



CITY OF IONIA
PLANNING COMMISSION
REGULAR MEETING MINUTES
4:30 PM, Wednesday, August 13, 2025
IONIA CITY HALL - COUNCIL CHAMBERS

I. CALL TO ORDER

Chairperson Bailey called the meeting of the Ionia Planning Commission to order at 4:30 PM.

II. ROLL CALL

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

III. APPROVAL OF AGENDA

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

MOTION CARRIED BY VOICE VOTE.

IV. APPROVAL OF MINUTES

(IV.1.) July 9, 2025 – Regular Meeting

Minutes from the regular meeting of July 9 were reviewed. Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Lee, to approve the July 9, 2025, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

V. PUBLIC COMMENTS

Eric Asher (1938 Harwood Road) commented to the Planning Commission on the future development of the Deerfield-Riverside property, as an adjacent landowner. He cited potential environmental and noise concerns, and requested the Commission to keep these in mind when development occurs. Mr. Asher also expressed interest in the expansion of utilities on Harwood Road.

VI. PUBLIC HEARINGS AND ASSOCIATED ACTION

(VI.1.) High-Tech Business Park Zoning

Assistant City Manager Bowman summarized the steps taken by the City to acquire 80 acres of land for a future high-tech business park. Bowman emphasized that the land was previously owned by the State of Michigan and not zoned. He explained that, in order to prepare the property to be redeveloped, it is necessary to assign a zoning classification.

The Commission asked questions about the proposal and discussed the impact future development may have on the area.

Chairperson Bailey opened the public hearing at 4:50 PM.

Eric Asher (1938 Harwood Road) advised the Commission to consider truck traffic on Harwood Road and potential light pollution from future development. He indicated that he was looking forward to the redevelopment of the property.

Chairperson Bailey closed the public hearing at 4:56 PM.

Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Gregory, to recommend approval of Ordinance No. 597 by City Council to assign the T-Technology Innovation Business District zoning classification to 80-acres of land owned by the City of Ionia on Harwood Road.

MOTION CARRIED BY VOICE VOTE.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

(VIII.1.) Steele Park - Final Site Plan Presentation

Assistant City Manager Bowman presented a site plan for the Planning Commission to review for the creation of Steele Park.

The Commission asked questions about the design and provided feedback.

Planning Commissioner Lee made a motion, seconded by Planning Commissioner Gregory, to approve the final site plan for Steele Park.

MOTION CARRIED BY VOICE VOTE.

(VIII.2.) Request to Reschedule September Planning Commission Meeting

Chairperson Bailey requested to reschedule the September Planning Commission meeting, due to an event scheduled at the same time to raise money for the Ionia Community Library Foundation. Bailey noted that all Commissioners were invited to the event.

Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Swartz, to reschedule the September Planning Commission meeting to Thursday, September 11, 2025, at 4:30 PM.

MOTION CARRIED BY VOICE VOTE.

(VIII.3.) Short-Term Rentals

Bowman presented a draft ordinance for short-term rentals. He explained the need for the Zoning Code to define short-term rentals and permit them in designated zoning districts. Bowman further informed the Commission that City Council would be reviewing the City's Rental Registration Program, and that it is necessary to add short-term rentals.

The Commission discussed the desired zoning districts to permit short-term rentals and the impact on surrounding neighborhoods. It was mentioned that the ordinance would not allow short-term rentals in accessory dwelling units.

Planning Commissioner Donaldson made a motion, seconded by Planning Commissioner Kelley, to assign an ordinance number and schedule a public hearing for the next Planning Commission meeting on Thursday, September 11, 2025, at 4:30 PM at Ionia City Hall.

MOTION CARRIED BY VOICE VOTE.

IX. COMMISSIONER COMMENTS

None.

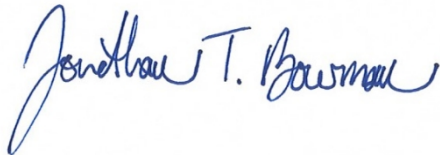
X. ADJOURNMENT

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

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 5:38 PM.

Respectfully Submitted,

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

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