



CITY OF IONIA
PLANNING COMMISSION
REGULAR MEETING MINUTES
4:30 PM, Wednesday, November 12, 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, Tim Lee, and Judy Swartz present. Commissioners Keturah Kelley and Jason Perry were absent.

III. APPROVAL OF AGENDA

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

MOTION CARRIED BY VOICE VOTE.

IV. APPROVAL OF MINUTES

(IV.1.) October 8, 2025 – Regular Meeting

Minutes from the regular meeting of October 8, were reviewed. Planning Commissioner Lee made a motion, seconded by Planning Commissioner Gregory, to approve the October 8, 2025, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

V. PUBLIC COMMENTS

None.

VI. PUBLIC HEARINGS AND ASSOCIATED ACTION

(VI.1.) Public hearing to receive comments on Ordinance No. 601 to allow parking as an accessory use on an adjacent lot by Special Land Use in the B-3, General Business District

Assistant City Manager Bowman provided background information on Ordinance No. 601 and summarized changes made based on the Commission's feedback from their last meeting.

Chairperson Bailey opened the public hearing for Ordinance No. 601 at 4:38 PM.

Vice President of Development for the Gillespie Group Jason Kildea (330 Marshall St., Ste. 100, Lansing, MI) expressed support for the proposed ordinance amendment and thanked the City for its consideration of the change. Mr. Kildea provided the Commission with a site plan concept for a

commercial development on S. State Road (PPN: 34-060-140-000-035-20) which initiated the need for the ordinance amendment. He indicated that the zoning amendment would allow the developer to request a special land use for 13 accessory parking spaces and a dumpster enclosure on a portion of adjacent property located in the City to support the commercial development in Ionia Township.

Chairperson Bailey closed the public hearing at 4:44 PM.

Commissioner Swartz commented that she believed additional clarification was needed within Ordinance No. 601 Section 1274.10 (e)(2) regarding the initial termination clause due to the principal use ceasing or changing.

Planning Commissioner Swartz made a motion, seconded by Planning Commissioner Donaldson, to recommend that City Council approve Ordinance No. 601, an ordinance to amend Section 1260.03 and enact a new Section 1274.10 entitled "Parking as an Accessory Use to an Adjacent Lot" of the Codified Ordinances of the City of Ionia. The motion was conditional on City staff amending Section 1274.10 (e)(2) for additional clarity on the termination clause prior to presentation of the ordinance to City Council.

MOTION CARRIED BY VOICE VOTE.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

(VIII.1.) Steele Park Site Plan Review

Assistant City Manager Bowman provided background information related to the site plan for an initial phase of a proposed new park on Steele Street. He indicated that the project has been in the planning stage for numerous years and highlighted the multiple grants secured to support the park's development. Bowman introduced Melinda Whitten from MCSA Group as the City's landscape design architect for the project.

Whitten presented details to the Commission on the site plan for Steele Park.

The Commission asked numerous questions about the site plan to Ms. Whitten regarding the various amenities, future phases of the park, pavilion design, site grading, and the floodplain permit.

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

MOTION CARRIED BY VOICE VOTE.

IX. COMMISSIONER COMMENTS

Mike Donaldson: Commented that he is happy to see Steele Park being developed, and he appreciates the unique features that are not available elsewhere in the City.

Judy Swartz: Noted that shuffleboard should be considered as a future park improvement.

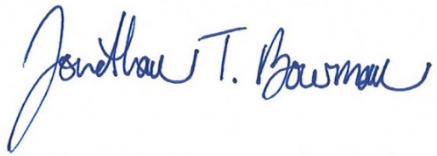
X. ADJOURNMENT

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

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 5:29 PM.

Respectfully Submitted,

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

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