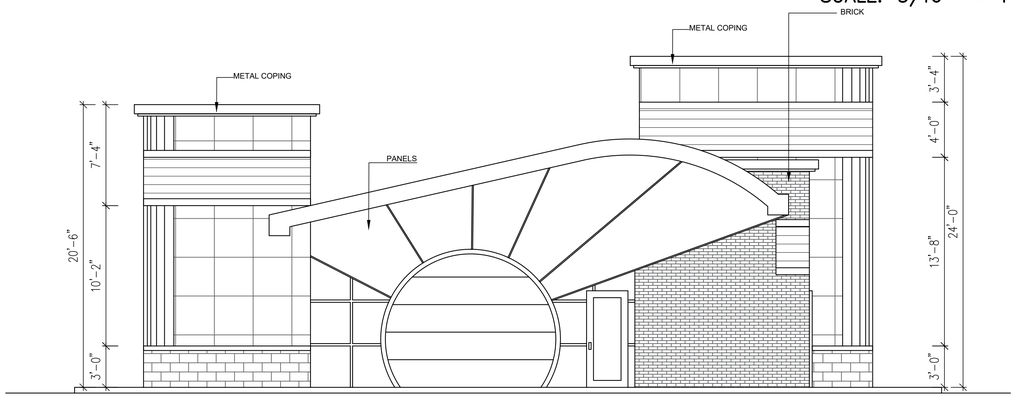
PROPOSED WEST ELEVATION

SCALE: 3/16" = 1' – 0"



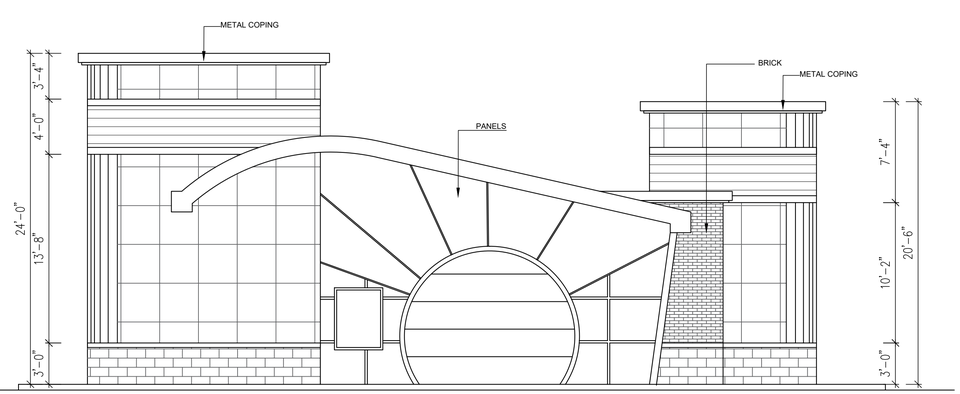
PROPOSED EAST ELEVATION

SCALE: 3/16" = 1' – 0"



PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1' – 0"



PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1' – 0"

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:

STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No. 6201068128
LICENSED PROFESSIONAL ENGINEER

Issued For

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

Sheet Title:

PROPOSED ELEVATIONS CAR WASH

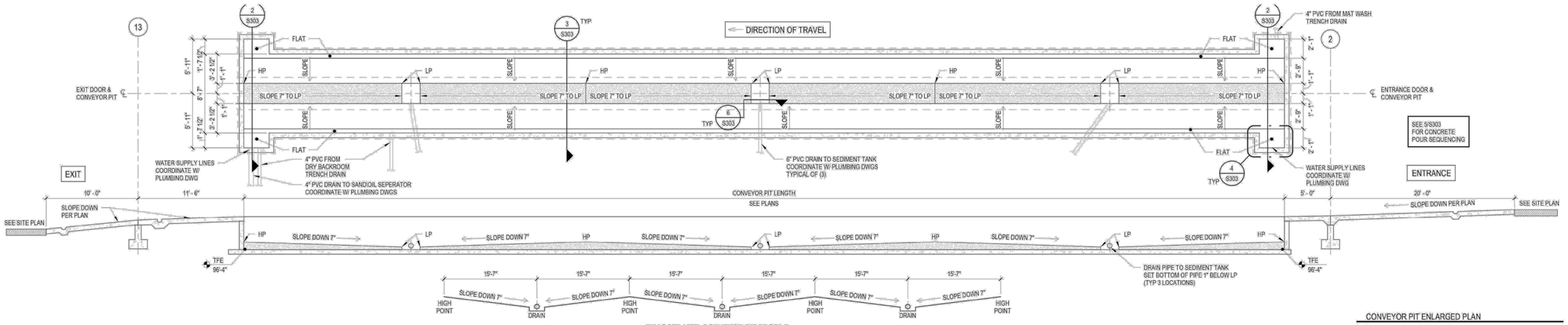
Date: 05/02/2025

Scale: Noted

Project Number: 25-119

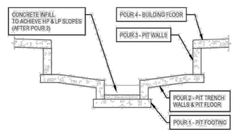
Sheet Number:

A-2.2

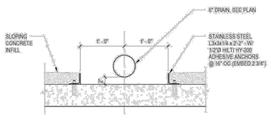


EXAGGERATED CONVEYOR PIT PROFILE

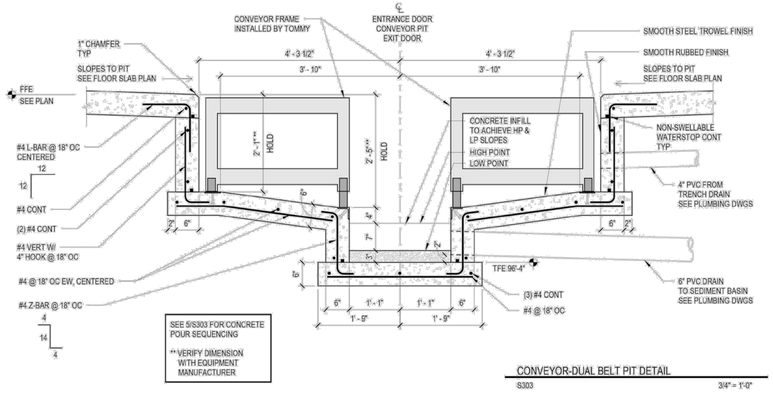
CONVEYOR PIT ENLARGED PLAN
S101 NOT TO SCALE



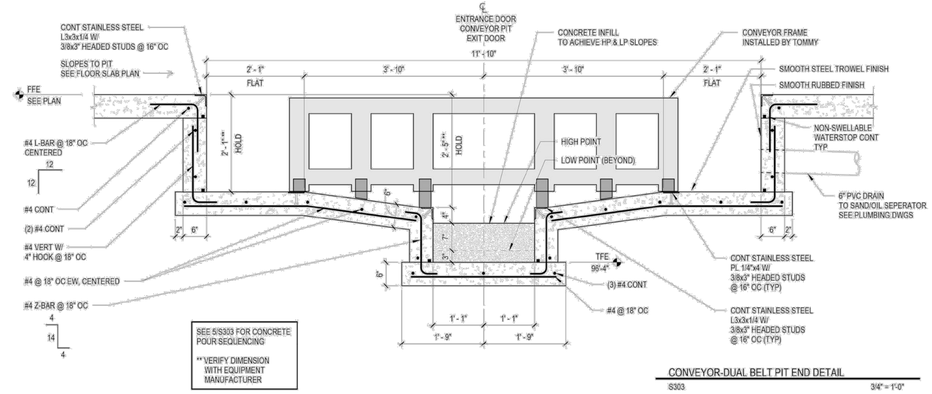
CONCRETE POUR SEQUENCING



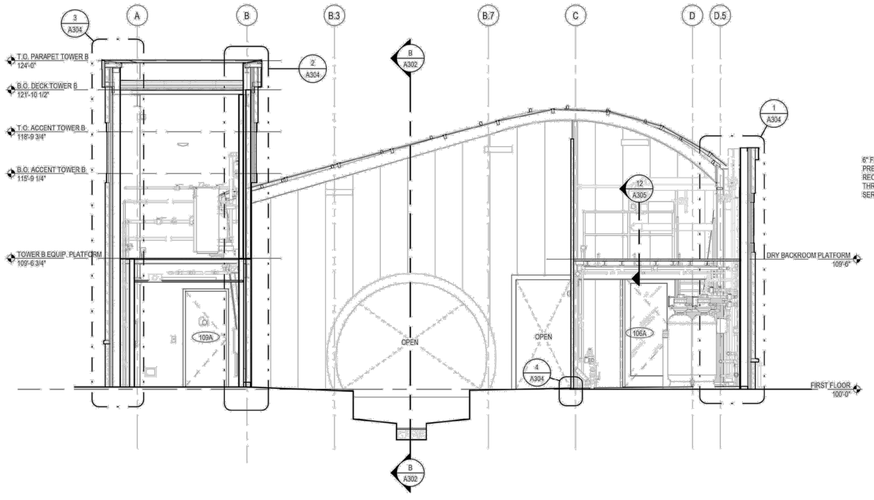
TRENCH PIT DRAIN DETAIL
S303



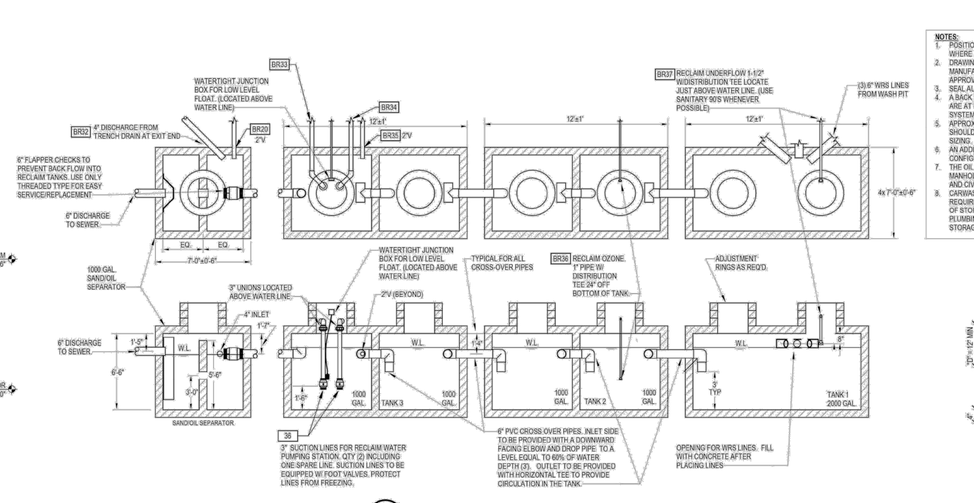
CONVEYOR-DUAL BELT PIT DETAIL
S303 3/4" = 1'-0"



CONVEYOR-DUAL BELT PIT END DETAIL
S303 3/4" = 1'-0"

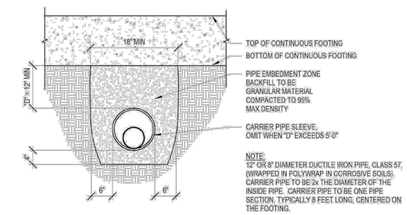


BUILDING SECTION TOWER B
A101 1/4" = 1'-0"



NOTES:
1. POSITION TANKS SO THAT PLUMBING IS BELOW FROST LINES IN AREAS WHERE FREEZING MAY OCCUR.
2. DRAWINGS ARE FOR REFERENCE ONLY. CONSULT WITH TANK MANUFACTURER TO IDENTIFY STANDARD CONFIGURATIONS FOR APPROVED APPLICATIONS.
3. SEAL ALL PENETRATIONS TO PREVENT LEAKAGE INTO THE SOIL.
4. A BACK FLOW PREVENTER MUST BE INSTALLED IN APPLICATIONS THAT ARE AT RISK OF HAVING SEWAGE BACKING UP INTO THE RECLAIM SYSTEM.
5. APPROXIMATE TANK VOLUME IS 2000 GALLONS EACH. TOTAL STORAGE SHOULD BE 6000 GALLONS. REFER TO DETAIL FOR TANK SEPARATON SIZING.
6. AN ADDITIONAL SAND/OIL SEPARATOR TO BE ADDED TO TANKING CONFIGURATION PER CITY/STATE REQUIREMENTS.
7. THE OIL SEPARATOR AND WATER RECLAIM TANKS, INCLUDING MANHOLES, TO BE RATED FOR HS-20 LOADING. REFER TO STRUCTURAL AND CIVIL DRAWINGS.
8. CARWASH TUNNEL AREA: 3,033 SQ FT. OIL INTERCEPTOR VOLUME REQUIREMENT: 6 CU FT OF STORAGE FOR FIRST 100 SQ FT AND 1 CU FT OF STORAGE FOR EACH ADDITIONAL 100 SQ FT PER THE MICHIGAN PLUMBING CODE. 7.48 GALLONS PER 1 CU FT., 265 GALLONS OF STORAGE MINIMUM.

2 WATER RECLAIM SYSTEM BASINS DETAIL
NOT TO SCALE



1 TYPICAL CONTINUOUS FOOTING CROSSING DETAIL
NOT TO SCALE

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:

STATE OF MICHIGAN
ADNAN H AL-SAATI
ENGINEER
No. 6201026126
LICENSED PROFESSIONAL ENGINEER

Issued For

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

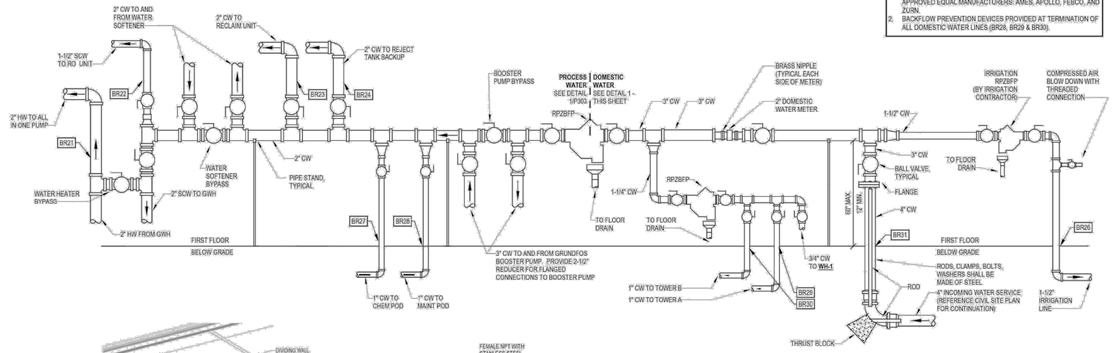
Sheet Title:
PROPOSED CAR WASH DETAILS

Date:
05/02/2025

Scale:
Noted

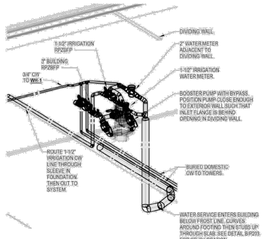
Project Number:
25-119

Sheet Number:
D-1

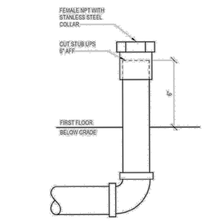


NOTES:
1. ALL RPZBFP'S SHOWN ARE TO BE EQUAL TO WATTS MODEL LF909. ROUTE RPZBFP DRAINS TO NEAREST FLOOR DRAIN WITH AIR GAP. APPROVED EQUAL MANUFACTURERS: AMES, APOLLO, FEBCO, AND ZURN.
2. BACKFLOW PREVENTION DEVICES PROVIDED AT TERMINATION OF ALL DOMESTIC WATER LINES (BR28, BR29 & BR35).

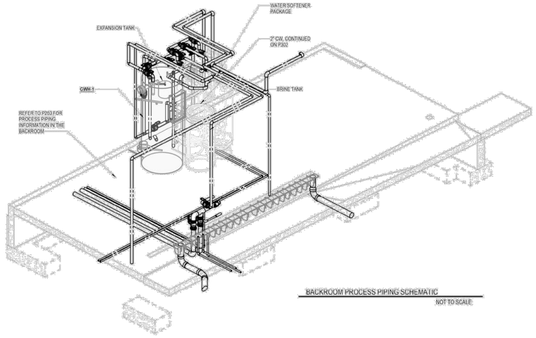
DOMESTIC WATER ENTRANCE
NOT TO SCALE



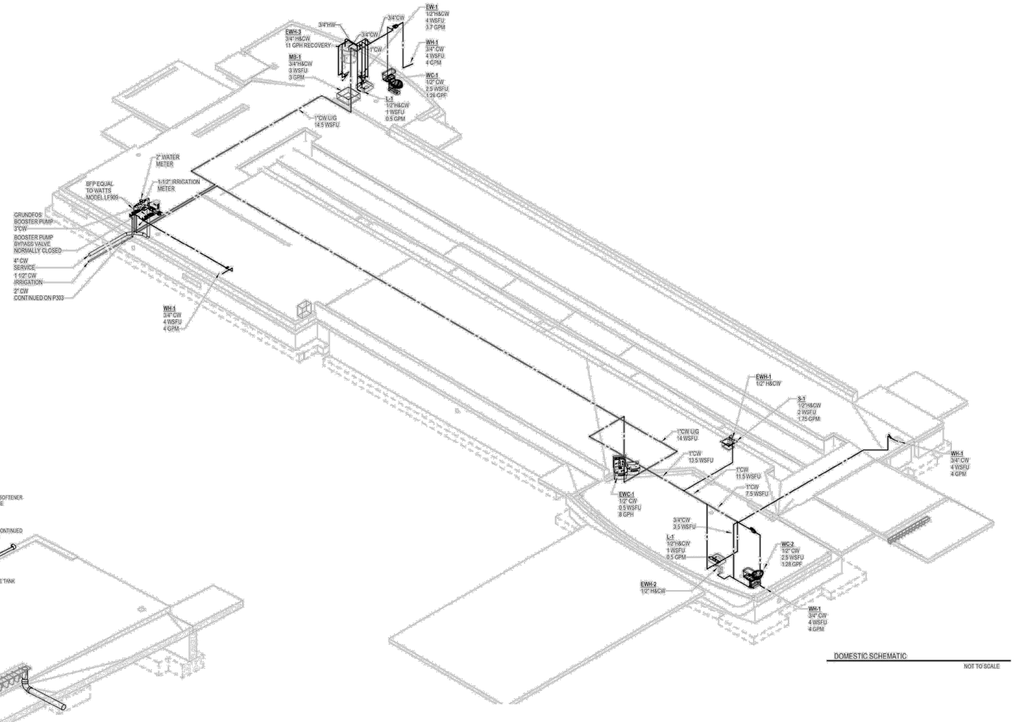
WATER SERVICE SCHEMATIC
NOT TO SCALE



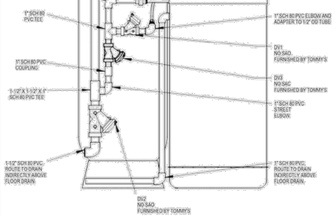
STUB UP DETAIL
NOT TO SCALE



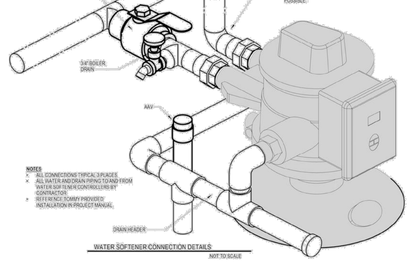
BACKROOM PROCESS PIPING SCHEMATIC
NOT TO SCALE



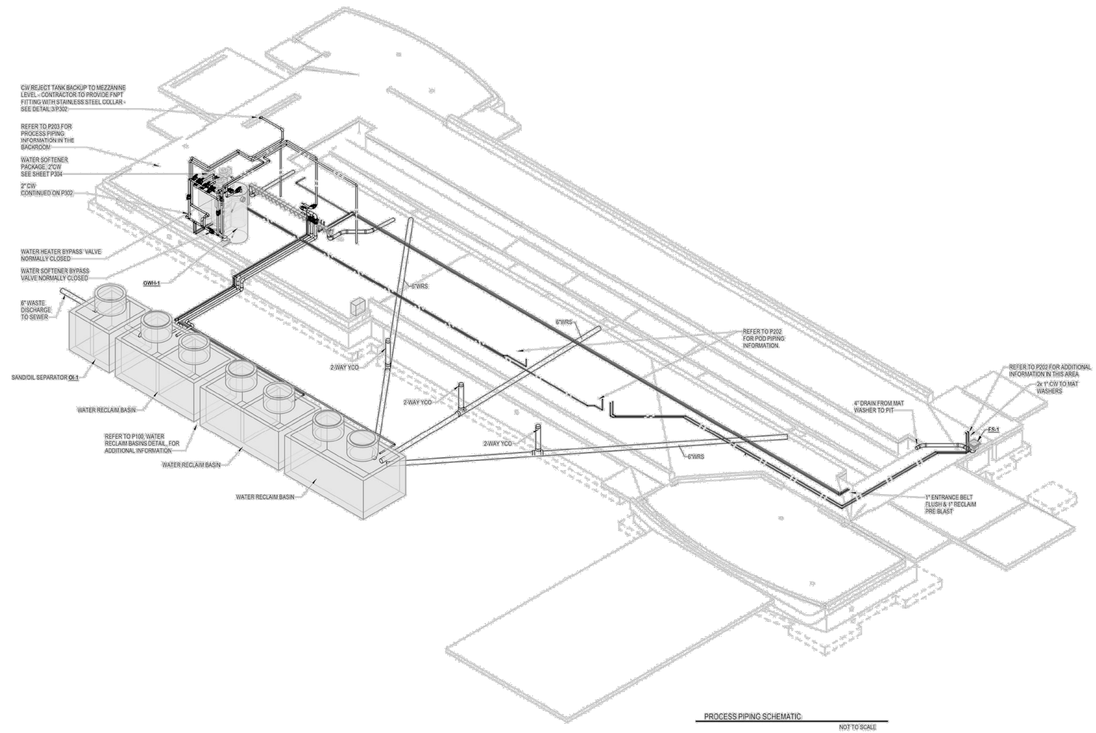
DOMESTIC SCHEMATIC
NOT TO SCALE



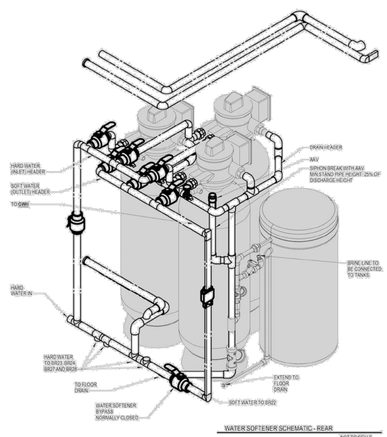
BRINE TANK CONNECTIONS
NOT TO SCALE



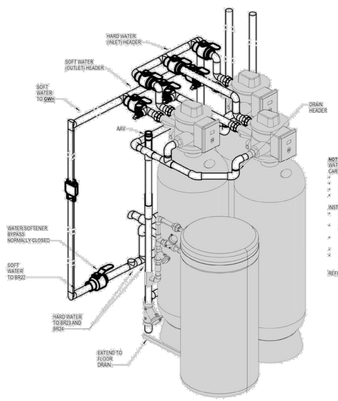
WATER SOFTENER CONNECTION DETAILS
NOT TO SCALE



PROCESS PIPING SCHEMATIC
NOT TO SCALE



WATER SOFTENER SCHEMATIC - REAR
NOT TO SCALE



WATER SOFTENER SCHEMATIC - FRONT
NOT TO SCALE

N.C. DESIGNERS & CONTRACTING INC.

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

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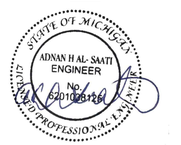


Issued For

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

Sheet Title:

PROPOSED CAR WASH DETAILS

Date: 05/02/2025

Scale: Noted

Project Number: 25-119

Sheet Number:

D-2

CITY OF IONIA

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

PSO1/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 OF IONIA

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

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

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

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

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

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

PLAN REVIEW 421/431 W LINCOLN AVE.

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.

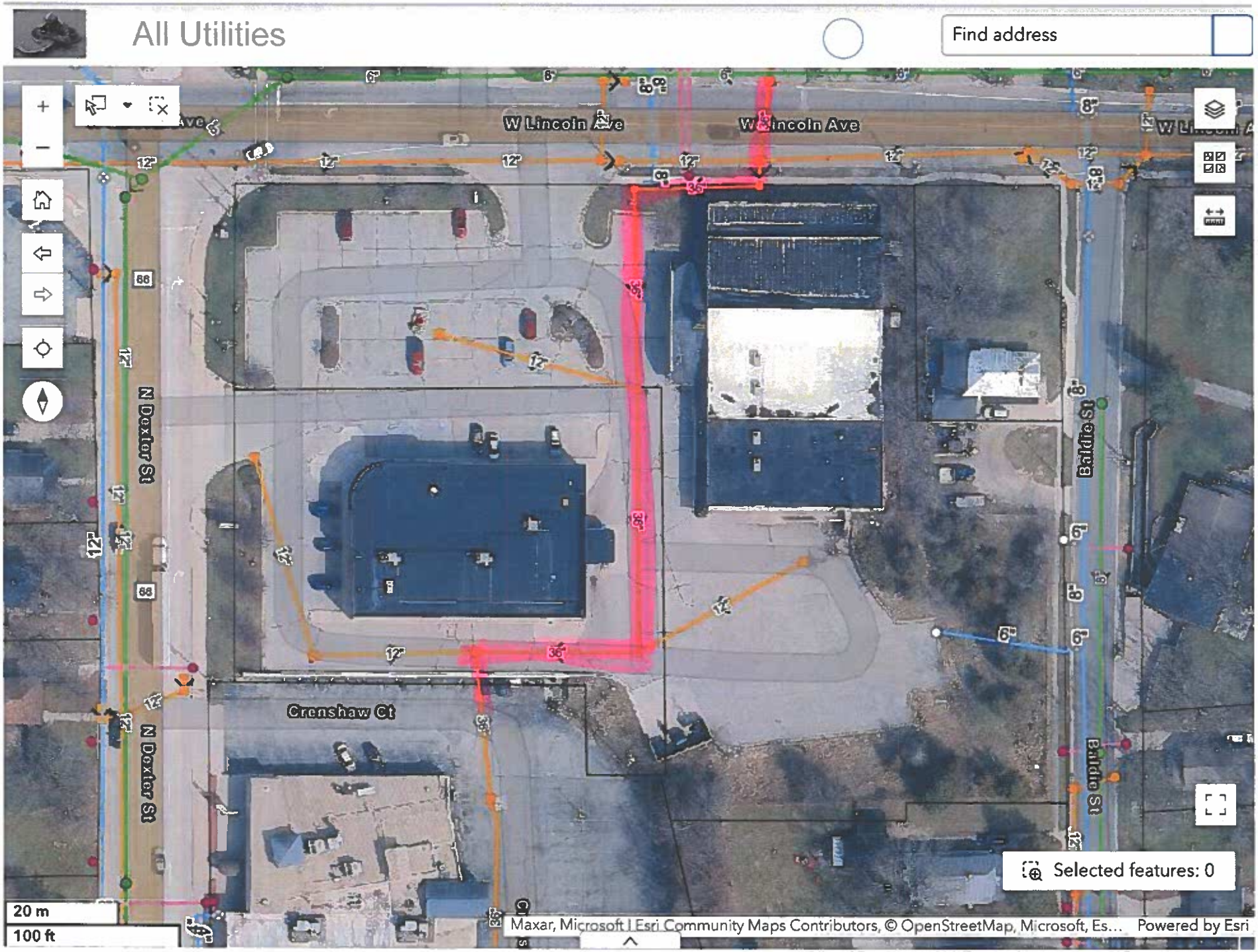
This site has a 36" storm sewer that runs underneath the parking lot and will have to be taken into consideration when developing the site, as this storm sewer carries a large portion of storm water from north of this area. We have attached a map showing this lot and the storm sewer.

Joe Lafler

City of Ionia DPU Director

Geoff Petersen

City of Ionia DPW Director


All Utilities
Find address
W Lincoln Ave
W Lincoln Ave
N Dexter St
N Dexter St
Baldie St
Baldie St
Crenshaw Ct
Selected features: 0
20 m
100 ft
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CITY OF IONIA

STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: VIII.1

TO: Planning Commissioners

FROM: Jonathan Bowman, Assistant City Manager

DATE: July 9, 2025

RE: Deerfield Business Park Zoning

Background:

The City of Ionia has been working in partnership with the State Land Bank Authority (SLBA) since at least 2018 toward redevelopment of the former Deerfield Correctional Facility (approximately 44 acres). In 2021, redevelopment efforts were expanded to also include the former Riverside Correctional Facility (approximately 126 acres). Once it was known both sites would be available, the City focused on creating a redevelopment concept that included two primary land uses -- residential of various typologies and a high-tech business park. Both land uses have been widely discussed and vetted during our recent Master Planning process and have been positively received. Based on this two-pronged redevelopment concept, the City was successful in lobbying the Michigan legislature to appropriate several million dollars, which were used in turn by the state to demolish all structures from the site and perform some environmental remediation activities.

Concurrent with the demolition activities, the City and SLBA have worked hard toward bringing the proposed residential and business park land uses to fruition. A pre-development agreement was established with Allen Edwin Homes resulting in residential design concepts for the east side of the site, in accordance with the attached, draft concept plan. Additionally, following several months of negotiations, the City purchased the west side of the site (80 acres) from the SLBA to develop a City-owned high-tech business park. The City closed on this property on June 23, 2025.

While negotiating with the SLBA to acquire the 80 acres for business park development, the City has worked on a parallel course to secure grant funds totaling $150,000 to offset design engineering expenses. The FY24-25 budget included $350,000 for business park engineering and, after soliciting proposals, Prein & Newhof was selected to assist with these efforts. An application was also submitted, requesting $3,970,121 (80% of total estimated construction cost) in congressionally directed spending (CDS) towards the future business park's construction. Plans are currently in the works to apply for a grant from the Economic Development Administration, which would come into play if the CDS request is not approved.

Now that the City owns the property and is actively designing the business park, it is necessary to zone the property into a zoning district that allows the types of uses desired by the City for development. In preparation for this moment, the T Technology Innovation Business District was created last year with expanded technology-based uses. Ordinance No. 597 was drafted to take this next step and assign the T District to the property. Chapter 1262 is attached for reference along with Ordinance 597.

Requested Action / Motion:

It is requested that the Planning Commission review the drafted Ordinance No. 597 which would assign the T Technology Innovation Business District to the future Deerfield Business Park property. It is further requested that a public hearing be scheduled for the next Planning Commission meeting at Ionia City Hall on Wednesday, August 13 at 4:30 PM.

Motion By: **Seconded By:**

CITY OF IONIA
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING

Deerfield Business Park – 34-204-800-000-005-13
Request to zone 34-204-800-000-005-13 (sometimes known as 1755 Harwood Road) into the T Technology Innovation Business District

PLEASE TAKE NOTICE: The City of Ionia Planning Commission will hold a Public Hearing at 4:30 PM, Wednesday, August 13, 2025, at City Hall, 114 N. Kidd Street, Ionia, MI 48846, to receive comments on zoning 34-204-800-000-005-13 (sometimes known as 1755 Harwood Road) into the T Technology Innovation Business District. The request to assign a zoning district is needed to redevelop this formerly state owned property into a high-technology business park.

At the conclusion of the Public Hearing, the Planning Commission may take action on the request.

The proposed rezoning would be enacted through Ordinance No. 597 which may be reviewed at City Hall during regular business hours. Comments regarding the request may be offered at the Public Hearing or provided to the Assistant City Manager and City Clerk, Jonathan Bowman, at the City Hall address listed above or via e-mail at jbowman@ci.ionia.mi.us prior to the Public Hearing.

The City of Ionia complies with the Americans with Disabilities Act. If auxiliary aids or services are required at a public meeting for individuals with disabilities, please contact the City Clerk's Office, (616) 527-4170 at least three (3) days prior to any such meeting.

CITY OF IONIA

IONIA COUNTY, MICHIGAN

Ordinance No. 597

AN ORDINANCE TO ZONE PARCEL 34-204-800-000-005-13 (SOMETIMES KNOWN AS 1755 HARWOOD ROAD) TO THE T TECHNOLOGY INNOVATION BUSINESS DISTRICT AS IDENTIFIED IN CHAPTER 1262; AND THE INCLUSION OF THAT PARCEL AS DEFINED ON THE ZONING MAP IDENTIFIED IN SECTION 1246.02 DISTRICTS GENERALLY AND ZONING MAP DISTRICT BOUNDARIES OF CHAPTER 1246 - TITLE SIX – ZONING OF PART TWELVE – PLANNING AND ZONING CODE OF SAID CODIFIED ORDINANCES OF THE CITY OF IONIA

THE CITY OF IONIA HEREBY ORDAINS:

Section One: Zoning

Parcel number 34-204-800-000-005-13 (sometimes known as 1755 Harwood Road) and the following legal description:

PART OF THE SW¼ OF SECTION 25, T7N-R7W, IONIA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25; THENCE N 00° 29' 46" E 1658.38 FEET ALONG THE WEST LINE OF SECTION 25 TO THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE; THENCE ALONG A CURVE ON THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE AN ARC DISTANCE OF 171.20 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1113.28 FEET, AND A LONG CHORD OF N 70° 19' 35" E 171.03 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, N 74° 43' 46" E 450.26 FEET TO THE NORTHWEST CORNER OF PARCEL RECORDED IN LIBER 221 PAGE 572 OF IONIA COUNTY RECORDS; THENCE S 15° 16' 14" E 310.00 FEET ALONG WEST LINE OF SAID PARCEL; THENCE N 82° 41' 16" E 649.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE N 00° 34' 03" E 450.07 FEET ALONG THE EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N 74° 46' 10" E 544.08 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, N 75° 49' 10" E 74.00 FEET; THENCE S 00° 34' 03" W 2239.95 FEET TO THE SOUTH LINE OF SECTION 25; THENCE N 89° 40' 53" W 1914.57 FEET ALONG THE SOUTH LINE OF SECTION 25 TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 80.00 ACRES.

DRAFT

TOGETHER WITH A RIGHT OF WAY GRANTED TO THE STATE OF MICHIGAN RECORDED IN LIBER 225, PAGE 625 OF IONIA COUNTY RECORDS.

SUBJECT TO AN EASEMENT GRANTED TO MICHIGAN BELL TELEPHONE COMPANY RECORDED IN LIBER 428, PAGE 846 OF IONIA COUNTY RECORDS.

SUBJECT TO A PUBLIC UTILITY EASEMENT TO CITY OF IONIA RECORDED IN UBER 429, PAGE 582 OF IONIA COUNTY RECORDS.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, OR OTHERWISE.

Shall be rezoned to the T Technology Innovation Business District as established in Section 1246.01 Districts Established of Chapter 1246, and conforms with Section 1246.02 Districts Generally, and Zoning Map District Boundaries of Chapter 1246 - Title Six – Zoning of Part Twelve – Planning and Zoning Code.

Section Two: Zoning Map Amendment

The official Zoning District Map of the City of Ionia, Michigan, last adopted as amended on April 2, 2025, is hereby amended to rezone and designate parcel 34-204-800-000-005-13 (sometimes known as 1755 Harwood Road) and the legal description above, as being the T zoning district, Technology Innovation Business District.

Section Three: Publication and Effective Date

The City Clerk shall cause a notice of adoption of this ordinance to be published. This ordinance shall take effect seven (7) days after it, or a summary thereof as permitted by law, along with the date of its adoption, is published in the *Daily News*, a newspaper of general circulation in the City unless otherwise provided by law.

CITY OF IONIA

Dated: _____ _____

BY: Jonathan T. Bowman, City Clerk

Introduction and First Reading:
Notice of Public Hearing:
Public Hearing, Second Reading, Adoption:
Effective: Seven Days After Publication

DRAFT

PRESERVATION AREA

VIEWING AREA

PRESERVATION AREA

OPEN SPACE

R-1 SINGLE FAMILY RESIDENTIAL

R-1 SINGLE FAMILY RESIDENTIAL (80' LOT WIDTH)

PUBLIC STORM WATER BASIN

PHASE 1

PHASE 3

STORM WATER BASIN

APPX. LOCATION OF HARWOOD DRIVE

50' BUFFER STRIP

A
4.8 ACRES

B
6.4 ACRES

C
6.6 ACRES

D
6.5 ACRES

ALLEY LOAD SINGLE FAMILY HOMES

PHASE 2

CEMETERY

MULTI - FAMILY RESIDENTIAL

R-1 SINGLE FAMILY RESIDENTIAL

BUSINESS DISTRICT

50' BUFFER STRIP

E
8.5 ACRES

F
8.8 ACRES

G
9.3 ACRES

H
9.3 ACRES

OPEN SPACE

PHASE 4

R-1 SINGLE FAMILY RESIDENTIAL

N

0' 150' 150'

1"=150'

Design Notes - R-1 Zone

- 8,000 Sq Ft Lots
- 65' Min Width (66' Used for 50' product)
- 25' Front Setback
- 10'/6' Side Setback
- 25' Rear Setback

Yield Notes

- R-1 Area (Central/South) - 98 Units
- R-1 Area (East) - 46 Units
- Alley Load Product - 105 Units
- Multi-Family Product - 13 Units
- Business Area - 8 Parcels

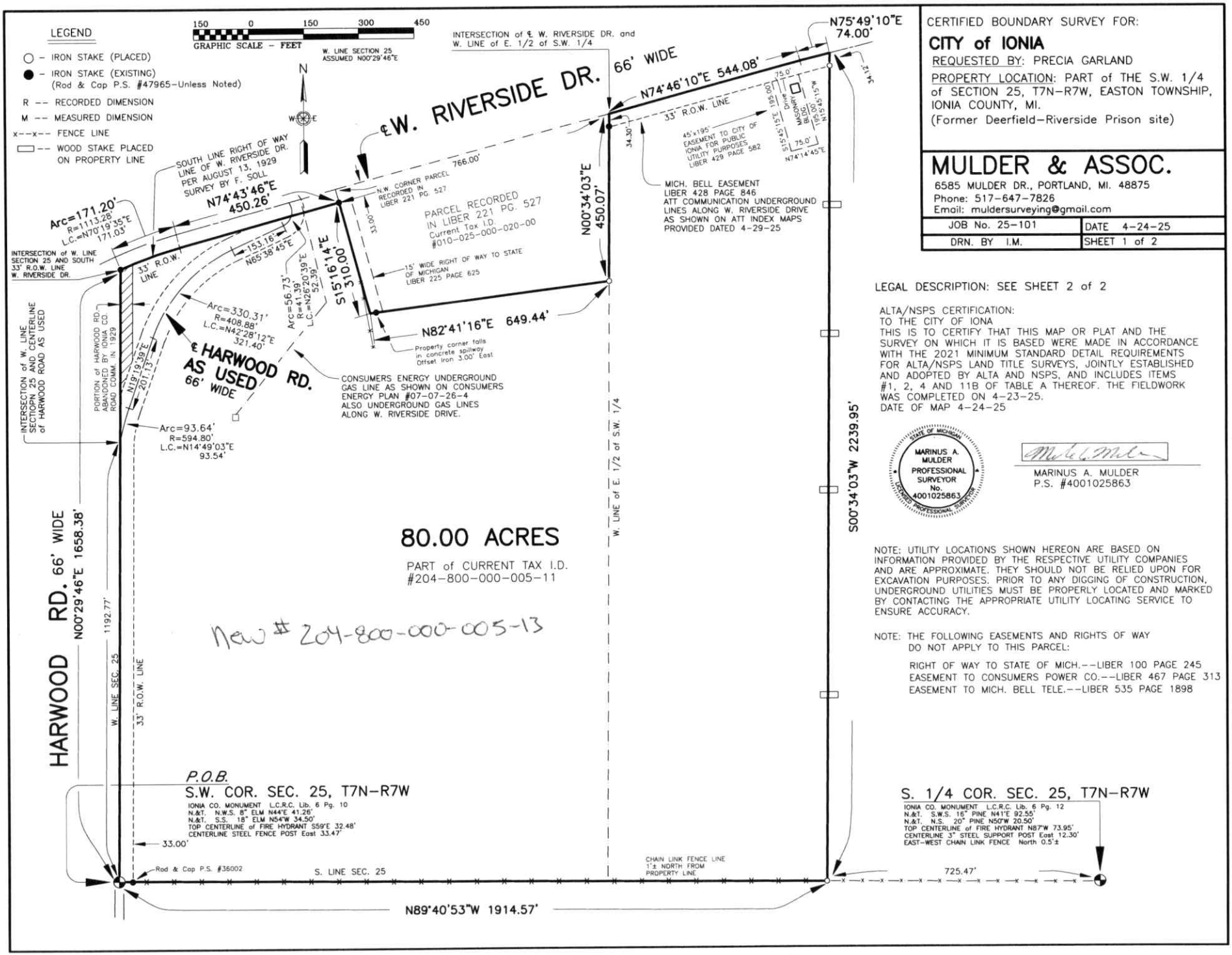
Phase Notes

- Phase 1 - 5,270 LFT Rd
- Phase 2 - 1,750 LFT Rd
- Phase 3 - 2,790 LFT Rd
- Phase 4 - 2,180 LFT Rd

Riverside Woods, Ionia - Concept Sketch

ALLEN EDWIN HOMES

5/22/2025



CERTIFIED BOUNDARY SURVEY FOR:

CITY of IONA

REQUESTED BY: PRECIA GARLAND

PROPERTY LOCATION: PART of THE S.W. 1/4 of SECTION 25, T7N–R7W, EASTON TOWNSHIP, IONA COUNTY, MI.
(Former Deerfield–Riverside Prison site)

MULDER & ASSOC.
6585 MULDER DR., PORTLAND, MI. 48875
Phone: 517-647-7826
Email: muldersurveying@gmail.com

JOB No. 25-101	DATE 4-24-25
DRN. BY I.M.	SHEET 1 of 2

LEGAL DESCRIPTION: SEE SHEET 2 of 2

ALTA/NSPS CERTIFICATION:
TO THE CITY OF IONA
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS #1, 2, 4 AND 11B OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4-23-25.
DATE OF MAP 4-24-25

STATE OF MICHIGAN
MARINUS A. MULDER
PROFESSIONAL SURVEYOR
No. 4001025863
LICENSED PROFESSIONAL SURVEYOR

MARINUS A. MULDER
P.S. #4001025863

NOTE: UTILITY LOCATIONS SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AND ARE APPROXIMATE. THEY SHOULD NOT BE RELIED UPON FOR EXCAVATION PURPOSES. PRIOR TO ANY DIGGING OF CONSTRUCTION, UNDERGROUND UTILITIES MUST BE PROPERLY LOCATED AND MARKED BY CONTACTING THE APPROPRIATE UTILITY LOCATING SERVICE TO ENSURE ACCURACY.

NOTE: THE FOLLOWING EASEMENTS AND RIGHTS OF WAY DO NOT APPLY TO THIS PARCEL:

RIGHT OF WAY TO STATE OF MICH.--LIBER 100 PAGE 245
EASEMENT TO CONSUMERS POWER CO.--LIBER 467 PAGE 313
EASEMENT TO MICH. BELL TELE.--LIBER 535 PAGE 1898

CERTIFIED SURVEY

SHEET 2 OF 2

FOR: CITY OF IONIA

REQUESTED BY: PRECIA GARLAND

PROPERTY LOCATION: RIVERSIDE DR AND HARWOOD RD, IONIA, MI

PARCEL DIVISION (A PORTION OF CURRENT TAX I.D. #34-204-800-000-005-11)

LEGAL DESCRIPTION: PART OF THE SW ¼ OF SECTION 25, T7N-R7W, IONIA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25; THENCE N 00° 29' 46" E 1658.38 FEET ALONG THE WEST LINE OF SECTION 25 TO THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE; THENCE ALONG A CURVE ON THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE AN ARC DISTANCE OF 171.20 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 1113.28 FEET, AND A LONG CHORD OF N 70° 19' 35" E 171.03 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, N 74° 43' 46" E 450.26 FEET TO THE NORTHWEST CORNER OF PARCEL RECORDED IN LIBER 221 PAGE 572 OF IONIA COUNTY RECORDS; THENCE S 15° 16' 14" E 310.00 FEET ALONG WEST LINE OF SAID PARCEL; THENCE N 82° 41' 16" E 649.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE N 00° 34' 03" E 450.07 FEET ALONG THE EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N 74° 46' 10" E 544.08 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE; THENCE CONTINUING ALONG THE SOUTH RIGHT OF WAY LINE OF RIVERSIDE DRIVE, N 75° 49' 10" E 74.00 FEET; THENCE S 00° 34' 03" W 2239.95 FEET TO THE SOUTH LINE OF SECTION 25; THENCE N 89° 40' 53" W 1914.57 FEET ALONG THE SOUTH LINE OF SECTION 25 TO THE POINT OF BEGINNING. THIS PARCEL CONTAINS 80.00 ACRES.

TOGETHER WITH A RIGHT OF WAY GRANTED TO THE STATE OF MICHIGAN RECORDED IN LIBER 225, PAGE 625 OF IONIA COUNTY RECORDS.

SUBJECT TO AN EASEMENT GRANTED TO MICHIGAN BELL TELEPHONE COMPANY RECORDED IN LIBER 428, PAGE 846 OF IONIA COUNTY RECORDS.

SUBJECT TO A PUBLIC UTILITY EASEMENT TO CITY OF IONIA RECORDED IN LIBER 429, PAGE 582 OF IONIA COUNTY RECORDS.

SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, OR OTHERWISE.

I CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION OF THIS LAND DESCRIBED ABOVE IN COMPLIANCE WITH THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970. THE RELATIVE ERROR OF CLOSURE BEING 1 PART IN _____; AND THAT THE ENCROACHMENTS AFFECTING SAID LAND, IF ANY, ARE LOCATED AS SHOWN HEREON.

DATE: 4–24–25

No.: 25–101

DRN BY I.M.

○ – IRON STAKE (PLACED)
● – IRON STAKE (EXISTING)
R — RECORDED DIMENSION
M — MEASURED DIMENSION
D — DEED DIMENSION
–x–x–x– FENCE LINE

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CITY OF IONIA

STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: VIII.2

TO: Planning Commissioners

FROM: Jonathan Bowman, Assistant City Manager

DATE: July 9, 2025

RE: City of Ionia Master Plan

Background:

After months of diligent work by Williams & Works and input from City staff, the final draft of the Master Plan is now available. Since the beginning of 2024, Planning Commission and staff have been working on a comprehensive update to the Master Plan. The updated Plan reflects recent changes to Ionia and provides new goals and priorities for the City related to future land use and development. Planning Commission has been heavily involved with this process through numerous public engagement activities and robust discussions at meetings, and the Plan aims to encompass all of this effort into one organized document. At this point, the Plan is still a draft, but staff believe it to be ready for public review, as this will take a significant amount of time. State law dictates the process for adopting a Master Plan, which includes a 63-day public review period.

Following this communication is a memo from Brad highlighting the key areas of the Plan, and he will provide a presentation at the meeting to go into greater detail.

Requested Action / Motion:

It is requested that the Planning Commission consider a motion recommending to City Council the release of the Plan for public review.

Motion By: **Seconded By:**

williams&works
engineers | surveyors | planners

MEMORANDUM

To:	City of Ionia Planning Commission
Date:	July 1, 2025
From:	Bradley S. Kotrba, AICP
RE:	**2024-25 Master Plan Final Draft**

This memo gives the Planning Commission a summary of the final 2024-25 Ionia Master Plan draft. The Planning Commission can pre-review the draft Plan before our July 9th meeting, where we'll formally present and review the Master Plan with you. The memo and upcoming presentation will offer a structural overview of the Master Plan, prompting discussion of the draft. We urge the Planning Commissioners to review this draft and offer comments at the July 9th meeting.

We'll guide the Commissioners' review with this summary of our engagement, planning, and key community shifts since the last Master Plan update. We'll highlight the main policy suggestions and differences between the 2019 Plan and this update.

PUBLIC ENGAGEMENT. Public engagement and the methods used in this plan differ significantly from previous plans, as the Planning Commissioners know. An online survey conducted as part of the 2019 Master Plan yielded 223 responses. An online survey for the 2024-25 Master Plan, conducted over roughly six months, yielded 849 responses—a 380% increase in public input. Neighborhood meetings took place at both Jefferson and Emerson Schools. Simultaneously, City Hall hosted an open house and a pop-up engagement event took place at the Ionia Fairgrounds amidst the Fourth of July fireworks.

City staff used multiple methods to engage the public, including a Master Plan website, media interviews, and a postcard campaign. By the end of the process, over 1,000 people took part in our public surveys, meetings, and workshops (May–September 2024), besides all property owners receiving postcard notices. Many non-City residents took part in the survey, slightly skewing the outcome. However, we found these responses valuable as well. Compared to past Master Plans, we found this engagement process significantly better.

CHANGES IN THE COMMUNITY. The city's population grew over the past decade. It's notably higher than the surrounding areas, at about 33%, a significant difference. Although the City, nearby townships, and Michigan's population grew (excluding Berlin Township), this growth was slower than the City's. Why this happened is unclear. Since 2016, the US Census has included institutionalized populations in the City's resident count, artificially inflating the population with fluctuating estimates by 4,000 to 6,000 annually due to incarcerated individuals. Using the census' over-13,500 population and the MDOC's annual prison reports, we calculated the

difference. This involved over 5,000 inmates. This plan's 8,152 figure comes from subtracting that number from the Census Bureau's reported number. Besides population growth, the City is experiencing an increase in the average age of its residents. Since 2010, the city's average age has increased by about 4.5 years. However, the city's largest demographic is the 25-45 age group, representing almost 40% of its population. Average incomes rose and employment increased, boosting the economy.

HOUSING. Significant input from the Planning Commission, City staff, and the public shaped the Master Plan's inclusion of varied housing options. Like everywhere else, the biggest problem is the cost of housing. Housing in Ionia costs between $150,000 and $200,000 on average, but newly constructed or modern housing typically costs over $300,000. Over 70 percent of the city's homes were built before 1940. Amazingly 75% of Ionia homeowners moved into their present home after 2010. However, the City includes a significant number of renters, many of whom have likely moved multiple times within the City during this period; 36% of those who recently moved in came after 2018. This may also explain the rise in population. From 2022 to 2024, the Planning Commission developed many housing regulation changes, which the Master Plan incorporates. Recent additions of duplexes, accessory dwelling units, townhomes, and mixed-workforce housing have significantly increased housing opportunities in the city. Housing discussions, found in both the housing chapter and the Riverside-Deerfield Subarea Plan, provide far more thorough background data than past Master Plans.

COMMERCIAL-ECONOMIC DEVELOPMENT. Like the previous Master Plan, this update features a summary of the City's important commercial corridors. It examines how the City can use its zoned industrial land to attract new commercial and industrial projects, emphasizing infill development opportunities. In addition, the redevelopment of the Riverside-Deerfield complexes presents many appealing opportunities for businesses in technology, biomedical, agriscience, and light industry, highlighting the ongoing design and development. The city should leverage its strategic location between Grand Rapids and Lansing, with its many research universities in high-tech sectors. The city must invest to cultivate this new growth; however, the groundwork already exists.

Because of recent Planning Commission amendments to City business districts, this Plan explores a hypothetical commercial and residential development scenario. This hypothetical development opportunity is on a vacant, prime lot in the B-3 General Commercial District, near Downtown Ionia. A mixed-use development with retail, market, office, and residential units, addressing the city's development goals, is now possible under the new zoning ordinance. This example, though not thoroughly researched, demonstrates that many developable vacant lots exist within the city, presenting opportunities for projects desired by both the Planning Commission and the public.

RIVERSIDE-DEERFIELD SUBAREA. The City hosted a workshop on the redevelopment of the former prison complexes in late July 2024, attracting over 50 attendees. The Plan contains a detailed summary of the extensive information provided by participants. The presentation focused on new residential choices, including cottage courtyards, townhomes, and attached

units like duplexes and triplexes. Options for senior living were also a priority. High-tech development and business expansion also received support. Parks and institutional uses also proved quite popular. The Plan uses the original site plan as a base, emphasizing areas workshop participants selected for optimal land use. While early in development, the project needs to prioritize public feedback regarding housing choices, senior care, neighborhood design, and economic opportunities.

PARKS & RECREATION and TRANSPORTATION. Chapters in the Plan address building a better connected mobility network focused on people, linking city spots like parks, the river, and downtown. The discussion emphasized the value of linking city destinations like parks and trails, and highlighted how extending this network to regional rail trails opens up many opportunities across central and western Michigan. Marketing and business development can transform Ionia's downtown into a must-see destination for trail users between Lowell, Greenville, and Portland, by connecting its history, festivals, and attractions. The City's updated 2023 Parks and Recreation Plan provides goals and objectives to help us achieve our desired parks and recreation programming outcomes.

STEELE STREET CORRIDOR. Although this chapter wasn't a subarea plan like the previous Master Plan, significant changes have occurred since 2018-19. We significantly altered redevelopment by removing large swathes of privately held land vital to business and industry. Redevelopment plans focus on general commercial or mixed-use projects in vacant corridor areas, relying on private owner cooperation and investment. The City can achieve this through collaborative creative planning and zoning with developers and property owners. This large open area offers a unique chance to combine commercial and residential growth with a dynamic trail connection, smoothly linking trail riders to the town center. This provides an initial concept for Steele Street Park, which, while subject to change, reflects the City's updated vision for the park's amenities. Following the example of the previous Master Plan, we should prioritize connecting the trail to the corridor. This revised plan omits the Ionia Dog Park (already built) and omits a new public library or indoor recreation center.

GOALS & OBJECTIVES. The Planning Commission may note the considerable divergence of this Chapter from the prior plan in both content and organization. Unlike the 2018-19 Plan, the new goals' categories don't include the general "Land Use" breakdown. This revised Plan prioritizes goals and objectives across Community Development, Mobility, Connectivity, Housing, and Neighborhood Development, Downtown Development (DDA section), Economic Development, and the Riverside-Deerfield Subarea. This system better organizes the goals and the Commission's strategies for achieving them, avoiding specific targets for land uses like industry.

The new Master Plan includes goals such as:

Characterizing the City with a variety of housing types in accessible and well-maintained neighborhoods. We can achieve this by promoting new flexible zoning that aligns with Ionia's modern standards or by revising the City's Housing Study to evaluate the practicality of the

Master Plan's housing types. An implementation matrix, outlining achievable objectives, responsible parties, and prioritization, accompanies the established goals. This matrix gives the Planning Commission a usable and attainable list of things to implement. Each year, the Commission may add more items to its annual to-do list, to further expand the Plan's implementation items.

FUTURE LAND USE. Rezoning and development approvals will now be subject to the detailed Future Land Use goals outlined in the new Plan. The revised plan simplifies its predecessor by reducing the number of land use categories from 18 to 10. While streamlining the process, this plan maintains the original plan's objectives, now permitting flexible land use categorizations rather than strict assignments. For instance, the old Plan solely allowed attached single-family styles in a single future category (Attached Urban Housing). Under the new Plan, attached urban housing can now fall under Low, Medium, High, or Technology Innovation categories. Development possibilities will be far greater than with a single land use.

The Planning Commission will discuss the process's next steps and review the draft Plan at our July Commission meeting. If edits are required or additions added, the Planning Commission can request that they review one more time before sending it to the City Council for releasing for public review. If they feel it is complete as presented, then they can recommend the City Council to release the Plan for review. Once the City Council approves the release for public comment, the project team will distribute notification letters to its notice group that they can review the plan online at the City's website for 63 days. After 63 days, the Planning Commission will then hold a public hearing. At that public hearing, the Planning Commission may pass a resolution to recommend adoption of the Master Plan to City Council. After the Planning Commission sends the Plan to the City Council. The Council will pass a resolution formally adopting the Master Plan. Then the plan is complete at adopted at that point. As you may see, the process is 99% complete. We are at the point of going through the formal motions of review and adoption. The Commission and project team have completed the bulk of the work. We look forward to presenting this Plan to the Commissioners and hold a thoughtful discussion regarding this project.

c. Andy Moore, AICP

CITY OF IONIA

MASTER PLAN

CITY OF IONIA

Draft July 2025

ACKNOWLEDGMENTS

City Council

John R. Milewski II, Mayor
Margot Cook, 1st Ward Councilmember
Tim Lee, 1st Ward Councilmember
Tom Millard, 2nd Ward Councilmember
Richard A. Starr II, Deputy Mayor, 2nd Ward Councilmember
Dawn Ketchum, 3rd Ward Councilmember
Jeff Winters, 3rd Ward Councilmember
Brenda Cowling, 4th Ward Councilmember
Troy A. Waterman, 4th Ward Councilmember

Planning Commission

Logan Bailey
Mike Donaldson
Ryan Gregory
Keturah Kelley
Tim Lee
Judy Swartz
Jason Perry

A special thanks to:

Precia Garland, City Manager
Jonathan Bowman, Assistant City Manager & City Clerk
Matt Painter, Parks and Recreation Department Director
Linda Curtis
Ionia Downtown Development Authority
Ionia Brownfield Redevelopment Authority
The residents of the City of Ionia

Prepared with assistance from

williams&works

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CHAPTER 1

INTRODUCTION

INTRODUCTION

The City of Ionia boasts many historical features, resources, and strong community traditions. It possesses a large historical downtown that remains intact. It includes many historic homes built in the late 19th and early 20th centuries that highlight the City's historical significance and character. Annually, the City hosts the nation's largest county free fair, attracting hundreds of thousands of visitors each summer. It offers more than a dozen city parks and two extensive non-motorized trail systems, including a part of the State of Michigan's cross-state trail network. The city boasts affordable, walkable neighborhoods, unique boutiques, and restaurants. The Grand River, Michigan's longest river at over 250 miles, bisects it, providing excellent outdoor recreation opportunities and unique wildlife experiences. As such, the City of Ionia is an attractive year-round destination for residents and visitors alike.

The City of Ionia's 2025 Master Plan is a large update from earlier plans. Contributions from the Planning Commission, stakeholder group members, and community engagement activities have supplied valuable information that informed the development of the Plan. The Planning Commission has revised its goals, emphasizing new areas of reinvestment such as housing, central business district investment, and redevelopment opportunities along major commercial corridors. The City gave special attention to an over 160-acre former prison site, presenting a prime opportunity to focus on the envisioned goals. The City of Ionia will carry out many new policy objectives in the future.

WHAT IS A MASTER PLAN?

A master plan outlines what a community is, describes its values, and highlights the future aspirations of its residents and businesses. The Ionia Master Plan comprises various sections, including a description of current data and trends related to the City's population, natural features, and services. Goals and objectives offer a framework to aid local officials, Planning Commission members, City staff, and the public to achieve that vision.

THE DIFFERENCE BETWEEN A MASTER PLAN AND A ZONING ORDINANCE

A Master Plan is a policy document that comprehensively outlines the land use development goals for the entire city over an extended period, typically up to 30 years. During these decades, a community may revisit and amend its plan to discuss changes in policy or land use if the Planning Commission believes the amendment better meets the community's future needs. In fact, the State of Michigan requires that the Planning Commission revisit and review their Master Plan every five years to decide if amendments are necessary.

A Zoning Ordinance differs from a Master Plan because it comprises local laws regulating land use in the community. The Master Plan guides the creation of the Zoning Ordinance. It models these regulations to further the overall goals outlined in the Master Plan, along with state regulatory requirements and applicable case law. So, while the Zoning Ordinance isn't a copy of the Master Plan, it uses the Master Plan's policies to create the framework for local jurisprudence.

IONIA'S MASTER PLANNING PROCESS

The effort to develop the City of Ionia Master Plan began in January 2024 and comprised the following phases that follow the statutory guidelines established by the Michigan Planning Enabling Act.

COMMUNITY PROFILE

A community profile (Chapter 2) has a summary of the existing conditions present in the community as of 2024. Gathering data from many resources set the foundation for which the Planning Commission created the new Master Plan. In addition, from statutory guidance, this is a critical part of any Master Plan because it provides a factual basis, backed by hard data, that new city polices can be based.

COMMUNITY ENGAGEMENT

A well-rounded Master Plan must contain input from the community members (Chapter 1). Not only the desires of the City or Planning Commission but also the community members for whom they represent must back it. The policies of any Master Plan must be based on the feedback of those who live in Ionia. The Planning Commission developed a large community outreach campaign, described in greater detail in this introduction.

GOALS AND OBJECTIVES

The Commissioners worked through several visioning sessions to further develop their vision for the City over the next 30 years. With their gathered knowledge from the community input, the Commission worked on several focus areas to funnel their policy ideas. The Planning Commission used goals from the 2019 Ionia Master Plan, their feedback, and community input as a basis to create a comprehensive list of policy goals. This list of goals was then further honed to create a more focused and specific set of policy items that the Planning Commission will work on in the coming years (Chapter 9).

IMPLEMENTATION STRATEGIES

Implementation Strategies outlined in the Implementation Matrix, in Chapter 10, are the steps that the community must take to meet the policy goal objectives created by the Planning Commission. These are strategic steps and task assignments given to specific city departments, commissions/authorities, or stakeholder groups. By following these steps, the City of Ionia will fulfill its goals and reach its vision for the City's future.

FUTURE LAND USE

The Planning Commission, with guidance from the policy goals, created a future land use strategy and future land use map (Chapter 10) for the City of Ionia. One or more of the City's current zoning districts in the Zoning Ordinance relate to each future land use. We also call this the Zoning Plan, and it helps with all future property rezoning in Ionia.

The City has a responsibility to look beyond its day-to-day issues and zoning permits. It must provide a blueprint for its land use and development, looking into the future, basing its policy on the feedback from the community and up-to-date data.

THE CITY OF IONIA IS UPDATING ITS MASTER PLAN

What is a Master Plan?

- It's a **vision plan** for how the City will grow and develop.
- It contains:
  - Maps that identify suitable locations for commercial, residential, and mixed-use development;
  - Locations where the City should encourage redevelopment;
  - Strategies for fostering economic development; and
  - Methods for conservation of natural and historic resources.

Why is planning important?

- The Master Plan is a **blueprint** to improve the overall livability of a community.
- It provides a **guide to important issues** like:
  - How a community looks and feels;
  - Investments in the downtown area;
  - Where the City should allow and encourage different building styles and housing types; and
  - Inform zoning

Why are we here today?

To hear from you!

The City of Ionia is updating their Master Plan and needs your help!

Your feedback will help us align your needs and desires with implementable policy.

Take our online survey!

Printed copies are available at City Hall

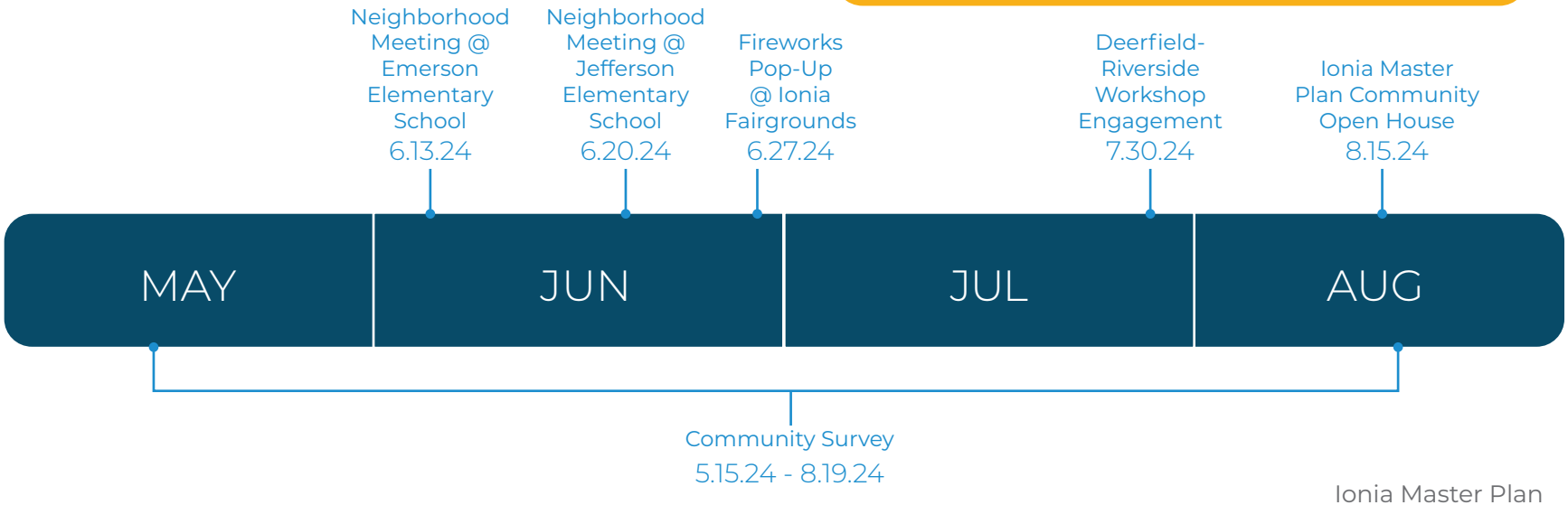
surveymonkey.com/r/2024IoniaMasterPlan

COMMUNITY ENGAGEMENT

The City of Ionia completed an extensive community engagement program over six months. This program included various activities to gather community input through an online public survey and several workshops. The Planning Commission conducted an online public survey from May 15 to August 19, 2024, to collect public opinions on land use and planning. This community input helps to shape policy decisions for the new Master Plan. The survey collected quantifiable data from residents and visitors, which will inform policy related to growth and development in the community over the coming decades. The Planning Commission held work sessions to integrate the feedback into the new Master Plan. Stakeholder meetings brought together key community leaders and business owners to offer their insights. An open house offered an informal setting for residents to learn about the plan and share their opinions directly with city officials.

Pop-up engagement events reached even more residents. The project team scheduled times to visit community festivals and activities to catch members of the public in a comfortable setting to make sure the community's voice was heard. This comprehensive engagement program reflected the City's commitment to developing a Master Plan that truly represents the needs and aspirations of its residents. A subarea study and workshop (Chapter 8) focused on the Riverside-Deerfield Facilities redevelopment. This was a standalone workshop focusing on this one specific area of the City and its potential for future development.

A total of 849 surveys were completed from May 15, 2024 through the August 19, 2024.



ONLINE SURVEY AND METHODOLOGY

The Planning Commission developed the survey questions with help from Williams & Works. They organized the survey into two categories: respondent background information and Master Planning, land use, and policy questions. Multiple survey pages clustered similar questions together. The survey team conducted the survey via SurveyMonkey's online tool and disseminated it through hard copy and digital methods such as the City's 2024 Master Plan website, handouts, postcard mailings, local business, and institutional promotion, and City outreach channels like the City newsletter. Local television broadcasts also announced the Master Plan and its survey and print media articles published interviews. By the final deadline of August 19, 2024, 849 people had submitted their responses.

While only 361 (42.52%) respondents identified as being residents of the City of Ionia, another 336 (39.57%) respondents lived in the four nearby townships nearest to the City limits, approximately within a six-mile radius of the City itself. We find these responses valuable as well, simply because these township residents attend Ionia schools, visit Ionia parks, are likely to enroll in community activities, shop at stores in the City, and ultimately these residents are likely to identify as being from Ionia. Fewer than 18% of the respondents lived outside of the City or surrounding townships; most of these identified as being from other locations within Ionia County.

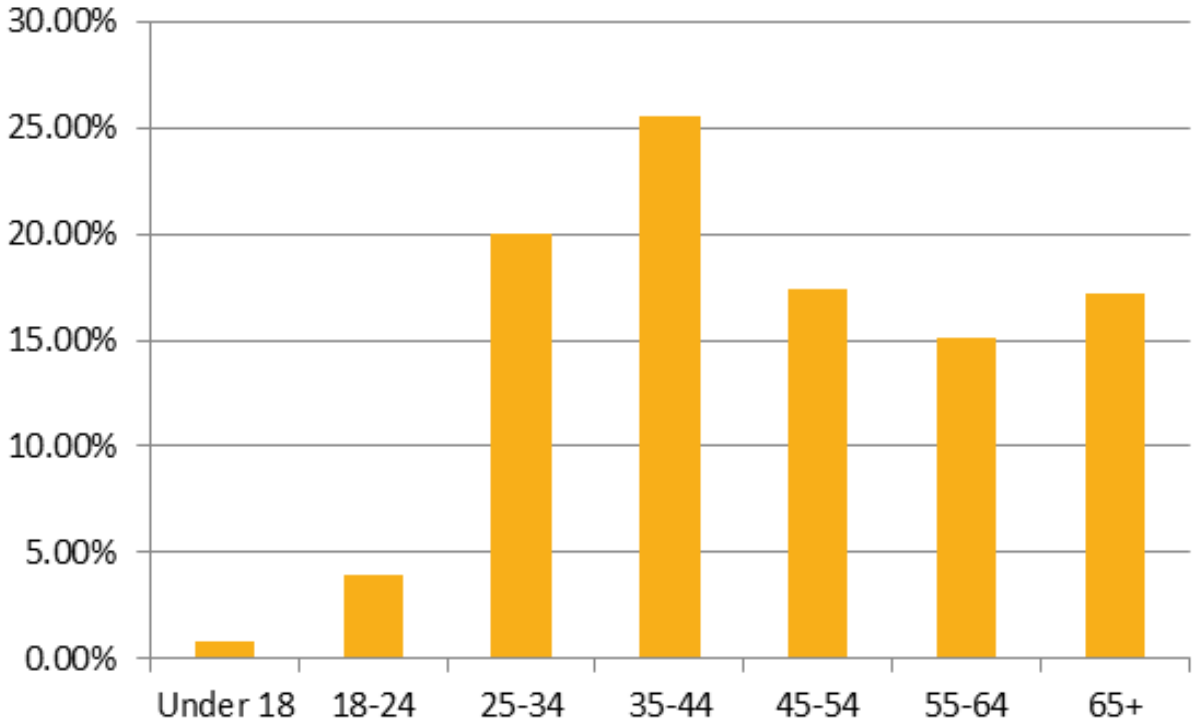
Overall, the rate of return for those residents of the City of Ionia was 4.4%, with a confidence interval of plus-or-minus 4.1% (CL 95%), or approximately 17 people. Using the City of Ionia's population of 8,152 per the 2020 census data (which has had the inmate population removed) and subtracting the 2,648 persons who are minors results in a survey with a 6.6% return rate. This calculates to approximately one in fifteen residents who took part in the survey. The survey also had a 79% completion rate, with respondents typically spending an average of 10 minutes taking the survey.

It is important to note that results should not be interpreted with a purely scientific mindset because of the sample size, sample population, and other limitations of a nonscientific survey. But the survey provides valuable perspectives on the community's opinions about relevant land use and planning issues in the City. The survey successfully resulted in actionable, quantifiable information from a large group of diverse individuals compared to typical participation in other forms of public input (community open houses, visioning sessions, etc.).

BACKGROUND QUESTIONS

The survey began with a background section; the purpose was to set up baseline responses from the survey takers. The background section showed a relatively even split, with approximately the same number of participants from the City of Ionia and the neighboring townships. A smaller part of the survey takers was from other areas in Ionia County or outside the County altogether. Most of the survey takers also have lived in the community for over 20 years. Over 25% of those who responded to the survey were between the ages of 35 and 44 years, followed by another 20% who were between the ages of 25 and 34 years (Figure 1-1). Many small communities typically have an overweighted representation of survey respondents 65 years or older; surprisingly, in Ionia, nearly half of the survey takers were between 25 and 44 years old.

Figure 1-1. What is your age?

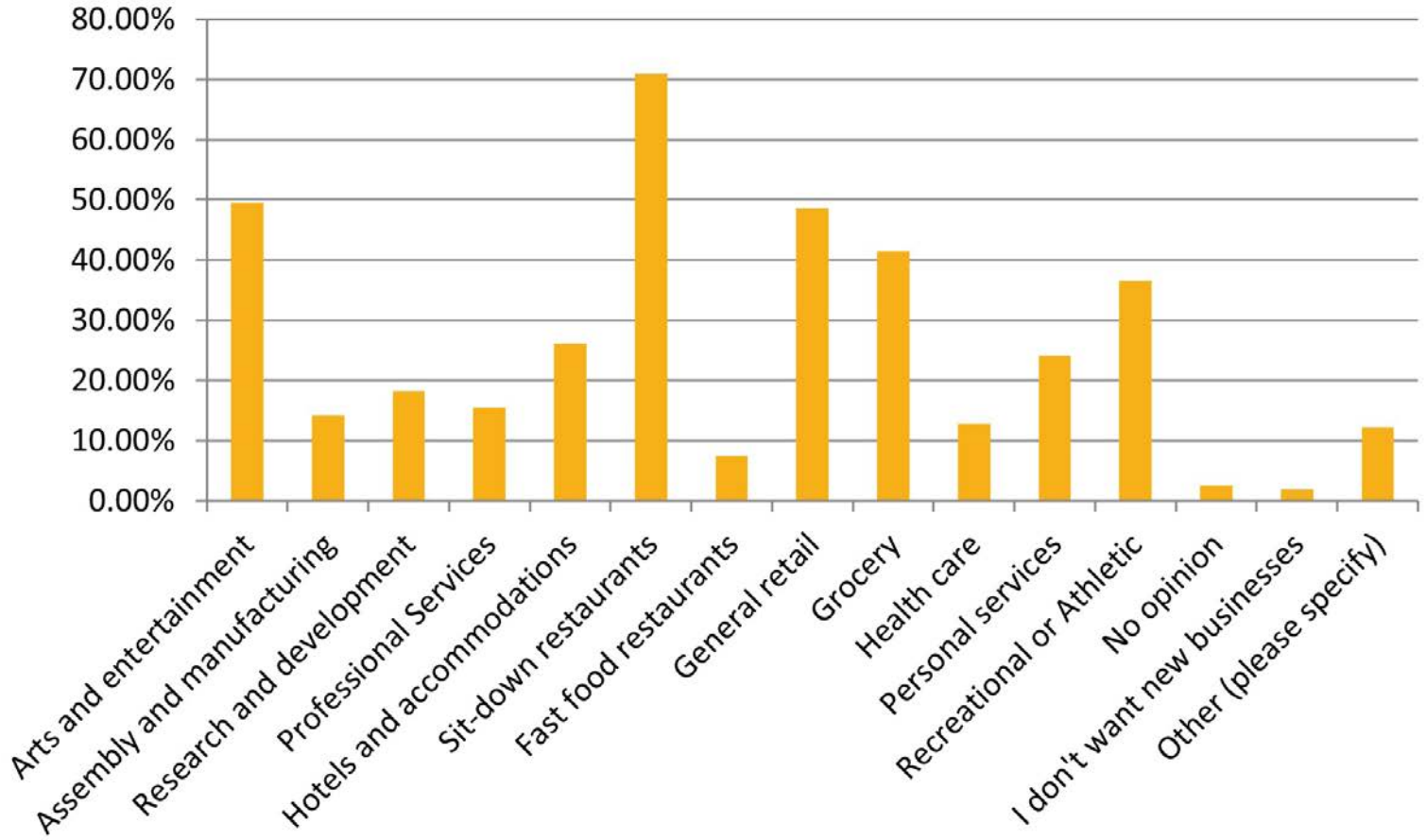


HOUSING QUESTIONS

Most respondents stated that they have two people living in their household, and most homeowners answered they owned and lived in a single-family detached home. The survey asked respondents to consider if they were moving to Ionia today, what housing they would seek, and if that housing was available in the City. About half the respondents said their desired home was available, while the rest said their desired home was unavailable and that new housing options would help both owners and renters. Affordability was one of the greatest issues with housing. While affordability is a conditional term, many noted that they would love to have a wider variety of housing options that would offer more affordable solutions because the home they would prefer is unavailable, or those available do not meet their needs.

When asked about the homes they feel should be in greater supply, about half of the respondents stated that single-family detached homes were the most desirable. This is an expected response, as Ionia primarily has neighborhoods with detached housing options that have been the most dominant form of housing development over the last century. Many of these homes are historically significant and community members often identify where they live in the City by their neighborhoods. What is significant is that over 30% of the respondents also felt that the City needed more attached single-family and multi-family housing. The Planning Commission agrees this is achievable through both rental and ownership options.

Figure 1-2. What types of businesses would you like to see in the City?



ECONOMIC DEVELOPMENT QUESTIONS

Researchers asked several questions about the City's economic growth and development. One example of this queried survey takers where they did their primary shopping; the purpose of this question was to find a basic market leakage factor. A market analysis provided a general idea of where people got goods and services, after in-depth study. Most respondents (over 75%) do most of their retail shopping in or around the City of Ionia. A little less than half showed they had their personal and professional services fulfilled in the City of Ionia. Most respondents noted that entertainment and recreational destinations required traveling outside Ionia County to fulfill these needs.

Another question asked respondents what types of new businesses they would like to see in the City. Expanding the dining options within the City was the most popular choice for respondents. Many comments noted they would like to see more options available in the Downtown area to further expand the nightlife and vibrant atmosphere of the Downtown.

The Planning Commission discussion of this report analysis highlighted outdoor cafes and patio dining options as attractive ideas for future restaurants. More entertainment, retail shopping, and grocery stores were very important as well.

COMMUNITY INVESTMENT QUESTIONS

Another section of the survey asked questions on specific features of the community, such as streets and sidewalks, parks, recreation opportunities, public safety, etc. When asked specifically what features would be most attractive to either expand further or consider adding, respondents noted such items as more street trees, high-visibility crosswalks at major intersections, and more parking options. Regarding non-motorized street and sidewalk features, respondents specifically cited further bicycle lane improvements as a higher priority.

"Think left and
think right
and think low
and think high.
Oh, the thinks
you can think up
if only you try!"
– Dr. Seuss
I ♥ Reading

NEIGHBORHOOD MEETINGS

The City of Ionia sought input into its Master Plan through various engagement activities throughout the summer. These included neighborhood meetings held at neighborhood elementary schools with targeted invitations distributed to best engage community members.

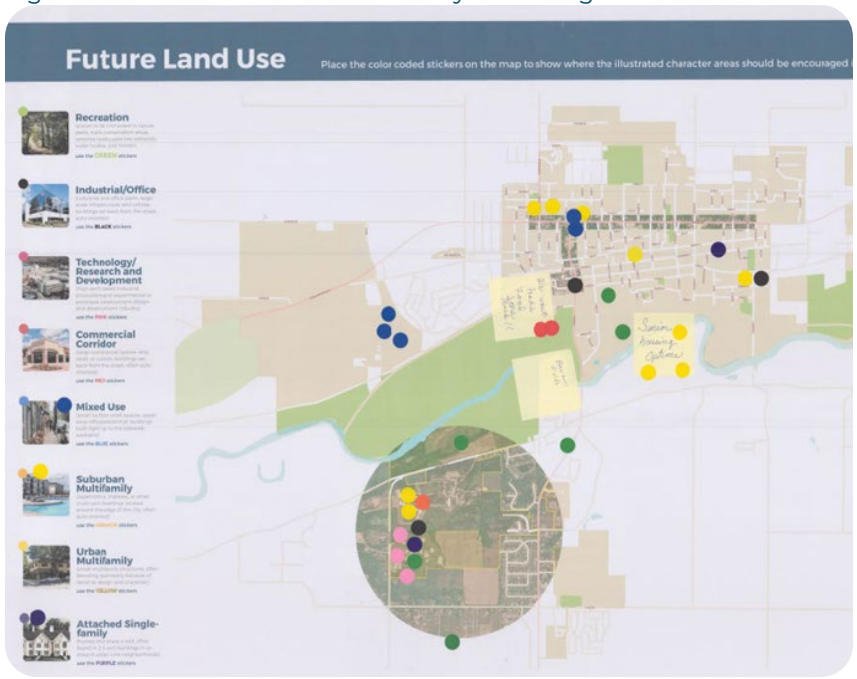
Local elementary schools hosted two neighborhood meetings, at which approximately 50 individuals took part in total. Each event centered on three station activities focusing on particular topics, such as connectivity/mobility, future land uses, and community development. Each station contained informational and interactive activities pertaining to specific items.

MOBILITY/CONNECTIVITY STATION

The mobility and connectivity station featured three different scenarios containing different on and off-street options. The designers created the figures for a typical cross-section width of a downtown or residential neighborhood street in the City.

They contained features such as sidewalk amenity spaces, larger sidewalks, wider traffic lanes, shared bike lanes, or separated bike lanes. The activity didn't need participants to like every feature provided; its purpose was to inspire direct feedback and commentary on individual items they liked or disliked. Engagement organizers recorded these comments.

Figure 1-3. Future Land Use and Penny Jar Voting Boards

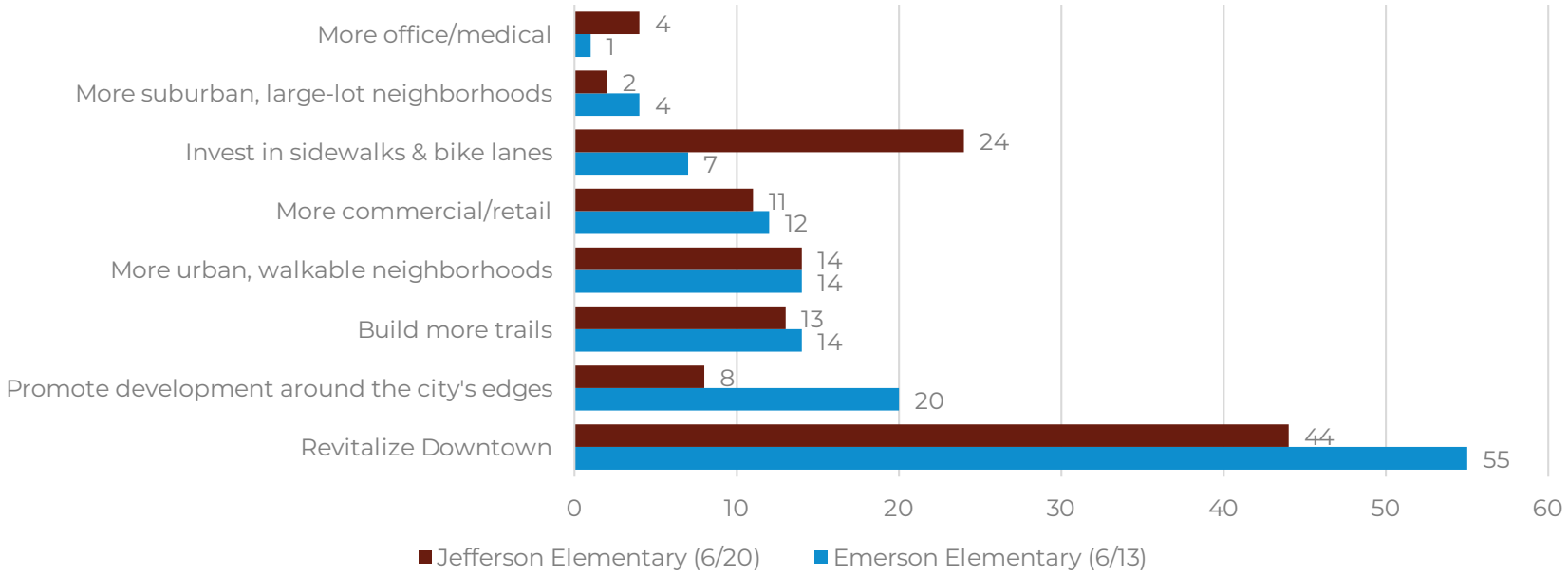


FUTURE LAND USE STATION

The Future Land Use station invited participants to find specific areas of the City for potential future development. The map and activity permitted City-wide opportunities but also emphasized the commercial corridors on Lincoln Avenue and Dexter Street. Different colored sticker dots showed specific land use types. Each sticker placement identified residential, business, and industrial opportunities around the City.

Besides the future land use visioning, the facilitators gave participants ten pennies, symbolizing their tax dollars, and instructed them to divide these pennies into jars representing the different development investments the City could plan. These investments correspond to various land use concepts, and the topics receiving more pennies are areas identified by participants as priorities for future consideration. Areas identified as needing higher priority were investing in the downtown, promoting more residential development on the City's edges, and installing more bike lanes and offering more non-motorized-friendly connections around the City.

Figure 1-4. Neighborhood Meeting Penny Jar Results



DOWNTOWN STATION

The downtown station aimed to gather information on what aspects of Downtown Ionia were favorable to people and what changes might encourage future visits. Both questions prompted comments, and a separate board listed more options to encourage more visits downtown.

Respondents noted the atmosphere, culture, history, and small businesses in the downtown and E. Main Street areas. The respondents' findings showed that increased public events and spaces, renovated buildings, and other restaurants and shopping options would encourage more frequent visits to downtown.

FIREWORKS POP-UP

On June 27th, a pop-up event took place at the Ionia Fairgrounds preceding a fireworks display. The event ran from 7:00 p.m. to 9:30 p.m., with approximately 30 individuals taking part. The event featured a penny jar activity and a future land use activity, which were like, but slightly adapted to, the new public location, then those conducted at prior neighborhood meetings.

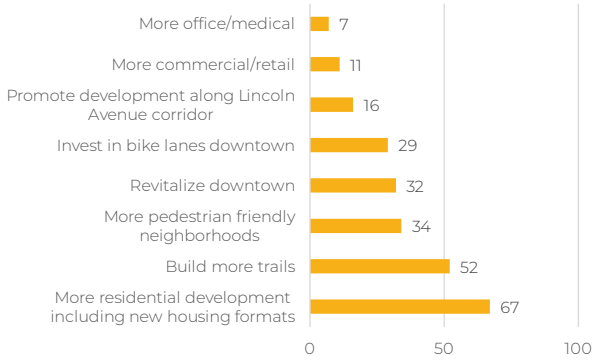
PENNY JARS STATION

The activity structure remained consistent with neighborhood meetings, though we changed some options. Figure 1-10 below illustrates how participants ranked the different activities provided.

FUTURE LAND USE STATION

The Future Land Use mapping activity focused on the Riverside-Deerfield Complexes and the Lincoln and Dexter commercial corridors. It allowed participants to comment on specific land use types beyond the provided sticker options, like the events in the community workshops.

Figure 1-5. Ionia Fireworks Pop-Up Event Penny Jar Results



CITY HALL OPEN HOUSE

Ionia City Hall hosted an open house on August 15th from 4:00-7:00 pm, attracting 15 attendees. The event aimed to present various engagement activities undertaken thus far and to ask for further input on mobility and preferences related to the Downtown area.

DOWNTOWN STATION

Participants in the downtown activity shared their opinions on attractive features, using stickers and a comment section to suggest specific improvements. A downtown board surveyed people about their favorite aspects of Downtown Ionia. Top responses included trails and walkability (6), the Ionia Theatre (3), historic architecture (4), and local stores (3). People suggested grocery stores, a live music venue, expanded shopping hours, new walking destinations, and quality eateries as desired options.

MOBILITY STATION

We asked participants for feedback on their observations of city mobility, focusing on their reactions to the features of the presented design concepts. Many participants were not keen on all residential streetscape options. But we provided these scenario concepts, like we did at the neighborhood meetings, to encourage discussion and show potential options for future development.

RESPECT
ON-TASK
AWESOME ATTITUDE
RESPONSIBLE
SAFE
EXIT
MAKE TODAY EPIC!
DOOR FAIR

Figure 1-6. Open House Downtown Board

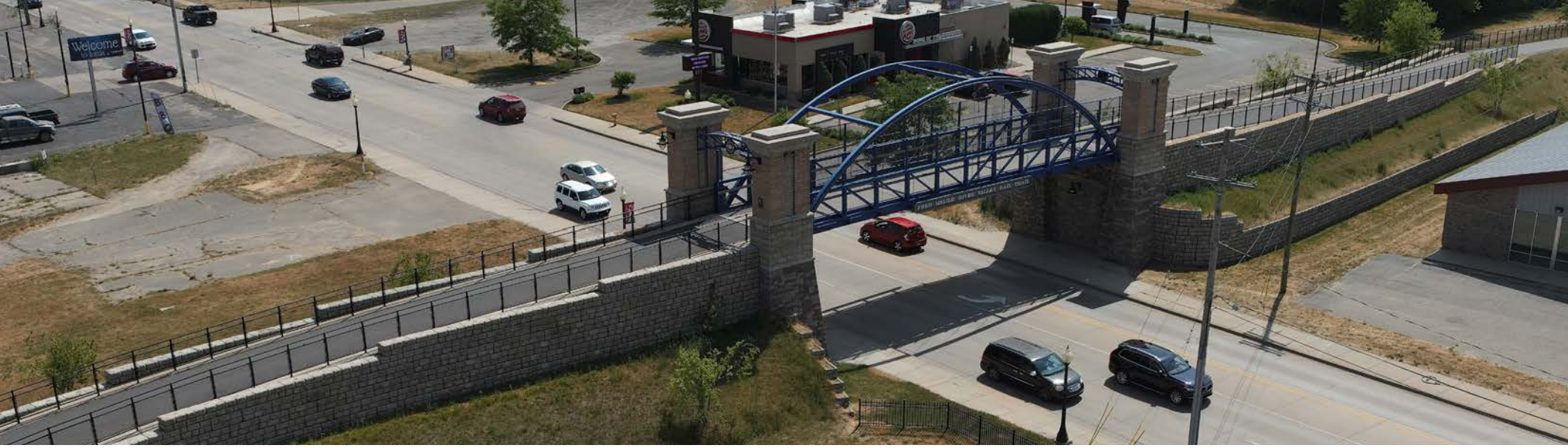
Participants next offered comments about what they liked and disliked on the various commercial streetscapes. One person liked the wide sidewalks and creating spaces for cafe seating and other amenities, but thought the existing parking around the City was satisfactory as it is. Another person pointed out the dangers bikers faced because of inconsiderate drivers, advocating for the addition of bike lanes.

CONCLUSION

In conclusion, the comprehensive public engagement strategy employed by the Planning Commission proved to be highly effective in gathering meaningful input from a broad cross-section of the community. By offering multiple opportunities for residents, business owners, and visitors to participate—through surveys, workshops, open houses, and online platforms—the City was able to collect a wealth of feedback. Participants shared insights about the features they most appreciated, such as local amenities, character, and community events, while also identifying areas of improvement and unmet needs. This input has provided the City with a clear understanding of community values and priorities, and it will serve as a valuable foundation for guiding future planning, investment, and policy decisions.

CHAPTER 2

IONIA TODAY



OUR PEOPLE

The City of Ionia has undergone significant changes over the past several decades and continues to grow. Although the city has protected many unique historical elements of the community, the city is gradually transforming. Recognizing the importance of historical trends and current data equips the Planning Commission with an accurate understanding of the community's status and informs the extent of strategic planning required to achieve its goals. This chapter presents an overview of the City, including its population, economy, natural environment, public facilities, and community assets. This comprehensive assessment provides the Planning Commission with essential baseline data on current conditions and identifies areas that require strategic focus for future development.

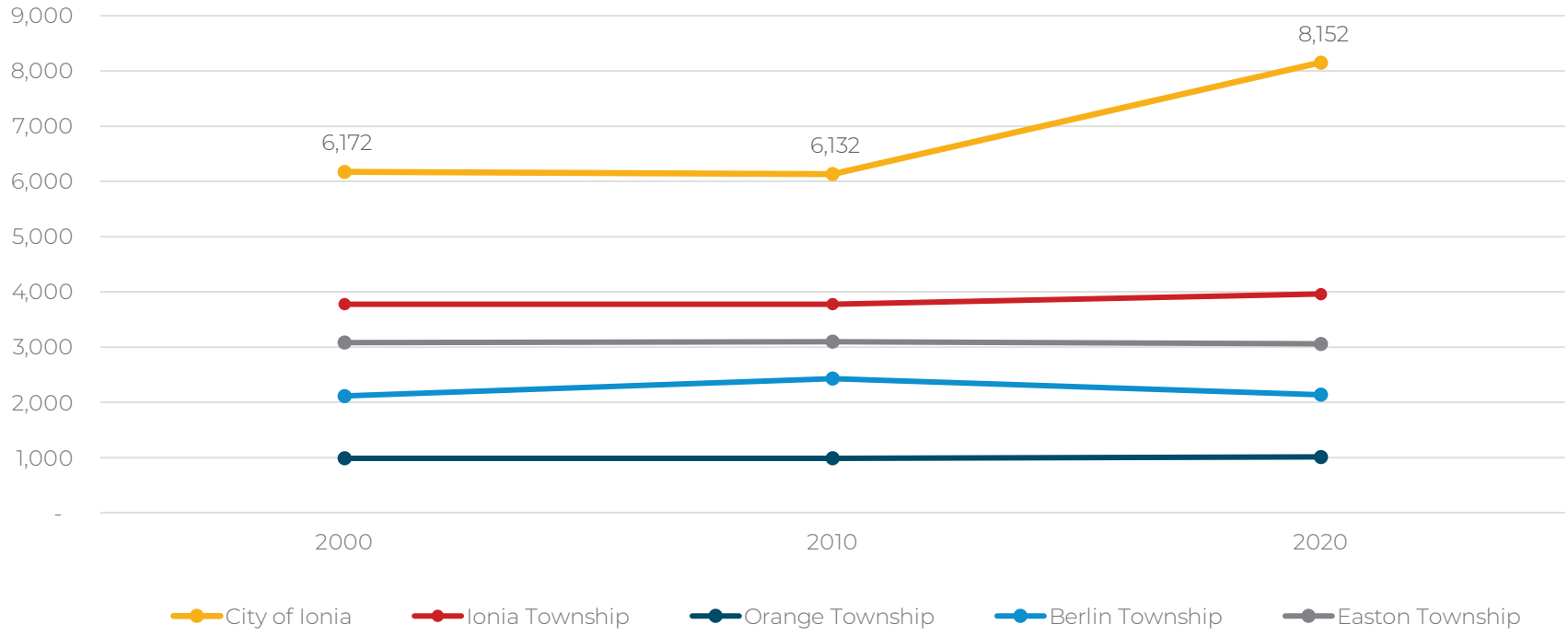
DEMOGRAPHICS

The analysis of community demographics is critical for the development of a comprehensive master plan. This section provides detailed data on facets of Ionia today, such as the population, social dynamics, and employment characteristics within the city. These factors offer valuable insights into future conditions, enabling an informed approach to priorities like housing needs whilst also guiding land development.

POPULATION

Over the past decade, the City of Ionia has experienced population growth, increasing from 6,132 to 8,152 residents. This represents an approximately 33% rise in population during this period. The Census Bureau's inclusion of estimated and fluctuating inmate populations in correctional facilities in the City often overshadows this growth. As of 2020, the Michigan Department of Corrections reported approximately 5,226 inmates housed in correctional facilities within the City. Therefore, we adjusted the City population numbers to account for facility populations, as reported in the Michigan Department of Corrections Facility Population Projection Annual Reports for 2000, 2010, and 2020. There has also been a gradual increase in the population of both Ionia County and the State of Michigan. However, the area surrounding the City of Ionia has not changed significantly, except for Berlin Township, which has shown a 12% decline over the past decade.

Figure 2-1. Regional Population Change (2000-2020)



Source: U.S. Census Bureau, 2000-2020 Decennial Census, and Michigan Department of Corrections Prison Population Projection Report (2000, 2010, and 2020)

Source: City of Ionia

Table 2-1. Regional Population Trends, 2000-2020

	2000	2010	2020	Change (2010-2020)	Percent Change (2010-2020)
City of Ionia	6,172	6,132	8,152	2,020	33%
Ionia Township	3,779	3,779	3,961	182	5%
Orange Township	987	987	1,012	25	3%
Berlin Township	2,116	2,430	2,138	(292)	-12%
Easton Township	3,082	3,098	3,058	(40)	-1%
Ionia County	63,905	64,064	66,804	2,740	4%
Michigan	9,883,640	9,900,571	10,077,331	176,760	2%

Source: U.S. Census Bureau, 2000-2020 Decennial Census. Michigan Department of Corrections Facility Population Projections Annual Reports 2000, 2010, 2020.

POPULATION PROJECTIONS

Applying simple statistical averaging techniques can help project the City's population growth through 2050, based on past trends from the U.S. Census Bureau data and the City of Ionia. These projections provide a general sense of future growth and can help understand the City's future position. This section examines three projection techniques.

ARITHMETIC METHOD

The Arithmetic Method estimates the future population by calculating the annual average change. Table 2-2 shows that Ionia's population has increased by an average of 56 people per year since 1980.

GROWTH RATE METHOD

This approach presumes that future growth, or decline, will mirror historical rates, similar to the Arithmetic Method. Data from the U.S. Census shows the City experienced an annual population growth rate of approximately 1.4% between 1980 and 2020. Table 2-2 presents the projected population figures for the year 2050 based on the Growth Rate Method.

BUILDING PERMIT METHOD

The Building Permit Method is another technique for population projection. The growth rate is determined by the number of residential building permits issued by the County for the City. From 2014 to 2024, the City of Ionia received an average of 5.6 building permits per year, totaling 56 permits. According to the Census Bureau, the City's average household size was 2.71 persons. Extrapolating these figures into the future can project potential population growth if current trends remain consistent. Table 2-2 summarizes the population projection based on the number of building permits provided by the County. These projections assume past trends will continue, which may limit their reliability but still provide useful information.

Table 2-2. Population Projections, 2030-2050

	RATE	2030	2040	2050
Arithmetic Method	56 persons/year increase	8,712	9,272	9,832
Growth Rate Method	1.4% persons/year increase	8,266	8,382	8,500
Building Permit Method	15.18 persons/year increase	8,167	8,183	8,199
Average		8,382	8,613	8,844

Source: U.S. Census Bureau, 2000-2020 Decennial Census; Ionia County Building Department.

RACE

The demographic composition of the population (Table 2-3) shows that white individuals make up 69.7% of the total population. Black or African American residents make up 22.5%, while those identifying with Two or more races account for 4.9%. The categories of Some Other Race and American Indian and Alaska Native contribute 1.9% and 0.6%, respectively. Those of Asian descent represent 0.3%, and Native Hawaiian and Other Pacific Islanders comprise 0.03%.

Table 2-3. Racial Composition, 2020

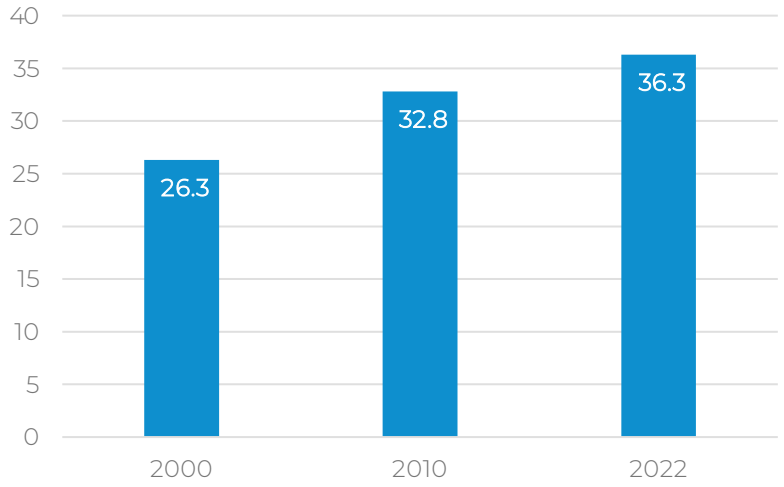
RACE	# of People	% of people
White alone	9,329	70%
Black or African American	3,012	23%
Two or more races	651	5%
Some Other Race	252	2%
American Indian and Alaska Native	86	0.6%
Asian	44	0.3%
Native Hawaiian and Other Pacific Islander	4	0.03%

Source: U.S. Census Bureau, 2020 Decennial Census.

AGE

Analyzing the age distribution yields critical insights that help shape policies and strategies concerning education, healthcare, housing, recreational facilities, and social services, ensuring the City accommodates the diverse needs of its residents across different life stages. As illustrated in Figure 2-2, the median age within the City has consistently risen over the past two decades, showing an aging population. This trend holds significant implications for various sectors, including healthcare, social services, and housing.

Figure 2-2. Median Age 2000-2022



Source: U.S. Census Bureau, 2022 American Community Survey

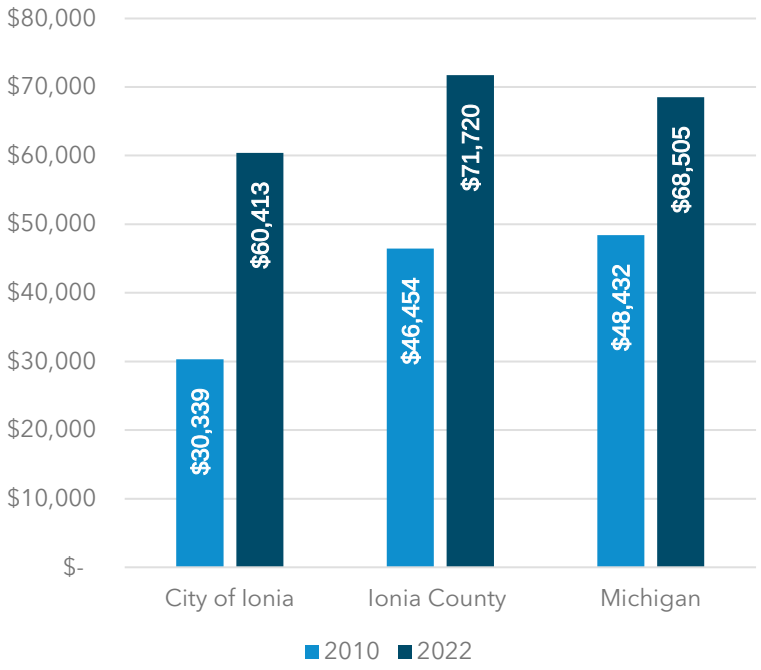
Table 2-4. Age Composition, 2022

AGE COHORT	# of People	% of people
Under 5 years	770	6%
5 to 9 years	586	4%
10 to 14 years	661	5%
15 to 19 years	631	5%
20 to 24 years	1,155	9%
25 to 29 years	1,514	12%
30 to 34 years	976	7%
35 to 39 years	1,333	10%
40 to 44 years	872	7%
45 to 49 years	1,068	8%
50 to 54 years	885	7%
55 to 59 years	742	6%
60 to 64 years	584	4%
65 to 69 years	472	4%
70 to 74 years	416	3%
75 to 79 years	123	1%
80 to 84 years	139	1%
85 years and over	154	1%

Source: U.S. Census, 2022 American Community Survey

As shown in Table 2-4, the largest age group is within the 25 to 29 years range, making up 12% of the population, followed by those aged 30 to 34 years at 7%. Significant percentages appear in the 20 to 24, 35 to 39, and 45 to 49 year categories, resulting in a balanced distribution across other age brackets. The presence of individuals across various age groups shows a mixed population, underscoring the importance of considering the needs and services tailored to the different requirements of each age cohort.

Figure 2-3. Median Income, 2010-2022



Source: U.S. Census, 2010-2022 American Community Survey

INCOME

Analyzing income distribution within a city is crucial for determining the earnings of individuals and businesses. This information assists the City in effectively planning its tax policies and understanding the financial resources available for essential services and infrastructure development. Such analysis ensures that the City can adequately meet residents' needs and maintain the strength of the community.

Median household income is a key metric for assessing the economic vitality of a region and identifying disparities among communities. Figure 2-3 illustrates notable income shifts in the City of Ionia, Ionia County, and the State of Michigan. In 2010, the median income in the City of Ionia was $30,339, which increased substantially to $60,413 by 2022. Similarly, both Ionia County and the State of Michigan saw significant rises in their median incomes. These considerable increases signal economic growth and enhance financial well-being within the community and the wider region. It is crucial to account for factors such as inflation and cost of living when evaluating these figures to get a thorough understanding of the economic landscape.

EMPLOYMENT

Employment data is crucial for the Ionia Master Plan, providing insights into the economy, workforce, infrastructure, housing needs, and community development. It helps ensure sustainable growth and well-being for the community by addressing economic, social, and livability factors.

LABOR FORCE

In 2022, 4,978 residents 16 years old and older, were in the labor force. Though the unemployment rate decreased from 8.9% in 2010, it was slightly higher than the state average of 4.6% and the county average of 4.4%. Figure 2-4 illustrates the variety of occupations in the City. Production, transportation, and material moving occupations make up a notable portion. Management, business, science, and arts and Sales and office categories each represent 21%, showing substantial involvement in professional and commercial roles. Both service occupations and natural resources, construction, and maintenance account for 15% each, highlighting an even distribution across service-oriented and construction-related fields.

INDUSTRY

Industry employment data from the Census Bureau provides important information about the economic structure of a region, detailing the distribution of employment across various sectors. This data includes diverse industries such as manufacturing, healthcare, finance, technology, and others.

The employment distribution (Table 2-5) across different industries in the City shows a varied employment landscape. Manufacturing employs 27% of the workforce, showing a significant presence in the production sector. Retail trade follows with 18%, reflecting the role of commerce and consumer services. Educational services,

Table 2-5 | Employment by Industry, 2022

EMPLOYMENT INDUSTRY	# of People	% of people
Manufacturing	1,329	27%
Retail trade	914	18%
Educational services, health care and social assistance	594	12%
Public administration	446	9%
Agriculture, forestry, fishing and hunting, and mining	365	7%
Professional, scientific, and management, and administrative and waste management	262	5%
Arts, entertainment, recreation, and accommodation and food	262	5%
Construction	259	5%
Other services, except public administration	253	5%
Transportation and warehousing, and utilities	144	3%
Finance and insurance, and real estate and rental and leasing	120	2%
Information	20	0.4%
Wholesale trade	10	0.2%

Source: U.S. Census, 2022 American Community Survey

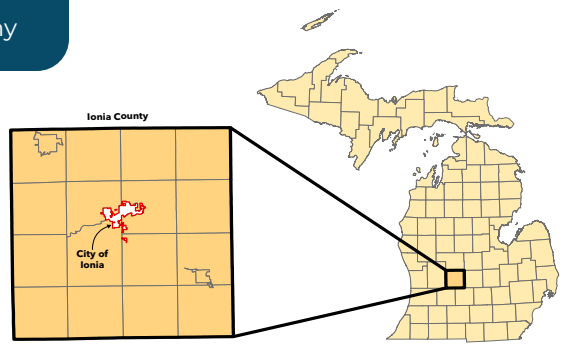
health care, and social assistance collectively contribute 12%, highlighting the importance of the healthcare and education sectors. Public administration, agriculture, forestry, fishing, hunting, mining, and professional, scientific, and management services each employ approximately 9%, 7%, and 5%, respectively. The arts, entertainment, recreation, accommodation, food sectors, with construction, and other services, each account for 5% of employment.

NATURAL FEATURES

Ionia is renowned for its diverse natural features that contribute to its picturesque landscape. The city sits amidst rolling hills and extensive farmland on the banks of the Grand River. These attributes provide residents and visitors with opportunities for recreational activities, such as fishing, kayaking, walking, biking, and hiking. The city boasts many parks and green spaces, offering a serene environment for all. The surrounding areas encompass a blend of woodlands and open spaces.

The diverse features of Ionia not only offer environmental benefits such as supporting biodiversity, improving air quality, and enhancing climate resilience but also significantly contribute to the City's aesthetic appeal, cultural identity, and overall quality of life. These natural amenities serve as essential gathering places for recreation, community events, and social interactions, bolstering the City's economic position and future growth through tourism, property value appreciation, and attracting businesses and skilled workers. Recognizing the importance of natural features within the master plan is crucial for promoting environmental sustainability, elevating the quality of life, attracting visitors and businesses, and preserving the unique identity of the City.

Map 2-1 Geography



GEOGRAPHY

Situated in the center of Ionia County (Map 2-1), the City lies within the Grand River Valley. Glacial melt-water shaped this area during the last ice age, creating a distinctive geography for the native inhabitants and early settlers who engaged in trading, fishing, and traveling within and along Prairie Creek and the Grand River.

SLOPES AND TOPOGRAPHY

Ionia's unique geography, with rolling hills sloping away from the Grand River where the city center lies, shapes its local identity. Maps 2-2 and 2-3 illustrate the various slope gradients and topographic features in the city.

SOILS

The soil composition in the City of Ionia predominantly comprises fine materials, such as clay and silt, in the lower-lying areas, and mixed loamy materials, including clay, silt, and sand in regions away from the river and at higher elevations. This distribution aligns with the glacial outflow characteristics that shape the city's geography and the overall region. Map 2-4 illustrates the City's range of soils.

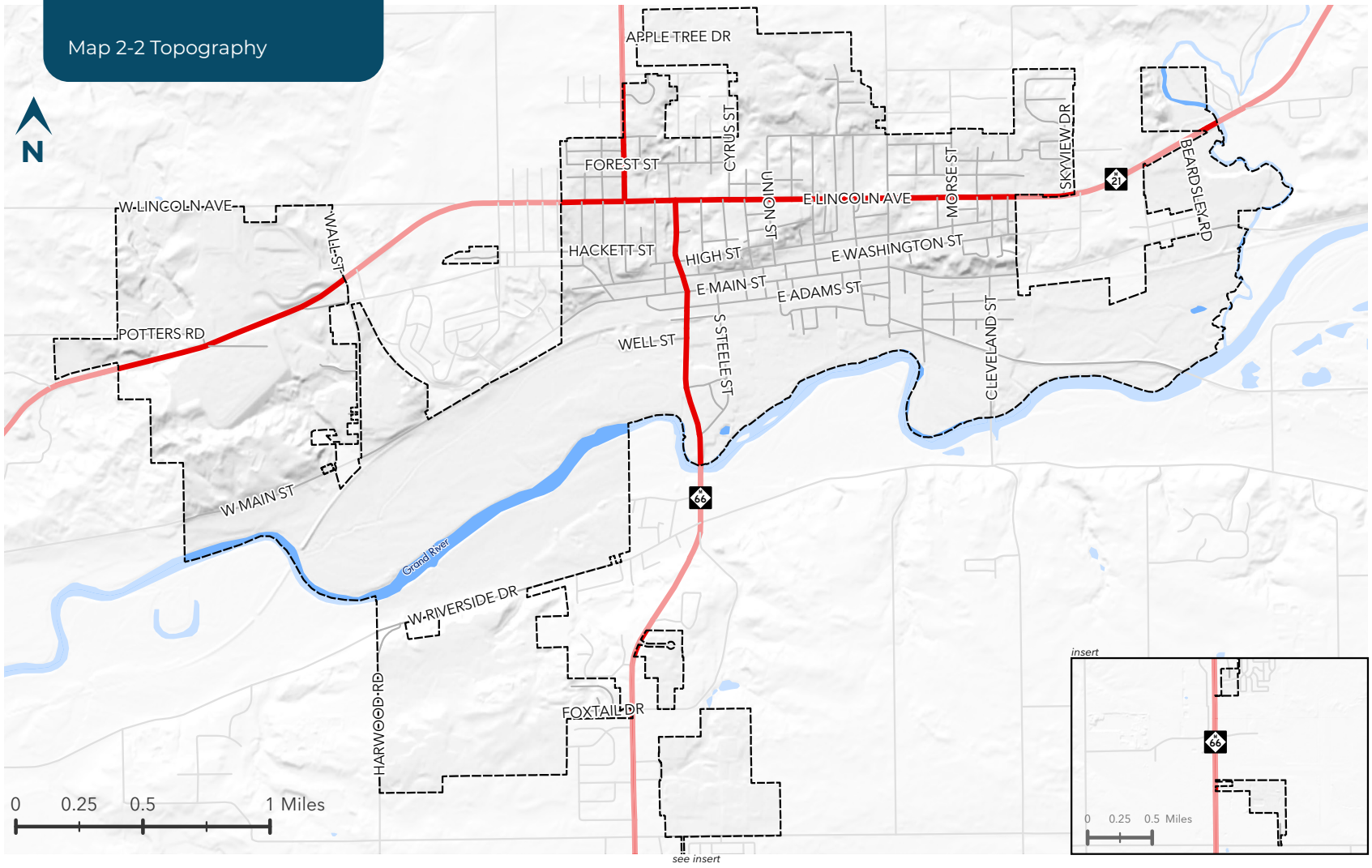
Understanding soil types is crucial during the planning process as they significantly impact construction and development projects, infrastructure requirements, and stormwater management. Environmental factors, such as soil contamination, also play an essential role in directing urban development strategies. By incorporating comprehensive knowledge of the City's soils into planning processes, municipalities can enhance resilience, promote sustainable growth, and create urban environments that are safe and ecologically balanced.

The City of Ionia has five distinct soil types:

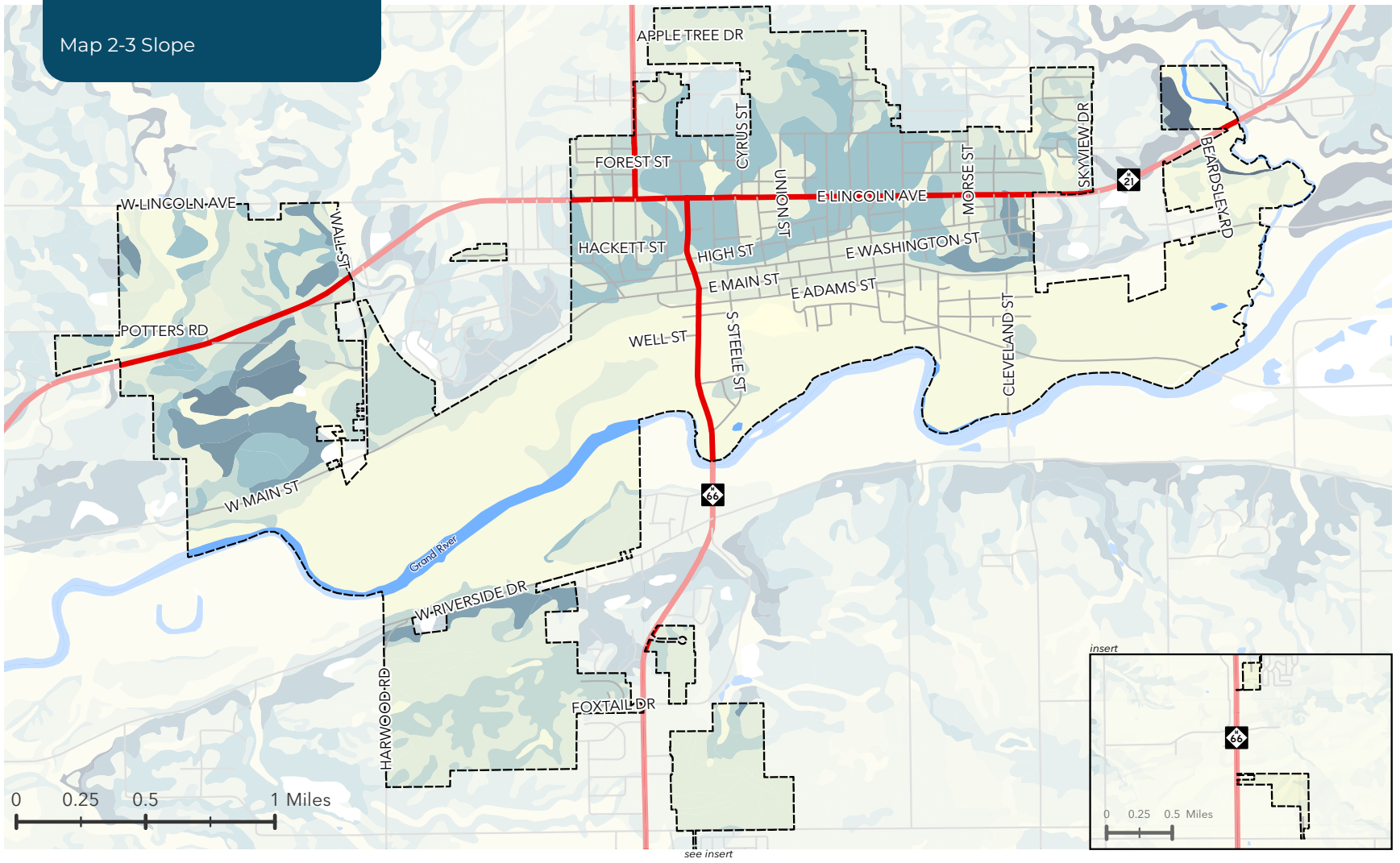
- Clayey mixed
- Loamy mixed
- Fine mixed
- Sandy mixed
- Loamy

Because of the predominance of loamy and fine-mixed soils, water runoff is less problematic than other areas with soils less suited for water infiltration. Loamy mixed soils feature a blend of sand, silt, and clay particles and offer good drainage and aeration, making them suitable for certain plant species that prosper in well-drained conditions. Loamy mixed soils are helpful for development projects. This band of predominantly loamy mixed soils follows the Grand River through downtown; other mixed soils lie farther from the river.

Map 2-2 Topography



Map 2-3 Slope

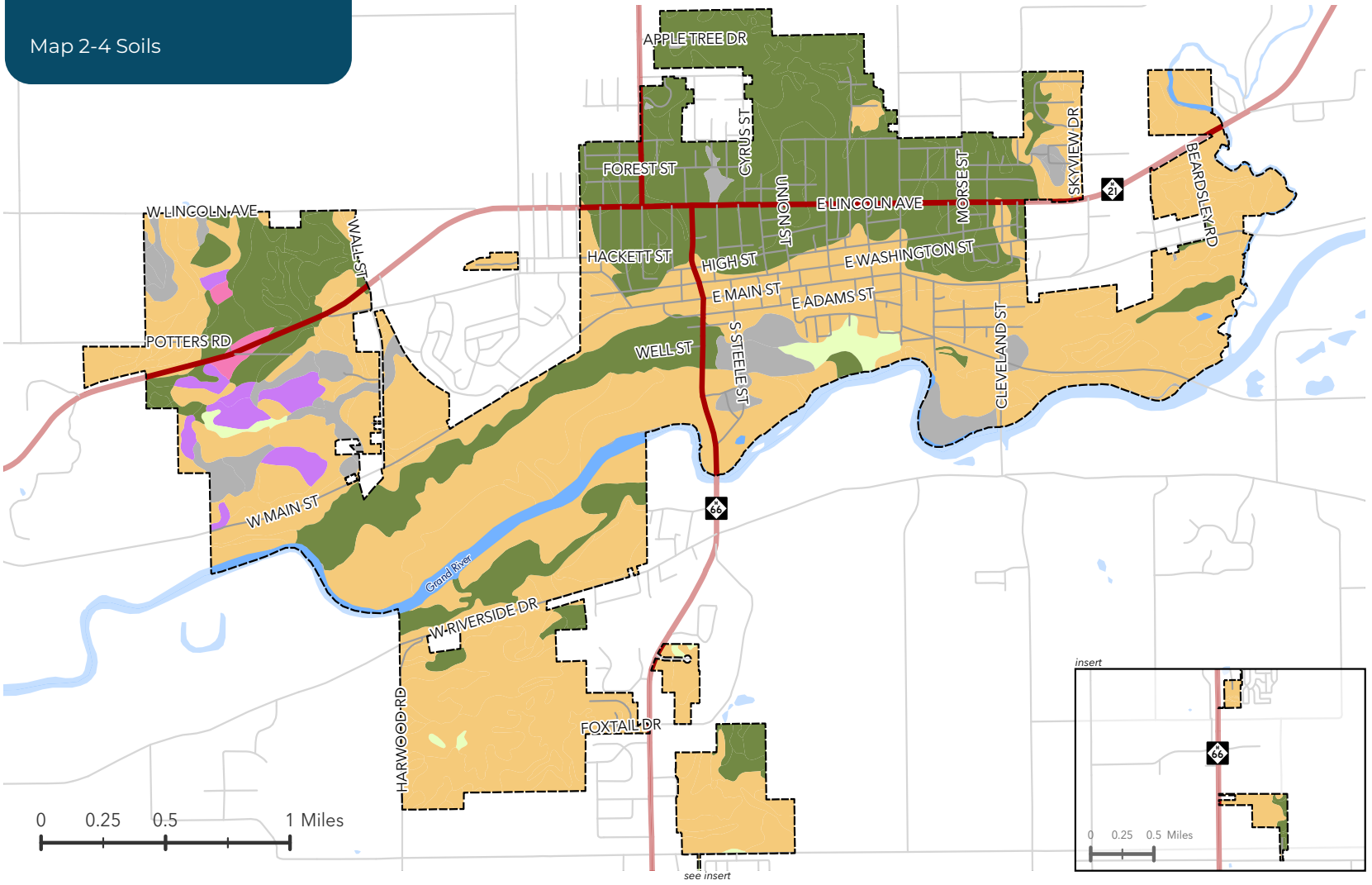


Slope Gradient

0% 33%

N

Map 2-4 Soils


APPLE TREE DR
FOREST ST
CYRUS ST
UNION ST
E LINCOLN AVE
MORSE ST
SKYVIEW DR
BEARDSLEY RD
W LINCOLN AVE
WALL ST
HACKETT ST
HIGH ST
E WASHINGTON ST
E MAIN ST
E ADAMS ST
CLEVELAND ST
POTTERS RD
WELL ST
S STEELE ST
W MAIN ST
Grand River
W RIVERSIDE DR
HARWOOD RD
FOXTAIL DR
66
21
0 0.25 0.5 1 Miles
see insert
insert
0 0.25 0.5 Miles
Clayey mixed
Loamy mixed
Fine mixed
Sandy mixed
Loamy
No data
N

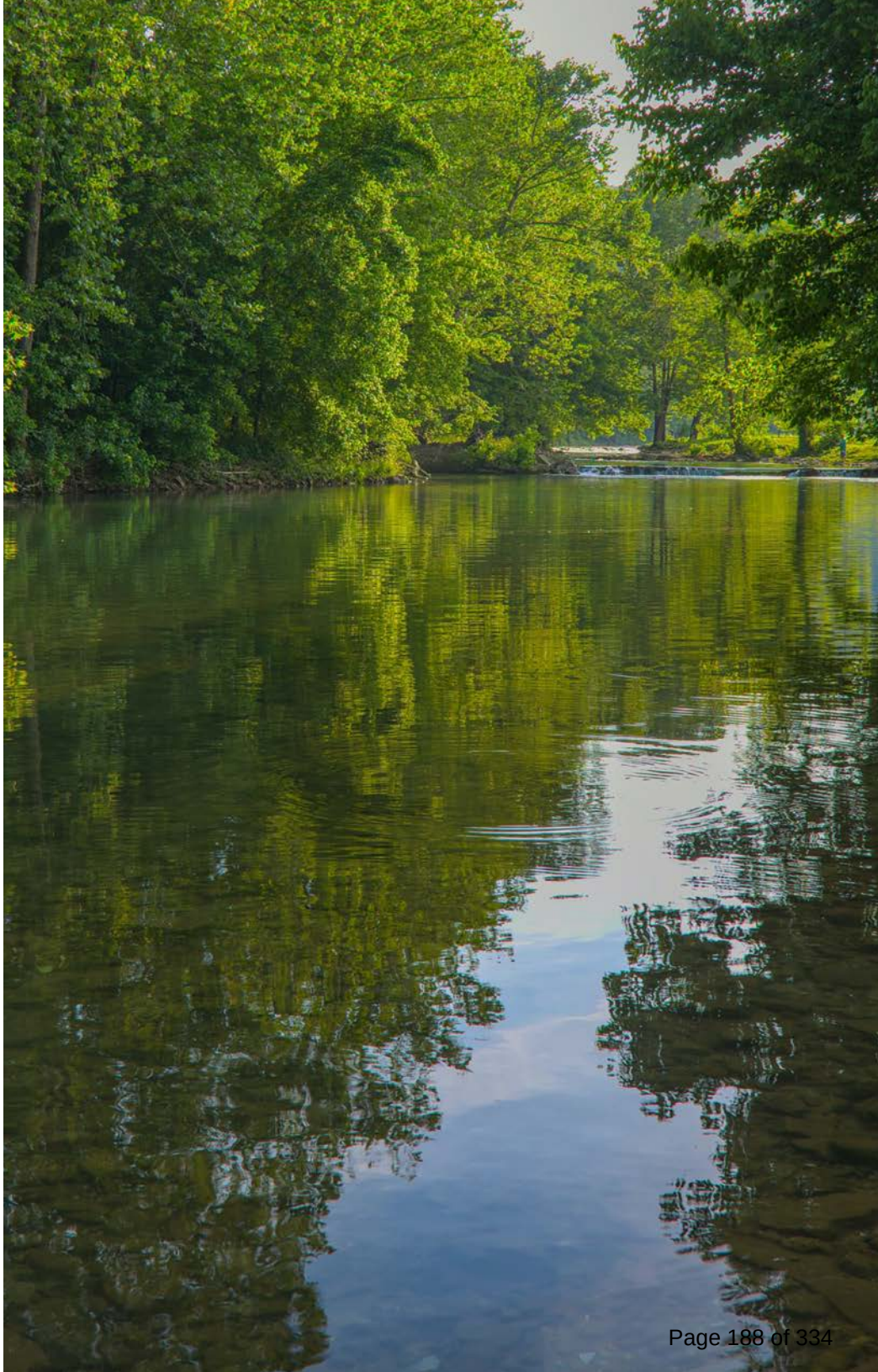
WETLANDS

The City of Ionia encompasses several wetland areas within its boundaries. These wetlands, primarily in the lower-lying regions near the Grand River, have remained largely preserved as the city developed. The Ionia Natural Area, a 120-acre area, protects diverse wetland flora and fauna, adding to the City's unique character.

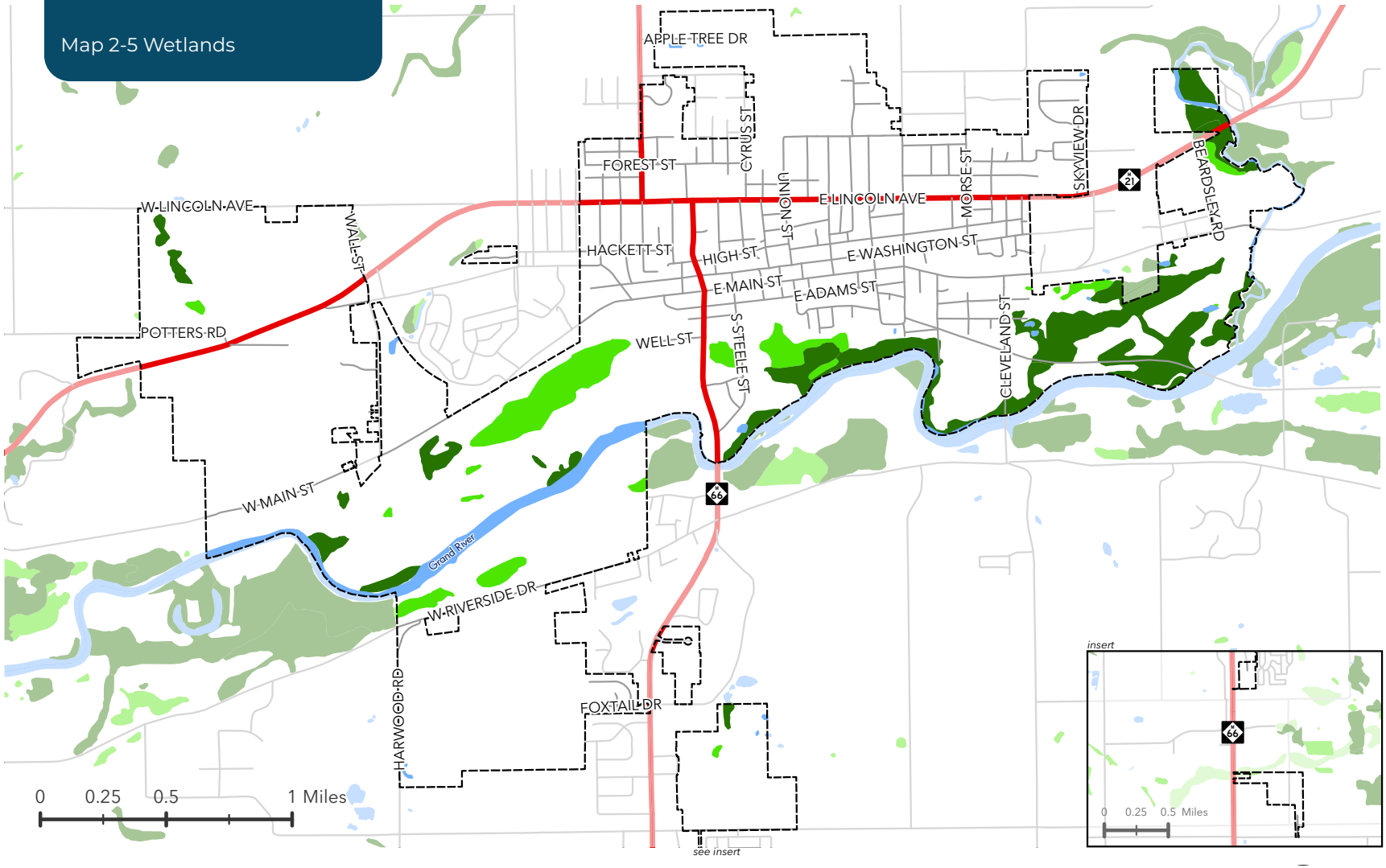
Wetlands serve as natural barriers against flooding and aid in stormwater management. This is crucial for Ionia because of its proximity to a major river and low elevation areas prone to flooding. The City must preserve these wetland areas to the fullest extent possible to facilitate flood control, groundwater recharge, and support wildlife habitats. The City features both freshwater emergent wetlands and freshwater forested/shrub wetlands, characterized by wet and dry areas covered by shrubs and trees.

HYDROLOGY

The City features several notable waterways, including a segment of the Grand River. The Grand River endows the City with a distinctive character and offers various recreational activities, such as kayaking and fishing. Prairie Creek, a tributary of the Grand River, defines the eastern boundary of the City and similarly provides residents with opportunities for recreation and appreciation of the stream's natural beauty.



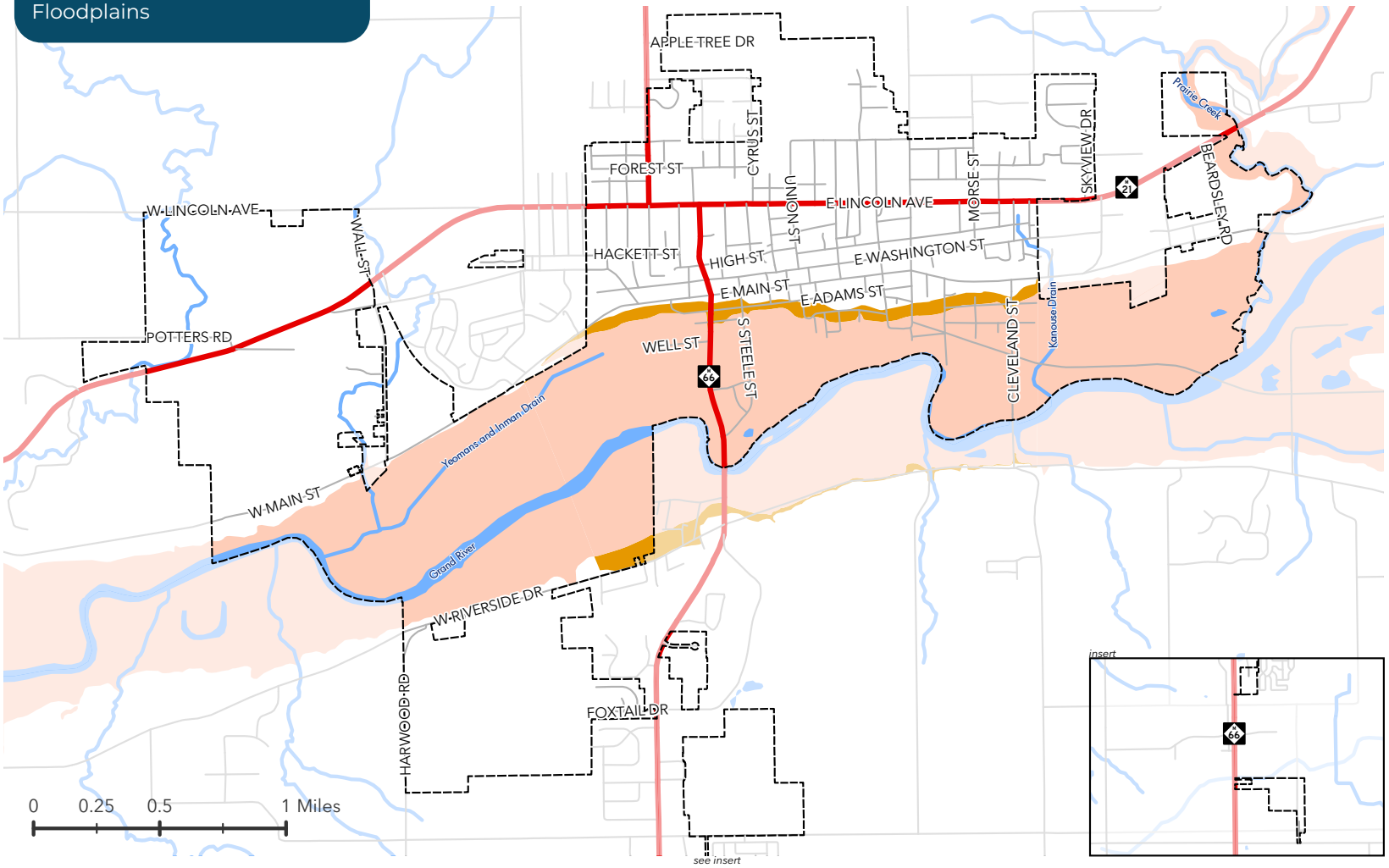
Map 2-5 Wetlands



Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Lakes/Ponds/Streams

N

Map 2-6 Hydrology & Floodplains



Multiple County drains are present within the City, as depicted on Map 2-6. While these drains may not consistently exhibit water flow, but they play a crucial role in stormwater management, ensuring that the City and surrounding areas remain dry following rain events and annual snow melt.

FLOODPLAIN

The City is within a significant portion of the 100-year floodplain designated by the Federal Emergency Management Agency (FEMA), and certain areas of the 500-year floodplain (Map 2-6). While the floodplain excludes much of the downtown and residential areas, some homes, and businesses, such as those along the Steele Street Corridor, the Ionia Fairgrounds, and a significant part of M-66, are within the floodplain and therefore face increased flood risk. It is noteworthy that M-66 is a critical crossing over the Grand River between Saranac and Lyons, aside from Cleveland Street. The City should consider the implications of floodplains in future developments, especially with the occurrence of increasingly frequent flooding events because of climate change.

LAND COVER

The land cover of the City encompasses developed areas, forests, wetlands, and open spaces. Land cover denotes the vegetation and land use within a specific community. The National Land Cover Dataset (NLCD), compiled by the United States Geological Service (USGS) in 2019, provided the land cover data for the City. Researchers produced this dataset by analyzing LandSat™ satellite imagery through an automated computer-based process. By comparing the satellite data to aerial photographs and evaluating the quality of the computer-based interpretation, researchers ensured accuracy.

Table 2-6. Land Cover

LAND COVER CATEGORY	# of Acres	% of Total
Developed, Open Space	524.0	14.1%
Developed, Low Intensity	610.9	16.5%
Developed, Medium Intensity	576.7	15.6%
Developed, High Intensity	270.4	7.3%
Barren Land	5.3	0.1%
Forest	491.0	13.3%
Agriculture/Open Space	779.7	21.0%
Wetlands	447.0	12.1%
TOTAL	3705.1	100.0%

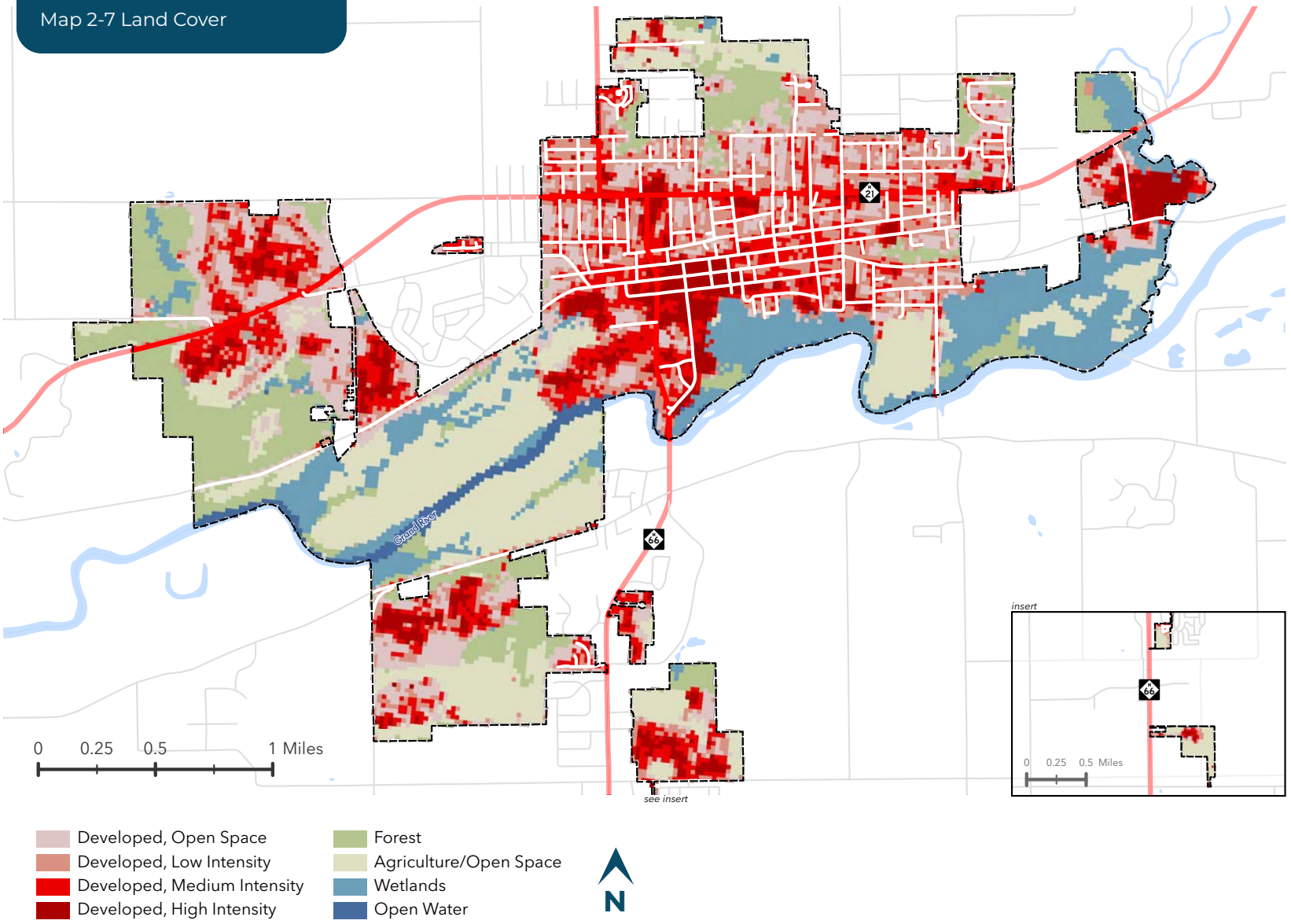
Source: National Land Cover Dataset, 2019

Officials released the 2019 data in May 2021 to provide "explicit and reliable information on the Nation's land cover and land cover change." This information helps to determine the distribution of vegetation, development patterns, and their evolution over time throughout the city. The 2019 NLCD classifies various land cover types based on a modified Anderson Level II classification system. The Anderson system categorizes land cover hierarchically, with higher levels offering more detail, as observed through remote sensing technologies, such as satellite imagery. Although the land cover data may not be entirely precise, it offers a broad understanding of the overall land cover composition within the city.

The four classifications of developed land are open space, low intensity, medium intensity, and high intensity, according to the Anderson Level II system. Developed open space areas comprise a mix of constructed materials and predominantly vegetated spaces, such as lawns. This classification mandates that impervious surfaces compose less than 20% of the total coverage. Examples include large lot single-family houses, parks, golf courses, and landscaped areas for recreation, erosion control, or aesthetics. Developed low intensity areas contain a blend of constructed materials and vegetation, with impervious surfaces representing 20% to 49% of the total coverage, typically including single-family housing units.

Developed medium intensity areas also feature a mix of constructed materials and vegetation, but impervious surfaces make up 50% to 79% of the total cover, commonly comprising single-family housing units and lighter commercial areas. Finally, developed high intensity areas comprise regions with many residential or commercial/industrial buildings, such as apartment complexes and row houses. Impervious surfaces account for 80% to 100% of the total cover.

Map 2-7 Land Cover



The remaining land cover types in the city include forest, barren land, wetlands, and agriculture/open space. Agriculture/open space comprises various land cover classes, including shrub land, herbaceous areas, pastures, and cultivated croplands. The forest land cover class includes evergreen and deciduous forests, while the wetland land cover class encompasses emergent freshwater wetlands and freshwater forested/shrub wetlands.

As illustrated in Table 2-6, a combination of open spaces characterizes the land cover of Ionia, including the Ionia Fairgrounds, and more developed areas such as Downtown. This distinctive blend of land cover sets Ionia apart from other cities.

COMMUNITY FACILITIES

Community facilities play a crucial role in the daily lives of residents by fostering civic engagement and community pride, supporting cultural activities, and providing opportunities for recreation and economic functions. Besides City functions and services, such as water and sewer, public safety, and parks, and recreation. This also includes many outside the City government itself, such as the Ionia Community Library, Ionia Public Schools, Ionia County ISD, and the county government. It is essential to consider these facilities during the planning process to ensure the vitality of the community and the future development of facilities that meet the needs of residents for years to come. The following summarizes the community facilities, services, and infrastructure that support the residents of the City.

EDUCATION

The City of Ionia falls predominantly within the jurisdiction of the Ionia Public School District. The Ionia Township School District No. 2 administers a smaller segment in the northern part of the City, which includes North LeValley Elementary School as its sole educational institution. Table 2-7 presents enrollment statistics for the Ionia Public School District. Besides the schools listed in Table 2-7, the Public School District offers a virtual school known as Douglas R. Welch Virtual High School, which educated 77 students during the 2023-2024 school year.

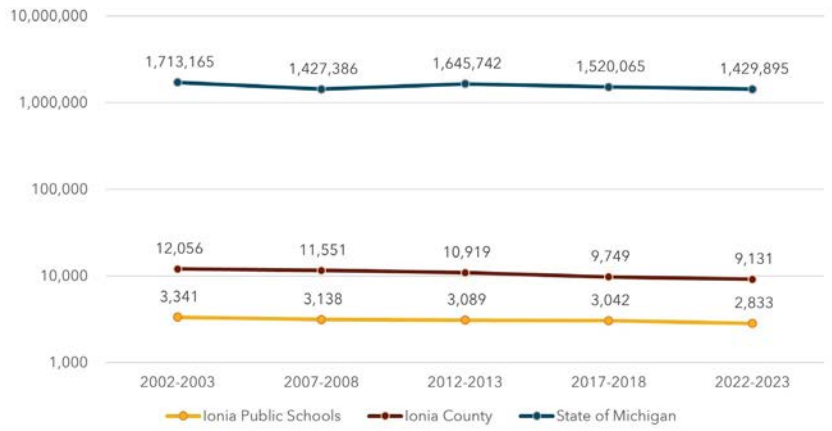
Enrollment in Ionia Public Schools has been decreasing. Between the 2002-2003 school year and the 2022-2023 school year, enrollment declined by 508 students, representing a 17.9% decrease. In comparison, public school enrollment across all of Ionia County declined by 32.0% and 19.8% across the State of Michigan during the same period. This contrasts with the increasing population in the city and is likely due to declining birth rates and an increase in the average age of residents. Figure 2-5 below illustrates the trend in school enrollment.

Table 2-7 Ionia Public Schools Enrollment (2023-2024)

SCHOOL	2023-2024
Boyce Elementary	258
Emerson Elementary	171
Jefferson Elementary	284
Rather Elementary	321
Twin Rivers Elementary	192
Ionia Middle School	613
Ionia High School	801
TOTAL	2,717

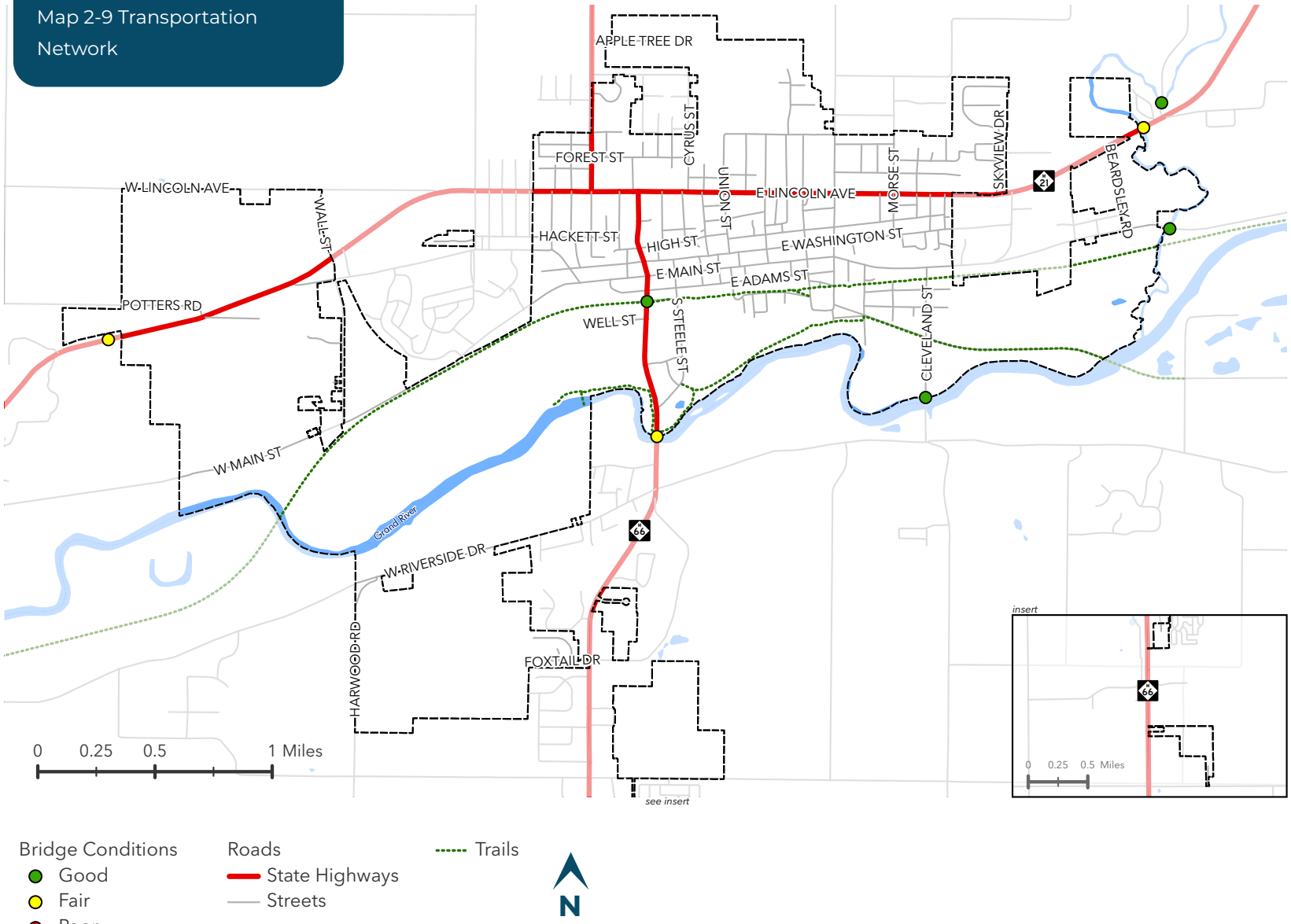
Source: Ionia Public Schools

Figure 2-5 Public School Enrollment (2002-2023)



Source: Ionia Public Schools and Michigan Department of Education

Map 2-9 Transportation Network



TRANSPORTATION

Transportation options in the city primarily comprise private automobile travel. Ionia is a crossroads of M-66 and M-21, connecting residents to neighboring communities and distant areas. M-66 also connects to Interstate 96, approximately 5.5 miles south of downtown.

Ionia residents have access to two cross-city non-motorized trails: the Fred Meijer Grand River Valley Rail Trail and the Fred Thwaites Grand River Trail. The Fred Meijer Rail Trail extends west to the City of Lowell and east to the Lyons/Muir area and is being further expanded by the State of Michigan Department of Natural Resources. The City of Ionia manages the Fred Thwaites Trail, within its city limits, and it connects to the Fred Meijer Rail Trail. These trails offer recreational opportunities for residents and provide a non- motorized option for traversing the City and visiting destinations in the region.

PUBLIC MICRO TRANSIT OPTIONS

Dial-a-Ride Ionia (I-DART) is a public micro transit provider funded through state and federal programs, fares, and local millage. It operates primarily as a demand response service (call-ahead pickup) and fixed-route system (scheduled stops at certain locations). I-DART shuttles passengers around the City and Ionia County. The service operates nine Americans with Disabilities Act- compliant vehicles. The cost of riding depends on the distance traveled, starting at $3.00 and reaching up to $15.00 per ride.

The Ionia County Commission on Aging (ICCOA), which provides demand response services for adults aged 60 or older and individuals with disabilities, also serves the City of Ionia. Appointments, shopping trips, senior centers, and adult day care are easier to access for older adults and people with disabilities lacking other transportation options thanks to this service. Medical and dialysis appointments have priority over other requests. ICCOA's fares are $1.50 per one-way trip within Ionia County and $10.00 per one-way trip outside the County, with additional stops costing $1.50 each. ICCOA offers a discount transit card option for $15, providing 11 in-County rides.

Because of the small community size of Ionia, with just over 8,000 residents, there is limited demand and funding available for a mass transit fixed-route system like those in Grand Rapids (The Rapid) or Lansing (CATA). Currently, I-DART is conducting a public opinion survey to assess the feasibility of establishing a fixed route, scheduled micro transit system within the City.

IONIA COUNTY AIRPORT

The County Airport Board manages the Ionia County Airport, three miles south of downtown Ionia. It features a 4,300-foot paved runway and a 4,000- foot turf runway, along with new hangar space, fueling, rental spaces, and a 24-hour terminal building for flight planning.

Michigan airports have their own Zoning Boards and regulations for structures near the airport. The airport property includes specific runway protection zones, with four regulatory zones based on distance:

- Zone 1: Special permits required for all new structures and alterations to existing structures.
- Zone 2: Special permits required for structures over 25 feet.
- Zone 3: Permits required for structures over 100 feet.
- Zone 4: Permits required for structures over 200 feet.

The Michigan Department of Transportation and the Federal Aviation Administration sets these regulations.

UTILITIES

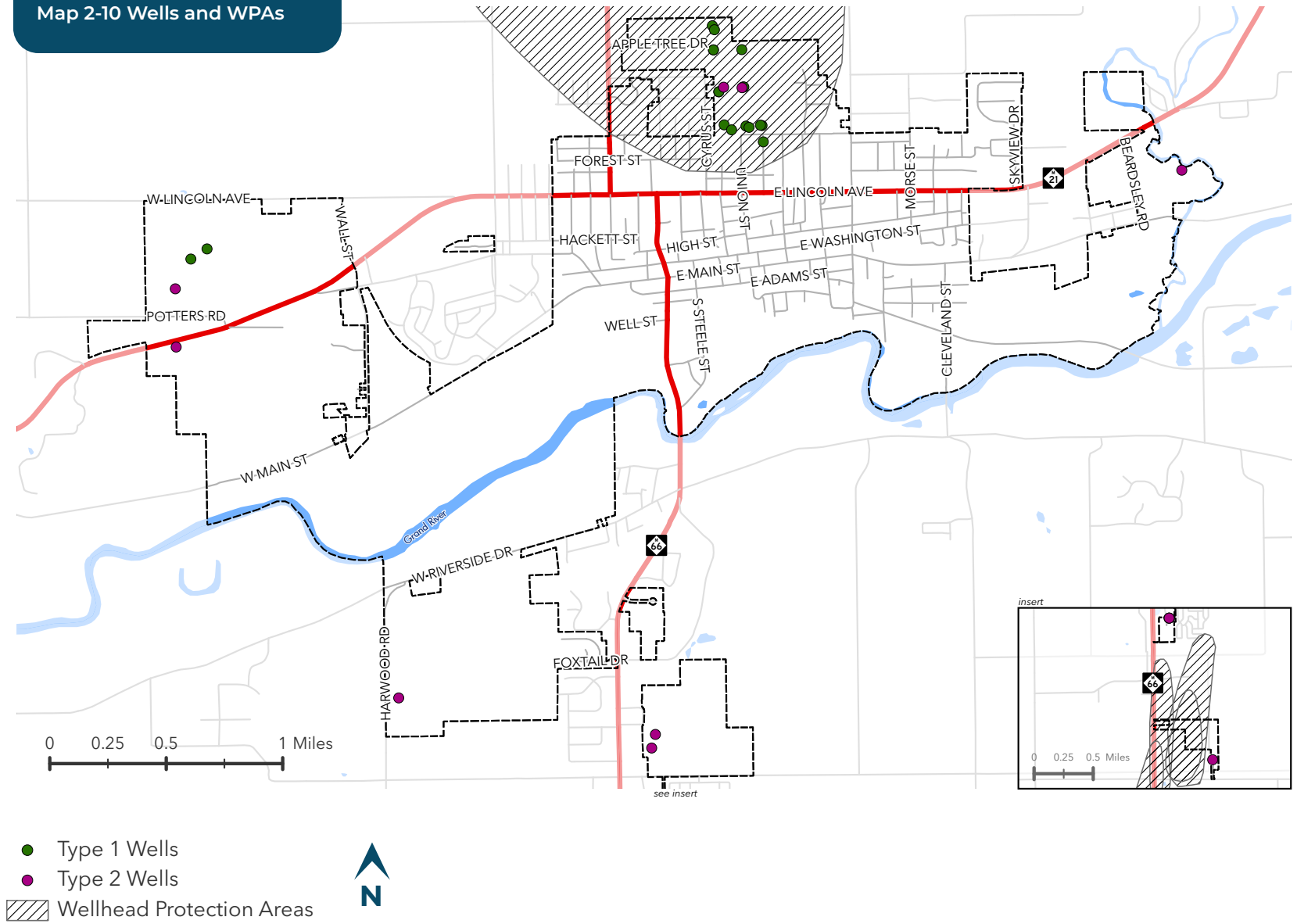
PUBLIC WATER

The Ionia Public Utilities Department manages the City's water system, supplying clean drinking water to the City of Ionia and portions of Berlin, Easton, and Ionia Townships. The system includes nine groundwater wells, 68 miles of distribution lines, three pressure districts, a booster station, and five storage facilities with a combined 3-million-gallon capacity, capable of providing 5.76 million gallons per day. Current usage is 1.6 million gallons per day. Ionia's nine wells draw from a glacial drift aquifer formed during the last ice age. In 2003, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) assessed the City's water source as highly susceptible to contamination, establishing a Wellhead Protection Program to safeguard the area's drinking water.

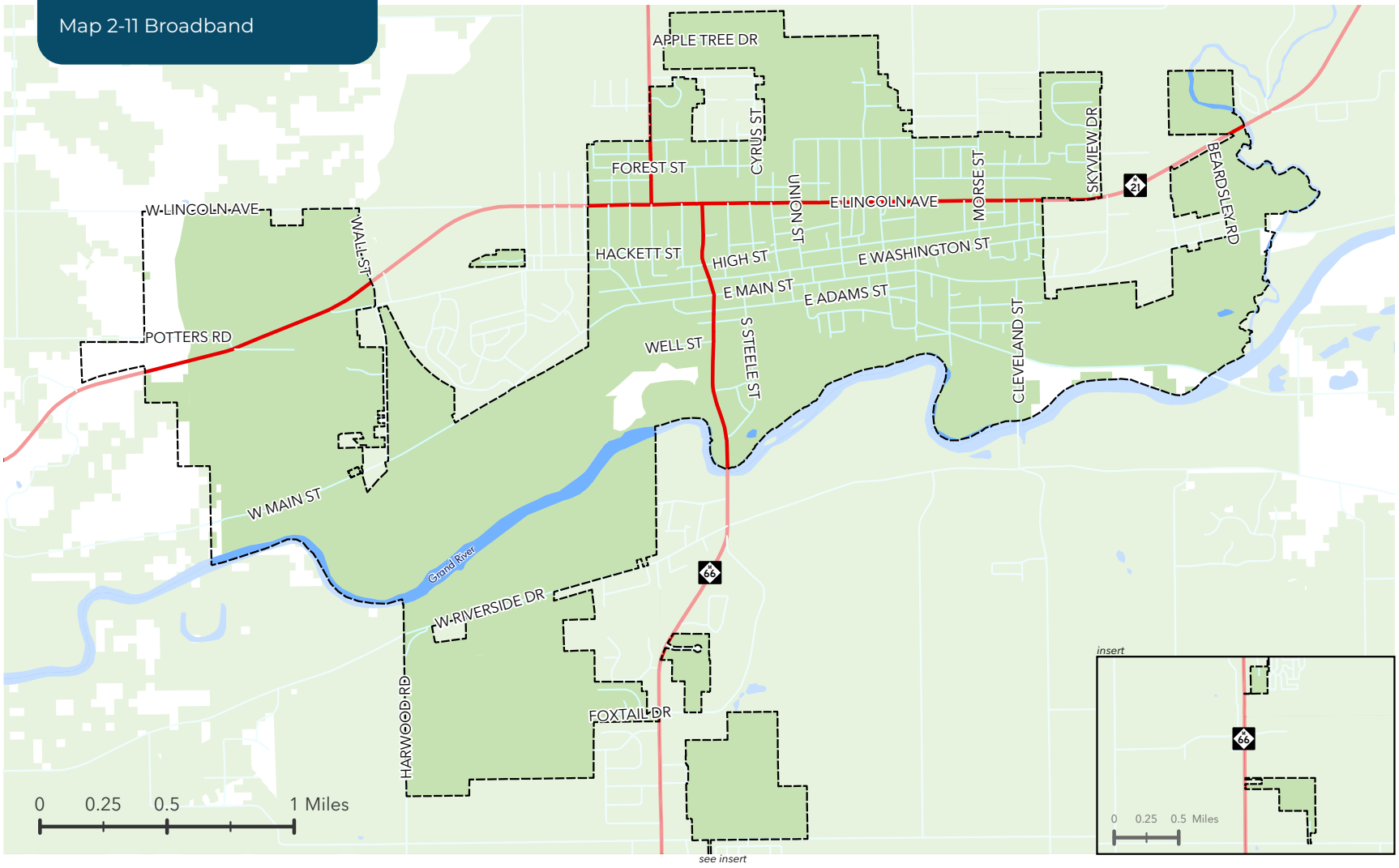
PUBLIC SEWER

The Ionia Public Utilities Department operates the City's sewer system, which can treat 4 million gallons per day. Current usage is 1.75 million gallons treated per day. The system has 52 miles of sewer lines and a wastewater treatment facility at 720 Wells Street serving the City and surrounding townships. The Ionia Regional Utilities Authority (IRUA) handles sanitary sewer and water systems represented by members from each constituent community.

Map 2-10 Wells and WPAs



Map 2-11 Broadband



100M/10M (megabytes per second (upload speed/download speed))

N

INTERNET

Broadband internet access and affordability are issues in Michigan and across the country, particularly outside large urban areas and regions with persistent poverty. Building and maintaining broadband infrastructure in non- urban areas can be economically challenging because of low population density and vast geographic distances. This makes it less cost-effective for internet service providers to invest in the infrastructure to deliver high- speed internet.

This section sources information from Connected Nation (Michigan). This non-profit organization works to enhance access, adoption, and utilization of broadband services for all individuals at the local, state, and federal levels. The 2021 Maximum Advertised Residential Speeds Map reports household internet speeds in Ionia County as follows (measured in megabytes per second (M) and gigabytes per second (G), download speed/upload speed):

- 0M/1M–98.76% (of total households)
- 25M/3M–94.75%
- 100M/10M–92.68%
- 1G–18.41%

The City's unserved/underserved list included only a few residential or mixed-use areas. In the City, Spectrum (cable), AT&T (internet), HughesNet, ViaSat, and Starlink (all satellite) are major providers of internet and cable services. Overall, the residents of the City of Ionia have adequate broadband coverage.

PUBLIC SAFETY

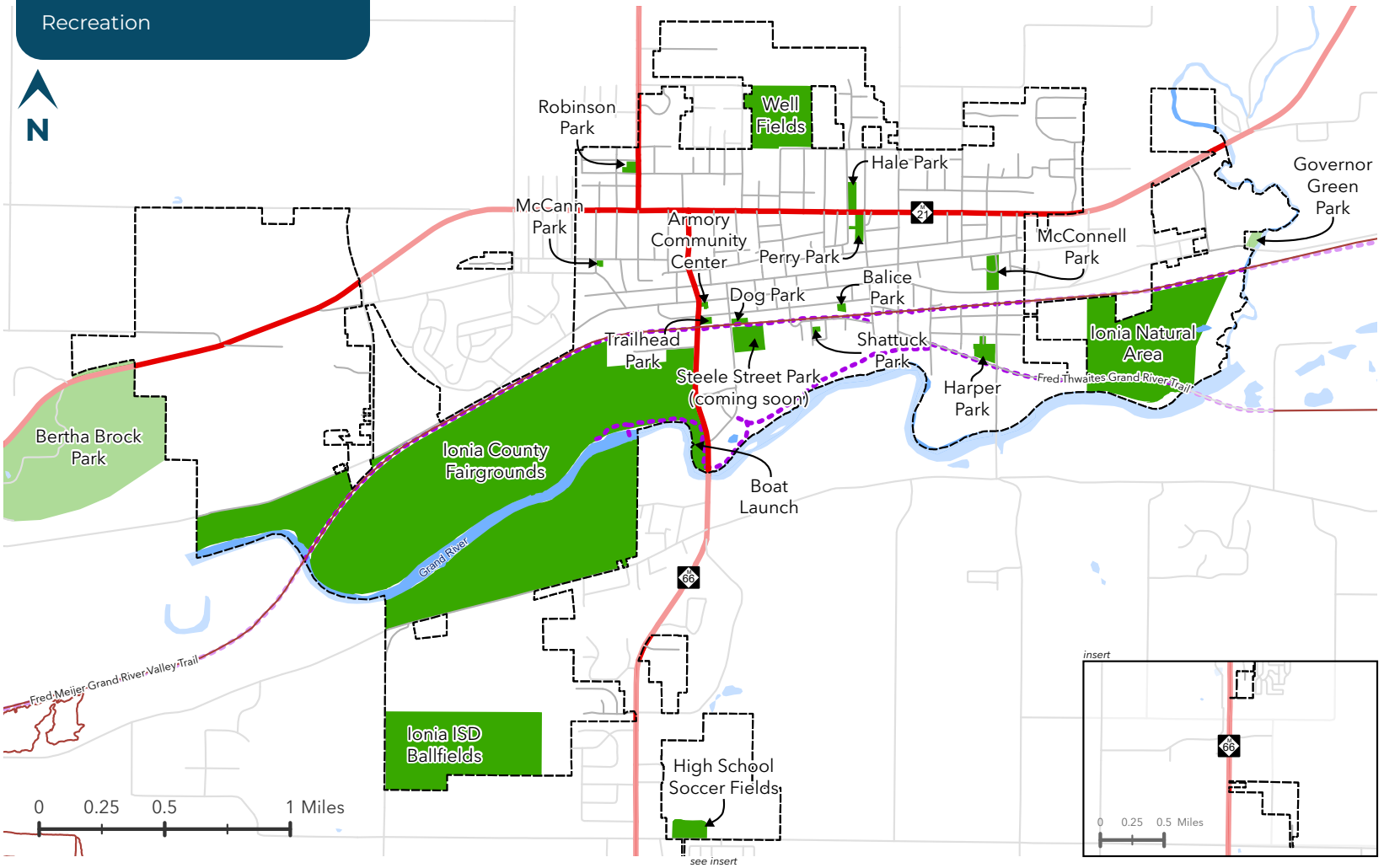
Public safety encompasses both police and fire protection. All Ionia Public Safety officers have undergone training in policing, firefighting, and medical first response. The Public Safety Department ensures a safe environment for the community by enforcing laws, suppressing fires, responding to emergencies, and providing public safety education.

The Department currently employs 15 full-time officers and 10 paid-on-call firefighters. The department provides police services to the City and to Ionia Township under a part-time contract. For several decades, contractual agreements have delivered fire services and emergency response to Easton and Ionia Townships.

PUBLIC WORKS

The Public Works Department maintains 26 miles of streets, a 68-mile water distribution system, and a 52-mile sewer collection system. It also cares for over 600 historic streetlights and handles seasonal city decorations. The Department manages all solid waste programs, including yard waste collection and street sweeping, and parks and cemetery maintenance.

Map 2-12 Parks and Recreation



- Balice Park
- Fred W. Green Park
- Fred Thwaites Grand River Trail
- Hale Park
- Harper Park
- Ionia Dog Park
- McCann Park
- McConnell Park/Fun Forest
- Meijer Skate Park
- Perry Park
- Riverside Park
- Robinson Park
- Shattuck Park
- Trailhead Park
- Veterans Memorial Park

PARKS & RECREATION

The Parks and Recreation Department manages City parks, the Fred Thwaites Grand River Trail, ISD softball fields, and the Armory Community Center, which includes a gymnasium and two conference rooms. The Department provides various parks and recreation opportunities for residents and visitors of the community. The list of parks includes:

The department also offers a range of year-round recreation and leisure services to meet the needs of the community, including programming for health and fitness, as well as personal enjoyment and enrichment. These activities include basketball, adult pickleball, adult corn hole, adult city league basketball, youth corn hole, and youth spring soccer, among others.

IONIA THEATRE

Constructed in 1931 for Vaudeville performances, the Ionia Theatre replicates the design of New York's Roxy Theatre with its Art Deco decorations. Although it transitioned to "moving pictures" during the Great Depression, the theatre deteriorated until community efforts facilitated its restoration in 1984. Currently equipped with modern amenities while retaining its historic charm, it hosts various events, demonstrating the efficacy of community support and historic preservation.

The Ionia Theatre is operated and managed by the Ionia Downtown Development Authority and the City of Ionia, featuring a director, an assistant director, two part-time staff members, and a part-time custodian. Regularly scheduled volunteers assist with concessions, ticketing for movies and live performances, and routine cleaning of the theatre. Community support enables the theatre to provide high-quality live performances and first-run movies at affordable prices.

CHAPTER 3

OUR VISION FOR HOUSING

PLANNING FOR HOUSING

Housing data is indispensable in a master plan, as it provides essential insights into a community's current and future housing needs. This data identifies housing trends, assesses housing affordability, determines housing supply and demand, and guides policy decisions related to housing development and land use. A comprehensive understanding of the housing landscape enables effective planning for housing initiatives, addressing community growth, supporting economic development, and ensuring affordable housing options for residents.

The City of Ionia recently conducted a housing study to get an up-to-date market analysis of housing inventory, supply, and demand, and socioeconomics. Although the study primarily focused on the City, it included comparative market data at the county level. The 2021 Residential Target Market Analysis by LandUse USA/Urban Strategies concluded a significant need for single-family and multi-family alternative housing formats.

New housing options identified include attached single-family duplexes, triplexes, quadplexes, town homes, or row houses, cottage courtyard homes, accessory dwelling units, and small-scale neighborhood multifamily buildings. Based on these findings, the City of Ionia has prioritized promoting ways to attract more housing.

Source: Tom Rumble

The planning process incorporated extensive community engagement and stakeholder meetings. The Planning Commission and other stakeholders have actively taken part in planning for Ionia's future housing needs. The planning team held public workshops to gather community residents' visions for housing development over the next 30 years and identify potential areas for city growth.

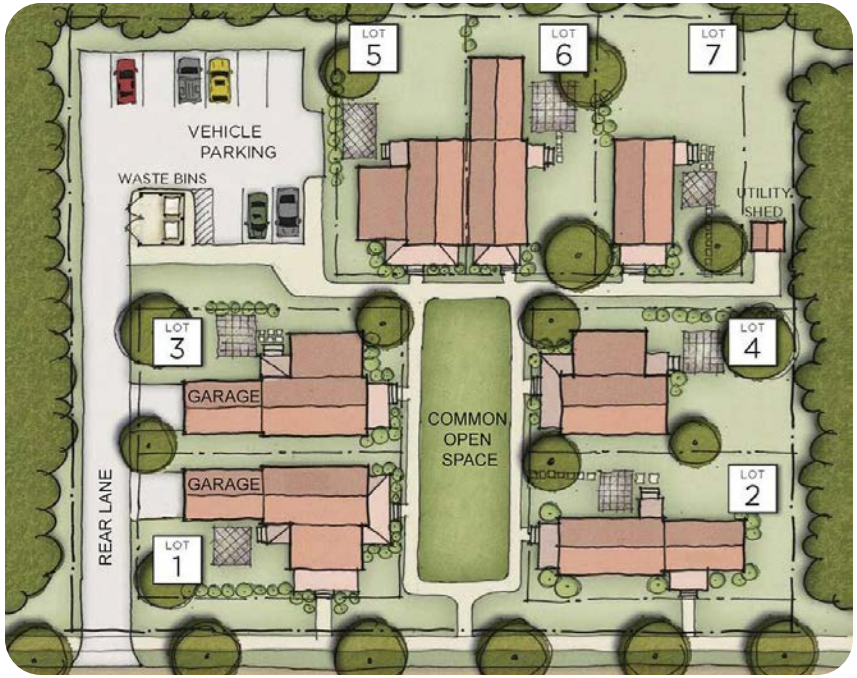
Several vital ideas emerged from stakeholders and the community, demonstrating firm support for new housing development. During the workshops, participants received land use options to help them identify preferred development formats in city neighborhoods. The feedback revealed some opportunities for infill housing; however, most established neighborhoods lacked such opportunities because of area constraints. For example, accommodating small scale multifamily buildings, though preferred, would likely require developers to remove existing housing in many of Ionia's neighborhoods.

The most preferred residential formats identified by the community were cottage-courtyard homes, town homes, and two- or three-unit attached single-family homes (duplexes and triplexes). This outcome supports the findings of the 2021 Target Market Analysis, confirming the necessity for alternative residential formats.

While the data shows that detached single-family residences remain highly desirable, the demand for alternative formats has increased significantly in recent years, likely because of the housing shortage highlighted post-COVID-19.

THE COTTAGE COURTYARD OR POCKET NEIGHBORHOOD

One approach that preserves single-family detached home options while integrating the alternative format needs is through the development of cottage courtyards or cluster home communities. The growing demand for new single-family homes increasingly positions the cottage courtyard concept as a viable option. Designers situate homes within pocket neighborhoods, orienting them around a central common green space and designing the front facades to face the interior courtyard. This design is most effective for a large lot neighborhood infill development. However, planned developments can use open space to create new neighborhoods with cottage courtyards in mixed-use residential developments, developing cottages individually or in clusters. One can implement this method on less than one acre.



Source: Congress for New Urbanism

Source: Danielson Grove, Ross Chapin Architects

Water Street Town homes in Bay City, Michigan
Source: Google

Another benefit of this pocket-neighborhood design is the ability to both incorporate detached and attached single-family homes into the same development. In a straightforward one-acre development, the density of residential dwelling units can range from 5 to 10 houses per acre or greater. Parking is strategically on the periphery, minimizing motor vehicle traffic within the clustered neighborhood and reducing pedestrian/motor vehicle interaction.

TOWNHOMES OR ROWHOUSES

An efficient and aesthetically pleasing use of space is the townhouse concept, particularly in two- or three-floor models. Developing three floors is crucial for maintaining a floor plan of 1,500 to 2,000 square feet, which fits the archetype of today's residential homes. In theory, with efficient use of space, a developer could accommodate several units within one acre of land. These residences share common walls and typically contain three or more single-family units per lot.

It is advisable to keep the front facade free from automobile-dependent design elements, such as garages. Parking should be at the rear of the building, thus reducing pedestrian and motor vehicle interaction points on the sidewalk to one or two driveways rather than many driveways. Small town home structures can integrate into detached single-family neighborhoods easily, while larger planned developments can use land more efficiently building town homes.

DUPLEXES AND TRIPLEXES

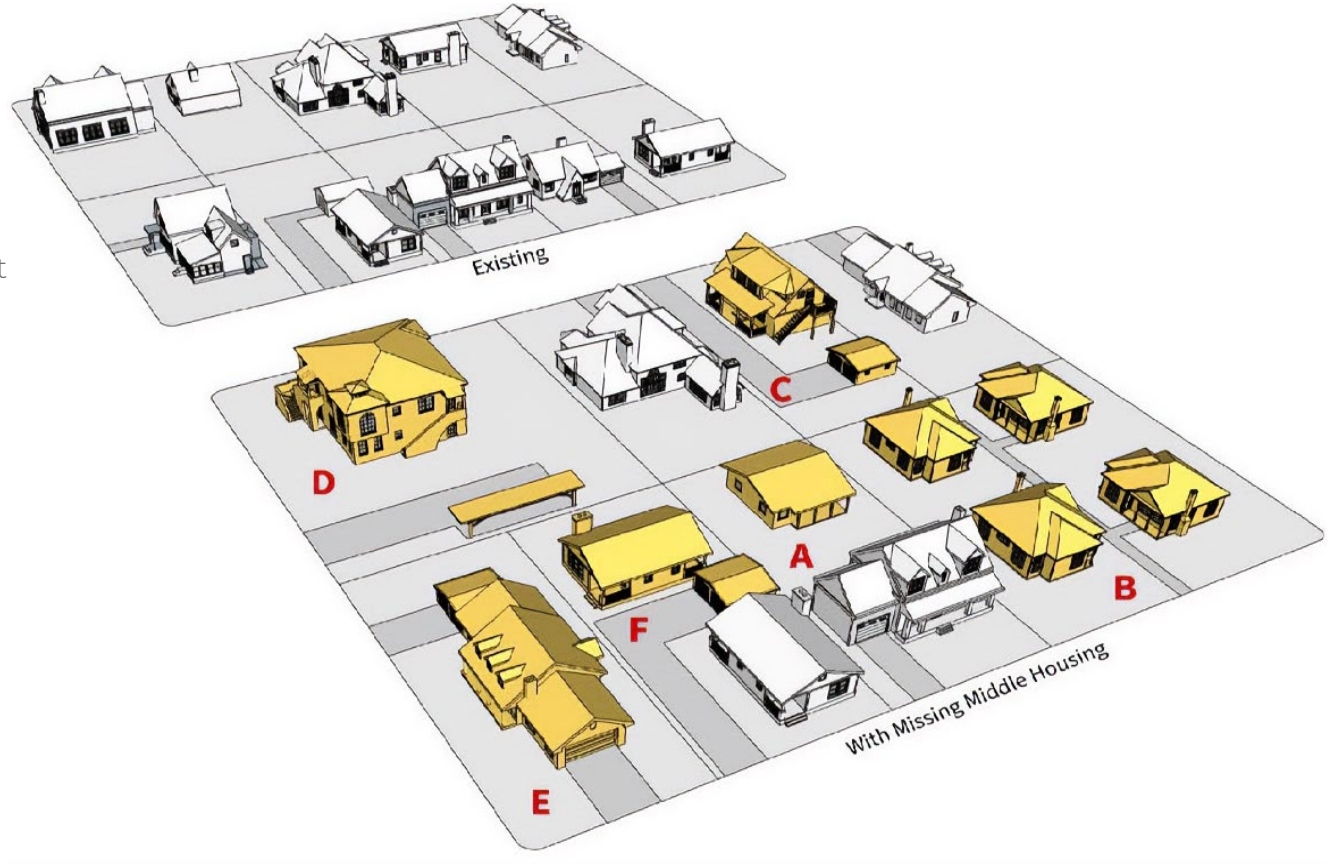
While small multiplex attached single-family homes are historical in America, they have often been out zoned by many communities since the mid-20th century. Modern zoning codes now recognize these historic residential uses and are appreciating their importance. The City of Ionia has updated its residential district regulations to include duplexes by-right in low-density residential district neighborhoods and triplexes by- right within its medium-density residential district neighborhoods. This update addresses a shift towards developing residential neighborhoods in alternative ways from the post-WWII suburban model that has characterized American residential development ever since. These developments can be more attainable than traditional detached formats and provide options for those seeking not to downsize but to “right-size” their homes while remaining in modern neighborhoods. Small attached single-family buildings fit well into post-war neighborhood plans.

Best practices suggest designers position motor vehicle accommodations, such as parking, either behind or integrated into the rear of the building to prevent garages from dominating the street-facing facade. Frequently, builders place a large two-car garage at the front of new homes, which can detract from the focal point of the front door. This design choice can undermine the community-oriented purpose of the neighborhood. Some zoning codes include design considerations, such as usable front porches, as a mandatory addition to new homes to seamlessly blend a new house into an older neighborhood or to give a new neighborhood a more traditional look.

Source: Preangerstraat 24 in Enschede, source Funda.nl

A “usable” front porch refers to covered front porches that occupy at least 50% of the total width of the front facade, with dimensions no less than eight feet long and six feet deep. Designers should design these porches to accommodate residents comfortably.

This illustration, as presented in an Ukiah, California housing, and zoning policy study, depicts a post-war neighborhood with 10 detached single-family homes making up a common city block (top figure). An alternative layout (bottom figure) shows that using a multi-format housing component could enable a developer to construct up to 18 single-family homes in the same land area with applicable zoning.



Source: City of Ukiah, CA

The 2021 Ionia housing study showed that around 30% of incoming residents prefer attached housing formats, while approximately 70% choose detached single-family homes on individual lots. This discrepancy results in a housing imbalance within the City of Ionia. Currently, 44% of the total housing units in the City comprise attached formats, which surpass the projected future demand based on migrating residential population estimates.

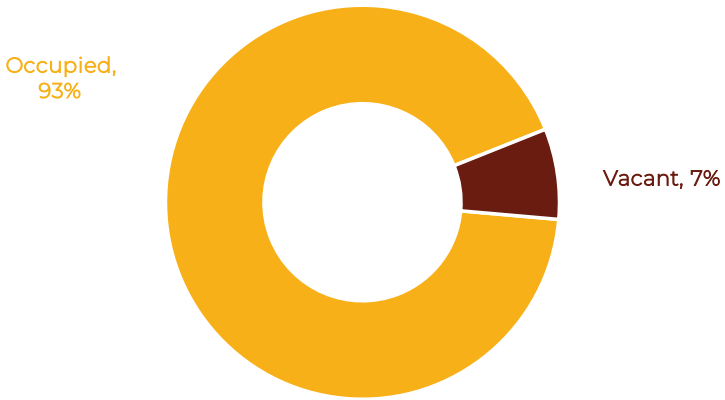
Essentially, there is an oversupply of attached housing units relative to future demand projections. Notably, most of these attached units are converted homes constructed before 1940, many of which are in deteriorating conditions, rendering them undesirable to potential residents. Urban economics and affordability play major roles in this scenario. Landlords often unlawfully subdivided these old homes into multi-unit residences, thus evading detection during conversion, in violation of city ordinances and county building codes. However, the cost of living and limited availability of affordable homes have resulted in many residents feeling compelled to live in these lower-cost options, as they represent the only financially workable choice.

The study shows that while new construction should predominantly focus on single- family detached homes, this does not denote a need only for medium to large-sized homes. There is substantial demand for smaller homes in cottages, duplex, and townhouse or row house formats, all featuring private entrances. The 2021 Ionia housing study reported that it is imperative to consider that for each new owner-occupied single-family home constructed, the robust rental market in the City necessitates the construction of five new rental units, for reasons mentioned above.

Many factors influence the overall cost of construction per square foot for builders and, as a result, for purchasers. The efficient use of space makes these configurations both cheaper and more efficient.

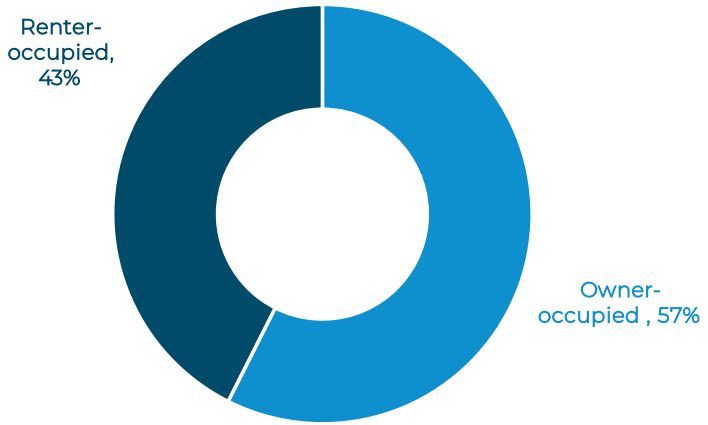
The developer's cost of construction decreases per unit. For instance, if the construction cost for a single-family detached home on a one-acre parcel is $155 per square foot, the same lot could accommodate a four-unit attached single-family structure at a construction cost of $300 per square foot. When dividing the $300/sq. ft. construction cost by four, it equates to $75/sq. ft. per home, making the single-family detached home on one acre more than twice as expensive for the developer to build. This enables the builder to price the homes at a more attainable level, while still achieving a reasonable return on investment compared to what they would need to charge for the single-family detached home to maintain a comparative return on investment.

Figure 3-1. Housing by Occupancy



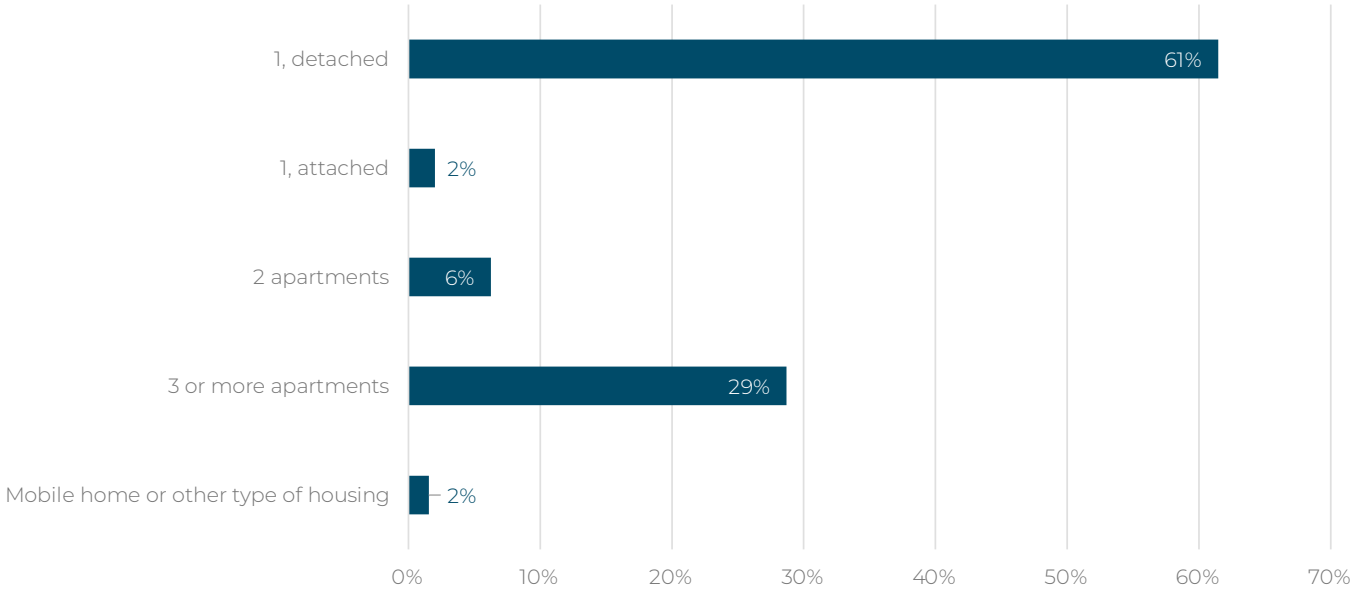
Source: U.S. Census, 2020 Decennial Census

Figure 3-2. Occupancy Characteristics



Source: U.S. Census, 2022 American Community Survey

Figure 3-3. Housing Units in Structure



Source: U.S. Census, 2022 American Community Survey

Occupancy characteristics provided by the Census Bureau support the conclusions formulated by the 2021 LandUse USA housing study. According to the 2020 U.S. Census, the City of Ionia has 2,772 housing units. 2,566 of these units (93%) serve as primary residences for their occupants. The census reported approximately 206 (7%) of the housing units as vacant. The U.S. Census estimates the average household size to be 2.71 persons. The 2022 American Community Survey shows that 57% of housing units were owner-occupied, with renters occupying about 43%.

The City's housing is mainly (61%) detached single-family homes. Attached single-family residences comprise 2% (duplexes), whereas multi-unit structures (three or more units) make up comprising 29% of all Ionia homes contain three or more apartments. Finally, mobile homes and other housing types make up 2% of all housing units. The community's diverse housing options cater to a wide range of preferences and needs.

In conclusion, it is imperative that the City continue to provide more housing development opportunities and creative development options to attract potential developers. The vacant land at the former Riverside-Deerfield complexes provides a once-in-a-generation opportunity for the City. A partnership between Ionia and the State Land Bank Authority will guide the development of this large vacant space. The City can use the data backed by the 2021 LandUse USA housing study, and all the community and stakeholder engagement feedback from this master planning process to push for a mixture of new housing options, for both homeowners and home renters.

CHAPTER 4

OUR VISION FOR MOBILITY & ACCESSIBILITY

MOBILITY AND ACCESSIBILITY

Public feedback during community engagement showed a strong preference for non-motorized links between key destinations, such as City parks and the historic Downtown. They stressed the need for safe, efficient, car-free travel options. Walking paths, bike lanes, and clearly marked crosswalks provide safer, easier ways to get around town without a car.

These methods of transportation not only reduce traffic congestion but also contribute to improved physical health by encouraging more active lifestyles. Non-motorized travel options can foster a greater sense of community by providing spaces where residents can meet, interact, and enjoy outdoor activities together. The Plan highlights well-maintained sidewalks, dedicated cycling routes, and improved signage as essential components for effectively supporting these non-motorized travel options. Enhanced connectivity can lead to a more vibrant and accessible urban environment, increasing the overall quality of life for all community members. During the Riverside-Deerfield Workshop, participants also included similar mobility and accessibility options to link the core of the City and the future development site on the far edges of town.

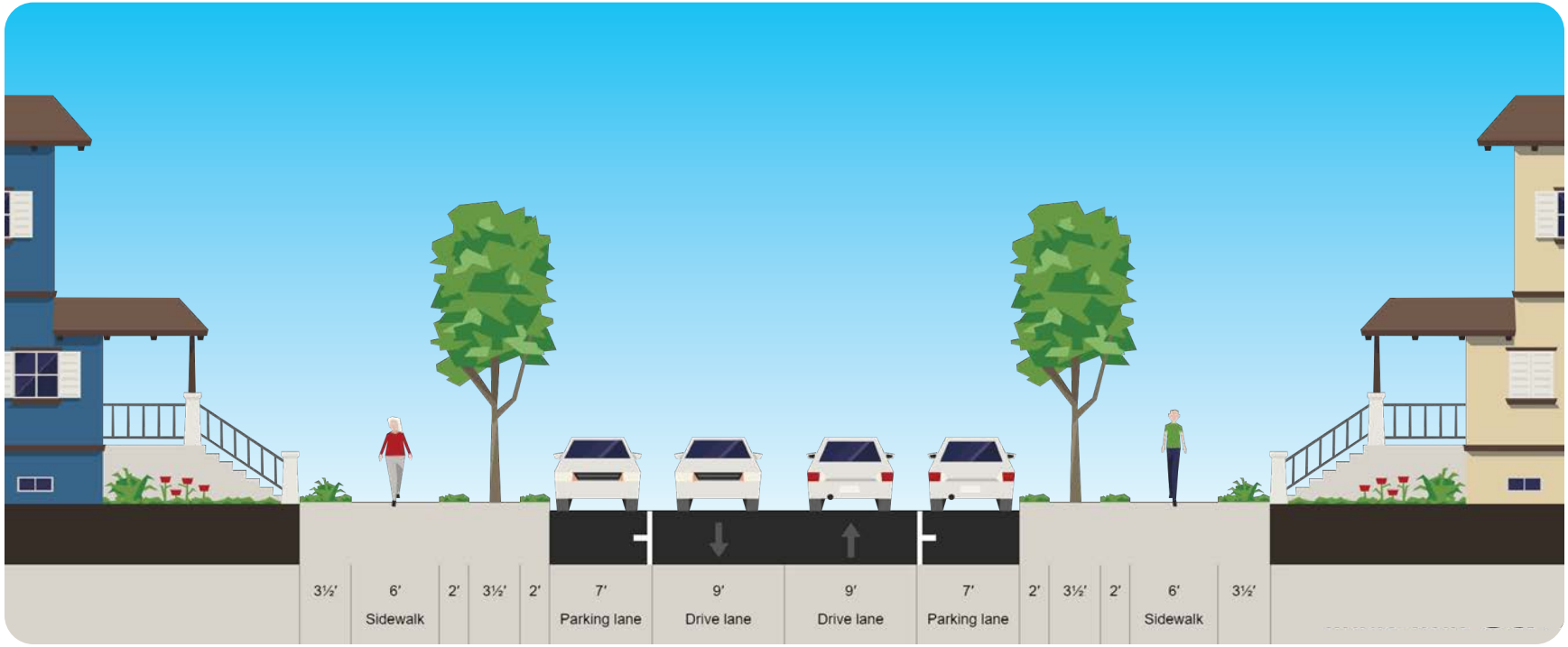
CREATING A STRONGER SENSE OF PLACE THROUGH ENHANCED CONNECTIVITY

Non-motorized options, such as walking paths, bike lanes, and pedestrian street crossings, play a crucial role in shaping vibrant communities and strengthening neighborhood identities. These transportation methods do not merely offer alternative ways to move about the city; they serve as vital tools in fostering an enhanced sense of community and creating spaces where residents can build deeper connections with their surroundings and each other.

They also contribute significantly to developing a unique sense of place and identity within neighborhoods. Well-maintained sidewalks, dedicated cycling routes, and improved signage are not just functional elements; they are integral to the aesthetic and cultural fabric of a community. These components help to define the character of neighborhoods, making them recognizable and cherished by residents and visitors alike.

During one Planning Commission work session, a Commissioner observed Ionia possesses historic housing stock and traditional pre-WWII neighborhood design features. They pointed out that the City would benefit from incorporating more community elements, such as increased mobility options, to establish a stronger neighborhood identity. They observed that, in many other communities, amenities draw people to specific neighborhoods, building pride among residents. This pride translates into better maintenance of personal property and overall neighborhood upkeep, encouraging neighbors to collaborate by keeping their block in excellent condition.

Non-motorized connectivity also plays a pivotal role in promoting social interactions and fostering a sense of belonging. Walking paths and bike lanes often become informal meeting places where neighbors greet one another, share conversations, and build relationships. Ultimately, it is not just about providing alternative means of transportation; it is about creating a more inclusive, connected, and vibrant community where residents can thrive. As Ionia continues to grow, prioritizing non-motorized mobility will be essential in building a resilient and sustainable urban environment for future generations.



A CITY OF TRAILS

The City of Ionia features two notable trails: the Fred Meijer Grand River Valley Rail Trail and the Fred Thwaites Grand River Trail. The Fred Meijer Grand River Valley Rail Trail is a regional trail that connects Ionia directly to the City of Lowell, located 13 miles to the west. This trail has some paved sections and some crushed gravel sections. This trail links to the Fred Meijer Clinton-Ionia- Shiawassee Trail, which extends east through the Cities of Portland (Ionia County), St. Johns (Clinton County), and Owosso (Shiawassee County).

The Fred Meijer Flat River Trail (Lowell to Alma) connects closely with the Fred Meijer Grand River Valley Rail Trail. On-street and side path connections along the Grand River through Cascade and Ada Townships in Kent County allow access to the Grand Rapids trail network across western Michigan. This directly links the City of Ionia to 122 miles of riding surface and 18 other trail towns, and it's near an additional 271 miles of trails and 45 trail towns.

The City of Ionia lies within the continuously expanding regional non-motorized trail networks that cross the state. This strategic positioning presents a significant opportunity for the City to attract trail users and offer services. Ionia can serve as a destination for visitors seeking dining options, local bike shops, boutique shopping, festivals, regional parks, or the Ionia Free Fair.

CHAPTER 5

PLANNING FOR DEVELOPMENT

Source: Will Katerberg, Weekly Image

ECONOMIC DEVELOPMENT

Economic development involves more than job recruitment; it includes strategic planning to position the community for new opportunities in industry, small businesses, and entrepreneurship. It is important to emphasize features such as an educated workforce, attractive neighborhoods, outdoor recreation, vibrant downtowns, and parks, which enhance the quality of life and are factors in attracting and keeping talent. The City collaborates with the Ionia Area Chamber of Commerce, the Downtown Development Authority, the Ionia County Economic Alliance (ICEA), and the Right Place, a regional economic development corporation, to showcase these aspects to potential developers.

In 2019, the City completed an Economic Development strategy, including a SWOT analysis, to assess the community's strengths, weaknesses, opportunities, and threats. The city controls internal factors, such as strengths and weaknesses, and can improve them through policy changes. The community must strategically navigate external factors as opportunities and threats. Because the City has prioritized expanding economic development and has strategically planned for recent policy changes, Ionia earned Certified Redevelopment Ready Community status from the Michigan Economic Development Corporation, granting eligibility for state resources and showcasing local development sites.

The aforementioned study collaborated with community stakeholders to establish economic development goals, including:

- Developing a downtown that preserves its historical architectural character while accommodating contemporary trends in amenities and services.
- Maintaining and enhancing the appearance and function of the Lincoln Avenue (M-21) corridor. Continuing efforts to improve the Dexter Street (M-66) corridor within the City limits by addressing vehicle access, landscaping, street furniture, signs, and turning movements, that culminated in the pedestrian and bikeway bridge over South Dexter Street serving as an entrance to Ionia.
- Planning for and implementing land use and development policies that support and build upon the strengths of the downtown area.
- Increasing the number of events in the DDA district to support local businesses.
- Preserving existing industrial land uses in the City; marketing and promoting existing sites and considering new sites in the downtown area; providing a range of opportunities within land zoned for industrial land uses to reflect current market trends.
- Continue implementing traffic calming or pedestrian safety measures in areas concerned with driver and/or pedestrian safety to make the City a walkable, pedestrian-friendly community.

- Further invest in infrastructure and land development to attract the medical and technological industries.

INDUSTRIAL AND TECHNOLOGICAL INNOVATION

Industrial expansion and investment are always key factors in economic development. Industrial properties provide the greatest bang for the tax dollar a local community can receive compared to the cost of services the City must provide. The City of Ionia has a history of industrial manufacturing. Large industrial operators in the City include Ventra Group and Matcor-Matsu, both automotive components suppliers, and the largest industrial operations in Ionia. Other industrial operations include Orion Manufacturing, Enwork Furniture, Peerless Midwest, Custom Components Corporation, Arcanna, and Diamond Engineering. The City of Ionia maintains the Orchard View Industrial Park, which contains several light industrial production facilities. Orchard View's strategic position is one and a half miles from two Consumers Energy Substations providing the industrial park with a 99.17% electric reliability rating. These substations also service the north side of the City.

The Economic Development Strategy reported that Ionia has the strategic advantage of being close to the Grand Rapids and Lansing markets while maintaining a low cost of living. Its real estate values are relatively affordable compared to Grand Rapids, and it provides various amenities for residents and businesses.

The City has preserved and would like to expand its light manufacturing heritage while exploring opportunities for technological and innovative industries. Although the Orchard View Industrial Park has limited availability and small lot sizes, future development will more likely occur in a dedicated business innovation park at the former Riverside-Deerfield Complexes.

Along with previously discussed potential residential development and mixed housing to meet city needs. This plan will elaborate on this subarea later (Chapter 8). However, it is important to note that the City intends to split the property roughly in half, with 80 acres allocated to a business park and the remaining half for residential expansion.

Industrially zoned land closer to downtown is available for development. However, a significant portion of this property lies within or near floodplains that experience regular flooding annually, causing substantial design measures to mitigate flood risks. The Riverside-Deerfield Subarea offers open space with access to electricity, gas, telecommunications, and public water and sewer utilities. Future development must address certain limitations, such as the absence of on-site fiber optic networks and limited accessibility via county roads.

Overcoming these challenges will require high-speed IT connections, direct access to shipping and receiving, and ample development space. The City can efficiently provide several 5- to 10-acre lots from the approximately 80 acres available. Once these factors are addressed, the City and its economic development partners might build speculative industrial flex space on one lot. This would make the property ready for immediate occupancy and allow customization by the new tenant.

The City's high quality of life, low cost of living, attainable housing, and strategic location near an interstate highway equidistant between the Grand Rapids and Lansing markets—both home to large universities and research institutions—make Ionia an attractive option for businesses seeking suitable accommodations within a welcoming community.

Many potential development opportunities exist and new zoning practices have brought many unlawful properties towards their full development potential.

COMMERCIAL DEVELOPMENT OPPORTUNITIES

The Economic Development Strategy identified three core commercial areas in the City for development: the Central Business District (Main, Washington, and Adams Streets), Lincoln Avenue (M-21), and Dexter Street (M-66) corridors as focal points for economic development goals. The City of Ionia has implemented policies to make these commercial areas more zoning friendly, including mixed-use formats, upper level and first floor residential spaces, favorable dimensional restrictions, and expanded use opportunities. Several locations around the City are suitable for development.

To provide an example of one location ripe for development in Downtown, Ionia is the property on the southwest corner of W. Main Street and W. Adams Street. A recent split of a larger parcel, which included Michigan Works! created this property. The property is just under two acres in area and could fit a 22,000 square foot building footprint that fronts both W. Main Street and W. Adams Street. Table 5-1 integrates this example into a broader zoning context, demonstrating the ease of implementing this hypothetical development at the downtown edges. The Planning Commission's recent amendment of their zoning ordinances to allow this land use makes this possible.

DEVELOPMENT EXAMPLE
CORNER OF W. MAIN AND W. ADAMS STREETS

Zoning Data		Property Data	Development Option Example
Zoning District	Standards	B-3 District	B-3 District
Use		Vacant	• Retail (2,500 ft.^{2}) • Cafe (2,000 ft. ^{2}) • Residential (42 - 1b/1b & 2b/1b) • Grocery Market (14,200 ft.^{2})
Lot Area (min.)	n/a	1.92 ac.	1.92 acres
Lot Width (min.)	n/a	256 ft.	256 ft.
Height (max.)	n/a	n/a	3 stories
Front Setback (min.)	30 ft.	n/a	30 ft.
Side Setback (min.)	20 ft.	n/a	20 ft.
Rear Setback (min.)	20 ft.	n/a	20 ft.
Minimum Residential Floor Area	500 ft.^{2}	n/a	640 ft.^{2}
Lot Coverage (max.)	n/a	n/a	26% (22,000 ft.^{2})
Parking	varies	n/a	74 - Residential 82 - Market 11 - Retail 10 - Cafe

Figure. 5-1. Development Concept

Under new zoning standards, this property could develop into a mixed-use development containing commercial businesses such as retail, a small market, and cafe space while also providing many new residential units on the second and third floors. A proposed development such as this would accomplish the goals the Planning Commission and the public wish to see, providing more development near the downtown, supplying more shopping, dining, and living opportunities.

The rendering above is simply a conceptual idea of what feasibly could fit upon the acreage of this property. While this is only a concept, it reiterates the potential for a fresh development of existing properties in the downtown and along the major commercial corridors in the City of Ionia.

OUR HISTORIC DOWNTOWN

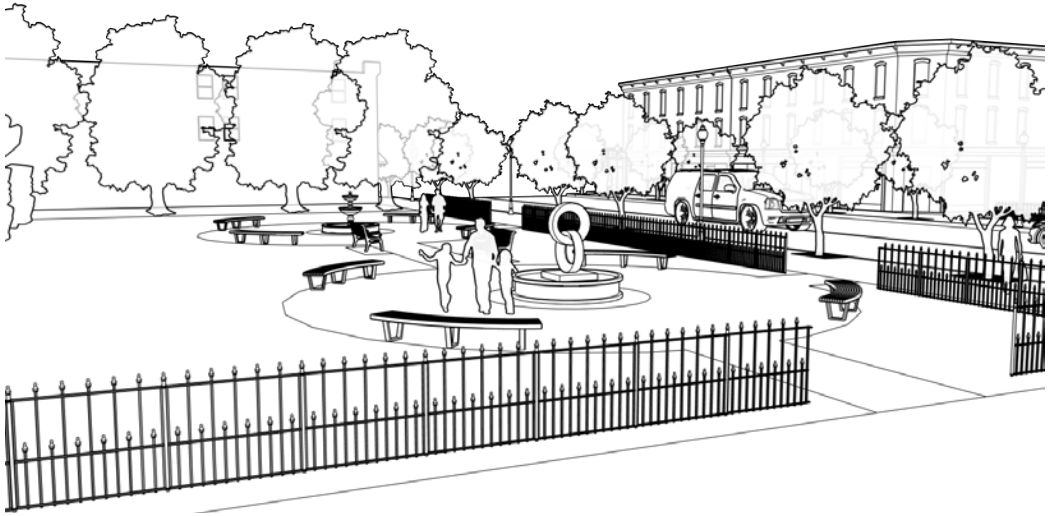
The Downtown area is home to a variety of locally owned shops, boutiques, and eateries that contribute to the town's welcoming and community-oriented feel. The Downtown area has long served as the commercial and cultural center of the community. This blend of old and new keeps the area vibrant and economically relevant while preserving its historic charm. Antique stores, cafes, gift shops, and restaurants line Main Street, offering both residents and visitors a place to explore and enjoy local flavor. Hosting many events, such as seasonal festivals, parades, and farmers' markets, brings the community together and highlights the area's culture. One example is the Ionia Free Fair—one of the largest and oldest fairs in Michigan—is a major summer attraction, is located just outside downtown.

The Downtown's ongoing redevelopment and reinvention are priorities for both the Planning Commission and the Downtown Development Authority. The City of Ionia invested millions of dollars into recreating the streetscape along Main Street. Significant improvements are likely to be made during future capital projects. Ideas such as more outdoor cafes, activated alleyways, inviting sidewalk spaces, more mixed-use residential, facade improvements, and connections to the nearby dog park and future Steele Street Park provide many examples of how the community can work to create a more vibrant downtown.

During community engagement exercises, residents repeatedly expressed a desire for an outdoor entertainment or performance venue. With the help of multiple grant awards, the City of Ionia is planning to create such a public space in the new Steele Street Park. We should note the Steele Street corridor is immediately outside the downtown area, but inside the Downtown Development Authority District. Therefore, allowing the capture of tax dollars to provide eligible public improvements. The Planning Commission has planned to use this north- south corridor to provide a direct link from the Fred Meijer Grand River Valley Rail Trail into the heart of Downtown Ionia.

Development Opportunity

Figure. 5-2. Gateway Park looking SE towards the Community Center from S. Dexter St.



Gateway Park - NE corner of S Dexter St. & E. Main St.

Figure. 5-3. Gateway Park looking East down E. Main St.

Gateway Park is currently a vacant green space at the very entrance to Historic Downtown Ionia. The Ionia Downtown Development Authority, who owns the property, has planned to improve this space into a future “formal” gateway into the Downtown. The 2023 Ionia Parks and Recreation Master Plan has identified this space as a potential future development and investment site. There is presently a significant park and recreation footprint at this intersection. Both Veterans Memorial Park and the Ionia Community Center and Parks and Recreation Department offices are located across E. Main Street.

This conceptual plan provides potential community gathering space, outdoor amenities such as benches and walkways, as well as fencing that matches the Veterans Memorial Park across the street to ensure continuity. Besides basic park features, this concept includes the installation of features such as public art, a small fountain, or outdoor fireplace, as discussed by the Planning Commission and mentioned in the community engagement process by community members.

CHAPTER 6

PARKS & RECREATION

OUR CITY PARKS

Ionia currently has twelve parks, a considerable number for a city of over 8,000, and plans for additional parks are underway. Every resident lives within a ten-minute walk of a park. The parks and recreation areas in Ionia are more abundant and attractive than in larger communities. Park sizes vary, from less than an acre to over a dozen acres. Many have a mix of active and passive recreational areas. Dozens of community members taking part in the Master Plan's engagement process expressed appreciation for city parks and a desire for more recreation opportunities.

Existing City park features, such as playgrounds, restrooms, pavilions, and athletic areas, offer renovation and upgrade opportunities. The City's 5-year Parks and Recreation Plan details goals and actions for facilities and programming over the next several years. However, this Plan points out the necessity of aligning future development with the City's comprehensive Master Plan.

RECREATIONAL OPPORTUNITIES

Prioritizing new recreational opportunities (active, like athletic fields, and passive, like nature trails) in existing and new parks guided input from the public, stakeholders, the City, and the Planning Commission. Suggestions included improved Grand River connections—boat and kayak/canoe launches, accessible public riverfront space, and connections between the Fred Thwaites River Trail, the Fred Meijer Grand River Valley Rail Trail network, and the downtown—from the public, stakeholders, the City, and the Planning Commission. The Planning Commission also considered using the old pedestrian bridge in Riverside Park to create cross-connections to the south riverbank, thus connecting City-owned property there to W. Riverside Drive and the Riverside-Deerfield development.

EXPANSIONS

Engagement feedback suggested regional park connections, such as Bertha Brock Park or the Ionia State Recreation Area. Because these locations are beyond city limits, they necessitate a collaborative plan between Berlin and Easton Townships, the County, and the City. The engagement feedback suggested Steele Street Park for development, including athletic fields, areas for community gatherings, and outdoor entertainment options. These would showcase the distinctive environment of the Grand River Valley.

The proposal called for creating accessible public spaces—trails, picnic areas, benches, and open green spaces—along the Grand River to improve the riverfront for public use. The proposal included redeveloping water access points, specifically by renovating the boat launch for all vessels and creating a new kayak/canoe launch with amenities.

ENVIRONMENTAL AND EDUCATIONAL INITIATIVES

Encouraging local environmental organizations to host events, such as birdwatching tours, river cleanups, and tree-planting drives, can engage the community in enhancing the City at minimal cost. Suggested improvements include creating bike and pedestrian routes linking neighborhoods to regional trails, and nearby natural areas with safe crossings, directional signage, and shaded rest areas. The park highlighted the installation of way-finding signage at trail heads and intersections, the promotion of park and trail maps, and continued planning for Steele Street Park with multipurpose spaces like a community pavilion, performance stage, and recreational facilities.

The plan recommended continued promotion of Steele Street's development as a significant north-south parkway-like corridor downtown for both motorized and non-motorized users. The plan called for the creation and installation of purposely designed way-finding signage and park maps for trails and parks, with cohesive, visually appealing signage throughout the trail system identifying distances, park locations, and nearby attractions. Ensuring that trails and park amenities are ADA-compliant with wide, stable pathways, accessible seating, and inclusive play structures were part of the goals.

CHAPTER 7

STEELE STREET CORRIDOR

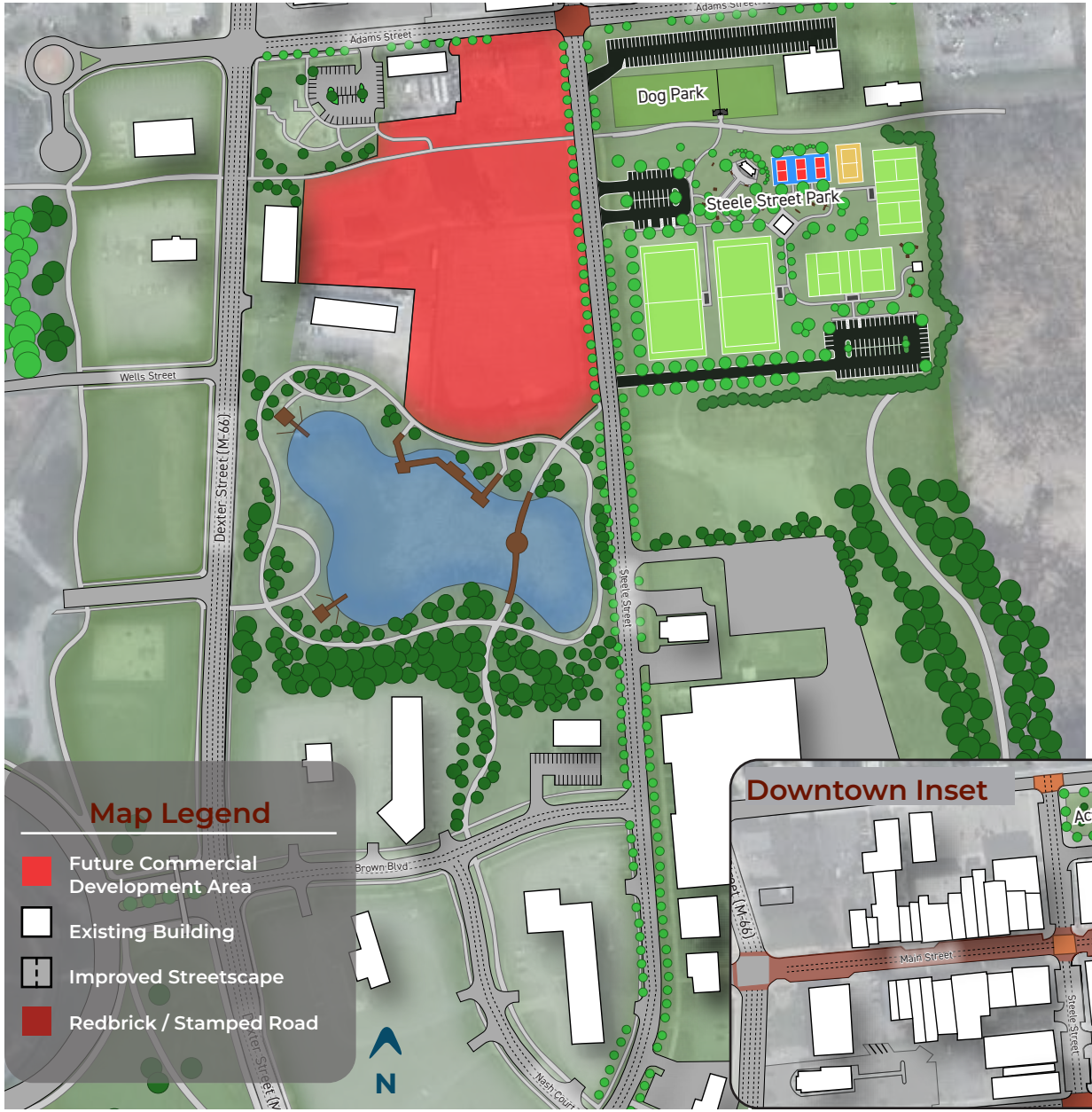
Source: Summer Stage of Delafield - Delafield, WI

STEELE STREET CORRIDOR PLAN

A key access point to the city's center is the half mile-long Steele Street corridor. Despite not being a subarea plan in this Master Plan, it's a product of the 2012 Ionia Master Plan's future land use, and its objectives are still being pursued. The Plan's implementation includes things like streetscaping, Steele Street Park, and the finished Ionia Dog Park (completed 2024), among other projects. To ensure the City's ongoing commitment to developing this gateway corridor, the Planning Commission wants to include components of that plan in this updated Master Plan. Ionia's 2019 Master Plan built upon the City's 2012 Steele Street Corridor concept, using updated environmental information and community feedback to create a complete redevelopment plan for a specific subarea. The plan needed revising at the time of this master plan update because the 100-year floodplain's location was incorrect. For better consistency with community land use goals and to address inconsistencies in the corridor, the revised plan now includes updated FEMA floodplain maps. To maintain sustainable practices and environmental hazard mitigation, professional engineering is required for future development in the area to safeguard the floodplain and the floodway.

Situated conveniently near Downtown, within the Downtown Development Authority District, this corridor is a key access point to the City's core. Despite the half-mile district's diverse service and retail businesses, Matcor-Matsu, a global auto parts company, is the largest landowner. Early corridor plans included a vision encompassing public and private properties, leading to discussions about mixed-use development and residential growth. Repurposing the privately owned, historic grain silos situated beside the Fred Meijer Grand River Valley Rail Trail (the former railroad) was part of the vision. Because of the significant private property involvement and the need for private owners' cooperation, commitment, and investment, the City initially focused the Steele Street Plan on publicly owned land under their direct control. Commercial development is planned for the west side of Steele Street, now a parking area, as shown on the accompanying map. Repurposing this commercial area into a mixed-use development could increase residential options for the community and enhance the central business district by providing more shopping, dining, and destination attractions. The planned development's proximity to the Fred Meijer Grand River Valley Rail Trail ensures convenient access to and from the historic downtown.

Steele Street Park Draft Concept



The “complete streets concept” will guide future development of this corridor and its connections to the Downtown and surrounding areas. Complete street design prioritizes pedestrians and those with disabilities. Key improvements focus on better trail access, particularly creating direct routes to the Fred Meijer and Fred Thwaites Grand River Trails.

Cyclists and pedestrians will access both the Fred Meijer Grand River Valley Rail Trail and the Fred Thwaites Grand River Trail from the Corridor. Developers will either build new off-road trails or link new trails to existing ones, according to the plans. The trail design for the Steele Street Corridor will be a continuous loop to ensure manageable distances. Proposed Steele Street Corridor trails will link the Ionia Fairgrounds and possibly the Grand River's south bank, because the Planning Commission discussed it and several public input respondents showed a pedestrian connection via new trails west of Dexter Street and the existing pedestrian bridge at Riverside Park in the Fairgrounds.

Overall, the Steele Street Corridor Plan presents a balanced, visionary approach to development, integrating recreation, housing, commerce, and connectivity while preserving natural features and enhancing the link between the corridor and Downtown Ionia.

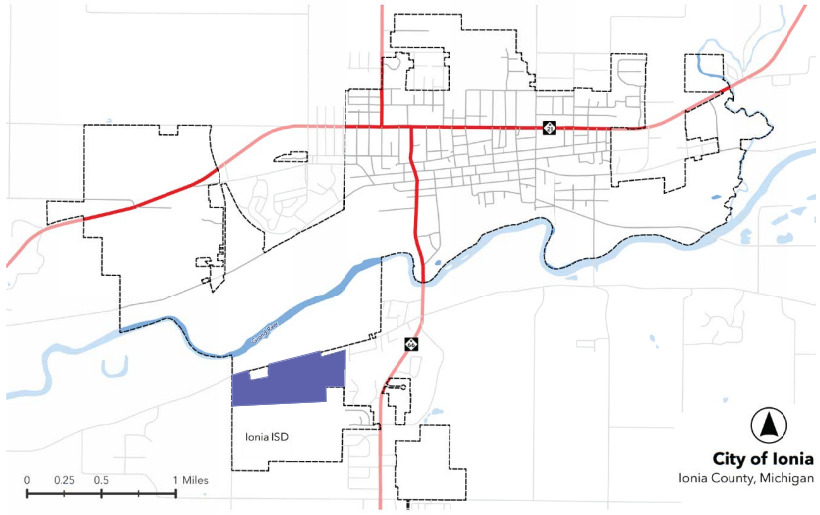
CHAPTER 8

RIVERSIDE-DEERFIELD SUBAREA PLAN

RIVERSIDE-DEERFIELD SUBAREA

In 2022, the City of Ionia began planning to redevelop the former Riverside and Deerfield Prisons at 777 West Riverside Drive. The complexes operated for over a century until closure in the early 2000s. Subsequently, the former Riverside Prison Administrative Building temporarily functioned as a Michigan State Police post. As a once in a lifetime opportunity, the City recognized the necessity to remediate and revitalize the 170-acre property; they aimed to transform it into a valuable area for new housing and business opportunities. This initiative represents a significant opportunity for the City to address current and future community needs.

To involve the public in the planning process for the Riverside-Deerfield site, the City sought feedback during the Master Plan revision in the summer of 2024. The City held a public workshop to give participants an interactive planning experience. The workshop featured a consultant-led visionary concept for the entire site, proposing new housing typologies, parks, and open spaces, commercial and mixed-use areas. It also provided the opportunity to develop an innovation district within the City and provide high-tech development space for a future business park. This concept, developed in 2022, facilitated the City and State Land Bank Authority's acquisition of state legislative appropriations for property clearance and remediation.



The Armory Community Center hosted a workshop on July 30, 2024, to gather public input on the redevelopment plans for the former Riverside-Deerfield prison property. The event took place from 6:00 to 8:00 p.m., with approximately 50 attendees. The workshop comprised two breakout activities in groups of six to eight individuals and a brief presentation by Williams & Works staff regarding the City's housing and economic requirements.

BREAKOUT #1: COMMUNITY NEEDS

During the initial group activity, project leaders asked participants to consider the community and identify needs that could improve the quality of life in Ionia. This exercise facilitated discussions about land use across the community, allowing individuals to share their observations, experiences, and reasons for their choices in an organized manner. All work groups took part in the discussion, aiming to find common ground on quality-of-life improvements.

Afterward, the project leaders asked work groups to suggest suitable enhancements for the Riverside-Deerfield site. The goal of this phase was for each workgroup to take on a planner's role and identify workable development options for the property. Through detailed discussions, the work groups determined which items from their lists were implementable at the site and explained their importance. The groups identified several common recommendations. The discussions were comprehensive, with multiple groups highlighting various housing options, including affordable senior housing, multi-generational housing, and accommodations for disabled individuals. Participants emphasized the need for diverse commercial facilities such as grocery stores, restaurants, hotels, and entertainment venues to create a vibrant community.

Technological advancements suggested included zoning for high-tech businesses, providing fiber optic internet, and using renewable energy in new construction. Responses also highlighted recreational ideas, such as indoor and outdoor facilities plus arts and entertainment venues. Many prioritized green spaces, walkable areas, better traffic flow, and improved transit.

The groups underscored the importance of educational resources and vocational training centers, mental health services, and enhanced healthcare facilities. The groups suggested a community land trust to maintain affordability and prevent industrial pollution. Overall, the workshop's collaborative effort aimed to transform the former prison site into a thriving, inclusive, and innovative part of the City of Ionia.

BREAKOUT #2: FUTURE LAND USE SITE DESIGN

During the second segment of the Riverside-Deerfield Workshop, participants received an informative presentation from the project team. This presentation included background information from other City studies and reports on housing and economic development. The aim was to furnish participants with relevant and current data for consideration in the overall site redevelopment process.

The facilitators guided participants in creating a master plan for the area. Participants received small tiles depicting 15 different land uses, including various residential, commercial, and industrial uses, entertainment venues, parks, recreation areas, and institutional spaces. The groups received instructions to arrange the tiles on a large aerial map of the property, based on their assessment of optimal site functionality.

Participants placed 83 tiles to show preferred land uses on the site. Parks were the most popular, appearing ten times, followed by research and technology centers and cottage court housing with eight placements each, and town homes and row houses with seven placements. Neighborhood businesses had the fewest placements, with only one, while entertainment, mixed uses, and offices each had two placements. Participants highlighted insufficiently covered land uses by adding 11 sticky notes to the consultant team's 15 options.

Participants in the workshop strongly favored green spaces, research/technology centers, and diverse housing, shaping future site development. A collaborative effort showed the community's vision of a thriving, inclusive, and useful area in Ionia, matching the city's goals and desires.

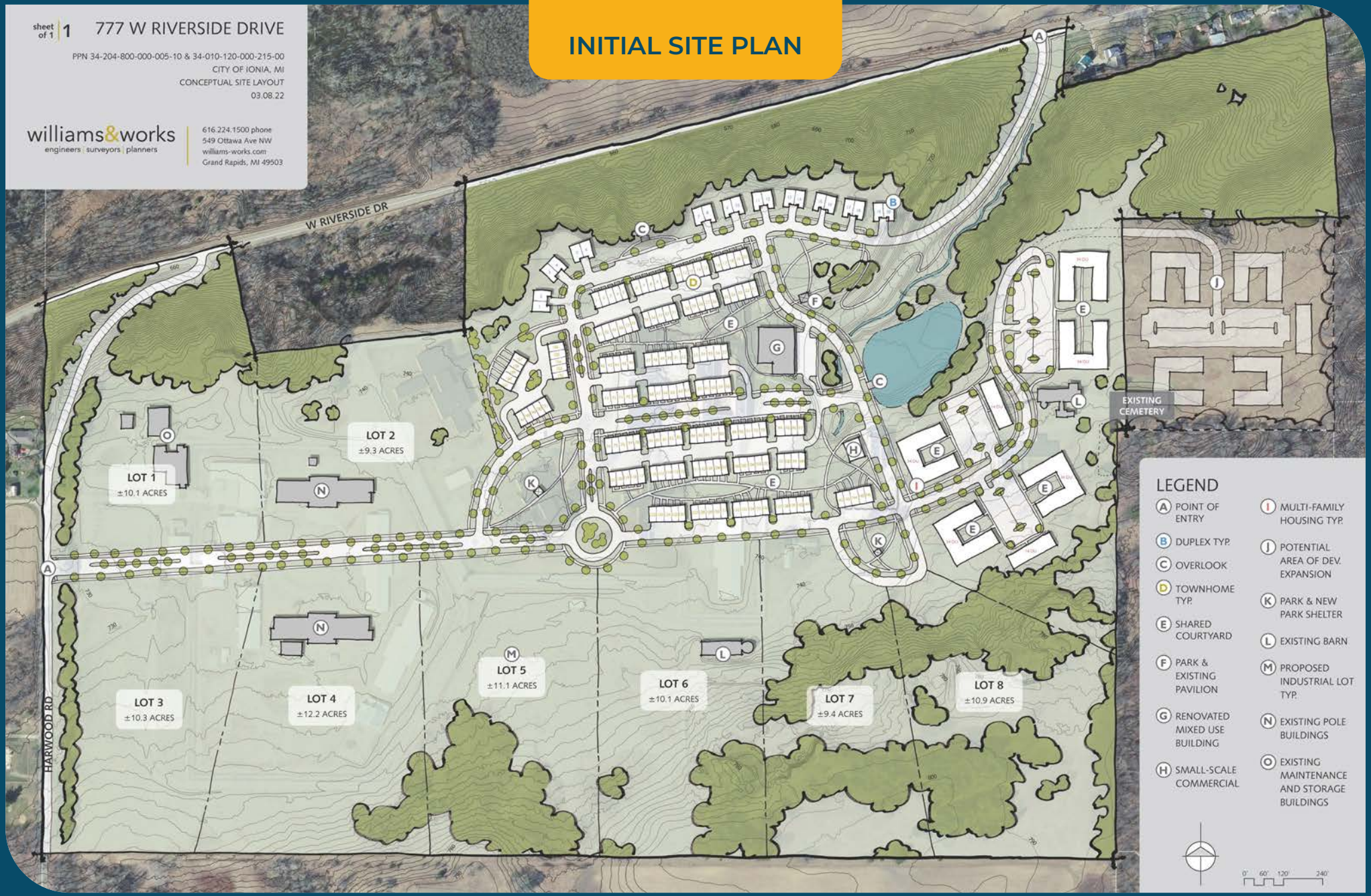
THE CONCEPT PROCESS

The City commissioned Williams & Works to evaluate the existing neighborhood housing from a zoning perspective and to develop a conceptual plan that addressed identified needs while incorporating alternative housing options. The aim of this plan was to support the City's efforts in redeveloping the former Riverside and Deerfield Prison complex sites. The conceptual plan we developed subsequently enabled the City to secure over $20 million in grant funding from the State of Michigan. Although the study was conceptual, it showed that the property size is adequate for substantial neighborhood-scale development, integrating various land use and residential formats. This additional acreage might accommodate hundreds of new housing units, and the City is keen on achieving this while adhering to the requirements outlined in their 2021 Target Housing Market Analysis.

The City used Williams & Works' entirely fictional, but functional site plan for the grant application and subsequently post a request for qualifications from developers. Housing developers, in discussions with the City, created new site plan concepts, as shown in the updated site plan concept. The City understands that detached single-family housing will probably comprise a portion of this development, but is asking potential builders that future development will add additional formats, as supported by the aforementioned workshop results.

The City wants to avoid the disjointed post-war cul-de-sac design concept that is generically stamped across the nation. They want to use this space to create new opportunities for homes of multiple types, attached and detached. The City is stressing creative design using infill areas inside the development with concepts such as the cottage courtyard, duplex, or town home, while also addressing senior housing deficiencies in the City. They want to preserve the neighborhood unit, designing them closely to traditional grid patterns where workable.

INITIAL SITE PLAN

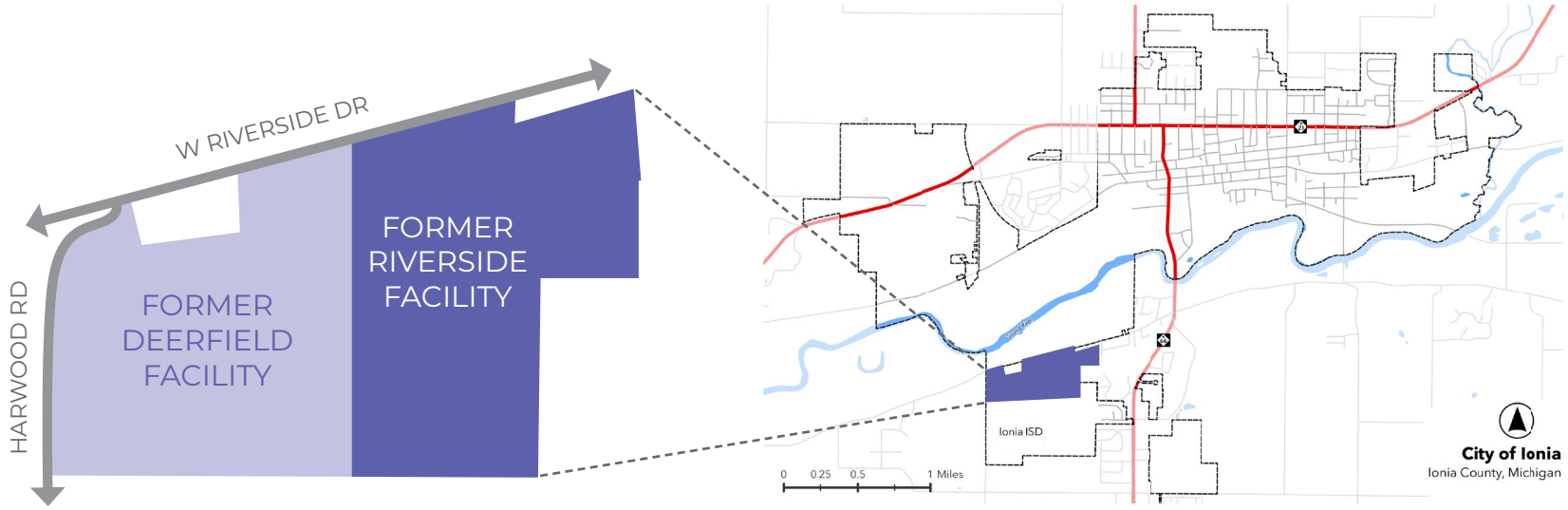


Nearly half the property is being developed by the City into an innovation district. The plan includes ample space for technology and R&D personnel. The presence of two former decommissioned prison complexes on this property ensures adequate public infrastructure for future development. A well-designed transportation network, capable of handling expected traffic, is achievable through the City's partnership with the Ionia County Road Commission and Berlin Township. Its location near major highways and interstates, and proximity to research institutions in two large metropolitan areas, makes this new innovation district attractive to business developers. With active advancement of housing and business development, the City is on the cusp of significant future growth.

THE RIVERSIDE-DEERFIELD PLAN

WORKSHOP INSPIRED DESIGN

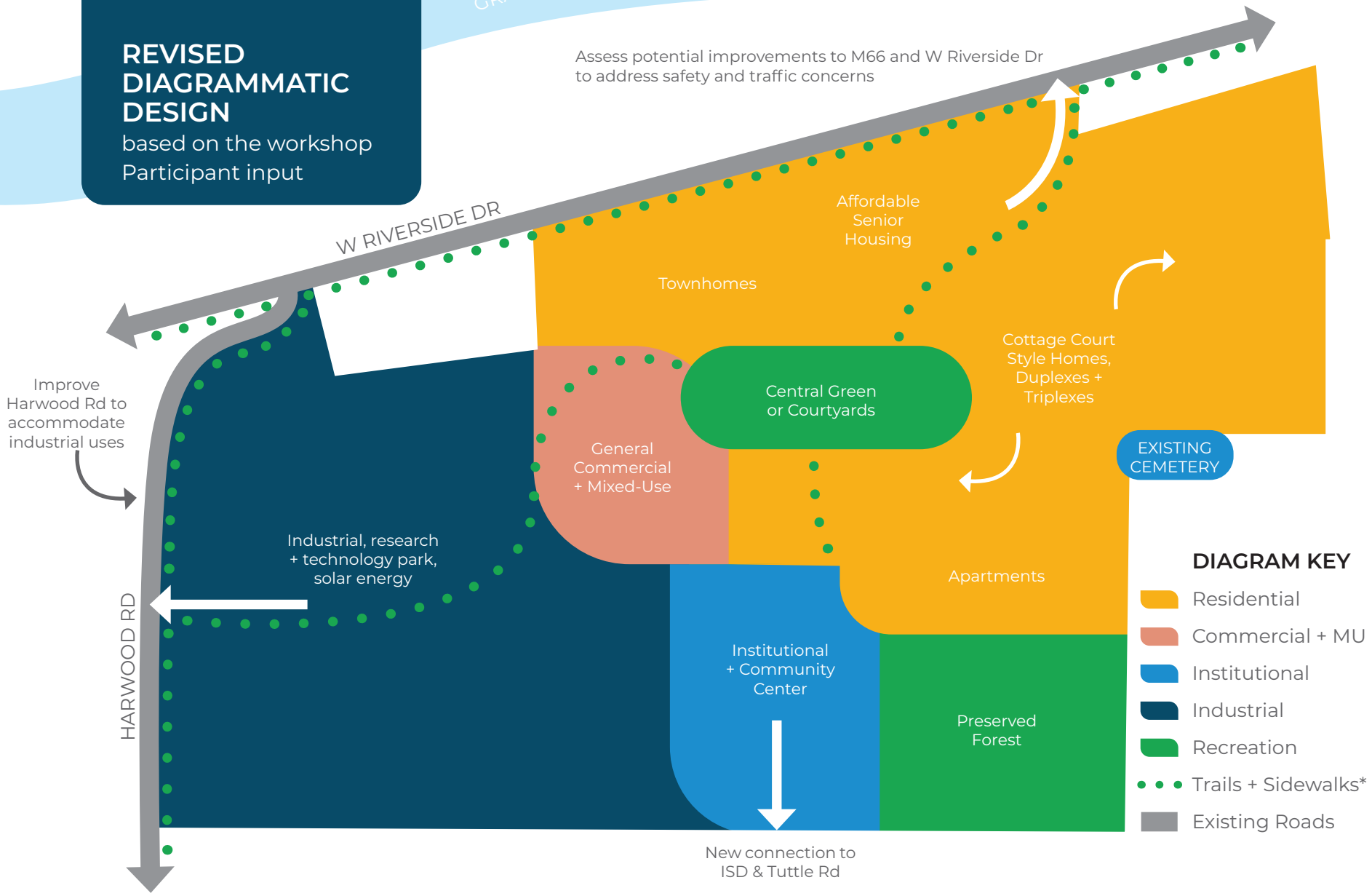
The July 30, 2024, Riverside-Deerfield Subarea Plan Workshop brought the community together to imagine the site's future redevelopment. Participants identified community needs and suitable site plans and uses. Key findings revealed a preference for affordable senior housing, recreational options, proximity to the Ionia County ISD, and a technology business park. The workshop showed firm support for housing variety (e.g., cottages, townhouses, small apartment buildings), but participants worried about industrial noise, inadequate roadways, and more traffic. Essentially, the workshop provided useful perspectives on approved site uses and challenges to address in the next phase of development.



LAND USES AND HOUSING TYPES RECOMMENDED for the Deerfield-Riverside Property based on workshop participant input and recent market studies.

REVISED DIAGRAMMATIC DESIGN

based on the workshop Participant input



*Note that trails and sidewalks shown along existing roadways were specifically identified by workshop attendees whereas the locations for internal paths should be based on the future development layout, considering internal and external site connectivity.

A VISION FOR THE FUTURE

Ionia's location near Grand Rapids and Lansing, along with its lower real estate prices, many trails, and recreational spaces, affordability, and convenient I-96 access, makes the Riverside-Deerfield site attractive for development. A key part of the design is making a vibrant, walkable area that embodies Ionia's current identity and resilience. The Ionia Housing Study (2021) projects that Ionia could gain up to 45 new home buyers and 235 new renters yearly. To combat the housing shortage, this study promoted the development of cottage courts, duplexes, triplexes, and townhouses featuring private entrances. Besides the housing types shown, the diagram includes plans for affordable senior housing and small apartments.

Housing priorities of this subarea plan include:

- Providing diversity in housing stock and unit size at a variety of price points
- Integrating trails, sidewalks, street trees, connecting green and gathering spaces
- Creating homes and neighborhoods where people can age-in-place
- Encouraging the development of quality, lasting homes

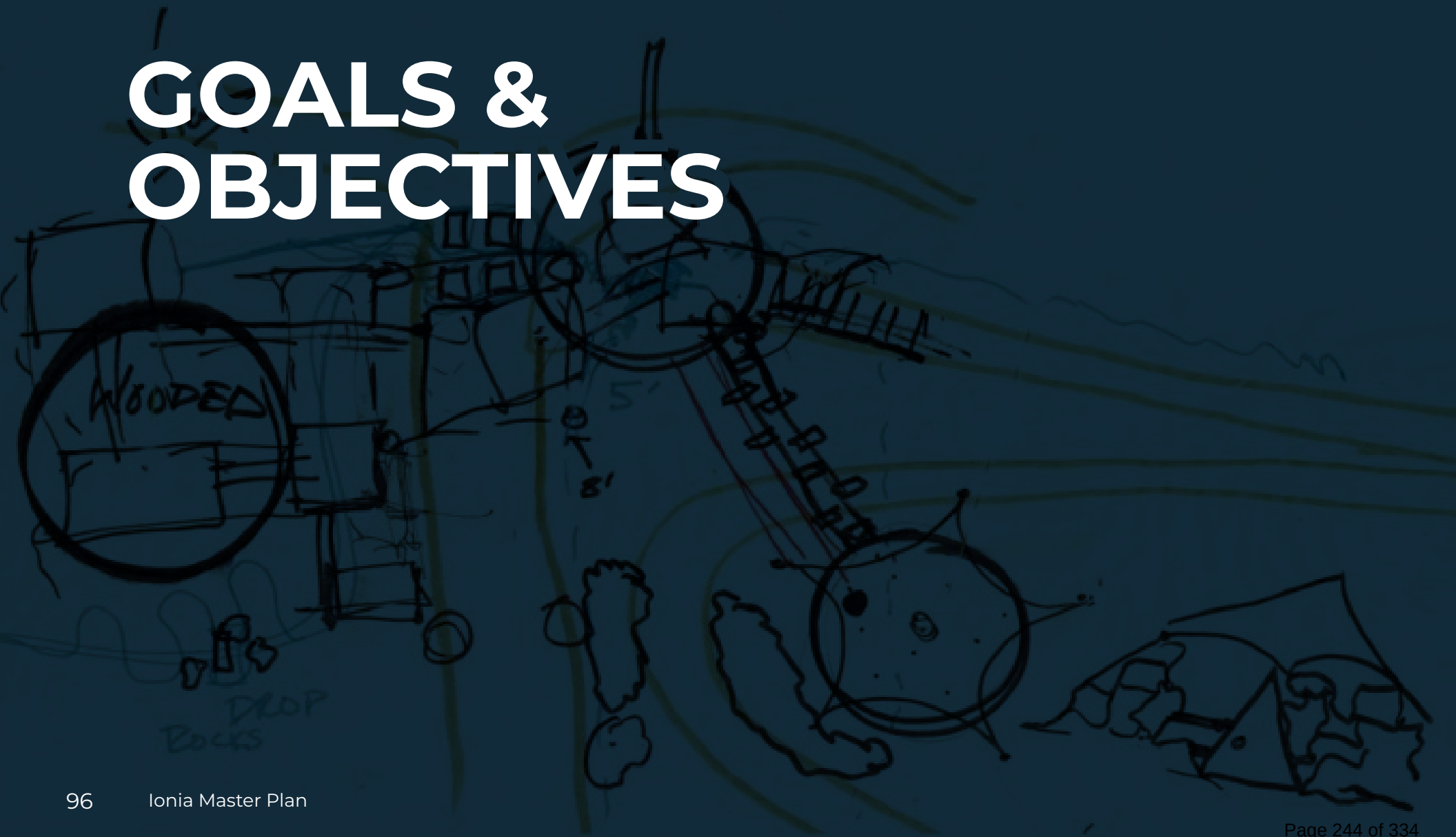
Green spaces should preserve natural features and offer a mix of active and passive recreation, including trails, courtyards for regular neighbor interactions, and spaces for community gatherings and events.

Economic market analysis has pinpointed demand for medical and technology sector growth in the City's future, and this site has ample space to accommodate these uses. Several workshop groups supported the concept of a research technology park and industrial uses on the Riverside-Deerfield property and suggested integrating utility solar. Using natural buffers, like forests and hills, coupled with supplemental screening techniques and circulation improvements will all play a big part in the successful integration of these facilities with on-site and surrounding uses.

The designers envisioned some small-scale general commercial and mixed-use buildings central to the site, supporting nearby workers and residents and adding a small-town feel, although this wasn't a design priority. Conversations with the Ionia County ISD, the property's southern neighbor, regarding opportunities for expansion should continue, as some workshop attendees noted their desire for instructional assets, like on-site educational programming or campus development. Other institutional uses considered during the workshop included the development of clinics or a community recreation center. Planners should carefully plan circulation routes in and around the site to provide clear views, service multiple modes of transportation (bike, walk, and roll), and seek opportunities for future connections through adjacent properties.

CHAPTER 9

GOALS & OBJECTIVES



GOALS AND OBJECTIVES

Planning and land use policies found in the Master Plan must be founded upon the needs and desires of the community they serves. Writing this Master Plan included a significant and multi-faceted effort to gather community opinions, which were discussed in Chapter 1. This public engagement campaign, coupled with best planning practices and previous efforts completed by the City, led to the development of the goals and objectives outlined in this plan.

These goals and objectives are Ionia's primary planning and land use policies that will guide development, redevelopment, preservation, and community improvement efforts for the next twenty to thirty years. Ionia's vision for the future is rooted in these statements. The goals are intended to describe a desirable end state for Ionia over the life of this plan. Each goal statement is intended to be general but achievable through cohesive, concerted effort.

Each goal statement is supported by more specific objectives. As the City accomplishes an objective, it moves itself closer to achieving the larger goal that it supports. Thus, objectives can be considered as milestones on the way to achieving the goal.

CREATING A VISION FOR SUSTAINABLE AND INTEGRATED DEVELOPMENT

The purpose of the Master Plan is to provide a clear vision and road map for the future growth and enhancement of the City's physical, social, and economic environment.

The goals and objectives of this Master Plan are designed to address the multifaceted needs of the community, ensure sustainable development, enhance quality of life, and foster a cohesive urban environment. By prioritizing goals in topic areas such as community development, neighborhoods and housing; mobility and connectivity; and others, this plan aims to create a functional, efficient, vibrant, and inclusive city. The fulfillment of these goals will aid in establishing Ionia as a leader that allows for a creative, sustainable transformation while preserving its historic roots, cultural values, and charm.

COMMUNITY DEVELOPMENT

Facilitating community development is the cornerstone of the Master Plan, achieved through public-private partnerships and the cultivation of an environment that allows small businesses to thrive and bring unique cultural experiences to residents and visitors.

Source: Diyah Farida

GOAL	OBJECTIVES
Community Development Goal 1. The unique character and charm of Downtown Ionia will be preserved as the cultural, historical, social, and economic heart of the Ionia community.	• Identify, encourage, and proactively plan for infill development opportunities for residential, commercial, and industrial land in the City, and limit the proliferation of sprawl in its outside perimeter
	• Promote walkability between the City's residential neighborhoods and downtown Ionia by creating a more vibrant street life. This will be accomplished by improving sidewalk connectivity and circuitry to adjacent neighborhoods, calming traffic, and maintaining a walkable, people-oriented environment
	• Create more community festivals and on-street events that attract people to downtown Ionia, promoting its cultural importance throughout the region
	• Explore at least one grant funding opportunity annually to aid in the enhancement of public gathering spaces, along with additional improvements that foster a safe, comfortable, and convenient atmosphere for everyone

COMMUNITY DEVELOPMENT

GOAL	OBJECTIVES
Community Development Goal 2. Ionia's public streets and pedestrian infrastructure, such as streetlights, benches, sidewalks, and crosswalks, will be perpetually maintained to a high standard to create safe and attractive neighborhoods.	• Create and maintain an inventory of amenities and their locations around the City, along with a maintenance and/or replacement schedule to ensure that pedestrian amenities are maintained at a safe and accessible standard. • Develop a long-term complete streets program to maximize the number of City streets that are accessible to pedestrians, bicyclists, users of assistive devices, and vehicles.

COMMUNITY DEVELOPMENT

GOAL	OBJECTIVES
Community Development Goal 3. Downtown Ionia will be characterized by a vibrant street life and historic atmosphere that is a destination for shoppers, diners, and visitors.	• Actively recruit one unique, locally owned restaurant, boutique, and/or specialty shop per year that will attract visitors from the west-central Michigan region
	• Promote more residential development in the downtown and transitional commercial areas, such as Dexter Street and Lincoln Avenue
	• Actively support downtown redevelopment that is rooted in Ionia's unique history to foster an appealing and unique sense of place that recognizes its heritage
	• Activate alley space by incorporating features such as hanging lights, colorful umbrellas, colored concrete, public murals, and art.
	• Install more attractive landscaping, hardscapes, and outdoor lighting in public parking lots in accordance with the City's Capital Improvement Plan (CIP)

MOBILITY AND CONNECTIVITY

A community with a thoughtful, well-planned pedestrian network that connects residential neighborhoods to community destinations such as schools and parks enhances safety and social equality. Similar networks connecting neighborhoods to the downtown and other commercial areas provide safe and efficient mobility options, reduce dependence on automobile travel, and create a higher quality of life.

GOAL	OBJECTIVES
Mobility and Connectivity Goal 1. The Adams and Washington Street corridors will be characterized by wide sidewalks and attractive landscaping, and will serve as key multi-modal transportation corridors in the City.	• Develop a streetscape plan for both Washington and Adams Streets with specific and intentional emphasis on the expansion of landscaping and street trees where feasible.
	• Place additional outdoor seating amenities, street trees, and pedestrian-friendly crosswalks in strategic locations to encourage the use of public sidewalks.
Mobility and Connectivity Goal 2. Ionia's streets will contain traffic-calming measures at suitable locations to prioritize pedestrians and cyclists in addition to motorists, resulting in a safe and usable street network for all members of society.	• Intentionally evaluate the implementation of traffic-calming measures annually when street reconstruction projects are planned and programmed.
	• Install crosswalk enhancements at major intersections in the City to improve safety for pedestrians and motorists alike.

MOBILITY AND CONNECTIVITY

GOAL	OBJECTIVES
Mobility and Connectivity Goal 3. Ionia will be characterized by a safe, accessible, and connected transportation system for all members of the community, regardless of age, ability, or socio-economic status.	• Support and fund, as appropriate, a feasibility study with Ionia Dial-a-Ride and surrounding communities to evaluate the creation of a regional transit authority. • Incorporate pedestrian and bicycle features and improvements into street reconstruction projects as part of annual street improvement planning. • Work with MDOT to develop the M-66 and M-21 corridors with facilities that accommodate all modes of the transportation system, especially for people who bike and walk. • Install lighting in accordance with the City's municipal standards to improve safety for Ionia's citizens. • Conduct quarterly inspections to ensure that all streetlights are properly maintained and functional. • Continually maintain City-owned transportation infrastructure (roads, sidewalks, runways, alleys, etc.) in accordance with City policy and best practices.

HOUSING AND NEIGHBORHOOD DEVELOPMENT

This Master Plan emphasizes neighborhood development and housing, recognizing these as critical components for a robust and inclusive community. Suggestions from the public and the City's elected and appointed leadership highlight the importance of infill development opportunities in residential neighborhoods, small-lot development, accessory dwelling units, and diverse housing formats.

This plan seeks to welcome all socio-economic groups by offering housing solutions such as cottage courtyard developments, town homes, and row houses. Moreover, this plan advocates for smaller-scale multiple-family buildings and increased opportunities for duplexes within and consistent with the fabric and character of existing single-family neighborhoods, thus creating more flexible and varied housing choices. Senior housing and other age-related housing solutions are also prioritized to ensure the City's housing stock supports a diverse population and meets evolving demographic needs.

GOAL	OBJECTIVES
Housing and Neighborhood Development Goal 1. Small-scale, context-sensitive residential developments such as duplexes, town homes, and cottages will be welcomed in Ionia in context-appropriate locations to increase affordable and attainable housing options.	• Promote the newly adopted residential zoning ordinance amendments that enable the construction of smaller, alternative housing formats, which provide more affordable options to existing and future residents.
	• Encourage the development of accessory dwelling units (ADUs) in single-family neighborhoods to allow affordable rental options for residents by providing information on the City's website and newsletter.
	• Encourage the development of attached single-family housing options in the Low- and Medium-Density Residential zoning districts by communicating with developers about these options.

HOUSING AND NEIGHBORHOOD DEVELOPMENT

GOAL	OBJECTIVES
Housing and Neighborhood Development Goal 2. Ionia will be characterized by a variety of housing types available in accessible and well-maintained neighborhoods.	• Make the City's zoning ordinance accessible on the City's website, along with staff contact information.
	• Attend regional housing workshops to engage with potential developers that build small-scale, context-sensitive developments with housing options such as duplexes, town homes, and cottage courts.
	• Promote and market Ionia and the City's flexible zoning requirements through zoning fact sheets and other methods.
	• Update and maintain the City's Housing Study for use in promoting new housing development.

HOUSING AND NEIGHBORHOOD DEVELOPMENT

GOAL	OBJECTIVES
Housing and Neighborhood Development Goal 1. Ionia's senior population will be accommodated and welcomed through the promotion of both aging-in-place options and the development of assisted living facilities.	• Promote new zoning amendments that permit the development of ADUs to provide elder family members the opportunity to live independently but remain close to relatives. • Work with interested developers to create single-story cottage courtyard homes either through large-lot residential neighborhood infill development, if available, or via new housing developments on vacant land within the City. • Leverage MSHDA's MI Housing CDBG-eligible funding to support the construction of qualifying affordable senior assisted living facilities. • Market the City of Ionia via its website and related online resources as a desirable, welcoming community with an identified need for assisted living and nursing home facilities.

DOWNTOWN DEVELOPMENT

The Ionia Downtown Development Authority (DDA) consists of a nine-member board of directors and is guided by the Downtown Development Authority Director. It operates under the Michigan Re-codified Tax Increment Financing Act (Act 57 of 2018, as amended). This legislation enables the Ionia DDA to establish a development district in which a 2-mill property tax is collected, generating revenues for DDA operations and downtown marketing. In 2024, the DDA undertook a strategic planning process to identify project and planning priorities. The Master Plan has been updated to reflect these priorities and initiatives.

GOAL	OBJECTIVES
Downtown Development Goal 1. Ionia's downtown will be preserved and revitalized, reflecting its cultural and architectural importance to the region for the benefit of future generations.	• Utilize local and state economic development incentives to encourage renovation of downtown storefronts that restores historic architectural elements.
	• Establish a new DDA and tax increment financing (TIF) plan by 2026 to generate funding for public infrastructure improvements.
	• Promote historic business signage, such as projecting signboards over business entrances.
	• Consider developing architectural design guidelines for downtown development that incorporate historic architectural elements into modern buildings, fostering a strong community identity.
	• Continue to beautify City streets with permanent and seasonal landscaping installations, public art, and murals.
	• Implement the recommendations detailed in the Ionia Theatre ad-hoc committee report to preserve the historic Ionia Theatre for the benefit of future generations.

DOWNTOWN DEVELOPMENT

GOAL	OBJECTIVES
Downtown Development Goal 2. Downtown Ionia will be promoted and enhanced to highlight its role as a community center and hub of activity through the development of gateway features that draw attention to downtown Ionia.	• Develop the vacant property located on the northeast corner of West Main Street and South Dexter Street to create a formal gateway into the historic downtown. • Identify funding sources such as grant agencies, DDA tax increment financing, or private donations for the development of gateway features around the downtown. • Create conceptual preliminary designs to assist with grants, funding opportunities, and promote sites for community donations. • Include community amenities that the public can enjoy year-round, such as community art, an outdoor fire pit/fireplace, or a small fountain. • Provide space for street vendors' stalls/tents during community events on Main Street.

DOWNTOWN DEVELOPMENT

GOAL	OBJECTIVES
Downtown Development Goal 3. Downtown Ionia will be proactively marketed as identified in the City's Marketing Strategy to encourage continued yet managed growth and development.	• Leverage the City's status as a Redevelopment Ready Community (RRC) to market available development sites throughout the state. • Market a downtown parking map to identify the quantity and location of all public parking spaces, including special event parking. • Create signage and an informative kiosk at the new Fred Meijer Grand River Valley Rail Trail Trailhead that markets downtown Ionia to regional trail users and promotes restaurants, bathroom facilities, bike repair shops, and similar amenities. • Utilize a variety of outreach methods such as broadcast media, print media, and social media to promote the City's unique restaurants, shops, festivals, and parks to the greater region. • Continue to find new methods to advertise available properties in the DDA for commercial, industrial, or mixed-residential development opportunities.

DOWNTOWN DEVELOPMENT

GOAL	OBJECTIVES
Downtown Development Goal 4. The Steele Street corridor will be redeveloped and known as a hub of economic activity in the City.	• Secure grant funding for the full multi-phase development of Steele Street Park.
	• Work with property owners to promote redevelopment opportunities at the vacant commercial sites south of the Fred Meijer Trail to developers.
	• As Steele Street Park is developed, work to ensure the park is connected to surrounding commercial, industrial, and recreational properties along the Steele Street and Dexter Street corridors.
Downtown Development Goal 5. Vehicular parking in downtown Ionia will be carefully managed, balancing the need to provide both on-street and off-street public parking amenities while minimizing the footprint of parking areas.	• Investigate the creation of a downtown parking permit program to ensure sufficient spaces are available for residential parking in the downtown.
	• Create a public parking map to identify and quantify parking resources.
Downtown Development Goal 6. Ionia will encourage thoughtful residential development downtown that complements its historic character and adds to the vibrancy and economic resiliency of downtown Ionia.	• Work with downtown property owners who wish to renovate buildings with residential units by connecting them with redevelopment and financing options.
	• Promote upper- and lower-level residential units in commercial and office buildings to enable barrier-free housing on lower levels, thus allowing the maximization of upper-level redevelopment without costly elevator installation.

ECONOMIC DEVELOPMENT

Economic development is a crucial component of a Master Plan as it can directly influence the ability of the City to prosper, provide a high quality of life for its residents, and generate revenue that the City can leverage to provide the highest levels of service. A strong local economy in Ionia can help to improve economic conditions throughout the region, fund critical infrastructure improvements, attract desirable new business and industry, and cultivate a stable and resilient economy over the long term.

Source: Eko Purnomo

GOAL	OBJECTIVES
Economic Development Goal 1. Ionia will be home to profitable, sustainable, job-producing local businesses that contribute to a healthy, diverse, and resilient local economy.	• Compile information needed by new businesses located in downtown Ionia to make business start-up as smooth as possible with online information and printed brochures. • Develop a business incubator program through public-private partnerships to provide space for business and industry start-ups. • Update the list of available vacant properties throughout the City for development and continue to utilize the MEDC as a method for promoting redevelopment opportunities. • Continue to work with the MEDC, Ionia County Economic Alliance, and the Right Place to promote the City of Ionia and attract innovative and exciting new businesses and industries.

ECONOMIC DEVELOPMENT

GOAL	OBJECTIVES
Economic Development Goal 1 (cont'd)	• In cooperation with the Ionia Area Chamber of Commerce and others as appropriate, utilize regional marketing and branding techniques showcasing Ionia's business opportunities, workforce, and exceptional quality of life.
	• Maintain and improve the Downtown Business Directory and distribute it online and through various other avenues as appropriate.
	• Partner with surrounding townships to coordinate a regional approach to economic development.

ECONOMIC DEVELOPMENT

GOAL	OBJECTIVES
Economic Development Goal 2. Ionia will retain its industrial and manufacturing heritage and grow its current industrial base by promoting future investment opportunities for both existing and industrial facilities.	• Via partnership with the Ionia County Economic Alliance, work with existing industrial facilities to determine their future needs, ensure long-term industrial retention, identify opportunities for future expansion, and assist businesses facing limited growth potential due to the lack of space.
	• Identify infrastructure and utility needs that may enhance and enable the growth and further development of existing industrial operations.
Economic Development Goal 3. Ionia's economic and employment base will be known for its manufacturing and high-tech business opportunities.	• By 2027, develop a high-tech based business park offering large lots, quality high-tech infrastructure, and proximity to a highly educated and specialized workforce.
	• Expand upon the Health Services District concept and promote expansion of medical and health services facilities near the hospital.
	• Work closely with MDOT and the Ionia County Road Commission to develop a smooth, well-connected, and easily navigable transportation network for industrial traffic, safely and efficiently directing trucks and vehicles between the City and regional highways.
	• Conduct a study for regional economic development and industry needs that can be used to expand Ionia's employment base and attract high-tech industry.

RIVERSIDE-DEERFIELD SUBAREA

Located on the south side of W. Riverside Drive and east of Harwood Road, the Riverside-Deerfield Subarea represents a unique opportunity for Ionia to redevelop a large property into a mixed use hub of activity. The property's size of more than 160 acres – coupled with its proximity to key transportation corridors – make it worthy of focused attention and planning to ensure that this site is home to a quality, sustainable development that serves the community and region for decades to come.

GOAL	OBJECTIVES
Riverside-Deerfield Subarea Goal 1. The Riverside-Deerfield Subarea will be home to a variety of housing options consistent with the Riverside-Deerfield Subarea Plan and housing typologies identified in the City's Housing Study.	• Encourage developers to explore housing development options other than conventional detached single-family housing in the Riverside-Deerfield Subarea, such as duplexes, triplexes, attached town homes, or small-scale apartments.
	• Encourage senior housing options within the subarea, whether through the creation of a specific facility or zero-step housing options to facilitate aging in place.
	• Promote pedestrian-friendly traditional neighborhood design consisting of traditional grid patterns, sidewalks, visible crosswalks, streetlights, walkable recreation space, and abundant street trees. Avoid mid-century suburban sprawl cul-de-sac patterns that prioritize automobiles over people.

RIVERSIDE-DEERFIELD SUBAREA

GOAL	OBJECTIVES
Deerfield Riverside Subarea Goal 2. The subarea will be home to a new technology and innovation business park, providing employment opportunities for skilled workers.	• By 2027, develop a new City of Ionia technology and innovation business park focusing on large lots with all appropriate infrastructure necessary to support desired development.
	• Implement design standards or zoning regulations to ensure that the business park is adequately buffered from adjacent residential areas through ample berming, vegetation, or other forms of landscaping and screening.

CHAPTER 10

FUTURE LAND USE

LAND USE

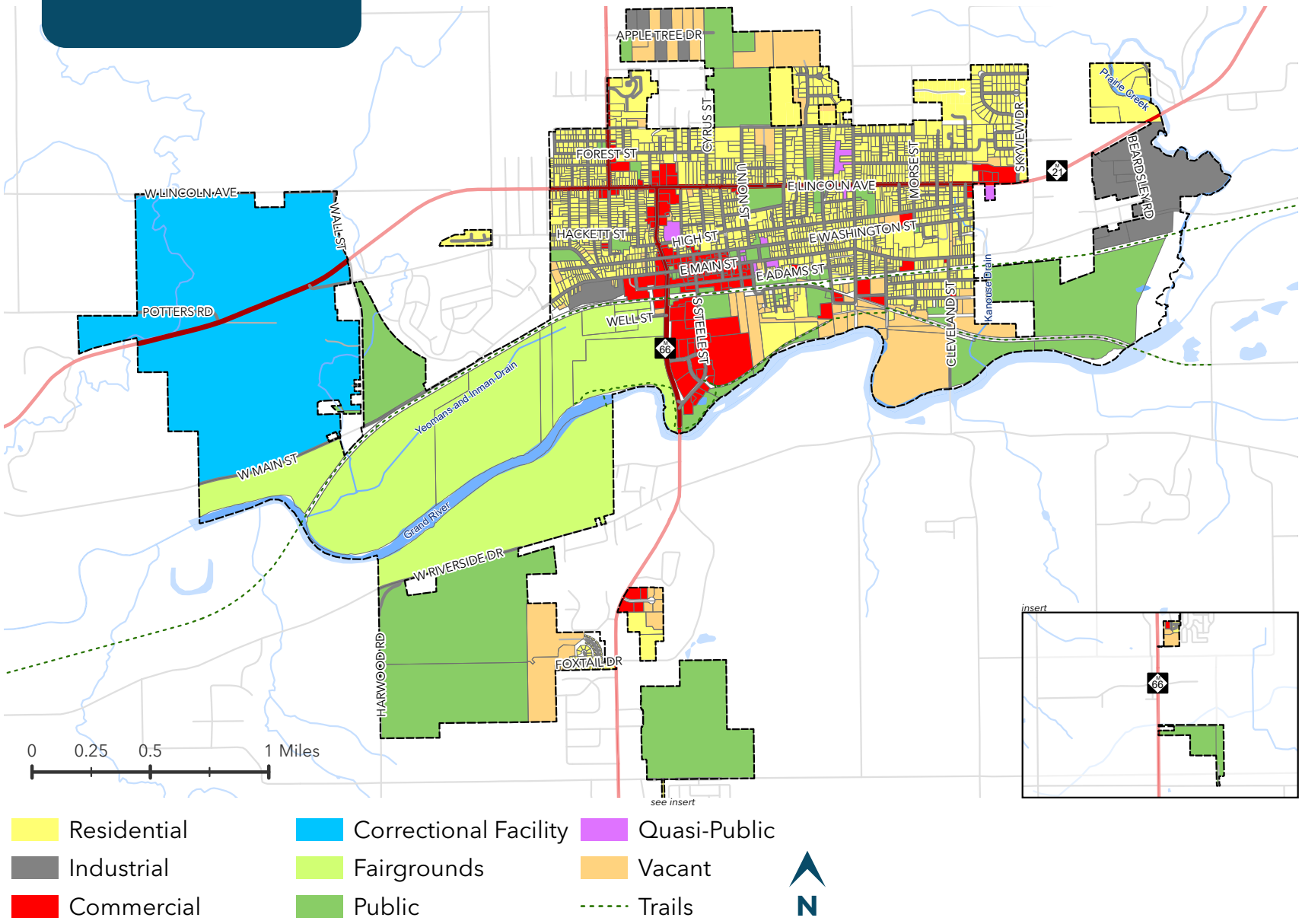
The Future Land Use chapter of the Master Plan is critically important because it serves as the primary policy guide for how a community grows, develops, and preserves its unique character. It establishes a framework that informs land use decisions, ranging from development proposals and rezoning requests to public infrastructure investments and partnerships with the private sector. By laying out where and how different land uses—such as residential, commercial, industrial, and open space—should be located and integrated, it ensures that growth happens in a coordinated, sustainable manner. This chapter is essential for balancing the need for economic development and housing by protecting natural resources, historic areas, and community identity. It helps avoid sprawl by encouraging compact, efficient land use patterns and supporting infrastructure that aligns with future needs.

The Future Land Use chapter provides predictability and transparency for residents, developers, and decision-makers alike, clearly articulating the community's vision and expectations for future development. In doing so, it fosters informed choices and consistent actions that support long-term goals, such as resilience, affordability, equity, and quality of life. Because communities are facing a multitude of new challenges such as fluctuating market forces, changing demographics, and the effects of climate change, this chapter serves as a crucial tool that ensures that daily land use decisions will consistently align with a community's long-term values and priorities.

With its well-planned grid of streets providing easy city-wide access, Ionia also offers an architecturally rich downtown, many parks perfect for recreation, top-rated schools for families, and a wide variety of recreational amenities for all ages, making it a convenient and enjoyable city to live in. Cyclists can easily access many destinations in central and western Michigan from the City, thanks to the convenient connection to the extensive Fred Meijer Grand River Valley Rail Trail network, which provides ample opportunities for exploration. The City boasts a significant number of historic single-family homes, which add to the unique neighborhood charm and well-defined structural character of the area.

In order to meet the housing needs of Ionia's diverse population, which includes people from various income brackets, there is a need for more housing options. Many parcels of land, currently vacant or underdeveloped, stand poised and ready to be revitalized through redevelopment initiatives. Future development projects stand to gain considerably from leveraging the existing functional qualities of the city's infrastructure for improvements and enhancements. The City, recognizing its key role as an employment center, is committed to ongoing development and expansion of its internal business sector, including its institutions and industries.

Map 9-1. Existing Land Use



EXISTING LAND USE

The Planning Commission and City Council can better understand and influence future land use decisions by identifying how city parcels are currently used. Following is a summary of land use categories, as depicted in the Existing Land Use Map.

RESIDENTIAL

This land use classification pinpoints areas primarily used for residential development. This classification labels most of the City's land, encompassing its northern, eastern, and western sections, as residential. While various housing types exist, detached single-family homes are the most common.

COMMERCIAL

Commercial land in the City of Ionia includes uses such as professional services, retail, office, and medical spaces, restaurants, and related businesses. The primary roads and the Central Business District are their primary locations.

RECREATIONAL/TRAILS

This land use classification identifies parcels used for public or private recreation. This encompasses Ionia's parks, trails, and future recreational facilities.

PUBLIC/QUASI-PUBLIC

Religious, educational, and governmental uses are all included in this land use classification. Churches, municipal buildings, and K-12 schools in Ionia are among the parcels in this category.

INDUSTRIAL

The City's eastern boundary and its industrial park fall under the industrial land use designation. The City's southern edges, between the downtown, the Grand River, and adjacent neighborhoods, also have many industrial applications.

CORRECTIONAL FACILITY

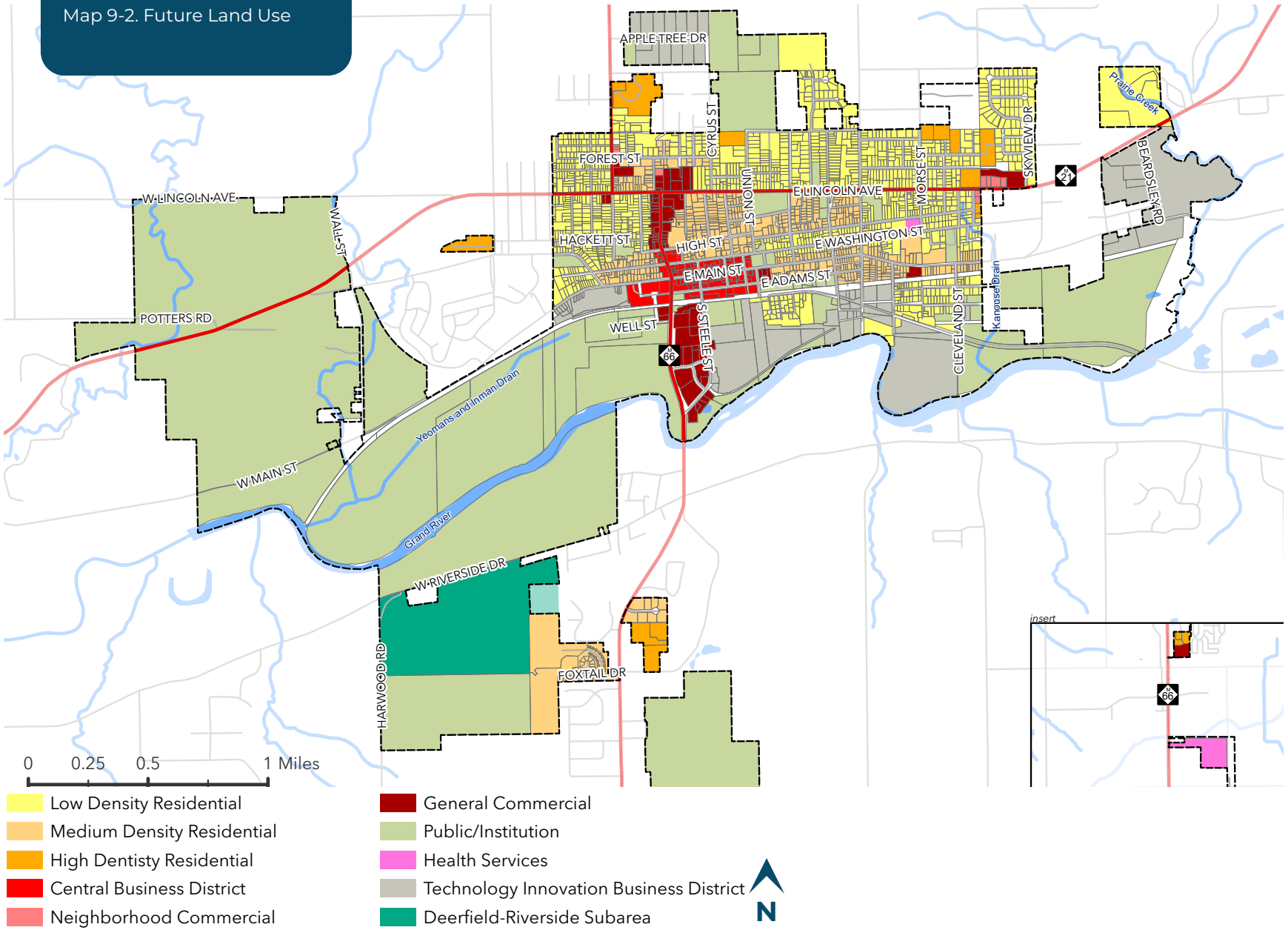
This is land owned by the State of Michigan and houses a Department of Corrections facility.

FAIRGROUNDS

The Ionia Free Fair operates this land, owned by the City of Ionia, for the state's largest annual county fair.

General classifications, unlike zoning district designations, categorize existing land uses. All residential zoning districts will receive the classification "residential".

Map 9-2. Future Land Use



FUTURE LAND USE

The following section details the future land use plan, as shown graphically in the Future Land Use Map. This data will provide crucial support to Ionia's Planning Commission and City staff as they review development requests, zoning updates, and other policies, thus ensuring that future growth and redevelopment are well-informed and strategically planned. Each land use designation in the future should possess a distinct identity, ensuring clear differentiation and avoiding ambiguity in planning and development processes. Several factors determine the most suitable land use designation in areas with adjacent designations. These factors include intended land use, available infrastructure, accessibility, and neighboring property uses. Offering a general perspective on expected growth and development patterns, the Future Land Use Map serves as a valuable tool for visualizing the long-range plans for the next several decades, providing a roadmap of potential urban and infrastructural changes.

The future land uses identified in this Plan are:

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Central Business District
- Neighborhood Commercial
- General Commercial
- Health Services
- Technology Innovation Business
- Public/Institutional
- Riverside-Deerfield Subarea

The plan for future land use provides a broad framework for development in the decades ahead. The city will find it most useful for evaluating development requests, zoning changes, and regulatory changes that support this plan's goals.

The city's zoning districts relate to its future land use plan. The future land use map and the zoning map, however, are distinct.

The zoning ordinance governs city land use. The city's future land use plan, a policy decision by the planning commission, guides development to achieve desired outcomes.

LOW DENSITY RESIDENTIAL

Classic urban design—accessible, tree-lined streets on a predictable grid—underpins this designation, making it ideal for walking, cycling, and wheeled mobility. These homes feature inviting front yards and porches or stoops, uniform setbacks for a symmetrical appearance, and well-preserved historic architectural details. This designation upholds the traditional character that has, for over 100 years, defined various city residential areas. Accessory dwelling units, corner-lot duplexes, and other housing types, along with single-family homes, could also qualify for this designation, especially on land near Downtown, the Central Business District, and trails.

IMPORTANT CONCEPTS

Residential developments ought to prioritize superior building materials and architectural design. New construction in established neighborhoods must integrate with existing architecture and character.

Consider adjacent and nearby residential lots when determining the lot size. City neighborhoods differ. Some have smaller lots, others have larger ones. Developers can build diverse Ionia housing meeting various homeowner needs through flexible options. Recent changes to the City's Zoning Ordinance now accommodate the items described above.

New development should complement the surrounding neighborhood character; thus, projects on large, undeveloped parcels around the city and other key locations require careful evaluation.

- Homes should incorporate features such as walkways, porches, or stoops to better connect with the community visually and physically.
- To create a cohesive and attractive streetscape, building codes mandate setting garages and ADUs back from the main house.
- Develop and maintain safe pedestrian and cycling routes to foster neighborhood and downtown connectivity.
- Streetlights, trees, and street furniture should line the streets to provide a safe, comfortable environment. Promote or mandate the use of green infrastructure, including bioswales, rain gardens, and native, drought-tolerant plants.
- Prioritize connections to parks, schools, public spaces, and nature, creating enjoyable routes for cyclists, pedestrians, and wheelchair users.
- The approval of places of worship depends on their construction, maintaining the neighborhood's established character.

DESIRED LAND USES: Single-Family Detached Homes, Single-Family Attached Homes (corner lot duplexes), Accessory Dwelling Units, Parks, and Schools.

PRIMARY COMPATIBLE ZONING	POTENTIALLY COMPATIBLE ZONING
LDR - Low Density-Residential District	Open Space Developments

FACTORS TO CONSIDER:

- Keeping density low preserves the residential character of the neighborhoods.
- In certain cases, authorities might permit denser development and/or alternative land uses along the border between similar areas, provided these uses do not harm surrounding land uses. The neighborhood's established aesthetic and functional styles must guide new construction.

MEDIUM-DENSITY RESIDENTIAL

This designation classifies attached and detached single-family homes on smaller lots as town homes or duplexes. Homes should cater to a wide range of residents, considering age, ability, life stage, household type, and income. The future land use map shows areas for medium density residential development. Sidewalks, trails, bike lanes, and street design should ensure connectivity between new developments and existing/planned infrastructure.

IMPORTANT CONCEPTS

- High-quality, long-lasting developments require attractive, durable building materials and architecture that complement the neighborhood.
- To better connect with surrounding neighborhoods, building plans should include walkways, porches, and stoops.
- A project may contain one story or multiple stories.
- Install and maintain walkways that are pedestrian-friendly, such as sidewalks, bike lanes, and trails.

- Strengthen links between public spaces and natural elements.
- Proposals need to incorporate green areas and/or convenient access to parks with recreational amenities like play areas.
- Residential parking might not be required for all houses. Expedite parking reduction approvals in site plan reviews to incentivize development. Consider secure, convenient, covered long-term bike parking as a car parking alternative.
- The city promotes the renovation of existing neighborhoods.

DESIRED LAND USES: Single Family Attached, Single Family Detached, Duplexes, Town homes.

PRIMARY COMPATIBLE ZONING	POTENTIALLY COMPATIBLE ZONING
MDR - Medium-Density Residential	East Main Preservation District

FACTORS TO CONSIDER:

- Structures such as apartment complexes, which are characterized by their multi-story design and high-density nature, do not fall under this particular classification.
- Several blocks surrounding the Central Business District offer many sites that are highly suitable and readily available for medium-density residential construction or mixed-use projects, presenting developers with attractive options for new construction.
- This category would be appropriate for mixed-use or residential development along the Steele Street corridor.

HIGH-DENSITY RESIDENTIAL

On the outskirts of the city, there are only a few small areas where large apartment buildings and other multi-family housing complexes can be found. Due to the fact that this style of development, while important, is not feasible for most parts of the city, and the city desires a higher density of housing in its center, this scale of density is more appropriately located on the outskirts. This designation allows for a higher density of residential growth within the existing urban fabric of the community, which will result in an increase in the number of homes that the area can accommodate. The aim of this plan is to create a variety of housing options in order to meet the diverse needs and preferences of the city's residents; this will promote inclusivity and provide a broad spectrum of choices that are suitable for various lifestyles and living situations. Because they increase the efficiency of land and public service utilization and provide a wide array of amenities to a larger population, dense housing developments offer numerous advantages.

IMPORTANT CONCEPTS

- To foster visual and physical connections with the neighborhood, developments should feature architectural elements, including walkways, porches, or stoops.
- Neighborhood character, present or planned, can inform projects spanning two or more stories.
- Enhance connections between public spaces, nature, and current mobility networks.
- The design should feature green spaces and/or easy access to parks and recreational opportunities.
- Exploration of ways to reduce parking requirements for homes, perhaps offering faster approvals as an incentive. Consider providing a few secure, safe, conveniently located, and covered long-term bike parking spaces instead of car parking spaces.
- The city will support infill projects that benefit existing neighborhoods while minimizing the impact on infrastructure.
- Provided the development complements the neighborhood, the city could permit religious buildings there.

DESIRED LAND USES: Apartment Complexes, Multi-Family Residential, Assisted Living Facilities, Senior Housing, Mixed-Use Planned Developments.

PRIMARY COMPATIBLE ZONING	POTENTIALLY COMPATIBLE ZONING
HDR - High-Density Residential District	Planned Unit Developments

FACTORS TO CONSIDER:

- Such a development could lead to the construction of denser residential projects with multiple stories, resembling apartment complexes that consist of numerous buildings.
- In some cases, zoning rules allow for the incorporation of limited non-residential spaces into otherwise residential buildings. The acceptability of this hinges on whether the nonresidential use provides tangible benefits to residents while also complementing the existing neighborhood's design and character, much like a well-executed planned unit development would.

CENTRAL BUSINESS DISTRICT

This favorite spot for locals is actively seeking to attract a wider range of visitors and residents to help revitalize the Downtown, with the goal of establishing it as Ionia's central, thriving hub of activity. Downtown's impressive collection of multi-story buildings showcases a rich tapestry of unique architectural styles and historical significance, thus warranting dedicated preservation initiatives. Downtown's charming atmosphere is easily accessible, just a short distance from the Grand River and the Steele Street corridor, and is characterized by its many small shops, local eateries, well-maintained streets, and attractive parks.

IMPORTANT CONCEPTS

- A vibrant ground floor will feature restaurants, cafes, studios, and other people-oriented businesses. This is strongly recommended.
- To create a pleasant and accessible streetscape, include sidewalk sales, outdoor seating, and public art. Non-street-activating uses, such as offices, should occupy upper floors.
- Density should be encouraged. The placement of buildings should be alongside sidewalks. Ground floor street frontages should maximize transparency. The City will promote multi-story buildings that are in keeping with the historic character of the existing buildings.
- Focus Downtown improvements on infrastructure that make biking, walking, and rolling safer and more convenient, thus prioritizing mobility. Keep streets

connected and safe for pedestrians by slowing traffic and improving key intersections and crossings for a good deal of transportation.

- The potential for further development along Washington and Adams Streets warrants continued study.
- Measures, such as adjustments or waivers to public parking, deferred or shared parking agreements, and other methods, should reduce parking spaces.
- To encourage using bikes instead of cars, install bike racks that are easy to find and use. Position bike racks by curbs, street furniture, and building entrances to emphasize cyclist safety and security.
- Ensure streetscape elements—trees, sidewalks, decorative paving, lights, plantings, trash cans, bike racks, and benches—are both added and kept up.
- This classification may include public spaces, so long as the redevelopment preserves the neighborhood's current identity. Urban form and function should guide the use and programming of the space.

DESIRED LAND USES: Retail, Office, Commercial, Mixed Use, Institutional, Public Spaces.

PRIMARY COMPATIBLE ZONING	POTENTIALLY COMPATIBLE ZONING
B-2 - Central Business District	B-3 - General Commercial District

FACTORS TO CONSIDER:

- A vibrant ground floor will feature restaurants, cafes, studios, and other people-oriented businesses. This is strongly recommended.
- To create a pleasant and accessible streetscape, include sidewalk sales, outdoor seating, and public art.
- Density should be encouraged. The placement of buildings should be alongside sidewalks. Ground floor street frontages should maximize transparency. The City will promote multi-story buildings that are in keeping with the historic character of the existing buildings.
- Focus downtown improvements on infrastructure that make biking, walking, and rolling safer and more convenient, thus prioritizing mobility. Keep streets connected and safe for pedestrians by slowing traffic and improving key intersections and crossings for a good deal of transportation.
- The potential for further development along Washington and Adams Streets warrants continued study.
- Position bike racks by curbs, street furniture, and building entrances to emphasize cyclist safety and security.
- This classification may include public spaces, so long as the redevelopment preserves the neighborhood's current identity. Urban form and function should guide the use and programming of the space.

GENERAL COMMERCIAL

The more open planned commercial corridors situated along Lincoln Avenue (M-21) and Dexter Street (M-66) are characterized by a significantly larger scale of commercial activity than other areas. Rather than broadly expanding commercial zones, this Master Plan prioritizes enhancing existing buildings and constructing new ones only within already developed areas, thereby focusing on infill development and revitalization.

IMPORTANT CONCEPTS

- Street-facing buildings ought to add to the street's aesthetic appeal, counteracting monotonous large building areas. Implementing regulations for greater than 50% transparency, high-quality materials, and rhythmic facade designs can realize the city's goal of three-dimensional building forms.

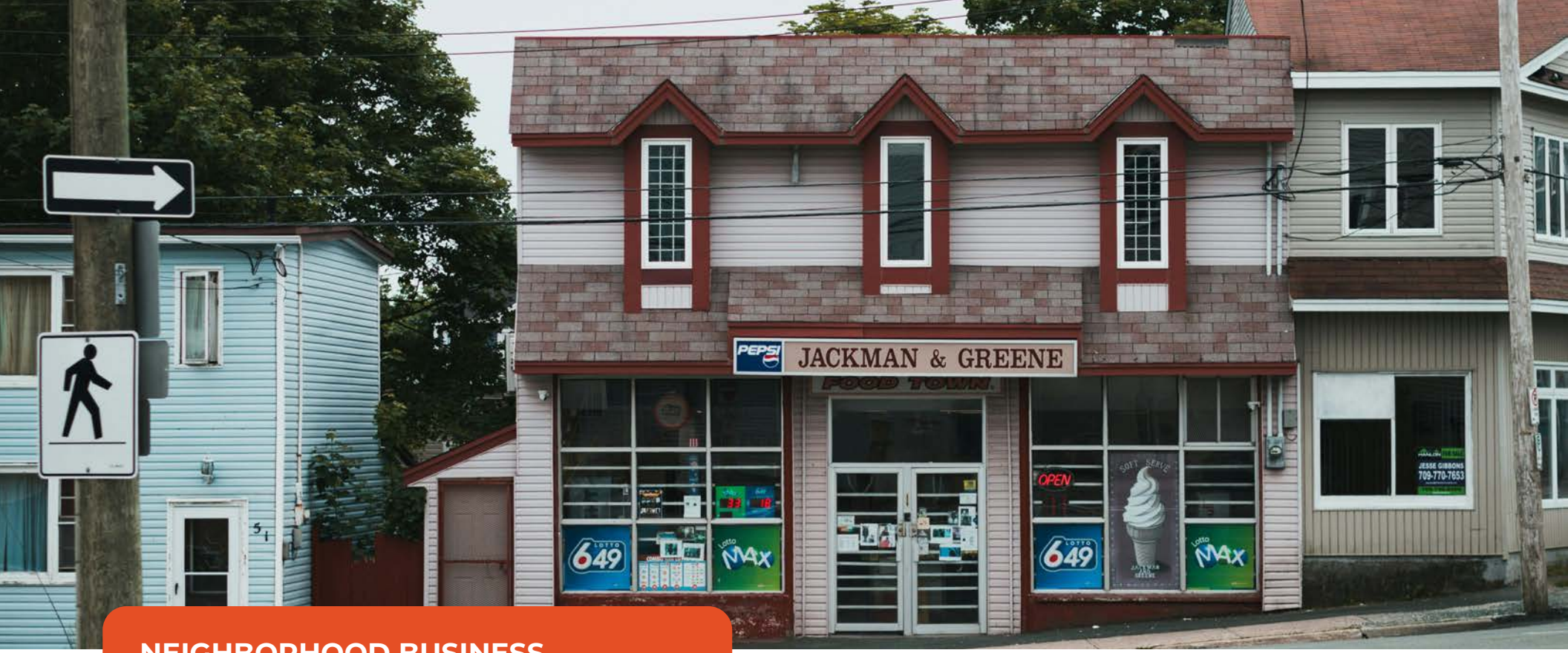
- This designation centers on automobile development; however, these areas need improvement. Proper landscaping is needed for driveways and parking lots, and their size should fit their purpose. Parking maximums, unlike minimums, allow to include pedestrian and cyclist-friendly infrastructure, minimizing impervious surfaces and mitigating stormwater issues.
- The City should promote rear-loaded developments to hide vehicles, provided the site is suitable.
- Development patterns supported by complete streets should improve access for various modes of transportation, including safer conditions for those who bike, walk, or roll, and improved transit locations.
- Making it easier for residents to reach nearby areas by supporting walking and cycling instead of driving.
- Landscaping is the key to creating shade and a softer feel in the corridor. Requiring native and drought-tolerant plants where applicable.

DESIRED LAND USES: Retail/Commercial, Office, Mixed Use, Indoor Recreation

PRIMARY COMPATIBLE ZONING	POTENTIALLY COMPATIBLE ZONING
B-3 - General Business District	HSD - Health Service District HDR - High-Density Residential

FACTORS TO CONSIDER:

- The focus of this future land use classification is service, retail, and restaurant uses, with an emphasis on the Lincoln Avenue retail corridor.
- Developers can add residential uses to a commercial development following zoning ordinance regulations.



NEIGHBORHOOD BUSINESS

Instead of allowing commercial zoning to spread into existing residential areas, this Master Plan prioritizes the revitalization and improvement of current commercial zones, thereby focusing on the enhancement of already established commercial areas rather than outward expansion into residential neighborhoods. Focusing development within specifically chosen areas, such as nodes and corridors, allows the community to foster a lively blend of retail, dining establishments, personal and professional services, and small-scale office spaces, thereby safeguarding the unique charm and structural integrity of neighboring residential zones.

This targeted approach is designed to promote sustainable land use and efficient infrastructure, and the result is an attraction of higher-quality development including higher-end residential projects which will be located in walkable, amenity-rich areas. Through strategic development that builds upon the assets of our current commercial hubs, the City aims to foster the creation of more dynamic, economically resilient districts; these districts will serve the needs of both our present residents and accommodate anticipated future population increases, while simultaneously preserving the close-knit character of our neighborhoods.

IMPORTANT CONCEPTS

- This small-scale designation does not include large parking areas.
- The usual building size will probably be below 5,000 square feet.
- Promoting walking and cycling connections to nearby areas for easier access without the need for cars.
- You may find off-street parking within 300 feet.

DESIRED LAND USES: Cafés, office, retail, single-unit dwellings.

PRIMARY COMPATIBLE ZONING	POTENTIALLY COMPATIBLE ZONING
B-1 - General Business District	HSD - Health Services District LDR - Low-Density Residential District

FACTORS TO CONSIDER:

- Support walkable, connected neighborhoods
- Concentrating development in established areas encourages walking and biking by placing housing and amenities closer together.
- Infill sites offer flexible opportunities for a mix of housing types, small businesses, and neighborhood-scale services.
- Thoughtful infill can restore vibrancy to older neighborhoods, improve public spaces, and preserve the social and architectural identity of the community.
- Directing growth to existing areas helps ensure that both current and future residents benefit from reinvestment, amenities, and long-term improvements

TECHNOLOGY INNOVATION BUSINESS DISTRICT

Ionia's robust manufacturing sector remains crucial to its economy, fueling job growth and significantly contributing to property tax revenues that support vital services and infrastructure. Industries in the city benefit from its strategic location on M-21 and M-66, providing easy access to transport, strong supply chains, and a large workforce. These connections make Ionia a more attractive location for businesses, both those already established and those considering future investments in the area.

To meet the changing economy and community needs, the City recently revised its Zoning Ordinance to allow mixed-use developments in industrial zones as a special land use. This amendment broadens the Planning Commission's authority to review and potentially approve further residential additions. Permissible developments may include upper-story apartments or accessory dwelling units, developed independently or with a residential developer, provided they harmoniously support the property's primary industrial function. This flexibility opens doors to many innovative live-work options, boosting employee housing, fostering entrepreneurship, and enabling the adaptive reuse of industrial spaces.

Due to significant past investment and strategic consistency, Ionia's established industrial properties are expected to continue serving manufacturing and related sectors. Challenges remain; however, key areas offer opportunities for innovative economic activities with potential for substantial growth and diversification. Developing technology businesses at the old Riverside-Deerfield site offers Ionia a promising path to economic diversification, complementing its existing robust industrial sector.

The City recognizes that, depending on the situation, some non-industrial firms in industrial areas might adjust to cater to the needs of industrial employees. However, conventional retail development strategies have been deemed unsuitable for these unique districts. City policy prioritizes industrial jobs, thus limiting retail in these areas.

IMPORTANT CONCEPTS

- A buffer should exist between industry and housing (existing and planned) to shield residents from noise, smell, and light pollution.
- Despite an automobile-centric development, driveways, and parking lots must have proper landscaping and sizing. Planners ought to incorporate non-motorized options such as bike racks, given that car ownership is not universal.
- The look of buildings on the street should add to the street's aesthetic appeal and should reduce the monotony of large building walls. Using high-quality materials, regularly articulated facades, and significant transparency (over 50%) yields a three-dimensional form.
- Given that many new areas may require on-site stormwater management, we recommend implementing green infrastructure, including bioswales, rain gardens, and native, drought-tolerant plants.
- Position loading areas to the side or back of the structure, away from public view, to maintain privacy.

DESIRED LAND USES: Manufacturing, Processing, Assembly, Research, Office, Limited Retail/Service Brewing/Distillery/Technology/Biomedical/Agriscience

PRIMARY COMPATIBLE ZONING	POTENTIALLY COMPATIBLE ZONING
T – Technology Innovation Business District	B-3 General Commercial District HSD - Health Services District Planned Unit Developments

PUBLIC - INSTITUTIONAL

The city's landscape is a blend of public administration buildings, various schools and educational facilities, and diverse religious sites, which are distributed across its many neighborhoods.

IMPORTANT CONCEPTS

- Good connections between public facilities and housing developments should be a priority for city planners.
- Integrate universal design principles.
- High public activity necessitates providing sufficient parking.

DESIRED LAND USES: Government Buildings, Religiously Affiliated Facilities/Places of Public Gathering, Schools

PRIMARY COMPATIBLE ZONING

All districts

POTENTIALLY COMPATIBLE ZONING

Institutional uses such as government facilities, places of worship, and other facilities may be located in several designations. If the City is contemplating a zoning change due to the redevelopment of an institutional use, it should carefully evaluate surrounding zoning districts and land uses to ensure that the character of future development is compatible with the surrounding neighborhood.

RECREATIONAL

This designation serves to emphasize the abundance of parks located throughout the Ionia region, particularly those situated alongside significant natural landmarks such as the Grand River, thereby showcasing the area's commitment to preserving its natural beauty and providing recreational spaces for its residents and visitors. A detailed 5-year plan, developed by the City, provides a roadmap for the consistent maintenance and upgrades of its park and recreation facilities, ensuring they continue to serve the needs of the community and remain well-maintained.

IMPORTANT CONCEPTS

- Design for universal access and recreation, benefiting all ages and abilities.
- Maintaining natural buffers along waterways, including Prairie Creek and the Grand River, will clean pollutants from stormwater runoff after substantial precipitation or snow melt. When making improvements, protect sensitive natural features like steep slopes and high-quality areas by creating buffer zones.
- Keep these uses connected and promote further connections.

DESIRED LAND USES: Parks, Outdoor Recreation, Indoor Recreation

PRIMARY COMPATIBLE ZONING

Any residential or commercial district

FACTORS TO CONSIDER:

- · Adhere to the City's Parks and Recreation Plan's recommendations, goals, and strategies.
- · The City will consistently develop new parks and recreation areas under existing plans.
- · Parks and recreation areas ought to meet community needs and enhance the local area.
- · Think about what the neighborhood is like now and what it will be like in the future.

RIVERSIDE-DEERFIELD SUBAREA

The location of the former 164-acre prison complexes is identified by this land use designation, highlighting a prime redevelopment opportunity within the city limits, representing a significant chance to revitalize a large area and contribute to the city's growth. Through thoughtful planning and design, the site's redevelopment serves as an interesting example of how large-scale, formerly institutional properties can be successfully repurposed to create vibrant mixed-use districts, demonstrating the potential for revitalization. The subarea master plan, designed for this area, feasibly integrates residential, commercial, and civic components, thoughtfully serving the needs of both current and projected populations.

The redevelopment project's inclusion of a diverse range of housing options, encompassing single-family homes, town homes, and multi-family units, directly and effectively addresses the City's increasingly urgent need for a wider variety of housing choices that are both diverse and affordable for its residents. Besides other features, the plan includes the development of public green spaces, pedestrian-friendly streets, and convenient local amenities, all contributing to the creation of a neighborhood that is both easily walkable and strongly oriented toward community life.

By addressing a critical housing shortage and stimulating economic activity, this redevelopment successfully achieves infill development goals while simultaneously strengthening connections to and improving integration with surrounding neighborhoods, resulting in a more cohesive community. This site's successful reuse provides a substantial model illustrating how substantial, underutilized properties can be successfully repurposed to address the current needs of the community, all while staying true to the City's long-range planning goals and objectives.

IMPORTANT CONCEPTS

- Design new homes with universal accessibility in mind, for example, zero-step entryways, to benefit people of all ages and abilities.
- The housing will be a mix of detached single-family homes, attached single-family homes (duplexes, townhouses), multifamily housing, and alternative formats such as ADUs, cottage courtyards, and pocket neighborhoods.
- Encouraging light industries in technology, research, development, agricultural and biomedical sciences, and information sectors.
- This is not intended for heavy manufacturing, assembly, trucking, warehousing, distribution centers, or similar applications.
- Employ as much open space as possible as a buffer to separate residential and commercial areas.

DESIRED LAND USES: Detached single family residential, attached single family residential, multifamily residential, mixed uses, light industry and research and development, parks and preservation areas, and elder specific housing options.

PRIMARY COMPATIBLE ZONING	POTENTIALLY COMPATIBLE ZONING
T – Technology Innovation Business Districts MDR – Medium Density Residential	LDR – Low Density Residential

FACTORS TO CONSIDER:

- Follow the recommendations, goals, and strategies of the City's Economic Development Strategy.
- Value the consideration that the community provided when envisioning this space.
- The intention of the neighborhood's existing and planned future environment.
- Ensure appropriate buffering between the residential and technology or business uses.
- Provide well design transportation network to keep residential and industrial traffic separate and truck traffic to a minimum.

IMPLEMENTATION MATRIX

PROJECT OR PROGRAM	DESCRIPTION	PRIORITY	PRIMARY RESPONSIBLE PARTY
Zoning Amendment - site plan and special use review chapters	Amend the Site Plan Review and Special Land Use chapters procedures to follow RRC best practices.	HIGH	Planning Commission
Zoning Amendment - PUD chapter	Amend the PUD chapter to provide a more efficient review process through the rezoning process.	HIGH	Planning Commission
Zoning Amendment - Mobile Home Park district chapter	Update the chapter to be consistent with the Michigan Manufactured Housing Commission regulations and clearly define features a jurisdiction has when reviewing a manufactured home park.	MEDIUM	Planning Commission
Zoning Amendment - Renewable Energy updates	Amend the ordinance to comply with State of Michigan regulations and develop reasonable regulations for those systems under the “utility” scale sizes.	HIGH	Planning Commission
Transportation and Connectivity	Develop a comprehensive non-motorized transportation study to provide analyses for facility locations, critical intersections, and potential traffic calming techniques.	LOW	Planning Commission/Public Works

PROJECT OR PROGRAM	DESCRIPTION	PRIORITY	PRIMARY RESPONSIBLE PARTY
Transportation and Connectivity	Develop a parking study or analysis of all the on-street and off-street parking available in the downtown.	LOW	Planning Commission/DDA
Neighborhoods and Housing	Promote the exploration of partnerships to connect resident groups in need (i.e., low-to-moderate income households, the elderly, and disabled populations to assist them with maintaining their households or finding affordable and attainable housing options.	MEDIUM	City Staff
Neighborhoods and Housing	Begin a concentrated effort to attract developers that will fill the need for assisted living and nursing home facilities.	MEDIUM	City Council
Development	Further expand upon plans to retain current businesses in the downtown and other commercial/industrial areas of the City.	HIGH	DDA/Ionia Chamber of Commerce
Development	Maintain and post an active list of available properties for purchase or development in the City.	LOW	DDA/City Staff
Development	Continue to expand efforts to market Ionia as a desirable and quality place to relocate for business opportunities.	HIGH	DDA/Ionia Chamber of Commerce

ZONING ORDINANCE RECOMMENDATIONS

As the City's most important tool for managing how land is utilized, the Zoning Ordinance plays a crucial role in shaping urban development. The Zoning Ordinance dictates development standards which are two-fold: general standards applicable to all development, and district-specific standards designed to address unique local conditions and needs within individual zones. In order to enforce the guidelines of the Ionia Master Plan, the City relies on and employs its Zoning Ordinance to ensure compliance with the plan's stipulations.

The City's commitment to improving and modernizing its regulations has led to a comprehensive, multi-year review and revision of its Zoning Ordinance, a process that has actively incorporated community feedback and addressed the complexities of a dynamic urban environment. This update has been specifically designed to function as a pivotal element within the City's comprehensive strategic plan, directly supporting the City's efforts to realize the objectives outlined in its Master Plan. The development of housing and residential areas are key examples of the city's objectives and guidelines, and are, therefore, considered paramount to the success of its overall strategic plan. To modernize its residential districts and improve housing development options, the plan incorporated research and data from previous master plans and the detailed findings of the 2021 housing study.

The previous single-family zoning has been replaced by three new residential districts, each offering a different density: low-density, medium-density, and high-density housing options. The updated dimensions and broader permitted uses of the new districts directly result from the relationship between lot size and density and the housing that can be built there. As an example, the Low-Density district's zoning regulations specifically permit the construction of accessory dwelling units, as well as duplexes on corner lots. These updates to Ionia's housing will benefit both current and future residents, as the modernization of many multi-family buildings and the establishment of improved, affordable housing development standards are implemented.

The Ionia Planning Commission might expand the zoning ordinance to cover:

- Updating the Planned Unit Development (PUD) chapter.
- Updating the Site Plan Review and Special Land Use chapters to better match recommended practices.
- Ordinance definitions will be expanded to clarify development standards for specific land uses, including lot dimensions and facilities.
- Revise parking standards to align with contemporary methods.
- Develop an ordinance for private road construction.
- Create a temporary land use and development regulation.

- To comply with Michigan's manufactured housing commission standards, the Mobile Home Community chapter requires expansion in design, review, and procedures.
- Assess the Open Space Standards' features for possible inclusion in the Planned Unit Development Chapter.
- Develop a Conditional Rezoning Ordinance adhering to Michigan's statutory zoning regulations.
- Update the zoning ordinance to align with Michigan's renewable energy standards.
- Evaluation factors when considering a rezoning (zoning map amendment)

The Planning Commission should make the following considerations when determining whether a proposed rezoning would comply with the goals and future land use policies of the Ionia Master Plan. The Planning Commission should consider:

- Does the proposed rezoning comply with the Future Land Use Plan?
- What are the potential effects on the surrounding community? Is the proposed rezoning compatible with the surrounding districts and land uses?
- What environmental considerations did the Planning Commission make? Will there be adverse stormwater runoff, excessive noise, odor, or other offensive effects?
- Have there been many rezoning in the proposed area recently? Is this because of the Future Land Use Plan or some other reason?
- Will this rezoning create a contradiction in the Future Land Use Plan and therefore require a Master Plan amendment?
- Are there more suitable locations for this proposed land use?
- Will a traditional rezoning potentially create land uses that may significantly affect the surrounding community? Would a conditional rezoning be more appropriate to tighten up the rezoning conditions?

APPENDIX: ENGAGEMENT REPORT

City of Ionia Master Plan Community Engagement Report

October 2024

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The City of Ionia sought input into its master plan through various engagement activities throughout the Summer of 2024. These events included an online survey, neighborhood meetings, pop-up events, workshops, and open houses. The events were held at various locations across the city to engage the different members of the community best. Each activity was set up to gain insight into community preferences regarding future land use, mobility, public resource use, and other master planning topics. A timeline of events is below.

- Community Survey: May 15, 2024 to August 15, 2024
- Emerson Elementary School Neighborhood Meeting: June 13, 2024
- Jefferson Elementary School Neighborhood Meeting: June 20, 2024
- Fireworks Pop-Up at the Ionia Free Fair: June 27, 2024
- Deerfield-Riverside Workshop Engagement: July 30, 2024
- Ionia Master Plan Community Open House: August 15, 2024

Neighborhood Meetings

Two neighborhood meetings were held in June 2024 to guide the development of the master plan. The first meeting was held at Emerson Elementary School on June 13 from 6:00 to 7:00 p.m. Around 30 people, ranging from younger children to older adults, attended the event.

The second meeting was at Jefferson Elementary School on June 20 from 6:00 to 7:00 p.m. Around 15 to 20 people attended the event, again with a broad age range of individuals present.

Welcome Boards

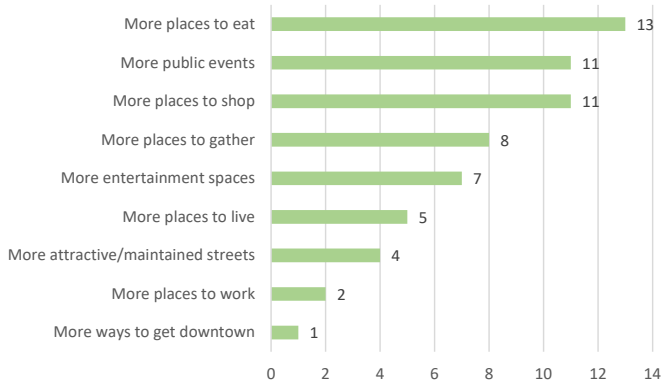
Two boards were used at these meetings to introduce the event and various activities. The first board discussed what a master plan is and why planning is important. The board also introduced the City of Ionia Master Plan update with a QR code and link for the online survey. The second board introduced the stations at the event: the Downtown Station, the Mobility Station (which included a Penny Jar activity), and the Mobility Station.

Downtown Station

The Downtown station sought insight into what people liked about Downtown Ionia and what changes would encourage them to visit in the future. Both questions allowed people to leave comments, and specific options were included on a separate board asking people what would bring them Downtown more in the future.

At Emerson Elementary, people generally appreciate the atmosphere, culture, history, and small businesses in the Downtown and Main Street areas. People indicated they would visit Downtown more if there were more public events and spaces, renovated buildings, and more restaurants and shopping options. A complete transcription of participants' comments is in Appendix 2.

Figure 1. Selections for things people would like to see more of downtown



Mobility Station

The Mobility station presented several alternative streetscapes for Ionia's residential and commercial areas and asked participants to indicate their preferences and leave comments about the different alternatives. The alternatives concerned the presence and position of parking and bike lanes, the separation of traffic lanes and trees, seating, lighting, and ornamental plants in the right-of-way along sidewalks.

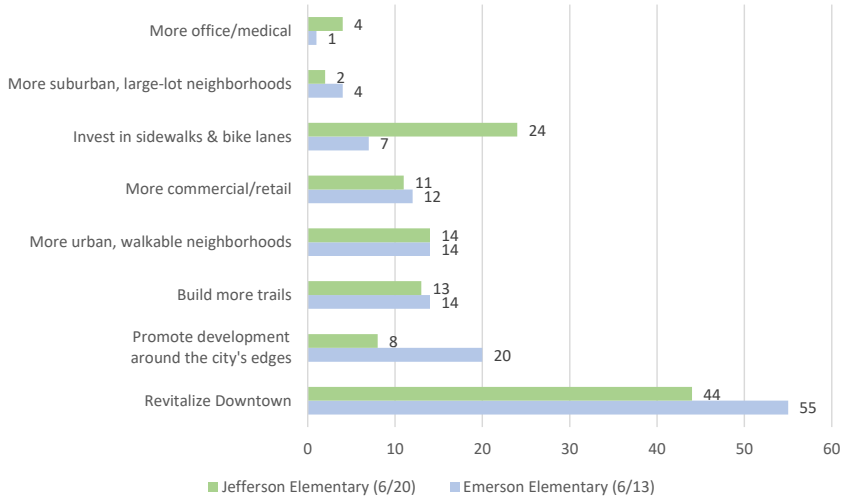
Figure 2: Streetscape Board Examples

At Emerson Elementary, the top preference among commercial streetscapes was the existing street layout, which received six votes. Street Alternative #3 received five votes, Alternative #1 received 4, and Alternative #2 received one vote. Among residential streetscapes, the existing layout received eight votes, followed by Alternative #1 with five votes, Alternative #3 with 4, and Alternative #2 with two votes. Comments for each alternative can be found in Appendix 2.

Penny Jar Voting

Participants were given 10 pennies representing their tax dollars and told to distribute them into jars representing various public goods that the City of Ionia could provide. These goods relate to different land use concepts, and the topics that received more pennies are likely areas that the participants saw as more important to prioritize in the future. The results from each event are described below.

Figure 3. Neighborhood Meeting Penny Jar Voting Results



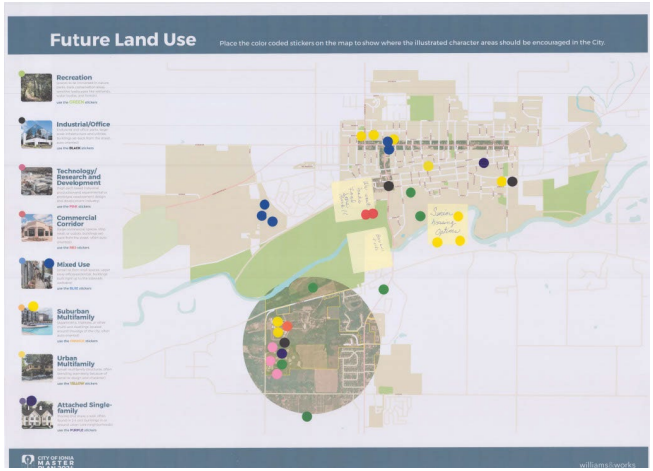
At Emerson Elementary, *revitalizing Downtown* was by far the highest priority. There was also interest in *promoting development around the city's edges*, *building more trails*, *creating more urban, walkable neighborhoods*, and *adding commercial and retail developments*. These last two points may relate to the interest in revitalizing the Downtown area, as new commercial developments like restaurants and stores accessible to residents on foot could increase Downtown activity.

At Jefferson Elementary, *revitalizing Downtown* was once again the highest priority, although by a smaller margin than at Emerson. *Investing in sidewalks and bike lanes* was the next highest priority, followed by developing *urban, walkable neighborhoods*. Relatively less important at Jefferson Elementary *was promoting development around the city's edges*. Jefferson and Emerson's lowest scoring issues were *more office, medical,* and *suburban, large-lot neighborhoods*.

Future Land Use

The Future Land Use station was crucial in the master planning process. It encouraged participants to indicate specific areas of the city where they wanted to see different types of future development. The map and activity highlighted the two commercial corridors on Lincoln Avenue and Dexter Street in addition to the previous Deerfield-Riverside Prison Complex.

Figure 4: Future Land Use Ideas



At Emerson Elementary, participants expressed interest in various land uses across the community. Urban multifamily housing, recreation, and technology or research and development were of particular interest. Participants also expressed interest in various forms of specialty housing, such as senior housing and affordable or public housing.

Ten yellow dots were placed on the map, indicating interest in urban multifamily housing. Two of these dots were placed at the Deerfield-Riverside Complex, three along the Dexter Avenue corridor, three on a sticky note indicating a general interest in senior housing options, and two in other areas around the city.

Six green dots indicated interest in recreation, such as parks and trails. One was in the Deerfield-Riverside Complex, three were in open spaces or vacant areas near the Grand River, and two were outside the city limits. One sticky note on the map suggested baseball fields.

Five blue dots were placed on the map, indicating interest in mixed-use development. Three dots were placed by the Old Michigan Reformatory, and two were placed at the intersection of Dexter Street and Lincoln Avenue.

Three pink dots were placed in the Deerfield-Riverside Complex, indicating an interest in technology, research, and development.

Two black dots were placed on the map, indicating interest in industrial and office developments. One was placed in the Deerfield-Riverside Complex, one at the Dexter Street and Adams Street intersection, and one east of Cleveland Street.

Two purple dots were placed, indicating interest in attached single-family housing. One was placed in the Deerfield-Riverside Complex, and the other on Washington Street between Jefferson and Morse.

Two red dots were placed on the map, indicating an interest in large commercial spaces. These stickers were placed with a sticky note suggesting a preference for Fred's Food Store to return.

One orange dot was placed on the map, indicating an interest in suburban multifamily housing. This dot was placed in the Deerfield-Riverside Complex.

At Jefferson Elementary, participants expressed interest in various land uses, especially in the Deerfield-Riverside area. There was limited interest in commercial uses, as no stickers were placed in favor of commercial corridors or mixed uses—the two options that include commercial options.

Eight yellow dots were placed on the map to indicate interest in urban multifamily housing options. Five dots were placed on the historical Deerfield-Riverside Complex, and three were located along Main Street between Steele Street and Jefferson Street.

Five green dots were placed on the map, indicating interest in outdoor recreational facilities.

Three purple dots were placed on the map to indicate interest in attached single-family housing options. All three were placed at various locations throughout the Deerfield-Riverside Complex.

Two pink dots were placed on the map, indicating interest in technology or research and development facilities. Both dots were placed within the premises of the Deerfield-Riverside Complex.

Two orange dots were placed on the map, indicating interest in suburban multifamily housing options. Both dots were placed in the Deerfield-Riverside Complex.

Two black dots were placed on the map, indicating interest in industrial or office uses. Both black dots were placed in the Deerfield-Riverside Complex.

No blue or red dots were placed on the map. These colors represented mixed-use and commercial corridors.

Two sticky notes were placed near the commercial corridor on Lincoln Avenue. One mentioned, "Places to sit and eat and enjoy things we buy downtown." The other highlighted "Stores with cool stuff and events and good food."

Two sticky notes were placed near the Grand River at M-66, suggesting that NMT be extended into the city (potentially with a bridge) and that that be represented in city plans for grant funding.

A sticky note in the Deerfield-Riverside area suggested homeless or emergency shelters for people who experience severe winter cold or summer heat.

Other sticky notes indicated an interest in studio apartments in empty buildings and turning empty spaces downtown into affordable housing for young adults, single adults, and single parents.

Comment Cards

Comment cards allowed participants to provide additional input on the master planning process not covered by the other activities.

At Emerson Elementary, one comment card was left. The card offered suggestions relating to lawn maintenance.

No comment cards were left at Jefferson Elementary.

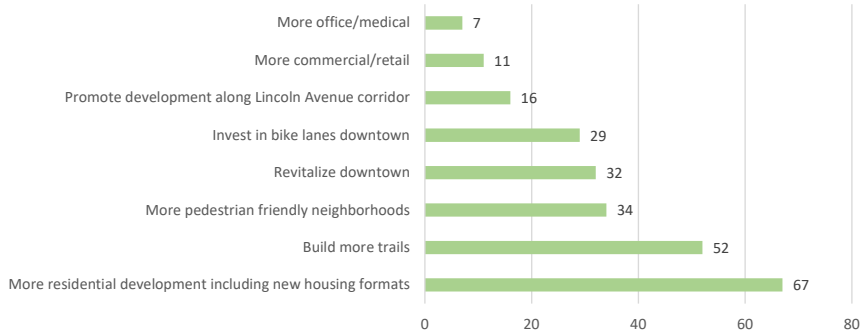
Fireworks Pop-Up

On June 27th, a pop-up event was held at the Ionia Fairgrounds before a fireworks show. The event was held from 7 to 9:30 p.m., and around 30 people participated in the various activities. This event included a penny jar activity and a future land use activity, slightly different from the versions conducted at the neighborhood meetings.

Penny Jars

The activity structure was the same as it was for the neighborhood meetings, but some of the options changed. Figure XXX below shows how participants prioritized the various activities offered.

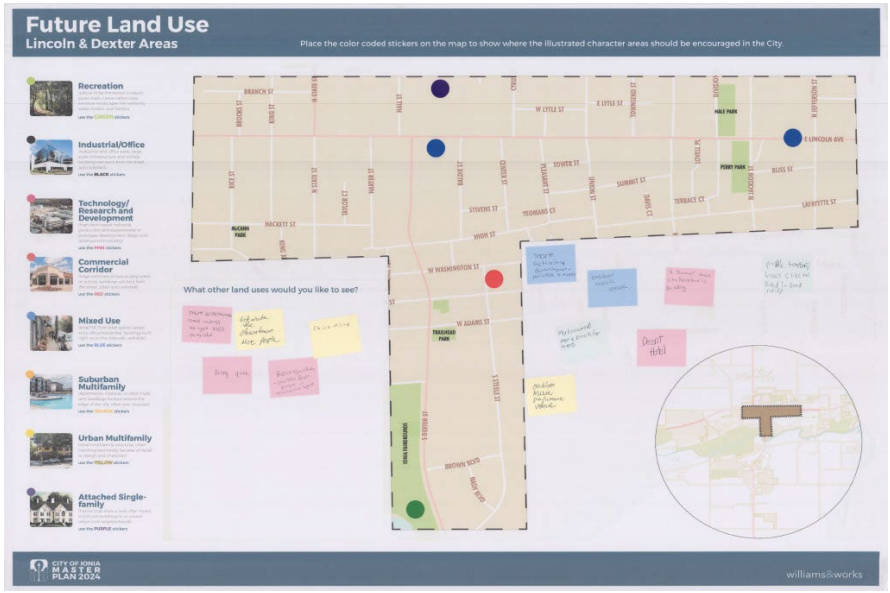
Figure 5. Fireworks Pop-Up Penny Jar Results

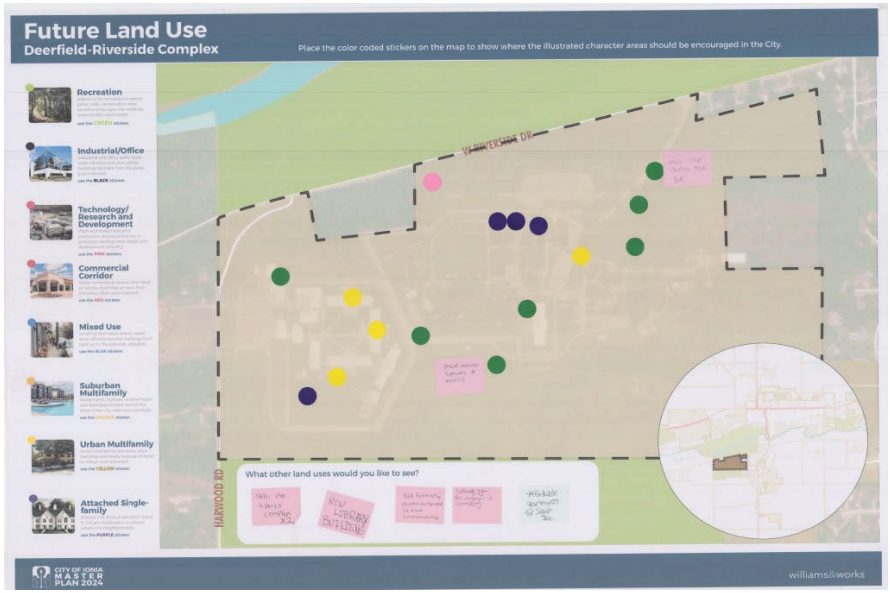


Future Land Use

The Future Land Use mapping activity included two boards that zeroed in on the areas where feedback on future land use was sought: the historical Deerfield-Riverside Complex and the Lincoln and Dexter commercial corridors. The boards also included an area for people to comment on additional or more specific land use types not represented by the sticker options.

Figure 6: Future Land Use Suggestions at the Fireworks Pop-Up Event





The Lincoln and Dexter corridor had five stickers placed:

- Two blue stickers for mixed-use development on Lincoln Avenue
- One purple sticker for attached single-family housing between Hall St and Cyrus St on Forest St.
- One red sticker for a commercial on S Steele St., south of Washington
- One green sticker for recreation in the Ionia Fairgrounds

Sixteen stickers were placed on the Deerfield-Riverside Complex board:

- Seven green stickers for recreation were placed throughout the property
- Four yellow stickers for urban multi-family development were placed in two main areas
- Four purple stickers for attached single-family housing were placed in two areas—three clustered right next to each other and one in the southwest portion
- One pink sticker for technology or research and development was placed on Riverside Drive at the northern portion of the property

Comment Cards

Participants at the fireworks pop-up left two cards. One card indicated an interest in having more cultures represented through people and ethnic food and more school fundraisers to support field trips. The other card expressed an interest in a YMCA facility that included an indoor track, pool, and similar facilities, in addition to a hotel like other communities in the area (i.e., Rockford) are developing.

Riverside-Deerfield Subarea Plan Workshop

On July 30th, a workshop was held at the Armory Community Center to discuss plans for the former Riverside-Deerfield prison property. The event occurred from 6:00 to 8:00 p.m., and around 50 people attended. The workshop included two breakout activities in groups of 6-8 people and a short presentation from Williams & Works staff on housing and economic needs in the City of Ionia.

Breakout #1: Community Needs

The first activity was a brainstorming session in which participants considered the community's needs. First, they were asked to list general ideas for what is needed to enhance the quality of life in the City of Ionia. Next, they were asked to determine which needs could most reasonably be fulfilled at the Riverside-Deerfield property. At the end of the activity, each table shared some of their findings with the larger group.

Results

Group 1 discussed several topics and believed most would fit well at the former prison complex. These include multi-use facilities, housing (including affordable senior housing), new diverse restaurants, arts and entertainment, soccer nets, and things that can create a walkable, livable, and playable community. They were also interested in North-South bike paths but did not believe the Riverside-Deerfield complex was the best place to fulfill this need.

Group 2 believed that all its needs for the City of Ionia could be fulfilled at the former prison complex. This includes various types of housing, zoning for high-tech jobs, human resources and recruiting jobs, renaissance zones, hotels, midsize grocery, fast/casual restaurants, more than one clothing store for men, women, and children, higher education options, a new vocational facility, broadband internet, and the expansion of state-of-the-art healthcare.

Group 3 believed that issues in the City of Ionia include access to affordable senior housing, traffic jams on M-66, high-tech businesses, inadequate zoning, and the lack of a community center. At the Riverside-Deerfield complex, they believe there should be no mixed-use, that property taxes should be captured, and that high tech should be avoided, as it leads to pollution.

Group 4 thought three community needs could be fulfilled at the Riverside-Deerfield complex. This includes several types of affordable housing, various indoor and outdoor recreation options, and a hotel and conference center. The group also believed that the City of Ionia needs improved City code enforcement, especially relating to property ownership, access to mental health, juvenile detention, foster system support (through a career tech center and vocational expansions), greater variety of commerce, and entertainment opportunities for adults.

Group 5 thought most, but not all, of their community needs could be satisfied in some way at the Riverside-Deerfield complex. This includes a tech center focusing on industrial, home trades, and welding uses; senior housing with various amenities; a transit system to satisfy gaps from taxis and Ubers; multigenerational housing; and a novel recreational public space. They also saw the need for a grocery store in town, a library, and affordable housing.

Group 6 believed several of their community needs could be fulfilled at the Riverside-Deerfield complex, but not all of them. Those that could be fulfilled include affordable workforce and senior housing, solar panels on brownfields, the preservation of green space through walking paths and parks, historic preservation (by building new housing on the property, new developments would not be needed downtown), community recreational facilities, more development staff at the City to help people apply for grants, and having non-profit builders developing homes. This group also believed that the property should include only two entrances and exits, two from the site, a community land trust should be considered to maintain affordability, and no heavy industry should be included. Additional needs that the group did not feel would be fulfilled at the site include moving the library downtown, maintaining the theater, improving the marketing of opportunities and entertainment for young adults, encouraging homeownership rather than rentals, enforcing blight and rental codes, and other ordinances, and improving private energy efficiency.

Group 7 found that the city needed improved traffic flow in several places, more housing for disabled individuals (like zero-step housing), more one—and two-bedroom rentals, and public safety capacity that accounts for a growing population. At the Riverside-Deerfield complex, they believed that adding Michigan Left turns from Riverside Rd and light at Miller St and M-66 would be helpful.

Overall, Breakout Session One successfully generated ideas about many different uses in the City and helped each group think comprehensively about the entire project site. The group often tried to fill needs that the City presently doesn't contain and also those uses that would be most beneficial or successful at this specific location, many of those focused on affordable housing, housing for older adults, and alternative residential housing formats (attached single-family and multifamily housing options). The master plan team wrapped this session up and regrouped to move on to the next segment of the workshop. The next segment will focus more specifically on the design and placement of use types after providing the participants with background data and information gathered from recent housing and business analyses created for the City.

Breakout #2: Future Land Use Site Design

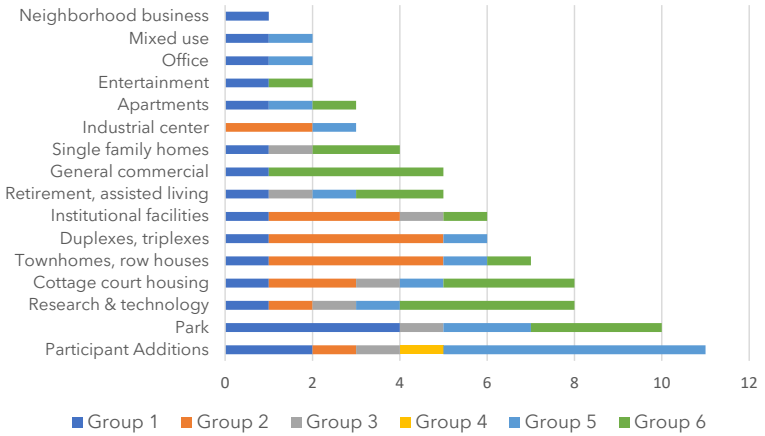
After a brief presentation on housing and market factors in the City of Ionia and a preliminary design plan for the site, groups were given several small pieces of paper with images representing 15 different land uses. They were instructed to place the pieces of paper on a large property map as they saw fit. Sticky notes were also available to leave additional comments or indicate land uses not included in the images. Once a group had placed all the land uses, they wanted to use in their preferred locations, the photos were taped to the map. Again, at the end of the activity, each group shared their ideas with the larger group.

Results

Eighty-three icons indicated a desired land use on the Riverside-Deerfield property. Parks were the most popular, appearing ten times, followed by research and technology centers, cottage court housing with eight placements, and townhomes and rowhouses with seven placements. The least popular land uses included neighborhood businesses (1 placement), entertainment, mixed uses, and offices (2 placements each). Participants added 11 sticky notes to indicate land uses they did not feel were adequately covered by the 15 options.

The six groups placed an average of 13.8 icons each, although one group only placed one icon and expressed that it was generally happy with the proposed preliminary site plan. Without this group, the other five groups placed an average of 16.4 icons each.

Figure 7. Results by Group



The property was divided into four quadrants to offer additional context regarding the spatial distribution of the land use placements (See Map 1). Twenty-seven icons were placed in the southeast quadrant, followed by 25 in the northeast, 22 in the southwest, and 9 in the northwest (Note: due to the shape of the property, not all quadrants are the same size). On average, across the six groups, 4.5 per group were placed in the southeast quadrant, 4.17 in the northeast, 3.67 in the southwest, and 1.5 in the northwest.

Figure 8. Riverside-Deerfield is divided into quadrants

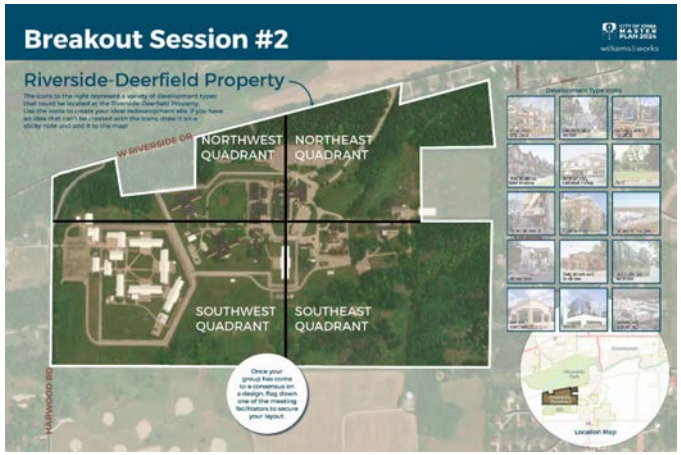
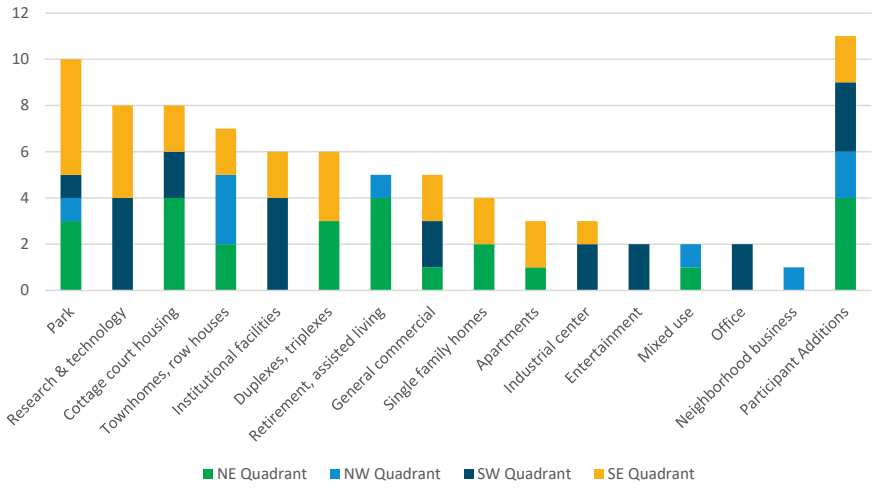


Figure 9. Results by Quadrant



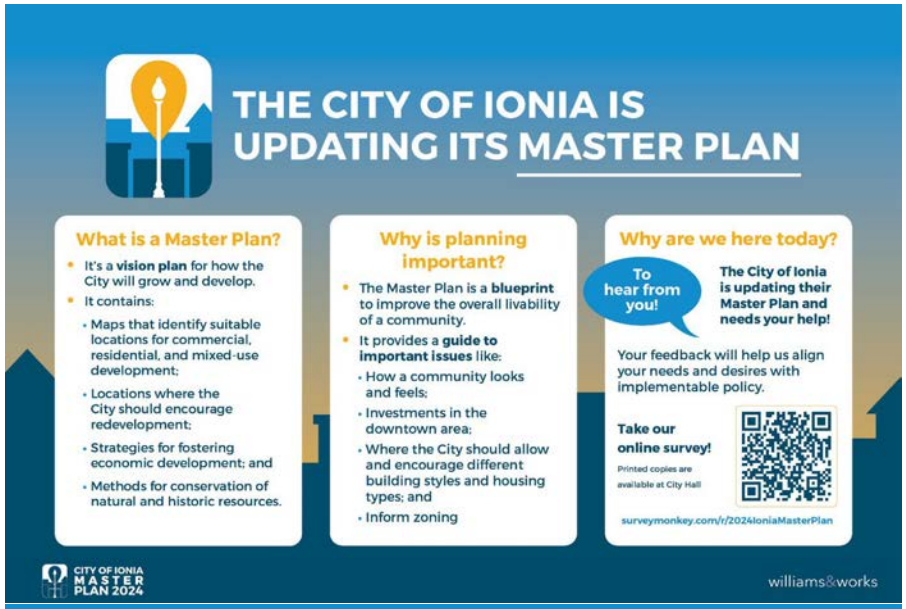
Comment Cards

A participant in the workshop left one comment card. This individual recommended rental options for senior citizens who do not need additional care.

Another person left a pre-written letter expressing an interest in an affordable mixed-age community with utilities provided by the City of Ionia and green space available. The individual also discussed the maintenance and management of rental properties. They then expressed their preference for the light industry, which has no sizeable semi-truck traffic and restricted entry for industrial vehicles. Regarding the city in general, the individual discussed the importance of maintaining Ionia's historical character and recommended steps to achieve this. They also encouraged the City to financially support the development of a library in the downtown area.

Ionia Master Plan Community Open House

On August 15th, an open house was held at Ionia City Hall from 4:00-7:00 pm, with 15 people in attendance. The purpose of this open house was to share with the community some of the engagement activities undertaken so far and to gather additional input on mobility and preferences relating to the downtown area. The same activities on these topics were carried out at the neighborhood meetings. The mobility activity asked people which of four alternative streetscapes was their preference and offered the opportunity to add comments. The Downtown activity asked participants to comment on what they like about Downtown and what would bring them Downtown (both stickers for specific future improvements and a comment option).


THE CITY OF IONIA IS UPDATING ITS MASTER PLAN
What is a Master Plan?
It's a vision plan for how the City will grow and develop.
It contains:
Maps that identify suitable locations for commercial, residential, and mixed-use development;
Locations where the City should encourage redevelopment;
Strategies for fostering economic development; and
Methods for conservation of natural and historic resources.
Why is planning important?
The Master Plan is a blueprint to improve the overall livability of a community.
It provides a guide to important issues like:
How a community looks and feels;
Investments in the downtown area;
Where the City should allow and encourage different building styles and housing types; and
Inform zoning
Why are we here today?
To hear from you!
The City of Ionia is updating their Master Plan and needs your help!
Your feedback will help us align your needs and desires with implementable policy.
Take our online survey!
Printed copies are available at City Hall
surveymonkey.com/r/2024IoniaMasterPlan
CITY OF IONIA MASTER PLAN 2024
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Information Station
Learn about the Master Planning process and how the City has been gathering input so far:
Community Survey (closing tomorrow)
Neighborhood Catherings at Emerson & Jefferson Elem.
Ionia Fireworks Display Pop-Up Booth
Deerfield/Riverside Workshop at the Armory
WORKSHOP STATIONS
Downtown Station
What do you love about our downtown?
What would bring you downtown more often?
Tell us what you would like to see!
Mobility Station
How would you like to see our neighborhoods and downtown/commercial corridors look? Vote and share your comments on the provided street examples.
CITY OF IONIA MASTER PLAN 2024
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DEERFIELD-RIVERSIDE WORKSHOP

On July 30th, 2024, a workshop was held at the Armory Community Center to garner desired public feedback for the former Riverside-Deerfield prison property. The event took place from 6:00 to 8:00 p.m., and around **50 people** were in attendance. The workshop included two breakout activities in groups of 6-8 people.

Breakout Session 1

- The first activity had participants identify needs that may make the quality of life better for the entire community of the City of Ionia. It allowed participants an opportunity to discuss their thoughts about land use in the community, share their own personal observations, experiences, and reasoning behind their choices. All of the workgroups discussed with each other, working to reach a group common ground.
- The workgroups were then asked to identify which of the needs outlined in the first activity would be an appropriate addition to specifically the Deerfield-Riverside site. Each workgroup indentified which of the choices they made in the first half of this breakout session were a feasible option for potential development on the property. Often getting into concentrated debates, the workgroups had to come to a consensus about not only what items on their lists could be placed at the site but why it was important to do so.

Breakout Session 2

- After a presentation on housing and market factors in the City of Ionia and a preliminary design plan for the site, groups were given small pieces of paper with images representing 15 different land uses. They were instructed to place the pieces of paper on a large aerial map of the property as they saw fit. Sticky notes were also available for participants to leave comments or indicate land uses that were not included. Afterward, each group shared their ideas with the larger group.
- A total of 83 icons were placed to indicate a desired land use on the Riverside-Deerfield property. **Parks** were the most popular, appearing 10 times, followed by research and technology centers and cottage court housing with 8 placements, and townhomes and rowhouses with 7 placements. The least popular of the land uses included neighborhood businesses (1 placement), entertainment, mixed uses, and offices (2 placements each).
- The six groups placed an average of 13.8 icons each, although one group only placed one icon and expressed that it was generally happy with the proposed preliminary site plan.

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NEIGHBORHOOD GATHERINGS

The City of Ionia held two community open houses in June 2024, one at Emerson Elementary School and the other at Jefferson Elementary School. Each meeting lasted approximately one hour and provided several workstations for community members to provide feedback. Approximately **40 people** attended each event.

Station 1: Downtown

- Participants were asked about things that they love about the downtown. Then they were given several options to choose from, such as:
  - More places to work, shop, live, eat, and gather
  - more public events.
  - more ways to get around (bikes, scooters, etc.)
  - more attractive streetscaping

Station 2: Mobility

- Participants were presented possibilities for new street designs and different configurations for specific corridors. The configurations contain new options for streetscape, motor vehicle travel lane width, and the inclusion of on-street parking, bicycle lanes, and boulevards.

Station 3: Future Land Use

- This station provided participants with the opportunity to identify specific uses of the city, including residential (in multiple formats), business (in multiple formats), entertainment, parks and recreation, and industry (in multiple formats). Participants also identified the best locations for new development of each of these uses around the City.

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POP-UP AT THE FIREWORKS

The City of Ionia held one pop-up community engagement event in June 2024, at the Ionia Fairgrounds. This event was held for a couple of hours during the fireworks festival. This event had community feedback from all age groups, from children to adults, and had about **25 - 30 attendees** participate. It consisted of two stations.

Station 2: Penny Jars

- The second station contained ten jars, each with a different use or feature that could be developed in the City of Ionia. Each participant received only ten pennies and was asked to use the pennies provided and vote by spending them on any or all of the options labeled.

Station 1: Future Land Use

- This station provided participants with the opportunity to identify specific uses of the city, including residential (in multiple formats), business (in multiple formats), entertainment, parks and recreation, and industry (in multiple formats). Participants also identified the best locations for new development of each of these uses around the City.

CITY OF IONIA MASTER PLAN 2024 williams&works

SHAPE IONIA'S FUTURE

The survey began in April and will **close this Friday, August 16.**

Are you one of the 763 that have already taken the online survey? If not, please take it today!

surveymonkey.com/r/2024IoniaMasterPlan

What would you like to see in the community?

- Share your favorite things about Ionia and what features or activities you wish to see
- Share your vision for the former Deerfield/Riverside Prison Complex
- It only takes **less than ten minutes** to complete!

CITY OF IONIA MASTER PLAN 2024 williams&works

Results

Downtown Activity

One of the Downtown boards asked people what they love about Downtown Ionia. Common responses included discussion of the trails and walkability (6), the theatre (3), the architecture or historic character of the area (4), and various stores and local establishments (3). In discussing what would bring people Downtown in the future, three people mentioned grocery stores, four people mentioned music, and one person each discussed the hours of operation of stores, having destinations for walks, and quality food offerings and healthy menus.

People were also asked to place stickers next to the improvements that would bring them to Downtown in the future. The results of this activity are as follows:

- More places to shop: 4
- More places to work: 0
- More places to live: 1
- More places to eat: 7
- More public events: 2
- More ways to get Downtown: 2
- More entertainment spaces: 3
- More places to gather: 2
- More attractive/maintained streets: 0

Mobility Activity

Participants were asked to comment on what they did. They did not like the various residential streetscape options. One person noted the on-street parking available on the existing typical street. Three people mentioned the separation of bike lanes from traffic in Street Alternative #2, with one person adding that it would pose challenges for parking. Another person commented that they voted for Alternative #2 but that Alternative #3 was acceptable to them.

People were asked to place stickers next to their liked residential street designs. The results are as follows:

- Existing Street (Typical): 0
- Street Alternative #1: 1
- Street Alternative #2: 5
- Street Alternative #3: 0

Participants next offered comments about what they liked and disliked on the various commercial streetscapes. One person commented on having a turn lane as an option in the existing streetscape. In Alternative #1, one person liked having café seating and thought there was decent parking. At the same time, another individual noted that the other alternatives were dangerous to bikers because drivers are inconsiderate of them. For Alternative #2, two people expressed concerns about biker safety, with one person noting that bike lanes were needed.

People were also asked to place stickers next to commercial street designs they liked. The results are as follows:

- Existing Street (Typical): 1
- Street Alternative #1: 2
- Street Alternative #2: 3
- Street Alternative #3: 1

Community Survey

Introduction

The City of Ionia conducted an online public survey from May 15th through August 15th, 2024, to gather public opinions regarding land use and planning. This community input helps guide policy decisions in the new City of Ionia Master Plan. The survey gathered quantifiable data from residents and visitors, which will help set policy relative to growth and development in the community over the next twenty or more years. This chapter presents the survey's findings. It includes a summary of the methods used to solicit feedback, its findings in terms of the input and quantified data received, and an analysis of the significance of the conclusions.

Methodology and General Information

The Planning Commission developed the survey questions with assistance from Williams & Works. The survey was organized into two categories: (1) respondent background information and (2) master planning, land use, and policy questions. Multiple survey pages were created to cluster similar questions together. The survey was conducted through SurveyMonkey's online tool and publicized through hardcopy and digital methods, including the City's 2024 Master Plan website, handouts, postcard mailings, local promotion at businesses and institutions, and City outreach channels such as the Parks & Recreation Department newsletter. In addition to these methods, public notice of the Master Plan and its survey was aired for local television broadcasts, and interviews were published in print media articles. Eight hundred forty-nine (849) responses were completed by the August 15, 2024 deadline. Using a confidence level of 95%, the resulting *approximate* rate of return is 12.9% with a confidence interval of plus-or-minus 1.34% (approx. +/- 12 persons) using the City of Ionia population of 6,592 (2020). There was a 79% survey completion rate, and the typical time spent taking the survey averaged 10 minutes and 20 seconds.

It should be noted that due to the sample size, sample population, and other limitations present in online surveys generally, results should not be interpreted with a purely scientific mindset; however, results of the survey provide valuable perspectives of the community's opinions regarding relevant land use and planning issues in the city. The survey was successful because it resulted in objective, quantifiable information from a large group of diverse people compared to typical participation in other forms of public input (community open houses, visioning meetings, etc.). The survey is one of several tools the City of Ionia Planning Commission uses to help set land use planning policy, prioritize projects for capital improvements, and make decisions over the next five years or more.

Throughout our survey analysis, we may base our estimations on the published 2020 US Decennial Census data because it is the most recent official 100% count of all residents living inside the City of Ionia. The total population of the City of Ionia, as reported by the Census Bureau, was 13,378 persons

(2020). This census, however, includes the inmate population housed within the three State of Michigan correctional facilities on Bluewater Highway (M-21). The Michigan Department of Corrections website reported that these facilities' total inmate population was 6,786 (2020). We sought to utilize data sourced from the Michigan Department of Corrections because we could identify the 2020 inmate population for every facility throughout the state and not just take a generalized group quarters count from the census information. As we researched this information further for the City of Ionia, comparing group quarters populations from the Census Bureau and published MDOC population counts resulted in a margin of error of +/- 92 people, which can skew the data for calculating the city's noninstitutionalized resident population. Therefore, we stuck with the published MDOC data as our source.

We did not use the American Community Survey 5-year estimates anywhere in our analysis for population estimates. This is primarily because communities with small populations often have higher margins of error; this is why a rolling five-year period is necessary to gather data to try and create a more accurate estimate. Therefore, using these two data sources (2020 decennial census and MDOC inmate data), we can conclude that the City of Ionia's resident population is more accurately 6,592.

We do know that *not all* survey takers are, in fact, residents of the City of Ionia. Many respondents came from the surrounding townships or villages, and most reside within a 10-mile radius of the City of Ionia. Because of these causal factors, the Planning Commission crafted questions for respondents that seek to identify where these respondents come from anonymously. A total of 361 (n=849, 43%) of the respondents were, in fact, residents of the City of Ionia. While 336 respondents (n=849, 40%) came from Ionia, Easton, Berlin, or Orange Townships. Therefore, for these estimations, we can reasonably conclude that 697 (n=849, 83%) of all survey takers live within approximately 6 miles of the city based on the site category selection in the survey itself.

The survey format enabled respondents to provide confidential replies using a "check-the-box" or similar format to expedite the completion of the online form and maximize the response rate. This format also facilitated consistent scoring, which allowed the analysis to be performed. Some respondents completed the survey but left various items blank; however, all surveys had nearly all responses answered and, therefore, could be scored. Only one question (Q1, "Where are you from?") was responded to by every survey taker. The question with the most skips was Q19, "Which changes would attract people to downtown or increase the frequency of your visits to downtown Ionia?" This question received 633 responses and 216 skips (n=849, 75%). One of the most significant factors for incomplete surveys is the overall number of detail-oriented questions and how long it takes to answer. This creates a situation that we refer to as "survey fatigue." Some questions allowed respondents to fill in the blanks and leave comments. Question 23 at the end of the survey was open-ended. It provided respondents space to write about anything they had to comment about regarding this master plan or the city generally. When reporting and quoting survey responses in this report, spelling and grammar mistakes were often obvious, and corrections were made for clarification's sake.

Data Entry and Measurement

The online survey tool SurveyMonkey presented respondents with a standardized set of questions from which they could choose responses. Some questions only permitted one answer, some permitted multiple answers, and others allowed space for individual comments. This method restricted acceptable

entries to those required by the survey form, providing a standardized method for conducting analysis and observing trends.

Three scoring scales—nominal, ordinal, and ratio — were used to report the data received. A nominal scale merely counts responses by particular classification (e.g., resident or non-resident). This scale is useful for separating responses into working groups or evaluating the overall sample to determine whether it represents the larger population. Items 1, 3, 6-15, and 19-22 were designed with a nominal scale. The majority of the survey was structured using nominal variables.

An ordinal scale is more useful in gaining insight into respondent beliefs because it includes the characteristics of rank order. That is, one item is greater or lesser than another or has more or less of a particular quality based on a commonly understood standard. An ordinal scale enables some greater judgment about the relative strength or weakness of particular responses (e.g., "greater than," "more important than," etc.). It does not, however, include a quantifiable or consistent interval between the various points in the scale. Items 2,4, and 16-17 were designed with an ordinal scale.

Ratio and open-ended measurements comprised one question each. A ratio scale can be used for question 5 since respondents were asked how many people live in their homes in this question. Lastly, question 23 featured an open-ended write-in response for participants to provide additional thoughts about planning and zoning or the city not covered in the survey.

The ordinal scales used were converted to interval scales to report the survey results. This means that a numeric value was assigned to each response with an interval of "1" between each point on the scale. For example, in Question 16, "Very Important" responses were assigned the number 5, "Neutral" responses were assigned the number 3, and so forth. This was done to enable the measurement of the central tendency of all responses, which is accomplished by determining the item's arithmetic mean (or average) response. However, it must be recognized that assigning value to the scale's intervals does not automatically result in an accurate interval scale because each respondent will have his/her own interpretation of the interval. Nevertheless, in aggregate, this procedure does enable a comparison of the items from one to the next.

Analysis

Background Questions

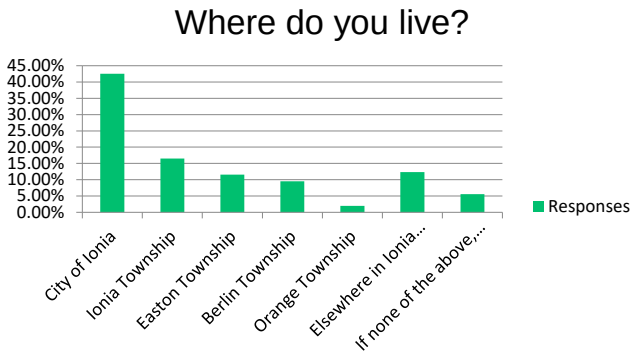
1. Where do you live? (100% completion, n=849, 0 skips)

   Respondents were asked to identify where they were from. The plurality of respondents resided in the City of Ionia (42.52%), followed by Ionia Township (16.49%), Elsewhere in Ionia County (those locations not described explicitly in the question) (12.37%), Easton Township (11.54%), Berlin Township (9.54%), None of the Above (anywhere else outside of Ionia County) (5.54%), and finally, Orange Township (2.00%). The following answers were provided in the "If none of the above, please specify the community in which you live":

   - Orleans Township
   - Ronald Township
   - Lyons Township
   - Boston Township

- Village of Muir
- Village of Westphalia (Clinton County)
- Grattan Township (Kent County)
- Caledonia Township (Kent County)
- Algoma Township (Kent County)
- Vergennes Township (Kent County)
- Gowen, MI (Montcalm Township, Montcalm County)
- Carson City, MI (Montcalm County)
- City of Lansing
- City of Grand Rapids
- Eaton County, MI
- Washtenaw County, MI
- Montcalm County, MI
- Kent County, MI
- State of New York (1)
- Greenville, South Carolina (1)
- City of Los Angeles (1)

The majority of respondents were residents of the City of Ionia. However, as evidence suggests, many came from outside the immediate surrounding area of the City but still were within the general West-central or West Michigan regions. There are some outliers; three respondents came from out of state. We can only speculate that they were either visitors to the City for some purpose or were former residents who have moved and may have heard about the survey from family or friends who still reside in the Ionia area. Several of these "if none of the above, please specify" respondents did note that they were either former residents of the City of Ionia, had been from Ionia and were looking to move back, or that they were from outside the community but were looking to move into the community soon. This is valuable information for the Planning Commission when making housing, community, and economic development policies in this Master Plan.



2. How long have you lived in the City of Iona? (99.5% completion, n=845, 4 skips)

   The second question asked respondents how long they have lived in the community. More than 97% (n=845, four skips) lived in the Ionia area. More than 60% have lived in the Ionia area for over 20 years, and another 15% have lived in the area between 10 and 20 years. Therefore, roughly three-quarters of all survey respondents have been long-time residents of the city or local area. Only 185 people lived in the area for less than ten years.

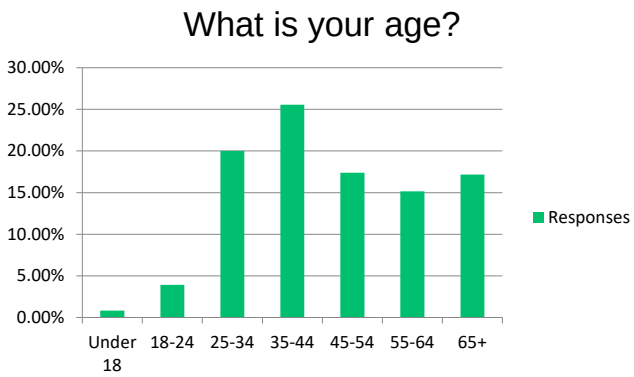
3. Which of the following best characterizes your connection to the City? (please select all that apply.) (99.3% completion, n=843, 6 skips)

   Over 72% of the respondents (n=614) are residents of the City of Ionia. Seventy-seven (9.1%) identified as business owners in the City. Over two hundred (n=201) respondents work within the City, and another 107 reported themselves as local volunteers. More than 99% of the total respondents identified themselves with one category provided (n=843, six skips).

4. What is your age? (99.5% completion, n=845, 4 skips)

   Question four asked how old the survey respondents were. The plurality of the respondents identified between the ages of 35 and 44 (25.56%, n=216), followed by the 25-34 (20.00%, n=169) age cohort. Therefore, just under half of the survey respondents were between the ages of 25 years and 44 years. This is an impressive quantity and reflects well on the methods used by the Planning Commission to gather this public input. Often, the younger working-age populations (25 years to 44 years) that work day jobs, are raising children, and have daily household responsibilities above and beyond those age groups that are older or younger often get under-represented in community surveys.

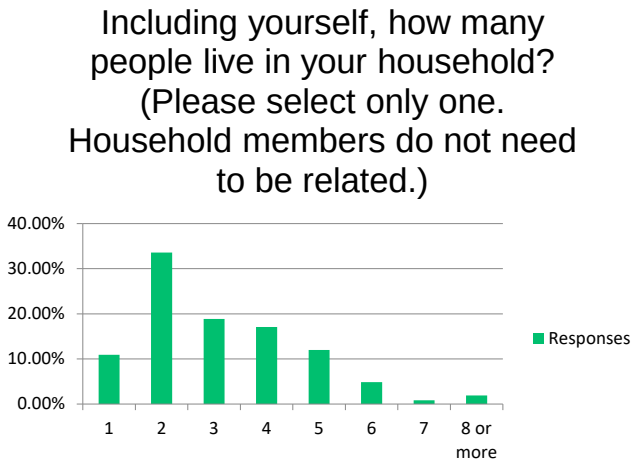
   The Planning Commission should be proud to have received this amount of quality feedback from this extremely important group of community members. The remaining respondent age groups comprise the percentage of and rank in the following order: third is the 45 to 54 years old, many recent empty nesters (17.40%, n=147), fourth are those members of the public that are 65 years and older, categorized as the retirees (17.16%, n=145). Ranked fifth are the 55 to 64-year-olds who are approaching their later working years and preparing to retire in the next decade (15.15%, n=128). A small portion of respondents who can be categorized in the early-life and/or college years (18 to 24-year-olds) (3.91%, n=33). Finally, the Planning Commission did receive valuable feedback from a few respondents who were students (under 18 years old) (0.83%, n=7).



5. Including yourself, how many people live in your household? (Please select only one. Household members do not need to be related.) (99.3% completion, n=843, 6 skips)

   Most respondents who answered this question (n=843, six skips) had two members living in their household, approximately one-third (33.57%), followed by three members (18.8%), four members (17.1%), five members (12.0%), one member (10.9%), and then it dropped off significantly. So, correlating this information with the total number of respondents and results in question four, of the 418 respondents between 18 and 44 years, a large amount may be either one or two-person households.

   This reinforces the trend over the last few decades that more residents live alone or do not have children. This is a trend found nationwide, but especially in the State of Michigan. Our population has aged significantly in a relatively short time, and the younger generations do not have children anywhere near the rate that their parents or grandparents did. The majority of those in the millennial population are choosing not to have children or wait until much later in life to have children (often well into their late thirties or even forties).



6. Please select the most important reason(s) you live or would live in the City of Ionia from the following list. (Please select only three.) (77.1% completion, n=655, 194 skips)

   Six hundred fifty-five people (655) responded to at least one identified item or selected "other." There was a total of 194 skips to this question, which heralds back to our discussion earlier in the introduction that explains that questions that require a little bit more thinking or time to answer will receive higher rates of "survey fatigue," which will cause a respondent to move on to the next question. However, many respondents still took the time to answer this question. The plurality of the respondents responded that they lived in Ionia because they grew up there (47.6%, n=312). The second most significant response was that they lived presently or are looking to live in the City of Ionia because they work in the City of Ionia (32.52%, n=213). Then there are a handful of responses that have similar percentages of answers, being that the City is identified as a safe area to live (24.43%, n=160), they enjoy the proximity to other larger regional cities, likely Lansing and Grand Rapids (25.03%, n=164), they want the parks and trails in the City (23.51%, n=154), or appreciate the local character (15.11%, n=99).

7. If you live in the City, do you own or rent your residence? (87.5% completion, n=743, 106 skips)

   Question seven asked the respondents if they lived in the City and whether they owned or rented their homes. It should be noted that approximately slightly more than half answered they lived in the City (54%), while just under one-half reported they did not live in the City (43%). The question received an 87.5% response rate (n=743, 106 skips). Therefore, using this information, we can calculate that 83% of the City residents who responded owned their homes, while 17% of City residents were renters. It should be noted that according to our community background information (community background report), only 57% of the total households in the City of Ionia are owner-occupied, and 43% are renter-occupied households. Therefore, most who took this survey and live in the City of Ionia are homeowners, not renters. So, this large segment of the population either chose not to participate while taking this survey and skipped the question

or was unaware of the survey in the first place and did not have an opportunity to answer these questions. The Planning Commission must remember this when developing housing policy in the new Master Plan.

8. If you live in the city, what type of residence do you live in? (86.2% completion, n=732, 117 skips)

   In question eight, respondents were again asked to identify whether they lived in the City (56% lived there, 43% did not). Seven hundred thirty-two (732) responded to this question, and 177 skipped it (86% answered). Those who did live in the City were provided with several different housing formats to see what types they lived in; their choices were single-family detached, two-family or multifamily (duplex, apartments, etc.), retirement community/assisted living, mixed-use housing, and manufactured homes—of those respondents who did live in the City of Ionia, 345 or 84% lived in detached single-family homes. 44 or 11% lived in some attached single-family or multifamily building. Fourteen (14) respondents lived in manufactured homes, and only a handful (2%, n=8) lived in either a mixed-use building or a retirement/nursing home. Only nine (9) people, or 1.23% of the respondents, responded in the "Other, please specify" selection; three appeared to be detached single-family homes, one seemed to be mixed-use, and one appeared to be multifamily. The other cannot be identified. However, we cannot be sure these people live inside or outside the city limits. So, they have not been included.

9. If you were to relocate to new housing within the City, is the housing type you would be seeking available? (84.0% completion, n=713, 136 skips)

   Question nine asks the respondents if they were to relocate or move to the City of Ionia. Is the type of housing that you would be looking for actually available? It is essential to understand that we are not asking if the housing is available because there is a vacant home to move into. This question asks if the type of home (detached single-family, two-family, multifamily, manufactured, etc.) is available for either purchase or lease in the City. The Planning Commission wrote this question purposely to discover the demand for different housing formats in the City soon. This question also provided space for commenting on whether the type of home they would like to live in is currently unavailable. Half (50.6%) reported that the housing they would look for is currently available; twenty-nine percent (29.3%) reported flat out that the housing they are looking for is currently not available but did not answer further what that housing is—one-fifth (20.1%) commented that the housing they would look for is presently not available and obliged the Planning Commission with further comments to precisely what they are looking for. Therefore, approximately half of the sample respondents concluded that Ionia does not have the types of housing they would be looking to move into if they were to move to the city.

   This is very important for the Planning Commission to consider further. I cannot record all 143 comments here; however, some respondents claimed they are looking for more condominiums (mixed formats). Independent senior housing was heavily commented upon, and low-rise accessible/barrier-free senior housing and assisted living/nursing home facilities were also popular. However, the largest and most heavily mentioned issue was the lack of affordable or attainable housing options in any housing format model. Some say they would love to move into the city but cannot afford homes worth over $300,000.

10. What housing types are needed in the City? (Please select all that apply.) (87.3% completion, n=741, 108 skips)

    Question ten asked the respondents directly what housing typologies they would like to see in the city, and this could be for various reasons. It may be because they feel there isn't enough of a particular volume of housing types because of a demand for it. They may also think an option should be available but is nowhere to be found in the city presently, and there may also be an identified need. Some responded that they were uncertain or unsure of what types of housing the city may need more of.

    About half of the respondents identified detached single-family homes as being in need. Many respondents (38.7% and 30.36%) also felt that the city needed more multifamily apartments and attached single-family options, such as duplexes, quadplexes, townhomes, etc.) respectively. More than 20% of the respondents also felt that other housing options such as retirement communities/assisted living facilities (22.67%), tiny homes [under 500 sq. ft.] (23.08%), and mixed-use housing (19.97%) are all in great demand. It should also be noted that about 20% of the respondents agreed that there should be more infill housing in many different housing formats, if practicable.

11. Where should housing be developed? (Please select all that apply.) (77.8% completion, n=660, 189 skips)

    Question eleven asked the survey respondents where they felt it was most appropriate to develop new housing in the city. The Planning Commission supplied a few popular location options for creating this housing. These options included continuing the redevelopment of old commercial buildings in commercial districts, mixed-use residential in the historic downtown proper, the former prison property (Deerfield – Riverside Prison Complex), and in-fill throughout the city in all available neighborhoods. Finally, housing should be added in a mixed-use light industrial district, and district parcels should be allowed to develop some housing in the same district and possibly on the same parcel or adjoining parcels with housing for workers, etc. To balance the response choices, the Planning Commission also identified an option for those who did not want more housing and an option for other comments.

    Astoundingly, 65% of respondents (64.09%, n=423) would like to see the former prison complex site developed for new housing, and nearly 60% of the survey respondents felt that vacant commercial space in commercial districts should be turned into residential housing options (59.24%, n=391). As mentioned in question ten, developing in-fill housing options on vacant land throughout the city is popular among respondents (43.94%, n=290). This can be creatively done with many different housing formats for various locations and needs. One-fifth of the respondents felt that further re-development of the historic downtown buildings should continue to be renovated for upper-level residential, as many had been used historically. Less than 8% responded that the city didn't need more housing or provided reasoning for there negative response.

12. What types of new businesses would you like to see within the City boundaries? (Please select all that apply.) (86.1% completion, n=731, 118 skipped)

This question was asked by the Planning Commission to assist with planning policy regarding economic development opportunities. The Planning Commission doesn't control what type of business or who the company is relocating or expanding in the community. The Planning Commission plays a large role in approving new development projects around the city, which may be either new builds or renovations of existing buildings. It is also essential for the Planning Commission to assist the City with identifying potential economic development opportunities so that the City and its other affiliated organizations, such as the Downtown Development Authority or Brownfield Redevelopment Authority, who have more direct roles in attracting potential businesses and developers, can seek out these identified opportunities.

The Planning Commission identified different business types to receive more input from the respondents. These included arts and entertainment, assembly and manufacturing, research and development, financial and professional services, hotels and accommodations, sit-down restaurants, fast-food restaurants, retail, health care, personal services, and recreational, fitness, and sports-related. Sit-down, non-fast food restaurants were the most popular choices (71%, n=519), arts and entertainment businesses (50%, n=362), retail shopping (49%, n=355), and Grocery (41.6%, n=303) were the most identified business types that the respondents would like to see more of in the city. The questions also offered response options of no need for more business and other – please specify. Many of these comments revolved around expanded options for grocery and food markets in the City of Ionia proper, which is not far south of the city. Also, there was an identified need for more industry and technical businesses. Some respondents also desired more educational facilities, such as community college satellite campus options and technical training schools.

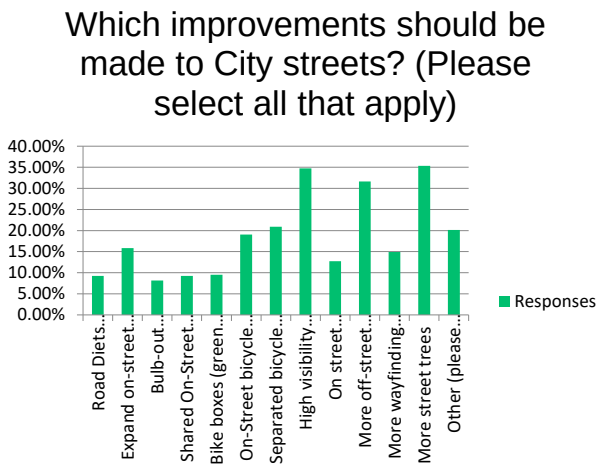
13. Where are you most likely to go for the following goods and services? (85.9% completion, n=729, 120 skips)

    This question categorized specific consumer needs categories and identified areas in the region to best account for where city residents are shopping or be provided with their needs. The Planning Commission identified a handful of broad consumer categories, such as arts and entertainment, services (accounting, medical, dry-cleaning, hair care, etc.), shopping (groceries, clothing, home goods, etc.), and recreation and sports-related activities. The locations identified to garner insights into purchasing travel patterns (which can be classified in consumer market analysis as "leakage" were the "City of Ionia," the "City of Belding," the "City of Greenville," "Elsewhere in Ionia County," or "Elsewhere outside Ionia County." For the arts and entertainment, most consumers traveled outside of Ionia County to receive these goods and services (72.2%, n=517). For typical services, about half of the respondents either remained in the City of Ionia (48.8%, n=351) or traveled outside of Ionia County (41.2%, n=296). For shopping needs, more than three-quarters of the respondents shop in the City of Ionia (76.7%, n=556), and for recreation activities, more than half (51.2%, n=356) go outside Ionia County, while more than one-third remain in the City of Ionia (36.4%, n=253). Many of those who did choose to reply with "Other – please specify" identified that they do a good amount of shopping online.

14. Which improvements should be made to the City street? (Please select all that apply.) (76.7% completion, n=651, 198 skips)

Therefore, this question was particular and received many skipped responses (about one in every four respondents). The Planning Commission developed it to identify the residents' needs and desires, factoring in the quality and features of their local street network. The Planning Commission often discusses transportation infrastructure, including pedestrian and non-motorized options, as well as motorized traffic features; and these discussions help develop future policy goals that can be inserted into the City's Capital Improvements Program. To help the survey taker understand each item, it briefly described what that feature might be and where a resident may find one if installed. These choices included road diets, bulb-outs, and other motorized traffic calming measures. In addition, several pedestrian and non-motorized choices were provided, such as bike boxes, on-street bike lanes, separated bike lanes, and high-visibility crosswalks. Finally, other complete street best practice examples included street trees, street furniture, wayfinding signage, and more on-street parking options. The Planning Commission also added more dedicated off-street parking options as well.

More street trees were the most popular response (35.3%, n=230) for the street-scape portion of complete streets. Street trees often add much-needed shade and soften the hard or sterile feeling of streets or roads with little or no trees. The essential pedestrian requests were for the installation of high-visibility crosswalks (34.7%, n=226), followed by more off-street parking options (31.6%, n=206) and more on-street parking options (15.8%). Added on-street parking allows for a physical barrier between the pedestrian on the sidewalk and moving motorized traffic.



Popular non-motorized options were separated bicycle lanes (20.9%, n=136) and on-street bicycle lanes (19.1%, n=124). We cannot report on all 130 responses made in the comment portion; however, roundabouts and more street lighting were reported as items that may be appropriate, in addition to many feeling that adding or planning for features such as bike lanes (all types) is a poor option for the city's streets.

15. What aspects of living in the City need the most improvements? (Please select only three.) (74.6% completion, n=633, 216 skips)

    This question was intended to gauge the respondents' opinions of specific factors that affect the quality of life in the City of Ionia. Some choices presented to survey takers are outside the Planning Commission's direct role in land use policy decisions. However, it does provide an excellent opportunity for the City to receive feedback about some services it offers or must conduct routinely. The most identified need for improvement in the City was recognized as the vibrancy of the downtown area (42.3%, n=312), followed by housing availability (39.6%, n=251), and cost of living locally (32.1%, n=203). The Planning Commission may plan to continue to make the downtown more vibrant and work with other committees or city authorities to accomplish this goal.

16. In terms of potential City business priorities, how important are the following? (81.9% completion, n=695, 154 skips)

    Question 16 was constructed using ordinal variables, requesting the respondents to rank the business priorities provided. Each priority allowed the respondent to answer if it was “very important,” “important,” “neutral,” “not important,” or “not at all important,” then each classification was weighted 5 points for “very important” and 1 point for “not at all important.” The question asked respondents how the City should respond to specific concentration areas of community development. These included “encouraging redevelopment in the downtown,” “more housing opportunities,” “expanding nearby shopping opportunities and retail,” “encouraging infill development,” and finally, “expanding office development.” ranking and calculation to receive an overall weighted average for each community development concentration Respondents then selected their priority for each concentration area.

    The community concentration “encouraging redevelopment in the downtown” (weighted avg. 4.26, n=689) was considered the highest priority for survey respondents, followed by “more housing opportunities (weighted avg. 4.06, n=684) and “expanding nearby shopping opportunities and retail (weighted avg. 4.00, n=691). It can be concluded that those who took the survey considered housing and the downtown/commercial opportunities the primary concerns, and the city should concentrate its efforts on these in the short term.

17. How important is the Ionia Theatre to you? (81.7% completion, n=694, 155 skips)

    This question provided an ordinal set of variables for how important the respondents felt the Ionia Theatre was to them. Therefore, this question is similar in type but not design compared to question 16. This is because weighing responses by creating value for them was unnecessary. It is simply a question designed to ask the respondent how they feel. Most respondents (34.6%, n=240) felt the Ionia Theatre is extremely important to them and thought it benefited the community. While those who felt the theatre was either very important (25.2%, n=175) or somewhat important (25.9%, n=180) came in relatively identical value rates. Therefore, we can conclude from this question that more than 85% of the survey respondents agree that the Ionia Theatre is important to them, and the remaining 15% felt that it was not important to them at all.

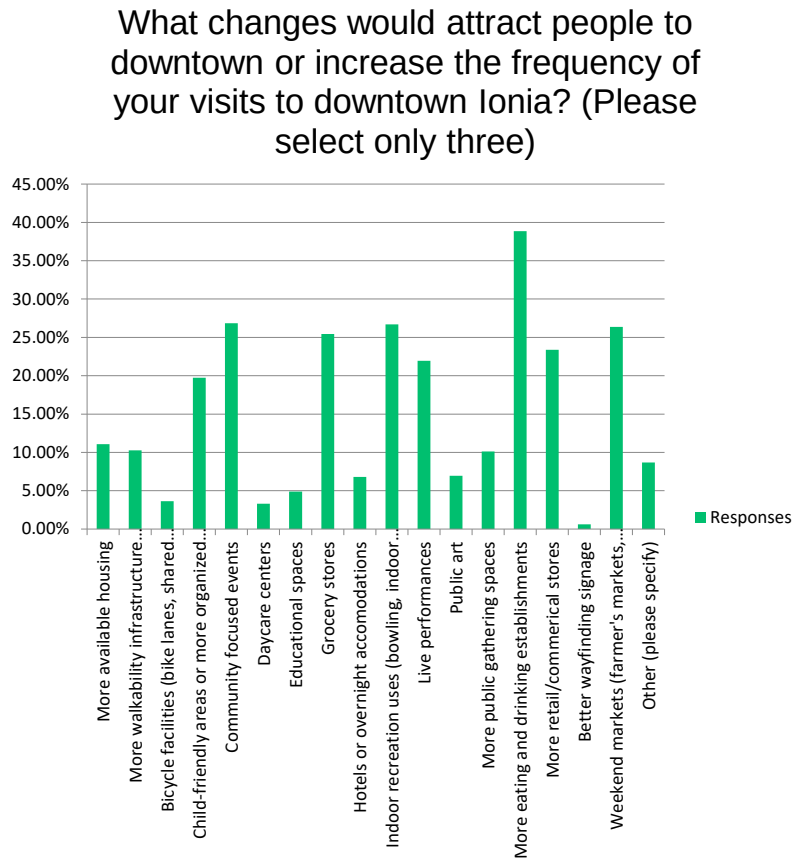
18. What would increase your visits to the Ionia Theatre in the next year? (77.3% completion, n=656, 193 skips)

    This question was designed to gauge those who have or would attend the Ionia Theatre. It focused on programming options and improvements to grow the Theatre’s attendance. More than 37% (37.8%, n=248) of the respondents said they would like seating improvements more than programming changes. This question also left an “other; please comment” option (20.9%, n=137). While we cannot write out all 137 responses in this choice option, many of the responses noted were combinations of a couple of the other choice options:

    - Improved seating, and more PG-13/R-rated movies
    - Improved sound quality
    - Greater variety of shows
    - Change to new movies sooner
    - Preserve the historical features of the theatre while modernizing essential equipment/services
    - More live show options (performances), improved sound and projection quality
    - Hearing impaired options
    - Easier access for those with mobility issues
    - Later movie times
    - I love the theatre, don’t change it
    - More joint events outside (movies and outdoor-event combo)
    - Symposiums and lecture series

19. What changes would attract people to downtown or increase the frequency of your visits to downtown Ionia? (Please select only three) (74.6% completion, n=633, 216 skips)

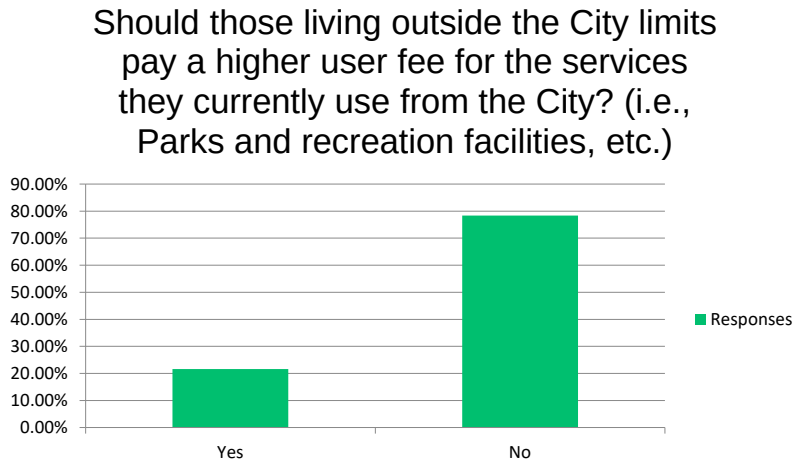
This question asked the respondents to select up to three options they felt would attract more people to downtown Ionia. These options ranged from more mixed-use housing, grocery stores/markets, and hotels. To public art, more eating/drinking establishments, and more shopping destination options. The respondents were only allowed to select three or fewer items.



As you can see from this figure, most respondents felt that the downtown needed more eating and drinking establishments, community-oriented events, indoor recreation (bowling, pool/billiards, indoor rock-climbing, etc.), weekend markets, and general grocery markets. More shopping options and outdoor events/live performances are also popular responses. The other choices received much less (<15%-20%) consideration than the items that we have listed.

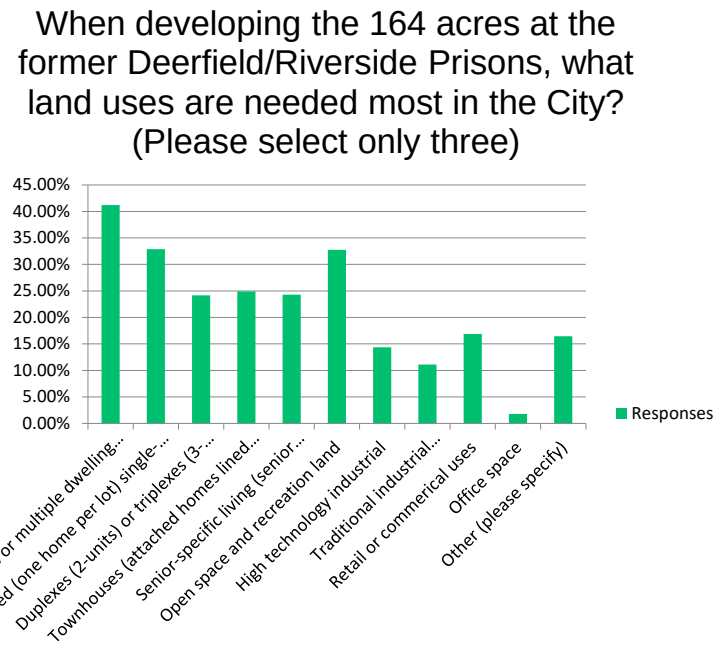
20. Should those living outside the City limits pay a higher user fee for the services they currently use in the City (i.e., parks and recreation facilities, etc.)? (81.3% completion, n=689, 160 skips)

This question was a simple yes or no question that was intended to poll the respondents; many, as mentioned in the introduction to the survey section, live within a 6-mile radius of the City about whether they feel it is necessary to charge or tax the jurisdiction within a short radius of the City to pay for their usage of the City's facilities that only city residents are paying for. Overwhelmingly, more than 78% of those respondents did not feel that those who live outside the city limits should have to pay for the parks and recreation facilities, etc., that they may use.



21. When developing the 164 acres at the former Deerfield/Riverside prisons, what land uses are needed most in the City? (please select only three) (79.5% completion, n=675, 174 skips)

This question focused on the former Deerfield and Riverside Prison sites where the City can promote development. Several different land use options were provided, and the respondents were asked to choose the three that they felt were the most important to provide because the City lacks them elsewhere. The three most popular options for future development options are 1) apartments and multifamily dwellings (rental and for sale) (41.2%, n=278); 2) detached single-family homes (32.9%, n=222); and open space and recreational opportunities (32.7%, n=221). The least popular option was more office development (1.8%, n=12).



22. What types of industry should the City of Ionia attract more of? (please select only three) (78.9%, n=670, 179 skips)

    This question asked respondents which industry types (several options were provided) they felt would benefit the City. The most significant responses were given promoting greater attention to attracting 1) telecommunication/data processing/information tech (41.8%, n=280); 2) research and development options (34.8%, n=233); and distribution centers/warehousing (32.7%, n=219). Light manufacturing, energy, and biotechnology were closely grouped after these top three. This question was provided with an "other; please specify" option. However, most responses selected under this option were "I don't know" or "unsure." There were also many options for specific items, stores, or uses such as Wal-Mart, arts and crafts, community centers, etc., that, while valuable, don't necessarily directly answer the question asked to them. It is important to note that several comments were left regarding high-tech and research and development options based in the agricultural or crop-science sectors because the region has such a strong agricultural heritage.

23. If you have any final thoughts about what you would advise the City to include in the Master Plan, add them here. (36.5% completion, n=310, 539 skips)

This question was left as an open-ended commentary about things that survey takers feel should be considered in developing the master plan or provide any comments they feel are important about the city that the city should consider further. While we cannot summarize all 310 responses here, some comments included (all responses in the appendix):

- The fairgrounds need to be updated and renovated; they are looking old
- More food market options in the City north of the river
- A new library
- Develop access to the river for canoeing/kayaking
- A community social district
- Initiating a community land trust to provide more affordable housing options
- Stop focusing on parks and focus on the vacancy rates of downtown buildings
- Need for a nice hotel and conference center
- Downtown small business development
- Don't close the Ionia Theatre
- Community multi-sports complex
- Higher-end/higher-educated job options
- More affordable housing options, both rental and for sale, in the city
- Bike trails are not connected and need to be connected between parks and existing regional trails
- Age-friendly communities and more nursing home options
- Public transportation options
- Community mental health facilities
- More housing options for those who are unhoused
- Tiny homes and community gardens
- More rental options that are not age-restricted communities
- Coordination with the township south of the City to develop a better sidewalk/trail system for people to walk/bike from the City to this area safely
- More restaurants and destination spots in the downtown
- If the development of the former prison sites advances, more attention must be paid to the Riverside Drive/M-66 intersection.

APPENDIX 1 – Survey Comments

1. Ionia used to attract people… active downtown and fair. We need to revitalize to do that again. One way is build track at fairgrounds back by the barns for tractor pulls etc., reimagine the grandstand into food, bathrooms and vendor booths, create the inner track area as an amphitheater similar to Meijer Gardens. Then, use it for concerts from April/May through September. There are plenty of acts to fill it even with the Arena and Meijer Gardens. Concerts could also be held during fair as it was always the grandstand shows that brought people in and then they spent money on midway. Revitalizing downtown is big to Ionia's survival, but revitalizing the fair to make it actually the "Best 10 days of summer" again is also key. Right now, it just isn't.
2. Be conservative, and use local taxpaying businesses to get the work done. But I can't believe I even have to say the second part. Our leadership is a bunch of check grabbers.
3. like i said there are some city employees lining their pockets instead of putting the taxes into the city. This town has way more tax revenue then say Lowell but yet is a complete dump!
4. Doesn't matter what the surveys say, the city will do what "they" want. Not enough people show up to monthly city meetings so the people running the show never hear from people. All people running the show need to touch grass and own just from people that agree with them. The city doesn't care what I want or think but when they want a new stupid library they'll visit my house.
5. Better traffic flow from Berlin Township to downtown Ionia, speed bumps on side streets and within city limits, improve/upgrade parks, more entertainment and dining options.
6. Tear down the original Rite Aid because it's BLIGHT. Build a 24-hour diner on the lot next to Dollar General. MOST OF ALL, MAKE THE CURRENT RITE AID A GROCERY STORE.
7. Put policies in place that would lead to revitalizing the appearance of the M66 corridor. Several residential and commercial properties along Dexter from Lincoln to Riverside have very little appeal, which can make our community look bad to those passing through.
8. Pick your battles. No everything needs to be fought to the death just for the sake of being right or winning. Life's too short to not let people do things they want like having a jacuzzi or fence. The city has a lot of rules in place that already aren't followed you don't need more
9. Attracting new companies who will employ over 100 people, maybe tax free for two to five years or something of the like. Working people spend money and pay taxes.
   NO more low income housing! We need to attract people that have money. Not people that need help. I know that's mean but I believe that is reality.
10. One of the biggest things I/we would love to see, and I know others would too, is for the City of Ionia to have their very own band shell to bring in summer concerts that are sponsored by local businesses and others?! Such as Lowell, Rockford, Grand Ledge, Hastings, Portland, for examples, because this is a really huge thing in other Cities nearby, and they do remarkable with crowd draws, and brings dollars into the community as shopping and dining occurs! A band shell site for such venues could go right there at the Steele street property by the dog park would be ideal to build a band shell! As for retail, would love to see more clothing and shoe stores. It seems like everything has to be bought online or visit the local Meijer and Walmart. Also, would love to see a lot more venues at the Ionia free fair Grand stand.
11. No more thrift stores, storage facilities, or chain restaurants. Please. Also, churches and large, non-retail companies don't belong in shopping areas.
12. I truly believe we need to have and offer safe places for kids and teens of all ages to be able to go
13. Grocery store at each end of town. Maybe a little mini mall if Deerfield has apartments like clothing, shoe, kids clothing stores.
14. To address the immediate need for housing/rental units and allow more downtown buildings to be converted to 100% housing instead of vacant commercial spaces that will likely never be occupied at the same rate.
15. Start caring about your downtown business/building owners.
16. Have more events. On Christmas month make downtown look like a Christmas town. Have all business required to decorate during that time also bring back the ice sculptures.
17. Family growth and support more family values and entertainment more family friendly
18. If you build more living spaces, you need to make them affordable
19. A new library, even if not in the Mercantile building, should be prioritized, planned for, and carried out. It would be a huge benefit to the community. More/improved parks and public spaces are also needed, as well as housing.
20. A social district from the new dog park and encompass that entire 2-3 block area. DDA should give some focus to Venue 404, and help get some grants to update that gem. It checks all the boxes for a large state DDA grant.
21. Homeless place rather they can pitch tents or rent rooms or both but make somewhere for homeless people that they can feel safe.
22. Make Ionia beautiful. We need a draw to bring people here. The flowers are beautiful. Do not listen to the jerks. We could use a concert area. The fairgrounds are utilized, and more can be sponsored.
23. We need families to grow here! Please help relocate the library, perform regular upkeep on existing playground/recreation equipment, develop easier access to the river for kayaking.
24. Please consider the people. The everyday people.

25.	Replace the park fence that was taken away during road construction on Hackett and Rice said they would leave their area better than they found it they sure didn't
26.	Please consider a community land trust to keep housing affordable, especially for seniors. The blight in the city is a real turn-off for new buyers. Look at Sherwood Forest, phase 2, and consider the possibility of developing a manufactured home community.
27.	None
28.	In need of affordable housing. I work with many low income people. There is not enough low income housing nor reliable afc homes. Also, desperately need more transportation options. Especially, for low income people.
29.	We have an animal shelter but none for humans. Very sad. Most people are one paycheck away from being homeless. Yes there is the women's shelter, but what about the men and families. Also need grocery/ pharmacy for those that do not have transportation up the hill.
30.	Less city taxes
31.	Do something with the Silo's possible Internet WIFI tower. Buy back the Consumers parking area which does nothing but grow weeds. Nature walkway around DNR spillway
32.	I want a dog park
33.	LEAVE DEERFIELD EMPTY. WE DON'T NEED MORE WELFARE RECIPIANTS.
34.	Try asking the residents in the area what we want. Most of us don't want additional housing out in our area that will drive up our property tax and devalue our neighborhood when the city sells the section 8 housing to an out of state company who doesn't care to maintain the development. As voters we had the right to vote whether or not we wanted to pay for the library, ask us if we want to pay for this.
35.	Providing free/reduced transportation (Dial a Ride?), to and from whatever is developed on the prison property, may be necessary for Ionia residents without a vehicle or needing financial aid.
36.	Please consider making any plan pedestrian friendly and accessible. There is already a lot of commercial development; we need green spaces in midst of this and community gathering areas. Also consider that being automobile-dependent makes places/towns inaccessible (and a hazard to the safety) to many people.
37.	Businesses downtown need people. I think Ionia should have made better choices when building a dog park instead of housing, A thriving town needs to have people in order to grow. I have visited many towns and only the ones with housing close to main street are flourishing. These towns have many types of businesses, they have a captive audience enjoying outdoor cafes. we need to think BIG.
38.	No housing that attracts low or no income families, illegal immigrants or any type of rental units.

39.	Quit constantly raising the water and sewer costs! You're driving people out of the city. It costs way to much to live inside the city limits.
40.	Stop big focus on parks …. … tackle empty ugly buildings /lots. i.e., old BOSLEY building, old Pawn Shop empty dirt lot (old dealership) on M21 by 66, Empty ugly store fronts downtown!!!
41.	The city needs to promote and encourage downtown businesses. Put more effort into supporting small businesses. Downtown does not need more office space or ground-level dwellings. It needs retail businesses. Other nearby towns (for example, Lowell & Greenville have thriving downtown businesses. Don't charge vendors fees or male them get licenses for such events as Thursday in the Bricks. DO NOT CLOSE DOWN THE THEATER! THIS TOWN NEEDS LEADERS WHO SUPPORT LOCAL BUSINESS, NOT DISCOURAGE IT!
42.	More retail in downtown. Always thought shared retail in some of the larger buildings. More events, large and small to bring more people to the downtown area.
43.	We need a nice hotel and more restaurant options. It's ridiculous and sad that smaller surrounding communities have these things and Ionia does not. People have come here for weddings etc. and they have to be referred to Portland for a place to stay. Target, Qdoba, and Panera would all do excellent here. Bigby needs a drive thru location, lots of people hoped they would move when the old Burger King site was remodeled and they did not. I love Ionia, I grew up here but, it saddens me that this community keeps itself from thriving as it could.
44.	Silver sneakers for Senior. More pickleball courts. Park benches downtown to rest on. More privately owned restaurants. A bakery
45.	You have a Parks and Rec department and school that provides sports that many in town don't seem to be able to afford. There is grass growing in the cracks at the tennis courts on Jackson street, no soccer nets in town for kids practice so they use the tennis courts. The water park is frequently busy and the equipment is being used. City officials need to drive around and survey what is going on to see what is needed. What are the realtors telling you about housing? Until I need a house, I won't know what is needed. I am a senior and have asked Park and Rec as well as Ionia High to incorporate Silver Sneakers for seniors to use the local Armory and Pool. I hope it is in the works but I am not optimistic. I know of 15 people that drive out of town where Silver Sneakers is offered.
46.	Would hate to see apartments or housing at the prison property. The roads and intersections and nearby neighborhoods would be too busy and congested. It is already too difficult to pull out onto 66 from riverside. This would make it so much worse and dangerous. As a nearby resident of this area, this is very disappointing to even think of this much development in that rural area. Maybe expanding school programs such as Heartlands would be a better choice.
47.	We are in dire need of affordable housing so young people and young families can move and work here!

48.	I wish you luck it is hard to make a city unique without a large company that comes in and helps offer growth
49.	Housing just needs to ACTUALLY be affordable for the common buyer/renter, which I understand is crazy impossible in the market today. That would be the goal, though.
50.	I have heard a rumor that many low income housing units were planned for Deerfield. This is concerning for the amount of services this would require our schools to provide and the size of our schools. Our schools can grow but the type of housing needs to be balanced.
51.	The city and county should offer more support to the downtown area and redevelopment and new housing by pursuing grants from the state and federal governments. This Riverside development will need roads, sewer and water, etc. Ionia should offer to install this to ensure affordable housing and the success of the project. There needs to be a knowledge, educated grant writer on staff pursuing the monies available to development especially in an area such as Ionia. Ionia has nothing to offer young people and nothing available for older residents. Ionia has been stuck in this rut for decades. Look to Greenville if you want to new things happening.
52.	Affordable housing is an issue, blight is an issue in areas surrounding the city
53.	Na
54.	Multi-sports complex
55.	I look forward to meeting others involved
56.	Maybe a hotel-like structure for the homeless and those without some income
57.	Look at the population data that you are serving. Age and what do the age groups currently show interest in.
58.	More things for families to do together or more for our children. Ice skating/hockey rink or facility, indoor/outdoor recreation facility. Canoe/kayak/tubing
59.	We need something more to attract people to Ionia not just the prisons or fair. Some type of sport facility or indoor track something for the kids to do without having to drive to Grand Rapids.
60.	I would like to see more high end job availablity, more housing that is suitable for single, working class people. These would attract younger people who are energetic, skilled and who want to not only live here but work here, thereby making Ionia more than a bedroom community.
61.	A sports complex would give local kids a place to have fun, be active and stay safe. Our current armory is outdated, not large enough for the need, doesn't have ample parking and is in need of an upgrade.
62.	Indoor sports complex. Give our youth a competitive edge. If you want a job, you already have one. The Ionia armory has been a great stepping stone for youth sports, but our youth

	need an up to date facility that can allow them to thrive in out of school activities, while allowing the city to collect money from it.
63.	We love our city, but more affordable single-family houses are needed. We are lucky to own a home, but the cost of new homes is so outrageous that people cannot move in to town!
64.	The town needs more family fun spaces for kids attractions
65.	Allow for a downtown social district and increase number of pickleball courts
66.	Reinvestment into vacant buildings and land. Upkeep from city of the ordinance for blight to attract new business and keep Ionia competitive to neighboring towns. City maintaining what we have, remove graffiti and weeds to look more presentable. Clear contact person to report issues to- get run around between departments on who is responsible.
67.	Think as much about the people who are already here as you do about the people you want to attract. Provide opportunities for all our low-income children so they have the opportunity to be our backbone in the future. Aim to create a caring, diverse community, not an exclusive one that is just like you.
68.	I love riding bikes but not in Ionia I dislike that the trails are not connected. No continuous circle. So I ride in Portland, Greenville, Lansing, and Grand Rapids
69.	I would really like to have a grocery store in or near downtown.
70.	a leaf vacuum to help all tax-paying citizens with a city service.
71.	Reasonable costs for the area, no high-rise buildings, places with plenty of nature added, room for community gardens too.
72.	Cultivate/attract jobs to this area. Prisons are no longer the answer. The downtown needs to be revitalized with retail or other incubators. Ionia needs to attract business and address the housing needs. There are few event venues or sit-down restaurants to bring people to the city.
73.	Much more must be done to draw in tourist dollars.
74.	It should be noted RCF opened in 1885. ITF (Deerfield) opened in 1985, 100 years later. I worked at both facilities and retired from Ionia Maximum.
75.	I love the third space that is created downtown when the street is closed off for community events. Here are my top priorities: affordable housing, sidewalks (especially up hill to high school), third space that is always present.
76.	We need more single family houses. At the time of writing this there are only 4 houses listed on Zillow for less than $160,000 and one of them looks like it should be condemned. I see so many listings for privately owned apartments for rent on Facebook we don't need more.
77.	help the veterans and homeless

78. Move the IFF grounds to this location - out of the flood zone !
79. Give us some water we can actually drink instead of water that looks as if it came straight from the river. Every time I bring it up I'm told the ole stand by statement (they are flushing hydrants). Hydrants don't get flushed every day of the year.
80. Homeless shelters or low income based housing seems to be a problem.
81. Please keep in mind that the cost of living is outrageous and most people can't live a better quality of life with the stress of rents and groceries and utilities being so extreme
82. Ionia needs entertainment, trampoline parks, go carts, arcade, paintball. A water park could be cool, zip lines and a sky bridge. Ionia just needs something fun to do that will entertain the community but also bring in lots of others from around the area.
83. Mental health facilities or rehabilitation center.
84. Would like to see more places for 55 and older based on income.
85. Because of the drug problem we have, we need to have better access to narcan along with areas to provide the homeless with necessities
86. Do something
87. Age-friendly community - increased accessibility for seniors as well as more public transportation options.
88. companies that pay better, affordable housing, easier access to public transportation, a homeless shelter, sidewalks on major roadways such as meijer hill is needed
89. Waterpark and big hotel. Trolley to the fairgrounds and bridge to no where. Use the fairgrounds. Ionia could grow with concerts.
90. Make Ionia GREAT AGAIN!!
91. Once you fill the Deerfield space, you won't get green space back. You can never have enough green space! There are already so many available spaces to apply the other visions. The river views are prime for green space. The other ideas can go anywhere else.
92. Quit overtaxing and double dipping on water usage
93. First of all the Deerfield facility is not connected to downtown so utilizing it for low income would be a waste for such a large property. The property should be used to better everyone in the area. Good jobs would enhance the local economy and make it so there would be less need for low income housing. Using some of it for housing would make some sense. The property has some of the best views in the area. But who is going to buy the houses if we don't have good paying local jobs. How many people in Ionia work outside this county? Why? Why can't we have good paying jobs here? When people work outside Ionia, they shop outside Ionia. Who wants to drive 30 miles each way to work then have to drive to town to have to get your kid a pair if cleats? Most people will just pick them up after work

on their way home. Good paying jobs also brings people to us rather than pulling people away. This isn't rocket science it's common sense. If Ionia keeps rotting away because of poor choices then it will cease to be anything more than a city in decline.

94. We don't need more shopping or storage units. We have a bunch. We need affordable housing! People need somewhere to live.
95. More stuff for the kids to do
96. A sports complex would be a huge benefit to our town. We have a serious lack of available spaces for our athletes.
97. Avoid anything that is going to raise property taxes.
98. An amphitheater would be an awesome addition, and well-maintained Pickleball and tennis courts would be wonderful, too.
99. We do not need any more fast food and commercial businesses. We need more things to for kids of all ages to enjoy. We have parks, but parks are just not enough.
100. I think batting cages or other outdoor recreational activities would be a great addition to Ionia. My boyfriend and I go to Grand Ledge every few weeks for the batting cages, mini golf, go karts, and arcade and I think Ionia could benefit from having activities like these available.
101. Use the 164 acres to help out our planet. It would be great to be able to walk multiple different sized trails within the acres. This could be used as a site for 5k/10k trail runs. Used for the schools as a field trip. Use it to educate and preserve the nature beauty surrounding Ionia.
102. The only reason to have expensive housing is that it is in a convenient location to an attraction.
103. More funding for the homeless, including building a shelter.
104. The splash pad is not safe for kids. I have seen several registered sex offenders there watching kids in their swimsuits. your "solution" to put a needle storage there only encouraged it and not they are there more often. Instead of endangering children send them to rehab or build them cheap housing
105. Acknowledge there is a homeless issue! I work for the schools, and I'm homeless; I may be eligible for income-based, but I don't want to live in drug& bug infested housing. I'm facing living in my vehicle.
106. Would love to see a beautiful park with things to do. Like I said disk golf or soccer fields walking/bike trails, maybe even an outdoor theatre
107. A planet fitness in Ionia would be cool

108. After traveling to many towns to watch sporting events Our community lacks in this area and that would be a good testament as to why we no longer have the numbers to have freshman, JV & Varsity teams at our high school

109. I do not want to bring “big city life” into this small, quiet city. This mindset is destroying small towns like this one all over the country. I moved here from a large Indianapolis suburb to escape all of that. The basic needs of Ionia residents need to be met first, especially affordable housing. We can add office space to downtown all we want, but it sits empty because rent is too high and the businesses that do try to come in are not sustainable. We need solid businesses downtown, not more collectibles and trinket stores or stores that are open a few hours here and there whenever the owner feels like showing up. Ionia does not need to be transformed into something new or unrecognizable. Most people that live here are here for the small town charm and how quiet it is. Personally, I would be heartbroken if that happened to Ionia and I would likely move away. Ionia is perfectly situated between two large cities that are not too far of a drive for bigger box stores, recreation and medical offices. We don’t need to bring all of that here.

110. More stuff for kids to do

111. Please, please add something for kids. For trampoline parks, arcades, museums, pretty much anything we have to drive 40+ minutes

112. Drug infested downtown needs cleaning so seniors and others can feel safe no matter what’s there. Ionia needs housing regulations enforcement so the dumpy yards and homes aren’t allowed and dumpy mobile home areas are eliminated. Clean up downtown and areas around it and enforce some housing regulations before adding more just to be turned into dumps.

113. A more vibrant downtown to attract outsiders (like Lowell) offering abatement opportunities. Inner city development (i.e. the old Meijer/Bosley corner and Old Berger lot. M-66 and M-21 corner. Grocery store in town. Run down rental property brought up to code (slumlords be damned)

114. Ionia has the impression of being a prison town. When prisoners are released, do they really leave or do they remain in Ionia? It appears they stay...thus Ionia appears to be an unsafe place to live. Especially with halfway houses right downtown.

115. I hope there can be focus on walkability, education and affordable housing units (apartments/condos). These three things, especially the education and affordable housing would allow residents a chance to improve their lives in a meaningful way. Outside of the retirement population, there is a lot of housing and general financial insecurity in Ionia, but unfortunately there are also a lot of people here (perhaps a vocal minority) who are resistant to any type of meaningful change. I hope that those people can be ignored as a lot of the vitriol (such as regarding the library project) is not constructive or beneficial to improving Ionia. PS - Watch out for fake survey answers, as there doesn't seem to be anything preventing people from taking the survey two or more times.

116. I believe a fenced in dog park would make a great addition to the community. I also think a bar that has some sort of bar with entertainment (dancing, karaoke, theme oriented) would draw some younger residents of the community together.

117. Creating more housing for homeless will only raise taxes as someone has to cover the cost.

118. Affordable housing Ionia is to expensive to live here

119. I provide professional services to people in Ionia County, most in the City of Ionia. Many of the people I work with live in public housing on the north end of town. They often don’t have transportation to the south end of Ionia. With Rite Aid likely closing, we must encourage another pharmacy to open on the north side of town in order to serve a large, often overlooked population. They will have great difficulty accessing vital medications.

120. In need of more baseball fields for practices to continue when games start. Recreational space in general. Similar to Genoa Township Park in Brighton, MI. Has trails, large updated play structure, sledding hills for winter time. I strongly believe we need aything that invests in our children!

121. In my opinion, there needs to be homeless shelters for the homeless families living out on the streets. They need food and shelter 😭 not only for Ionia County but Kent and Montcalm as well. I feel if it is put together in the right way it can be ran and operated mainly by charities and volunteers willing to pay it forward. Could be ideal for probationers to do community services by keeping the place clean washing dishes and such. Just my thoughts. I feel the good Lord agrees with my ideas. I hope you, as the community of Ionia, do too. Thank you for allowing me to add my opinion on this.

122. Please consider local legislation for tiny home living opportunities

123. Veteran Services

124. More funding and/or support for the parks and recreation department. They do so much good for both residents and non residents with what they offer. Keegan Rice and everyone involved make a huge positive difference in the community and are severely under appreciated.

125. The downtown needs help, I don't think the city is doing enough to keep the downtown area alive. I don't think converting store fronts to apartments will keep the downtown business going.

126. I feel that we need more affordable housing in Ionia and I feel that we need a 5 below a hobby lobby and golden corral we would enjoy a family buffet to attend....

127. Housing is needed terribly bad. Especially housing for those that work and struggle to make ends meet yet do not qualify for government subsidies or assistance. Those are the ones falling through the cracks right now

128. Strip malls

129. We do not need another park.
130. a safe place for homeless and emergency housing
131. Tiny homes, community gardens, low income housing and a homeless shelter.
132. I moved to Ionia for two simple reasons. 1 its location between Lansing and GR as my wife and I are respectively are employed there, and 2 because it was more affordable. In the short time I've lived here I've noticed that Ionia gets an INSANE amount of traffic on 66. So much so that I frequently find myself asking, where are all these people going? I struggle to believe that people traveling North/South on 66 are going anywhere but somewhere North (or South) of here. Certainly if they were traveling between GR and Lansing they'd likely stay on 96, Grand River or 21. So for me this begs the question…how to we get folks to stop here rather than just drive through? Well, I think housing, entertainment and hospitality offerings are part of it. I also think this little town has a lot to offer if we just polished it up. Let's emphasize more smooth traffic flow and in doing so, add in some landscaping (again similar to M45 in Allendale with Michigan lefts) and put in a bike path (doubling as a sidewalk) from Ionia proper to the top of the hill. Maybe a fishing pier or two all the river near 66. I think the old family video location right on the river is ripe for a restaurant with a patio along or even slightly over the river. What a cool spot to have an upscale meal and enjoy the river. While I know there are some lower income folks in the community (and we cannot forget them) I think Ionia's future truly rests on attracting middle class folks to reside here and commute into GR or Lansing for work. Especially with the inflated housing prices in those communities.
133. Homeless shelter
134. Please do NOT include more senior specific living arrangements. All of the recent and ongoing builds are for seniors only. This leaves a mass majority of the rest of the town without options to rent. Renting is very very hard to find, Ionia is the worst when it come to finding a rental.
135. I believe it's really important for us to create spaces to come together (for theatre, music, gardening, etc.) inexpensively and on neutral ground. Our sense of community has plummeted, unfortunately. Add these in walkable fashion to eateries and bars (still creating community) and something we can get behind that's good for the earth (sustainability and nature should be part of that). Let's dream together!!
136. I love using the river trail and attending community events. Though I live in Ronald Township, I work in town and love to walk Main Street and see how it is growing. A small amphitheater where people could play live music or rent out to put on small comedy shows etc would bring a bit of nightlife to town. If built right, they don't need a lot of lights or sound equipment. As an adult with older kids getting out socially without having to go to GR or Lansing would be great.
137. The entire area has a shortage of golf courses.

138. We need a bike path/sidewalk along 66 to connect the downtown to the businesses south of town.
139. Add some murals to the downtown
140. What is going to happen to the land south of the new dog park? Community garden?
141. Affordable Housing, public transportation, and downtown development are much needed. We very much need quality sit-down family restaurants, especially breakfast food.
142. Lower water and sewer rates! They are getting out of hand.
143. The Ionia housing supply is well over 50-100 years old and in dire need of blight enforcement and programs for repair and rehab. Over 50% of Ionia's housing has been turned into rentals creating a disastrous situation of absentee slum lords and residents with no investment in the community. No more rentals, and especially chopping up the large beautiful homes. Market what you have and set the standards to the highest to attract the type of resident that benefits the community as a whole, prompt home ownership. Beautiful tree lined streets will do more for the community than public art!!!! Have business corridors that are of the highest standards with semi and truck traffic out of residential areas of each Main Street enforcing truck routes thru city. Slow traffic speeds. Enhancement and expand upon historical structures. More trees and greenspaces and care for those that exist or are created. Industry should be made to pay for the roads and services they receive and use.....look at East Main at Ventra and the service road at Ventra South they are destroyed and not repaired. Keep neighborhoods whole and do not scatter commercial businesses through to erode their character.
144. The site of the former Deerfield/Riverside Prisons is our last opportunity for a safe route to south Ionia on foot or bicycle. This is a needed route for many to access safe travel between "downtown" and the growing number of amenities only located in south Ionia.
145. Landlords need to more accountable for the state in which their homes are rented and often left in disrepair while being rented. Inside and out. It seems that houses that have been divided into apartments are the biggest offenders. The city is doing a great job in terms of infrastructure. Let's clean up the junk housing that slumlords have let deteriorate.
146. A new library would benefit Ionia in SO MANY ways!
147. More help for homelessness, mental health and drug abuse.
148. Check out Greer, SC and Hendersonville, NC. Both are smaller cities that took a great downtown (like Ionia) and made these cities come alive. I would open a business in downtown but I've been watching it for 6 years and it's still the same.
149. Please consider an indoor/outdoor sports complex. The area next to the new dog park would be prime for a baseball/softball quad. As a family who travels all over Michigan playing on fields such as these, it always amazes us how many people can be brought into a small city like Potterville with just a simple complex. We visit local businesses like eateries, down shopping, and local hotels, all while there for one weekend. In addition, we rely too

	heavily on the school's facilities for our sports and the Armory does not have the space to hold larger events, again bringing people IN to the city. Lastly, we often find ourselves in Portland and Lowell on weekends for bars and good food. We meet groups of friends from Ionia out of town to visit these places. Ionia needs more options so we spend our money here.
150.	The city is so afraid of being sued that they don't do anything for the community. The events that Ionia has are organized by community organizations. The theater needs to be loved and some energy needs to be put behind it. Theaters aren't as popular as they once were so how do we turn it into a space that works better and that will bring people to the movies?
151.	A sports complex is important for all ages to maintain health and give people an option to participate with others in their community instead of going outside of Ionia. Stuff is scattered all over the city and many people really don't know where to go to see what is available.
152.	I appreciate the opportunity to take this survey and think that there were some important questions included. I do hope that the city listens to the input but also questions the intentions of the survey takers. I was reluctant to answer some of the questions pertaining to the city in the "very important" ""important" "neutral" etc. sections because it was very open ended and the city likes to pursue their own agenda items relentlessly. But my idea of what it means to improve areas of town isn't necessarily going to match the city's idea but I worry you will make my survey responses fit your own vision. Please be open minded, open to input. The best things the city can do is to improve Parks & Rec programming, DDA and Theatre. We pay good money for these services and for the people in these positions but don't see a lot of output. We certainly aren't comparable to other towns and what they're able to provide their community. Also, it really is toxic that Ionia is always THE best, THE best staff, THE best town, THE best of everything. If we're the best and can't recognize areas to improve upon then we'll never grow and get better. it's nice to recognize effort and good work but when staff think they're THE BEST then they don't strive to do and be more (as evidenced with many departments at the city)
153.	Somebody once told me…If you don't have anything good to say, then don't say anything at all…
154.	I can't think of anything else at this time.
155.	It is unfair to tax people who don't live in the city. Most people in the country already have higher taxes because they usually have land!
156.	Industry and housing needs to look forward toward technology, the manufacturing of today, and affordable smaller dwellings, something akin to boxables.
157.	Help build a new auditorium for live performances
158.	A proper library is an infrastructure for the future.

159.	Sidewalks on the South State Street (M-66) hill. Very dangerous for bikers and pedestrians; scary for drivers.
160.	Make Ionia safer
161.	I'd volunteer to help with beautification and tree-planting efforts
162.	The city has not put enough resources into community building and education/job opportunities. Currently, the best option for most people is to leave Ionia after graduating high school. As an educated professional without children, the only reason I stay in Ionia is because my husband and myself are able to commute relatively easily to Lansing for work and our house was very cheap. I feel like I miss out on a lot by living here and would not consider it an option to keep living here if I was planning on having children. One of the major reasons is because of the lack of support from our community towards things like the library, which I know is not the fault of the city, but is more of a general issue with the attitude of people in this area.
163.	Everyone wants downtown Ionia to thrive but it full of stores that are only open a few hours a day and different days. A grocery store would be a great addition to the downtown area but there's not adequate parking to support one and taxes are high on the buildings that would fit a grocery store.
164.	Make Downtown what it once was. No more pawn shops, no more tanning salons, no more antique shops, no more slums. Actual businesses that sell high-demand goods to attract people and nice apartments. Also a weekend market on Main Street is a brilliant idea.
165.	Have a social district around downtown.
166.	No
167.	Reduce/eliminate turning older larger homes in slum apartments. These should be restored into single family homes or demolished for other use.
168.	Add streetlights on Washington Street, Lafayette Street, and Adam Street that are similar to Main Street. This would increase safety and property values.
169.	Devising a master plan is complicated. Many of the older generations remember the Ionia of our youth and do not want to accept that those days are gone, probably forever. The days of a viable downtown full of retail shops are over. The days of professionals and executives living in Ionia, although not over, are waning. Well over one-half of public school and DOC employees do not live in the Ionia area. Why? The easy answers are housing, city income tax, and a perception that Ionia is becoming a lower socioeconomic city. I am old enough to remember other attempts by the city to identify issues and prepare for the future. Progress 90 (if I remember correctly) spent months trying to address the issue of maintaining a viable downtown to no avail. Times change, and so must the city. Making tough decisions that may not be popular is essential. Improving the local housing market must be the priority.
170.	Love the direction the town is going with rejuvenating the downtown area. Looking forward to seeing more of the buildings, revitalized and more choices of shopping. We do not have

	very many clothing store options unless you go to the big box store and the one boutique downtown.
171.	A large indoor sports complex.
172.	This sounds great as long as my taxes don't go up more.
173.	I would love to see the storefronts of downtown Ionia become fuller. Also, more restaurants like the old Coney Island or small diner
174.	Diverse cultural foods and events for the family to have fun and joy the districts. More restaurants and cocktail and wine establishments
175.	Jobs and affordable starter housing
176.	Lower taxes
177.	Emphasis on blight reduction and code enforcement. The lack of code enforcement makes the city look trashy and unappealing. Ionia can be more than a prison town with some work on cleaning it up.
178.	concentration on revitalization of downtown, enhancement of code enforcement
179.	Remove income tax. It’s theft
180.	More recreational offerings: softball/baseball fields, soccer fields, public indoor gym (basketball, volleyball, pickleball, batting cages, indoor walking track, etc.) The public schools do not have enough space to host all the recreational sports offered and our community needs an indoor sports complex.
181.	I would advise a similar survey to this be distributed to local teenagers to gather their input. They will be joining this community as adults before we know it and I think their opinions may be refreshing and eye-opening.
182.	parking garage like in Marshall
183.	Ordinance on cats. Too many roaming. More emphasis on the future library. Enforcement of odd even parking.
184.	We have a very walkable city. Cleaning up eyesores and residences that are obviously uncared for would help a lot.
185.	We are one of the only cities that has a river running through it that hasn’t actually developed around the river and water access. That would be a great shopping and entertainment area. I also think an outdoor Music venue would be amazing. The one in Ada is a great example. They also have a beautiful outdoor stage at Warner Vineyards…great example of entertainment by the water
186.	Drive-in

187.	Additional baseball, softball, and basketball fields/courts are needed near downtown. Youth and adult tournaments draw significant numbers to surrounding areas (St. Johns, Potterville, Portland, etc.). The library needs to be completed and moved to the new space.
188.	A more vibrant downtown to attract local business to the area
189.	We need things for kids to do. This will help lead kids away from crime and drug use as teens and young children. Not expensive either. Something like a fun Tyme that is in Lansing. Putt Putt Golf, batting cages, go-carts, tree climbing. Something
190.	Let's make Ionia great again! It has such a bad reputation as a "Prison" town. Boring. Not keeping up with the times.
191.	Health and fitness is a major attraction to people, it would be nice to see more walking trails with trail heads and bathrooms and have them maintained all year. It bums me out that the walking trail in town is not even plowed in the winter and unsafe to walk. Believe me, people will use a nice safe walking path all year, especially one connected to downtown or the fairgrounds, and it will attract more healthy people to town. Thank you!
192.	All Restaurants downtown should make their restrooms ADA-compliant
193.	Soccer fields near downtown, community center with sports complex, new library
194.	We plan on leaving this town as soon as possible. I've lived here my entire life and it's sad to me to see the direction this once small town is going. You guys are trying to make this place something it's not. Ionia is a small town, quit trying to make it a city!!
195.	There are few high paying jobs for the people of the city/county here. Another Ventra, Magna, THK would be a big win for us all.
196.	Downtown social district to pull in more people
197.	The parks need ADA-accessible equipment. We also need more than one splash pad
198.	The safety of walking within the city is limited due to aggressive dogs, and there is a need for stricter laws/consequences for unsecured dogs. Grocery options within the city limits
199.	A recycling plant. Ionia County doesn't have one and this is a beautiful area, the natural beauty would be helped tremendously with one. Plus, it would help with jobs.
200.	Lower property taxes, fix these and maintain these bad roads!!!!!!
201.	Go visit other thriving cities. A city does not thrive on antique/thrift stores and churches. Ionia has plenty ty of those down town. Ionia needs fairgrounds that can be used EVERY DAY of the year, not just when the river is low. We lose all sorts of money from people that won't store things in the flood zone buildings, horse shows that would rather stay on dry ground, buildings that need to be repaired every year from flood/ice damage. Limit mayor and other elected officials terms, get new blood and ideas in office. 25 plus years was WAY too long. Revitalize parks that the city abandoned. Do something with the old hospital property and parking lot. Make Ionia a place that people want to stop instead of just pass thru to go

somewhere else. Sell or repurpose all of the abandoned empty buildings. They are eyesore. Take advantage of the river running thru the city. Maintain the footbridge at the fairgrounds and the parking lot across the river during fair. Do something about the crime and also the homeless. Ionia itself is going downhill very fast, pretty soon downtown will only be a ghost town

202. as mentioned, walking path up south Ionia hill to Meijer's

203. I feel most strongly about the non-enforcement of any blight ordinances. It is difficult to get excited about our community and bringing in new businesses, housing, etc., when there are so many properties that need to be cleaned up first. I am embarrassed to give friends directions to my house because the drive north from town is disgusting. People don't even need to spend money. Just clean and tidy up your property. Please, drive by the side streets near Jefferson School. You could tell some to at least mow the lawn and take your junk to the dump. Thank you.

204. Future focus, look to Grand Rapids for ideas that can be downsized to fit our community. We need to evolve and focus on future not just keeping history

205. More advertising around about City of Ionia.

206. I think the city should consider making the “Meijer Hill” more accessible to pedestrians. There are several times a day that people walk up and down that hill (including someone in a motorized wheelchair) and there is no safe method to do so. The risk of someone getting hurt is very high with no sidewalk or designated path.

207. Adapt the old grain silos to some useful purpose, as done in other communities... or tear it down. Attract light industry, a Hobby & Fabric Store, and support a County Visitors Bureau to promote the area.

208. Ionia's location is a double-edged sword. Since it is equal distance between Grand Rapids and Lansing, it is a good location for couples that work in both cities. Unfortunately, the same situation pulls people away from Ionia to Lansing and Grand Rapids for retail and services. I think it's important that Ionia doesn't try to compete with Lansing and Grand Rapids, instead focus on being a special niche of things that people would love to have local.

209. More events downtown with better advertising. Bring Mardi Gras back, weekend shopping on main like Lowell does...

210. Junk the so called historic buildings and build new. Stop the curse that is the Free Fair. It loses money and it gets worse every year.

211. The atmosphere for a Sunday flea market once a month is ideal for this community. Look at the Litchfield, Illinois as an example

212. Definitely better seating at the Ionia theater. We travel to Lowell a lot for their comfortable seats. More sit down chain restaurants. Another splashpad or better park. We travel to Rosewood park in Jenison a lot because the park is accommodated to bigger and small kids plus the ease of the splash pad right next to it. The rubber flooring or cement would be best

too. The current splash pad with mulch is not good for kids running back and forth to get wet bare feet. And a grocery store at the “bottom of the hill” would be awesome maybe in the old rite aid space or the large empty space next to dollar general.

213. More affordable apartments/townhomes, something to bring more jobs

214. Outdoor seating for restaurants. We need something to bring people to down town, later hours and weekends would be a start

215. Ionia should be the central hub of an inter-county public transportation effort between Grand Rapids and Lansing. The city should embrace its potential as a bedroom community for these two large urban areas - our ideas will be much more meaningful with a wealthier tax base from which to draw. Additionally, I would like to never ever see a motorized scooter rolling down the shoulder of M-66 ever again, this is the hallmark of an undeveloped city, makes south of town look like Flint with people walking on the grass shoulders and riding on the paved shoulders. You can worry about housing once you have people who'd like to live here! Please consider starting by making Ionia and entering/exiting it more friendly to non-vehicular traffic

216. We love Ionia and we want to see its success. We want the old Ionia reputation replaced with the one it deserves. This area has so much potential to be even better and we’re thrilled to support it in every way we can.

217. The implementation of new housing to combat the current housing crisis would provide homes for current Ionia residents, as well as bring in new residents which would boost employment rates, and therefore would be a great opportunity to build more manufacturing facilities in preparation for incoming job seekers.

218. I’m really all about the benches. Maybe a little dog area would be cool. Like the one at these coordinates: (43.5547981, -79.5822693)

219. Please add more entertainment venues in town! The younger crowd tends to travel to grand rapids or Lansing and it would attract more people to the area. Bars, escape rooms, comedy shows, etc. would make myself and others much more likely to stay in town for a fun night out!

220. The city board needs to be wiped everyone on it is in it for their own interest. Ionia is desperate for higher paying jobs the city is in poverty. Downtown is dead and will stay dead because no one can afford to support each other so online shopping for the best price is now a way of life.

221. Do the code enforcement!

222. I'm not a city planner, but I think focusing on bringing skilled facilities with large growth potential (biotechnology, health, IT, etc.) would bring more people with a larger amount of disposable income to Ionia. That would hopefully bring more business, and would allow existing businesses to possibly flourish. People in those professions may be looking for lower cost of living areas.

223. Code enforcement! So many homes and yards are run down/over grown and full of junk cars, and trash. Makes the city look really trashy.
224. We can't live on the fact we have a beautiful brick main street if businesses are not there to make downtown a destination. We're still only known for "free fair" and "prisons" to so many. people . This town needs commerce and marketing. BOTH.
225. More attention to the public parks is needed. We have so many parks downtown, but it's hard to find one that's enjoyable. We end up going to the intermediate school park. More resources to improve the timeliness of taking action on rundown or abandoned houses. There are a lot of homes downtown that just sit and rot, yet local law enforcement goes after low hanging fruit of un-mown lawns, trash bins left out by the curb, parking, etc. Meanwhile, there are properties that have sat vacant for years with no action.
226. Think of the children. We need things our children can do and things for families to do. We need to have more things that keep families together and young adults away from drugs.
227. We need to bring back the beauty of our downtown specifically Washington and Main Streets. I would like to see the rental homes on west Washington and West Main St. be cleaned up. As a resident and home owner of this part of town. I hate seeing these beautiful old homes not being taken care of and people hanging out at all hours. I will like to see public safety walk the streets and have more public connection.
228. The city is ugly and filled with lazy, overweight people with little to do recreationally or educationally. But thank goodness we are getting a dog park!
229. With a town filled with low income households, find a way to drive that out to bring in a better community that will in turn grow the city into a thriving clean respectable community and not the dump that it is. Fix the damn roads and keep up with county roads better! The people running this make too much money to lack so much common sense.
230. a botanical garden, a carousel, tiny train, study spot/coffee house open late, bakery
231. Our children have no fun place to be especially teens… trees are a must for shade… but stop placing under electric wires. Dog park and splash pad would draw all Ionia county residents!
232. The soccer and baseball/softball fields need to be brought back into the city limits. There's a lot of missed business with them out south of town. There have been talks of wanting downstairs residential on main street and before going ahead and allowing it think first of the how reducing the business space will affect whether or not a business will have enough room for operation. The second thing is what type of people will a small apartment attract. Third where will these residents park. Constantly the public will say (I would have stopped but there weren't any spots out front so I thought you were busy) in reality business was dead and all the spots were taken up by residents. There needs to be more parking either from the city or property owners. A parking ramp wouldn't be a bad idea.
233. Look at Greenville, Lowell, Portland, etc., and note their amenities.

234. Protect historical character of downtown. Ban use of steel for use on historic buildings in DDA district. Perennials on side streets. More trees. More blight enforcement
235. An indoor recreation or indoor options for youth in our area would be utilized and so beneficial. We deal with so many cold months that having indoor areas for recreation is highly needed. The youth of our city is this community's future this needs to be focused on beyond the education system, how they spend their time outside of school hours and the options and availability to them.
236. We have made great progress with our city streets, water and sewer, and sanitary sewer. We need to develop the Steele Street empty area into baseball/soccer fields. We need more businesses downtown and less non-profits. The non-profits do not generate a tax for the city. The city and county really need to step up and become more communicative to ALL citizens.
237. I would like the city to consider updates to the boat launch area near the free fair location. Restrooms, fish cleaning station, elevated launch located away from river deposition locations, erosion control, etc.
238. Consider the lack of contractors in the area and seek a trade school for the area this would considerably bolster our local economy
239. A Dog Park would be nice. Quality restaurants with outdoor seating on Main Street. Shutting off an area so people can walk around with alcohol. Travel to downtown Midland. They have all of Main Street blocked off with so many restaurants participating in outdoor seating. People play games in the street like bean bag toss, walking around with beer. They have specialty bakery shops. They have a beautiful toy store that is so busy! My favorite businesses in Ionia are Cooks, Olivera's, and SoZo's. If all three were downtown on Main Street, that would be wonderful! I travel to Greenville to go to Five and Below or Marshall's.
240. N/A
241. Ionia has become very run down. Something needs to be done with all these vacant houses and empty store fronts. We have to go out of town to shop for clothing. I go to Lowell Meijer to shop as our local Meijer is usually out of things I need. I go to Greenville Walmart for the same reason. There is nothing appealing here.
242. I want to see the splash used for what it's meant to be for not homeless and druggies down there bathing and sitting. They can hang out at pocket change considering they are the ones encouraging the homeless in that area
243. Na
244. I think having big retail stores like Target, Hobby Lobby, TJ Maxx or Marshall's, for example, would attract more job opportunities and keep people who currently live in the city / surrounding city of Ionia from going outside of town as much to Greenville, Lansing or Grand rapids for things like that.

245. Ionia is a beautiful city with a strong sense of community. If anything, I really think crosswalks for the schools are very important.
246. The taxes on my current home in the city is the main reason I'll be moving; they value you my home at 550k costing almost 6k a year in taxes to live in the city.
247. Do something about the homeless that hang around city parks. It definitely keeps us away. A sports complex would be sweet too.
248. Anything done to the former prison lots, must also keep in mind how we need to better manage the 66/Riverside intersection. Any development to those lots would will see an increase in accidents/death at that intersection
249. West Washington St. and the like need some serious cleaning up. If you don't believe me? Go for a stroll down the sidewalk any time of day and think to yourself if you would want your kids or parents in that area.
250. You are working on some things. Dog park is awesome. We need more restaurants (sit down) and definitely nice, affordable housing. Not low income, as we have that, need to attract outsiders here. I know it can be done.
251. Look at trying to reach larger companies to want to have a facility in Ionia to help create more high paying livable wage jobs without people having to drive to Lansing or Grand Rapids
252. I would love to see our downtown life come back. With shops and a couple breweries. I think we could use a community center that is always open that offers something for everyone. I think having a real YMCA here with its own facility would be a great idea. I think the parks could all use a good update. The fun forest has been so neglected. There has been missing parts for years. I would also love to see Ionia get a children museum. I know Coldwater has one and they aren't too much bigger than we are. There is a lot of families here that have to go out of town every weekend to take their kids to fun places like children museum, bouncy houses, or trampoline parks. Or even out of town to better parks. I would to see people coming from out of their home town to Ionia because we have awesome parks or things to do.
253. Better Wi-Fi south of town. Need to attract or entice people to move here but when they look at houses and there is no cell signal and not able to work from home this is a high deterrent!
254. We live near the Deerfield/riverside area. Please consider the ads residents as you consider what to has that area for in the future. We don't want it to be the slums of Ionia and bring our home values down.
255. To build a better city and GROW our city, housing really needs to be addressed. Families are already struggling to find homes, apts., etc. to rent in our area. Logically, you can't bring more people in if there is nowhere to put them.

256. Don't be so darn petty with snow on residential sidewalks, keep cats and dogs under control, help for older or disabled with outside stuff
257. be more inclusive
258. An open air amphitheater with space for flea market and or farm market.
259. Solving the downtown issues and making it vibrant quickly is job 1.
260. There seems to be a lot of new green space areas around town that may be better suited for low income housing, apartments, commercial uses, etc.
261. Arts and entertainment are needed- on a typical night in Ionia the only form of entertainment is the theater, or a bar.
262. Coordinated planning efforts with Ionia County government. How to support and grow opportunities from being county seat.
263. Clean up the blight should be number one. Ionia tends to have a large slum image! Clamp down on rental violations.
264. Thank you for seeking input from residents. We need to hold landlords accountable for letting properties become trashed and causing blight/property values to become impacted in a negative way.
265. Please don't overbuild Ionia. A lot of people choose to live here because it's a small town and has the small town feel. The focus seems to be constant growth, but I'm not sure why. We could improve the city without turning it more industrial/into a big city/adding more people. Part of the charm of small towns are the historical buildings, parks, etc. They also contribute to the heritage of the town and make it unique compared to other places. More emphasis should be placed on preserving the history, even when it might cost more. For example, do we really need to redo/rip out the beautiful, unique theater interior to get more visitors? If we have the resources to sustain it as-is, it's more important to keep the older style and not make it like everywhere else. Not everything needs to be modernized. In a lot of areas, this actually attracts people to a place. Please keep in mind as you make this plan that we can improve our city and increase tax revenue without making it industrial and adding tons more people. People are starting to appreciate attractive small towns again as places become overcrowded. Thank you!
266. New Auditorium!! Fine Arts are very important and the auditorium we currently have is a disgrace!
267. Dog park
268. Assessing residential street parking and making our parks safer for whom they are intended for.
269. Thank you for the opportunity to take the survey online. Moving the existing library would have been a good step toward modernizing the downtown area.

270. I love the many kid-friendly outdoor entertainment options that are available; we use the parks, bike paths, and splash pad weekly. I would love to see more development for indoor child-friendly play spaces, along the lines of Taggart's Playground in Portland or BEL Museum in Belding. I would also be much more likely to keep my shopping and medical appointments local if there were some kinds of 2 hr. daycare in the Meijer / Corewell Pennock area that let me conveniently shop or visit the doctor.
271. How about fill up Reformatory with homeless or less expensive housing. Recently redone areas for prisoners being housed. Close to downtown...Easy Peezy.
272. Increase incentives for small businesses to fill downtown stores. Sit down restaurants with outdoor seating.
273. Listen to downtown businesses and public; more public transportation
274. The biggest improvement Ionia could make is to offer additional all-ages recreation opportunities year-round. Similar sized communities offer community centers with a wide variety of classes, activities, etc. It would be great to have those same types of lifelong learning/engagement options in the city.
275. Not from here, but some potential ideas for entertainment to enhance downtown would encourage my family to visit more. We visit Portland often for the parks, bike trails, and food and drink options. Hope this helps.
276. Downtown is lame on Friday and Saturday nights we go to Lowell. Take a look at the city of Marshall and all the things they do. Maybe a wine walk? I don't mind the diversity of the social-economic spectrum here. It adds the culture however, attracting a more affluent population might bring more tax dollar. Limiting the number of rentals and encouraging the revitalization of the older trash homes through incentives. This town has a lot of potential. I am a little underwhelmed in my 3 yrs living in the City of Ionia. I don't mind paying the 1% tax but I feel the tax is weighted towards social services and less towards making Ionia a place where people want to live.
277. Open space for child and adult recreation and sports is awful in Ionia. The only option that is remotely maintained is through the public schools, and the schools barely have enough space for all of their own "in house" athletic teams. Our town needs outdoor space for baseball, softball, soccer, pickleball, tennis, and football. In addition, an indoor complex for volleyball, basketball, and other indoor winter activities would make a huge impact on our community.
278. Should make more use of the fairgrounds attract more revenue. More concerts . More attractions
279. This town is going places.
280. Things that you are not going to go looking for tax money to pay for it, like the library no one wants to pay out of their taxes. Do what you can with what you have we know you're not using it all where it should be spent.

281. Focus on redeveloping downtown. The store fronts are outdated. More retail and less second hand stores. We need a bakery, coffee shops and sidewalk dining areas.
282. There is too much blight in Ionia and homes are, especially some of the most historic homes, are not being cared for. Garbage bins are left on the curb or they are parked in front of the residents homes. Indoor furniture should not be allowed on porches or yards. We need to consider the type of people that we want to attract to our town. We don't want to be a hub for a lot of low income because we start to see big city problems. Let's be the town that welcomes back retired Ionians. Our downtown is lovely but according to business owners, they get charged for outdoor seating, signage, etc. If we want a thriving downtown, the business owners should be offered better support. The Ionia Theater is the heart of downtown but has become too pricey. I think the vision for our town should include all the things that make one a better person (health, fitness, arts, cultural entertainment, general wellness, etc.).
283. To make more things in Ionia to do perhaps 🤔 more outdoor things at the Fairgrounds. Certain carnivals or outdoor things, live bands, etc. bring an arcade center or rec center.
284. Focus on the contiguous city. The industrial park on Appletree should be fully utilized. Don't start a new industrial park at Deerfield. A traffic study would need to be conducted for access to M-66. There is no good way to access 66 without more traffic lights which cause misery for trucks on the hill. Let's connect our trails. We have wonderful pedestrian bridge over the Grand River which is blocked off This was supposed to take us to State Park. Let's be forward thinking about bike and walking trails that take us around city to Meijer and state park.
285. I feel the Master Plan should encourage diversity and increased business opportunities for minority-led organizations
286. Don't create the dog park, it is a waste of money
287. Please consider a homeless shelter and more low-income housing. Both are underserved by the city.
288. NO manufacturing, assembly plants in the former Deerfield/Riverside prison property....the stamping and forklift/trucking noise would be too horrific.
289. I think the city with wanting to keep the old town feel should do exactly that. Go back to old town ways. The city needs to make it attractive to businesses, so they want to bring their business downtown. Downtown Ionia isn't out by Walmart it's down the brick road in the middle of town. We need to focus on the revitalization of that. Make the community surrounding that more attractive. Make it affordable yet competitive in pricing of down town buildings. Make conditions on the using of those buildings to include the entire building (i.e., business on bottom apartments above) that way we are getting better use of the buildings and the maintenance of those buildings will be up kept.

290. The downtown area should be the focal point of the City. A new library would be crucial and could get people down there.
291. Green space
292. There are many unused areas in commercial building which should be updated and used as housing.
293. Na
294. We need to draw professionals and young families to the area. A focus on education opportunities both classroom and amusement i.e. a zoo, planetarium or aquarium.
295. It would be nice to think of the lower income...or do something for families with poor rental history, call it 2nd chance housing, or something like that.
296. No new property taxes no mileages
297. Clean up the trash buildings. Homeless all along the river. Make the trail safe for women and children. Hotel in Ionia is trash. No way I'd ever let anyone stay there. It's all Addicts and government living not a hotel. It's trash
298. We need to grow jobs that require advanced education to attract more educated middle class people to our community. We need more housing to keep the cost of housing reasonable.
299. fix roads in and outside of the city many roads that should have been fixed years age have been patched multiple time and cause damage to vehicles
300. We need a Riverwalk. Not what we have but wide walkways, benches, maybe a riverside outdoor theatre, maybe some food stands on weekends. Just a place for people to walk/exercise, sit and watch the river, see who you happen to run into, enjoy our natural resource.
301. Don't change the city of Ionia from why people moved here. People moved to Ionia because it is Ionia. Don't try to make it a Grand Rapids or some hipster place or something that we are not.
302. We need more for the future, not enough to keep the youth occupied.
303. Housing is a huge need. When I was looking to downsize a few years ago there was nothing available. Many homes in the city are blighted and there appears to be a lack of code enforcement. I was hesitant to purchase a home in the city because the neighborhood could become blighted quickly. Pine Vista is no longer a viable option for seniors now that it houses all ages. The senior development up by the hospital will be a good option, but too expensive for many. I would be afraid to invest in a condo there because of lack of blight control for nearby homes.

304. See your housing like condos townhouses that aren't expensive green eggs or acres is way too expensive for people to stay at separate community from housing areas
305. Nothing in particular, I would just love to see this city modernize if possible.
306. No other thoughts, but several of these questions said to choose 3 but it would only allow me to select one.
307. A professional cultural resources study including archaeological survey of the Deerfield site prior to design and development.
308. mobile home parks gouge people when they are allowed to raise the rent any time they want. Power goes out all the time in Sherwood forest.
309. Housing is needed so badly here. Affordable housing. Families are having to look in other cities because of it. Daycare centers. We can't work if we cannot find childcare for our kids. And childcare we can trust! Recreation facilities that is year around.
310. Keep working to make it a great place to live and other businesses to feed off that will follow.

APPENDIX 2 – Emerson Elementary Comments

Comment Cards

- Clean up lawns
    - Mowing-brush
    - Cars junk

What do you LOVE about Downtown?

- Downtown in general: -Historical buildings; -Bricks; -Businesses-upper residential; -Downtown events chili dog
- Cook's Ice Cream!!!; Brick Street; Music; Historic buildings
- Historic bldgs.; Brick Street; Hopefully moving Library!
- Bricks on Main St.
- Cook's + Co.; Ionia Smoothie Co.; Downtown Market
- Brick Pavers
- The sandstone buildings. I love the History of this town.
- Put more money in County Park
- I really like the market downtown if you can add more that'd be cool.
- Theatre
- Old Store Fronts; Brick Streets; Local Shopping
- Events that happen downtown
- Theater
    - Yes!
- Theatre; Brick Street; Library; Cooks; Shopping; Eating; 1st Thurs. on the Bricks
- Small-town smiles on their way into businesses :)
- Downtown events
- Quiet/Safe roads; Antique stores
- The new Speaker System
- Not much
- Old storefronts; pretty buildings; Brick Street

- Upgrading old store-fronts. Supporting small business merchants
- Shopping
- New speaker system; theatre; beautification; shops-restaurants; special activities

What would bring you Downtown in the future?

- Culture; better/and more good food/drink; cool events; pretty/quaint stores
- Involve more combined groups during current events (e.g. Chamber/DDA/City EE's
- Grocery store; Entertainment (music); Farmer's Market
- Non-motorized connection on "South Ionia" Hill (M-66)
- More active businesses/store fronts; Events/entertainment; Restaurants; Upper Res Housing-Nice units
- Unity
- Entertainment; Music on the Bricks
- More restaurants
- Link Bridge at Fairgrounds to Riverside Development
- More events
- Refurb buildings exteriors with original designs
- Library/Community center
- Grocery store; A/C in the schools!
- Library w/ Community Space
    - Yes! Yes!
    - Yes! Yes!
- Events
- Library

Commercial Streetscapes Comments

Street Alternative #1

- Stop seating to keep turn lane at intersections?
- I believe Downtown outside sitting/lounging areas would benefit restaurants, shops, etc. Not sure if downtown parking would be compromised?

- It would be nice to have room for outdoor/sidewalk dining/seating, however I appreciate the center lane to alleviate traffic

Street Alternative #2

- Not a big need for bike lanes on Main St. It shouldn't be used as a thru-way
- There is room for bikes and a big sidewalk
- No need bike lane
- Need for bike lane on Main St.
    - No

Street Alternative #3

- There are trees, space for cars and bikes and walking

Residential Streetscapes Comments

Existing Street (Typical)

- Many of our City Streets only have parking on one side
- More "off street" parking in areas w/ limited parking on one side of the street only
- I'd hate to see available street parking disappear
- I think there are too many streets w/ parking on both sides. That should be revisited.

Street Alternative #1

- Widen sidewalks but keep lanes same width with parking on one side
- Widen streets to allow odd/even Parking on all streets especially W. Washington
- I really like the idea of wider sidewalks but still feel it's important to have on street parking in most neighborhoods

Street Alternative #2

- Bikes have their own lanes away from cars
- Reduced bike injuries

Street Alternative #3

- Bikes have their own lanes in the road
- Need sidewalks on all side streets, including hill south of town

Future Land Use Map:

- Senior housing Options

- We want Fred's Food Store Back!!
- Baseball fields

Transcribed Verbal Comment summaries

- Traffic on Riverside + Tuttle—access drives and road widening needed
- More affordable and public housing
- Senior housing by other things like commercial
- Promote what we already have—recreation (county park is underutilized
- Grocery store—NOT dollar stores. Places like Fred's
- More Trails

APPENDIX 3 – Jefferson Elementary Comments

Commercial Streetscapes

Street Alternative #1:

- Trees and outdoor seating are desirable, keep traffic moving in or around area
- Keep street narrow to provide sidewalk & café area. Bike lanes on Washington?

Street Alternative #2

- Like additional trees while maintaining width and ability to care for streets as we do during winter

Street Alternative #3

- Remove middle tree add sidewalk seating. Biking on side of road not between vehicles.

Residential Streetscapes

Street Alternative #1

[No Comments]

Street Alternative #2:

- Bike lanes are great, but hope they're connected around the city, not just sporadic areas.

- Road markup to visually narrow

Street Alternative #3:

- Road striping to visually narrow Drive lanes to slow traffic

What do you LOVE about Downtown?

- Love the movie theater + dog park (coming soon!)
- Community events blocking off main street; -3rd space
- I love that on pokemon Go there are so many Pokéstops and that's all because of our community, so I'm very glad to have Ionia!
- Love using the trails
- Pretty streets & potential
- Getting more diversified
- -Dog park; -Current eateries; -Bike/Walking Trails

What would bring you Downtown in the future?

- Places to buy groceries
- Social events; fun stuff
- Dancing; -social + ballroom/bands DJs
    - ^yes!
- Tabletop Gaming lounge
- Signage directing M-66 traffic to downtown
- Signage to downtown parking
- Craft/quilt store
- No more antique
- More clothing options
- Leot grocery store!!!
- More stores + businesses downtown
- More retail downtown, tourist oriented; City orchestrate busses from senior centers for day visits
- Need $ available for Homes on Dexter/State St. for fixing up area; Poor impression as so many are not in good condition

- Locations + communication to aid homeless w/ shelter during extreme cold or heat
- Bakery
    - ^Yes Pierson's!
- Gift shops
- More community areas would be great, and some areas to meet friends and play games like: Pokémon Go, cards, chess.
- -More food/pubs; -More Park+Rec; -Events for seniors

APPENDIX 4 – Pop-Up Firework Event Comments

- A Real ymca with indoor track, pool etc.
    - A Decent Hotel like Rockford is building
- More cultures represented – more people from around the world + more ethnic food
    - More fundraisers in the schools to support field trips

APPENDIX 5 – Community Open House Comments

Comment Card

- Active places for seniors. A place to live with activities like pickleball, walking trails, connection across Riverside to the City/DNR trail system (bridge across river). Space for natural drainage (rain gardens) to filter stormwater downhill + could be reused for things like watering lawns. Existing detention pond could be a nice amenity connected to the walking trails.

What would bring you Downtown in the future?

- Night life; music
    - ^Yes!
- Small music; Amphitheater
- Stores open longer/Mondays
- Having destinations for walks
- More quality food offerings. Healthy menus.
- Grocery story
- Grocery store definitely needed North of town
- Grocery downtown on north end
- Music; Goyebe

What do you LOVE about Downtown?

- Hilly + connected trails

- The potential in the historic building district
- Rail trail, public bike trails
- Walking Trails Bike Trails
- Ionia theatre
- Original architecture
- Theatre
- Theater
- Going out to eat downtown
- Brick street
- Trails
- Red Brick Street & Historic Streetlamps
- Ionia City Market
- Walkability
- Ice cream shop – nice + quaint
- The walking/bike trails
- Essentials, like grocery + banks, are already outside of town so there isn't as much of a reason to come into downtown

Residential Streetscapes

Existing Street (Typical)

- On street parking

Street Alternative #1

None

Street Alternative #2

- Separated bike lanes
- Voted for #2, but #3 would be ok too.
- Buffer between bikes + cars is great.
- Like Safest for non-motorized traffic. But obviously not good for parking.

Street Alternative #3

None

Commercial Streetscapes

Existing Street (Typical)

- Leaves turn lane as an option

Street Alternative #1

- Like: café seating decent parking
- Drivers are highly inconsiderate of bikers- alt # 2 + 3 area a danger to bikers

Street Alternative #2

- Bike lanes are needed.
- A little concern about bikes + people opening their car doors without looking first

Street Alternative #3

None

Residential Streetscapes Sticker Count

- Existing Street (Typical): 0
- Street Alternative #1: 1
- Street Alternative #2: 5
- Street Alternative #3: 0

Commercial Streetscapes Sticker Count

- Existing Street (Typical): 1
- Street Alternative #1: 2
- Street Alternative #2: 3
- Street Alternative #3: 1

What would bring you Downtown in the future? Sticker Count

- More places to shop: 4
- More places to work: 0
- More places to live: 1
- More places to eat: 7
- More public events: 2
- More ways to get Downtown: 2
- More entertainment spaces: 3
- More places to gather: 2
- More attractive/maintained streets: 0

City Council Resolution of Adoption

City Council Resolution of Adoption

Planning Commission Resolution of Adoption

Planning Commission Resolution of Adoption

CITY OF IONIA

MASTER PLAN