



**CITY OF IONIA**  
**PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**4:30 PM, Wednesday, January 14, 2026**  
**IONIA CITY HALL - COUNCIL CHAMBERS**

**I. Call to Order**

**II. Oath of Office** - Commissioners Kelley and Swartz

**III. Roll Call**

**IV. Election of Officers**

1. Chairperson
2. Vice-Chairperson
3. Secretary

**V. Approval of Agenda**

**VI. Approval of Minutes**

1. November 12, 2025 – Regular Meeting

**VII. Public Comments**

**VIII. Public Hearings and Associated Action**

**IX. Old Business**

1. Upcoming MSU Extension Training

**X. New Business**

1. 2026 Meeting Schedule
2. 2025 Planning Commission Annual Report
3. 113 S. Depot Street - Site Plan and Special Land Use Application
4. Austin Pines Planned Unit Development Amendment

**XI. Commissioner Comments**

**XII. Adjournment**

**Next Meeting - February 11, 2026**

**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, 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.

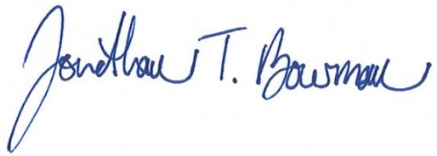
## **X. ADJOURNMENT**

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



# CITY OF IONIA

## STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: IX.1

TO: Planning Commissioners  
FROM: Jonathan Bowman, Assistant City Manager  
DATE: January 14, 2026  
RE: Upcoming MSU Extension Training

### **Background:**

As a reminder, MSU Extension will be hosting a Planning Commission training at Ionia City Hall on **Tuesday, February 10, from 6:30-8:00 PM**. This event is open to the public, but pre-registration is required at <https://events.anr.msu.edu/2026PCRolesIonia>. The City will register any Planning Commissioner interested in attending.

In this program, attendees will:

- Learn the legal authority and limitations of your planning commission duties.
- Recognize the functions of a master plan and zoning ordinance and their relationship.
- Understand the role of each person at a Planning Commission meeting, including how to run meetings and handle conflict.
- Strengthen ethical decision-making skills, apply standards to decision-making and know when to ask for help.

# ROLES AND REPONSIBILITIES OF A PLANNING COMMISSION IONIA COUNTY



## DESCRIPTION

Local officials have a responsibility to plan their communities, manage the impacts of economic and social change and play a part in solving challenges their communities face. Local communities that proactively plan and accomplish their responsibilities can enhance the quality of life and overall resiliency of their own community and beyond. This program empowers local officials and staff with the tools, background and education they need to understand the role and many responsibilities of our important planning commissions. This program is in partnership with the City of Ionia.

In this program, attendees will:

- Learn the legal authority and limitations of your planning commission duties.
- Recognize the functions of a master plan and zoning ordinance and their relationship.
- Understand the role of each person at a Planning Commission meeting including how to run meetings and handle conflict.
- Strengthen ethical decision-making skills, apply standards to decision-making and know when to ask for help.

## REGISTRATION

The cost for this program is \$25 per person. This cost includes printed materials and light refreshments.

Register online here:

<https://events.anr.msu.edu/2026PCRolesIonia>

## CONTACT US:

Tyler Augst  
[augsttyl@msu.edu](mailto:augsttyl@msu.edu)  
(269) 657-8213

## DATE & TIME

Tuesday  
February 10, 2026  
6:30 pm – 8:00 pm

## LOCATION

Ionia City Hall  
114 North Kidd Street  
Ionia, MI 48846

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# CITY OF IONIA

## STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: X.1

TO: Planning Commissioners  
FROM: Jonathan Bowman, Assistant City Manager  
DATE: January 14, 2026  
RE: 2026 Meeting Schedule

**Background:**

Following this communication, Planning Commissioners will find a 2026 Meeting Schedule that City Council approved at its last meeting on December 3, 2025. This schedule includes all of the City's regularly scheduled board and commission meetings. Planning Commission will meet on the second Tuesday of each month as it has for many years. The November meeting has been changed to the second Tuesday of the month, due to the Veterans Day holiday.



## CITY OF IONIA 2026 Meeting Schedule

The City Council, Planning Commission, Downtown Development Authority (DDA), Brownfield Redevelopment Authority, Local Development Finance Authority, and Zoning Board of Appeals have set the following meeting schedules for 2026. All meetings are open to the public. All meetings, except for the DDA, are scheduled to be held at Ionia City Hall, 114 North Kidd Street, Ionia. The DDA meetings are held at the Ionia Theatre, 205 W. Main Street, Ionia.

### CITY COUNCIL

Meetings are the first Wednesday of the month, beginning at 6:30 PM:

January 7	July 1
February 4	August 5
March 4	September 2
April 1	October 7
May 6	November 4
June 3	December 2

### PLANNING COMMISSION

Meetings are the second Wednesday of the month, beginning at 4:30 PM:

January 14	July 8
February 11	August 12
March 11	September 9
April 8	October 14
May 13	November 10*
June 10	December 9

\*The November Planning Commission meeting will be held on the second Tuesday of the month, due to the Veterans Day holiday.

### DOWNTOWN DEVELOPMENT AUTHORITY (DDA)

Meetings are the third Wednesday of the month, beginning at 8:00 AM:

January 21	July 15
February 18	August 19
March 18	September 16
April 15	October 21
May 20	November 18
June 17	December 16

### BROWNFIELD REDEVELOPMENT AUTHORITY

Meetings are held quarterly on the second Monday of the month, beginning at 4:00 PM:

January 12	July 13
April 13	October 12

**LOCAL DEVELOPMENT FINANCE AUTHORITY**

Meetings are held quarterly on the third Tuesday of the month, beginning at 4:00 PM:

March 17	September 15
June 16	December 15

**ZONING BOARD OF APPEALS**

Meetings are scheduled as needed for the first Monday of the month, beginning at 6:30 PM:

January 5	July 6
February 2	August 3
March 2	September 7*
April 6	October 5
May 4	November 2
June 1	December 7

\* If needed, the September meeting will be held on the second Monday of the month, due to the Labor Day holiday.



# CITY OF IONIA

## STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: X.2

TO: Planning Commissioners  
FROM: Jonathan Bowman, Assistant City Manager  
DATE: January 14, 2026  
RE: 2025 Planning Commission Annual Report

### **Background:**

Annually, the Planning Commission provides a report to City Council summarizing all activities that have taken place throughout the previous year. A draft report has been created by City staff describing the many items accomplished during the eleven regular meetings held by the Planning Commission in 2025.

The report also summarizes action taken by the Zoning Board of Appeals (ZBA) and other community development activities such as code enforcement, zoning permits, and rental certificates. These activities are tracked through the City's BS&A software, allowing for annual reports to be produced. Overall, the draft report highlights the dedication and hard work of the Planning Commission, ZBA, and City staff throughout 2025 and sets a high standard for 2026.

City staff provide this draft annual report for the commission's discussion and consideration. Changes or additions are welcome prior to a formal recommendation to City Council.

### **Requested Action / Motion:**

It is requested that Planning Commission discuss and approve the 2025 Planning Commission Annual Report to be presented to City Council at its next meeting on February 4, 2026.

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**Motion By:**

**Seconded By:**



**COMMUNITY DEVELOPMENT & PLANNING COMMISSION  
2025 Annual Report**

TO: Mayor Milewski and Councilmembers  
 FROM: Chairman Bailey and Planning Commissioners  
 DATE: February 4, 2026  
 RE: 2025 Community Development and Planning Commission Annual Report

This report is submitted to fulfill Article II, Section 19 of Public Act 33 of 2008 (Michigan Planning Enabling Act) and pursuant to Section 1202.05 of the Ionia Code of Ordinances.

The Municipal Planning Enabling Act states that, “a planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body relating to planning and development.” This report summarizes 2025 operations of the Planning Commission, Zoning Board of Appeals, and community development activities.

**PLANNING COMMISSION**

**Membership**

Commissioner	Expiration of Term
Logan Bailey, Chair	12/31/2027
Michael Donaldson	12/31/2027
Ryan Gregory	12/31/2026
Keturah Kelley	12/31/2028
Tim Lee, Vice-Chair	City Council Representative
Jason Perry	12/31/2026
Judy Swartz, Secretary	12/31/2028

**Schedule and Attendance**

The Planning Commission met 11 times throughout 2025. Regular Commission meetings were held on the second Wednesday of the month at 4:30 PM. However, the April meeting was held a week early due to spring break and the September meeting was rescheduled for the second Thursday because of a conflicting community event. The following table shows attendance throughout the year.

Meeting Dates											
Commissioner	1/8	2/12	3/12	4/2*	5/14	6/11	7/9	8/13	9/11*	10/8	11/12
Logan Bailey	P	P	A	P	P	P	P	P	P	A	P
Michael Donaldson	P	A	P	P	P	A	A	P	P	A	P
Ryan Gregory	P	P	P	A	P	P	P	P	A	P	P
Keturah Kelley	P	A	P	P	A	P	P	P	P	P	A
Tim Lee	P	P	A	P	P	P	P	P	P	P	P
Jason Perry	P	A	P	P	P	P	P	A	P	P	A
Judy Swartz	P	P	P	P	P	P	P	P	A	A	P

During these meetings, action was completed on a variety of matters, including the following:

**Site Condominium/Site Plan/Special Land Use Permits**

During 2025, the Planning Commission reviewed the following site plans and special land use requests:

- Approval was granted for a site plan and special land use permit submitted by Relief After Violent Encounter-Ionia (RAVE) for transitional housing at 848 and 850 E. Lincoln Avenue.
- Approval was granted for a site plan submitted by the Ionia Free Fair Association for a new pavilion at the fairgrounds located at 317 S. Dexter Street.
- Approval was recommended to City Council for the final site condominium plan submitted by Mr. Patrick Kapenga of Ionia Development Co. LLC for 14 condominiums at 520 E. Washington Street named the Homes of Heritage Row Condominium.
- Approval was granted for a site plan submitted by Bazco Holdings and Chillbox Convenience Store for the development of a convenience store, gas station, car wash, and drive-thru establishment at 421 and 431 W. Lincoln Avenue.
- Approval was granted for a site plan submitted by Ms. Karie Robbins for the development of a child care center named the Little Learners Care Center at 283 S. Steele Street.

**Zoning Ordinance Amendments**

During 2025, the Planning Commission drafted and recommended approval to City Council the following ordinances:

- Ordinance No. 593 – Rezoning of 848 and 850 E. Lincoln Avenue from the B-1, Neighborhood Business District to the HDR, High Density District.
- Ordinance No. 594 – Amending the City’s site plan review requirements found in Chapter 1276 including the removal of the public hearing requirement for uses permitted by right in the Zoning Code.
- Ordinance No. 597 – Assigning the T, Technology Innovation Business District zoning classification to 80-acres of property purchased by the City of Ionia from the State Land Bank Authority for the development of a high-tech business park at the location of the former Deerfield correctional facility.
- Ordinance No. 598 – Enacting Chapter 1294 entitled “Short-Term Rentals” and amending various other chapters to allow short-term rentals in all residential zoning districts.

- Ordinance No. 601 – Amending the special land uses found in Section 1260.03 and creating Section 1274.10 to allow parking as an accessory use on an adjacent lot by special land use in the B-3, General Business District.

### **Miscellaneous Matters**

- Reviewed Chapter 1278 – Nonconforming Lots, Structures, and Uses based on public comment on the inability to rebuild nonconforming structures. No changes to the ordinance were recommended by the Commission.
- Discussed and provided feedback to staff on the goals and priorities for the 2025-2030 Master Plan.
- Recommended approval to City Council of the 2025-2030 Master Plan following the required 63-day public review period and public hearing through Planning Commission Resolution 2025-01.
- Approved the final site plan and design for the creation of Steele Park.

### **Future Priorities**

As the Planning Commission looks ahead to 2026, priority items on its list include:

- Continuing to review and update outdated sections of the Planning and Zoning Code;
- Following through with the identified Master Plan goals;
- Evaluating recent zoning changes to determine effectiveness and if amendments are needed;
- Coordinating expected transformational redevelopment projects through the review process;
- Participating in training opportunities to expand planning and zoning knowledge; and
- Marketing changes to the City’s Zoning Code that promote flexibility and encourage residential and commercial development in Ionia.

## ZONING BOARD OF APPEALS

### Membership

Board Member	Expiration of Term
Logan Bailey, Vice-Chair	Planning Commission Representative
Mike Kirgis, Chair	12/31/2027
Amanda Ondersma	12/31/2026
Troy Waterman, Secretary	City Council Representative

### Schedule and Attendance

The Zoning Board of Appeals met once in 2025. The following table shows the meeting’s attendance.

Board Member	Meeting Date
	1/6
Logan Bailey	P
Mike Kirgis	P
Amanda Ondersma	P
Troy Waterman	P

### Approvals

- Approval was granted to the Ionia County Historical Society for a 4 ft. variance from the front yard setback requirement found in Appendix I – “Schedule of Regulations” for the MDR, Medium-Density Residential District related to the construction of an accessory structure at 253 E. Main Street.
- Approval was granted to the Ionia County Historical Society for a 7 ft. variance from the 20 ft. maximum height allowed for accessory structures found in Section 1286.02(b)(3) – “Accessory Buildings” related to the construction of an accessory structure at 253 E. Main Street.

## COMMUNITY DEVELOPMENT ACTIVITIES

### Code Enforcement

The following chart tracks all code enforcement cases by month in 2025. A total of 320 cases were opened throughout the year.

2025 Code Enforcements by Month														
Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 Total	2024 Total
Abandoned Vehicles	0	0	1	6	0	2	1	0	2	4	0	0	16	16
Animals	0	0	1	0	0	0	0	1	0	0	0	0	2	3
Blight	2	5	6	5	1	4	9	8	4	7	3	0	54	79
Dead Trees	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Fire/Housing Code	0	1	0	0	0	0	0	1	0	0	0	0	2	0
Front Yard Parking	0	1	0	2	1	3	2	1	2	7	0	0	19	4
Garbage	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Leaves	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Paint Conditions	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Property Maintenance	0	0	0	0	0	0	1	0	2	0	0	0	3	9
Public Nuisance	0	0	0	0	0	0	0	1	0	0	0	0	1	3
Sidewalk Hazardous	71	0	0	0	0	0	0	0	0	0	0	44	115	41
Sidewalk Overgrowth	0	0	0	0	0	0	3	1	0	0	0	0	4	5
Trash Container	0	0	0	0	0	0	0	1	0	0	0	0	1	69
Vegetation	0	0	0	0	26	18	22	13	6	4	0	0	87	75
Zoning	0	2	0	1	1	0	4	4	1	0	1	0	14	10
<b>Total</b>	<b>73</b>	<b>9</b>	<b>8</b>	<b>14</b>	<b>29</b>	<b>27</b>	<b>42</b>	<b>31</b>	<b>17</b>	<b>22</b>	<b>4</b>	<b>44</b>	<b>320</b>	<b>320</b>

The City's part-time Code Enforcement Officer Warren Conley accomplished a lot in his second full year serving in this role. Warren evaluated another section of sidewalks in accordance with the City's sidewalk maintenance and replacement program. His evaluation revealed 48 sidewalks in need of replacement totaling approximately 909 linear feet of sidewalk. Each property was notified and given

a period of time to fix their sidewalk, or the option to wait for the City to hire a contractor to complete the work. City Council approved a 25% City cost share for each replacement, as part of the program.

Individuals seeking to submit a code enforcement complaint can reach out via email to [CodeEnforcement@ci.ionia.mi.us](mailto:CodeEnforcement@ci.ionia.mi.us), call (616) 523-0157, or submit one online using the “Report a Concern” form on the City’s website at cityofionia.org.

**Permits**

The chart below summarizes all community development permit activity by month in 2025. In addition to the permits listed in this chart, the City established the Discover Ionia Social District in 2025 and approved 5 social district permits to allow various businesses to participate.

2025 Permits Issued by Month														
Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 Total	2024 Total
Accessory Structure	1	0	1	4	2	2	3	0	0	1	1	1	16	12
Alcohol – Special Event	0	1	1	2	2	1	1	2	3	0	0	0	13	3
Curb Cut	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Demolition	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Home Addition	0	0	0	0	0	1	0	0	0	0	0	0	1	0
Fence	0	1	3	2	2	4	2	0	1	3	1	1	20	16
Land Division	0	2	0	0	0	0	0	0	1	1	0	2	6	4
Mobile Food Vending Unit	2	0	0	0	2	2	1	0	0	0	0	0	7	7
New Home Construction	2	0	2	0	1	0	1	0	0	0	0	0	6	9
Public Infrastructure (Tap-In)	2	0	2	1	0	0	0	1	1	1	0	0	8	23
Right-of-Way	3	1	4	2	4	5	5	4	1	1	1	1	32	37
Sidewalk (Construction)	0	0	0	0	1	1	4	1	1	0	0	0	8	8
Sign	1	1	0	1	1	3	0	1	0	0	1	0	9	6
Street Closure	0	0	0	1	3	4	0	0	3	1	1	0	13	13
Peddler License	0	0	1	0	0	0	0	0	0	0	0	0	1	1
Vertical Pole Banners	0	1	0	1	0	0	0	0	0	0	0	0	2	2
<b>Total</b>	<b>11</b>	<b>7</b>	<b>14</b>	<b>14</b>	<b>18</b>	<b>23</b>	<b>17</b>	<b>9</b>	<b>11</b>	<b>8</b>	<b>5</b>	<b>5</b>	<b>142</b>	<b>144</b>

## Rental Registrations and Fire Inspections

The following chart tracks all issued certificates for fire inspections and the City's rental housing registration program by month in 2025.

2025 Certificates Issued by Month														
Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025 Total	2024 Total
Fire Inspections	1	0	0	1	0	0	0	0	0	0	0	0	2	3
Rental Units	11	4	39	13	14	0	0	4	15	49	48	23	220	65
Total	12	4	39	15	0	0	0	4	15	49	48	23	222	68

Dan Davis has been the City's rental and fire inspector since July of this year. Dan has hit the ground running and been a fantastic addition to the team. In 2025, the City completed a comprehensive review of the Rental Registration Program and made several updates to Chapter 858 through Ordinances 598 and 599. These updates included the addition of short-term rentals to the program and revised program fees.

All residential property being rented in the City must be registered and receive a certificate of compliance in accordance with Chapter 858. Property owners interested in renting their residential property should contact Dan at (616) 523-0158 to schedule an inspection or visit the City's Code Enforcement & Rentals page of the website at [cityofionia.org](http://cityofionia.org) for more information including the rental housing registration application.

As approved by the Planning Commission at its **January 14, 2026**, regular meeting.



# CITY OF IONIA

## STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: X.3

TO: Planning Commissioners  
FROM: Jonathan Bowman, Assistant City Manager  
DATE: January 14, 2026  
RE: 113 S. Depot Street - Site Plan and Special Land Use Application

### **Background:**

A Site Plan Review and Special Land Use Permit Application was received by the City for the mixed-use redevelopment of the former Habitat for Humanity store located at 113 S. Depot Street. The new owner, JC & CJ Properties LLC, intends to convert the building into a laundromat with one ground floor residential unit and three second floor residential units. The upper floor residential and laundromat uses are permitted by right in the B-2 Central Business District. However, the ground floor residential unit requires a Special Land Use Permit.

Following this communication the Commission will find a staff report from Williams & Works as well as the submitted application and plans.

### **Requested Action / Motion:**

It is requested that the Planning Commission conduct a Preliminary Site Plan and Special Land Use Review for the redevelopment of 113 S. Depot Street by JC & CJ Properties LLC. It is also requested that the Planning Commission schedule a public hearing for 4:30 PM, Wednesday, February 11, 2026, at City Hall to hear comments on the Site Plan and Special Land Use Application and conduct a final review of the application.

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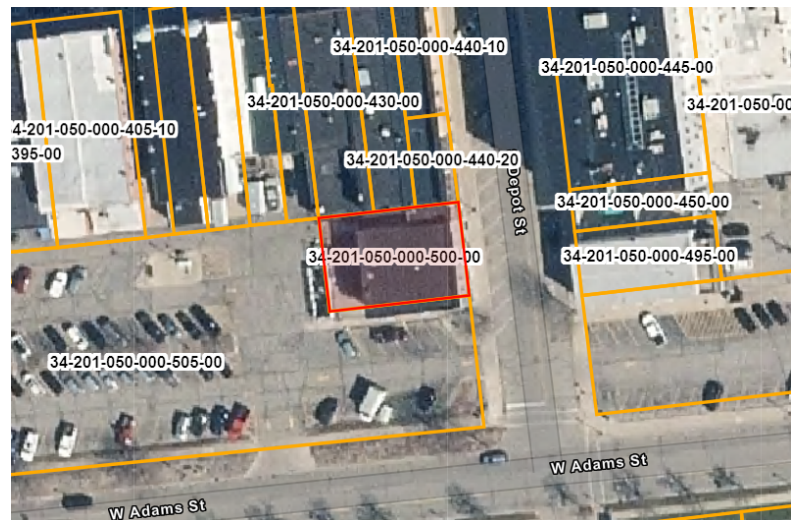
**Motion By:**

**Seconded By:**

## MEMORANDUM

**To:** City of Ionia Planning Commission  
**Date:** January 8, 2026  
**From:** Bradley S. Kotrba, AICP  
Aman Pannu, AICP  
**RE:** 113 South Depot Street Site Plan/Special Land Use Review

JC & CJ Properties, LLC, has submitted an application for site plan and special land use review for a proposed renovation of the existing building at 113 S. Depot Street. The applicant proposes a vertical mix of uses, featuring a laundromat in the storefront of the first floor, a residential unit in the rear portion of the first floor, and three residential units on the second floor. The purpose of this memorandum is to review the special land use request and the site plan in accordance with the City of Ionia Zoning Ordinance.



**Background.** This application concerns one parcel (34-201-050-000-500-00), which is zoned B-2, Central Business District. The applicant plans to renovate the 2,856-square-foot former Habitat for Humanity building for the vertical mix of uses described above. The proposed mixed-use development, combining commercial and residential functions, is allowed permitted by right in the B-2 zoning district. Laundromats are permitted as a personal service use in the B-2 district, and residential units are allowed on the second floor. The ground-floor residential unit, however, requires approval as a special land use.

**Completeness of Submittal.** Section 1276.05 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 however, a detailed site plan was not provided. This review is based on the floor plans provided by the applicant.

**Setbacks and Dimensional Requirements.** The applicant is proposing to renovate an existing building. The existing building and proposed uses align with the character of the central business district and complies with the setback and dimensional standards of the district.

Access/Circulation. The building is accessible from two entrances: Depot Street to the east and W. Adams Street to the west through the public parking lot owned by the City of Ionia. The parcel is directly accessible to pedestrians via sidewalks on Adams Street and Depot Street. Vehicular access to the site is through the public parking lot. There is no on-site vehicle circulation, as the building covers nearly the entire parcel.

Parking. Section 1282.01 requires 1.5 off-street parking spaces for each dwelling unit in multi-family residential buildings and 1 space for every three washing machines in a laundromat. However, under Section 1258.02(d), if apartments on the second or third floor are at least 500 square feet, only one parking space per apartment is required. This requirement can be satisfied through on-site, nearby, or district parking within the B-2 Central Business District.

All proposed residential units within the building exceed 500 square feet, thus, the applicant must provide just one parking space per apartment. In this case, parking will be accommodated using the public lot adjacent to the building and on-street parking on Depot Street, which may also serve laundromat customers. The exact number of machines for the laundromat has not been provided; however, with access to on-street parking and the adjacent public lot, parking is expected to be adequate for a laundromat of this size. The Planning Commission may wish to discuss whether any measures are proposed to limit or manage guest parking in public spaces, including whether designated parking spaces will be marked for building residents or if future residents will be permitted to park anywhere within the public lot. This should be clarified and documented as part of the review process.

Signage. The applicant has not stated whether any new signage is proposed for the site. Any signage must comply with Section 1234 of the Ordinance and be approved with a sign permit.

Lighting. The applicant has not submitted any details regarding exterior lighting, existing or proposed. The Planning Commission may discuss this with the applicant and determine if lighting is provided. All lighting must meet the requirements set forth in Section 1296.03 of the Zoning Ordinance.

**Specific Special Land Use Standards.** Residential dwelling units may be permitted on the ground floor when the following conditions are met:

- (1) Residential units on the first floor must not take up more than forty (40%) percent of the gross ground floor square footage at street level facing the front lot line. Corner parcels contain two front lot lines and, therefore, contain two such frontages at street level, which only permits a maximum of twenty (20%) percent of the gross ground floor square footage as usable residential space.

**Remarks.** The proposed first-floor residential unit occupies less than 40% of the gross ground-floor area. The unit is approximately 631 square feet and is located at the rear of the building, where it is not visible from the street. The Planning Commission may find that this standard is satisfied.

- (2) Access to the residential unit is located in the rear of the building opposite the front facade, meeting all Americans with Disabilities Act guidelines, as amended.

**Remarks.** Access to the first-floor ADA-compliant residential unit is located at the rear of the building, opposite the front façade, and appears to be provided by an ADA-compliant ramp. Because a detailed site plan has not been submitted, this assumption is based on the floor plan provided. The Planning Commission may wish to confirm the method of ADA access with the applicant and, if necessary, include this as a condition of approval.

- (3) Each residential unit must have a minimum floor area of 500 square feet.

**Remarks.** Each residential unit exceeds 500 square feet in area. This standard has been met.

- (4) Each residential unit must be part of a more significant residential development with dwelling units located on upper floors that must be developed concurrently or within 36 months of the ground floor dwelling unit. The upper floor residential unit(s) must be of a fifty-one percent (51%) or greater structural renovation of that floor or be a newly-created use for the building.

**Remarks.** This standard appears to be met, as the entire upper floor units will be part of the whole building renovation, and ground floor units are proposed concurrently with the additional units on the upper floor. This may be addressed as a condition of approval.

- (5) Off-street parking requirements outlined for second and third-floor residential units(s) in Section 1258.02(d) shall apply to the ground-floor residential unit as authorized herein.

**Remarks.** Please refer to comments regarding parking as mentioned earlier in this memorandum. The Planning Commission may discuss this with the applicant and determine if adequate parking has been provided.

- (6) The commercial front of the principal or ground floor shall also maintain a rear entrance to enable delivery and customer access.

**Remarks.** A rear entrance has been provided for the laundromat business per the floor plan provided, however, this must be shown on a detailed site plan. This standard has may be met upon additional information being provided by the applicant.

- (7) The Planning Commission, in its best judgment and reasonable discretion, has the authority to alter or waive any of Section 1258.04(f) provision requirements during the special land use review.

**Remarks.** The applicant has not provided any information pertaining to landscaping. The Planning Commission, in its review of parking and landscaping requirements may exercise its discretion to modify or waive applicable provisions. The Commission may also consider

whether additional conditions related to soundproofing or noise mitigation from the laundromat are warranted to protect future residents of the apartment units.

**Special Land Use Standards.** The following general standards shall serve as the basis for decisions by the Planning Commission involving special land use permits. The Commission shall find that, in addition to specific standards for a particular use, the proposed use shall:

- a) Be designed, constructed, operated, and maintained so it will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not significantly change the essential character of the area in which it is proposed.

**Remarks.** The proposed reuse of the existing building is consistent with the established character of the central business district and maintains the building's scale, massing, and overall appearance. The mixed-use design is compatible with surrounding commercial and residential uses and is not expected to significantly alter the essential character of the area. The Planning Commission may find that this standard has been met.

- b) Be adequately served by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools.

**Remarks.** The building is connected to public utilities and is accessed via two public streets. The Planning Commission may find this standard met.

- c) Not create excessive additional requirements for public facilities and services at public cost.

**Remarks.** The use of the building as a laundromat with residential apartment units is not expected to create excessive demands on public facilities or services at public expense. Overall building occupancy is anticipated to decrease compared to prior use, and the proposed development is therefore unlikely to burden public infrastructure or services. The Planning Commission may find that this standard has been met.

- d) Not involve uses, activities, processes, materials, equipment, or conditions of operation that will be detrimental to any persons, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, or odors.

**Remarks.** The proposed uses are permitted by right as individual uses within the zoning district and are not expected to involve activities or operational conditions that would be detrimental to persons, property, or the general welfare. The laundromat and residential units are typical uses in a central business district and are not anticipated to generate excessive traffic, noise, glare, smoke, fumes, or odors beyond what is customary for the area. The Planning Commission may find that this standard has been met.

- e) Be consistent with the intent and purpose of the zoning district where such use will be located.

**Remarks.** The proposed use is consistent with the intent and purpose of the zoning district. The applicant is renovating and reusing an existing building that already reflects the character of the area, rather than constructing a new facility elsewhere. This type of downtown infill and adaptive reuse supports the goals of the district and reinforces the vitality of the downtown area.

**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.

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

**Remarks:** The applicant is using an existing building with no changes to the driveways. The site is accessed by two off-site driveways on Depot Street and Adams Street that connect to the public parking lot on Adams Street. No additional driveways have been proposed. The Planning Commission may find that this standard is met.

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

**Remarks:** No additional landscaping is proposed, as the applicant is reusing an existing building within the Central Business District. The parcel is fully developed, and there are no significant setbacks that would necessitate new landscaping. The Planning Commission may find this standard has been met.

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

**Remarks:** As noted earlier, the applicant is reusing an existing building that aligns with the character and scale of the surrounding area. The building's style is consistent with neighboring structures in the downtown district, and the site design does not impede the normal or orderly development of adjacent properties. The Planning Commission may find that the proposal appropriately considers the site's context, including its topography, lot size, and surrounding uses.

- d) The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or by making those alterations to the topography which

are reasonably necessary to develop the site in accordance with the requirements of this Zoning Code. A development shall respect the natural resources of the City.

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

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

**Remarks:** The subject site is not proposed for any grading or modifications to natural areas, as none exist on the site. The proposed renovation impacts the interior and exterior areas of the building only. The Planning Commission may find that this standard is satisfactorily met.

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

**Remarks:** As mentioned earlier, the Planning Commission may consider whether conditions related to soundproofing or noise mitigation from the laundromat are warranted to protect future residents of the apartment units. This may be discussed with the applicant.

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

**Remarks:** The building appears to be accessible by emergency vehicles however; the Planning Commission may wish to seek input from the Director of Public Safety to ensure this is the case.

- h) In recognition that a sidewalk system along City streets would enhance pedestrian safety and conserve energy through non-motorized transportation opportunities, sidewalks shall be required as determined by the Planning Commission during the site plan review process. Sidewalks, if required, shall be constructed in accordance with the City of Ionia sidewalk standards. Additions to or renovations of buildings, existing as of the effective date of this chapter, that require site plan review shall be subject to the requirements herein. In determining the need for a sidewalk, the following criteria shall be considered:

- 1) The amount of current and future pedestrian traffic passing by the site.
- 2) Whether a sidewalk would enhance the safety of pedestrians currently walking by the site, as well as the safety of future pedestrians.
- 3) The existing and future volume of traffic on the street abutting the site.

- 4) The existence or probability of sidewalks being constructed on adjacent properties in order to create or complete a usable sidewalk system.
- 5) The location of the proposed use.
- 6) The location of pedestrian attractors such as schools, churches, public buildings, and shopping opportunities.

**Remarks:** The existing sidewalk along the eastern property line is proposed to remain and appear to be in good condition. The Planning Commission may find that this standard is satisfactorily met.

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

**Remarks:** The arrangement of common ways for vehicular and pedestrian circulation is unlikely to change or be significantly impacted. The Planning Commission may find that this standard is satisfactorily met.

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

**Remarks:** No surface water is present on site and the building is connected to public infrastructure. The Planning Commission may consider this standard met.

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

**Remarks:** Exterior lighting information was not provided on the site plan, however; the Planning Commission may discuss this with the applicant and add a condition of approval to address future lighting.

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

**Remarks:** No outdoor storage areas are proposed. The existing dumpster will remain at the rear of the building. The Planning Commission may wish to confirm whether the dumpster enclosure will be placed on a concrete pad and fully enclosed in accordance with zoning requirements. This may be addressed as a condition of approval.

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

**Remarks:** The site does not contain areas for on-site maneuvering since the building covers nearly the entire site. The Planning Commission may wish to discuss any anticipated truck traffic or deliveries with the applicant. This may be addressed as a condition of approval.

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

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

**Recommendation.** At the January 14<sup>th</sup> meeting, the Planning Commission should carefully consider any public comments as well as comments from the applicant. The Planning Commission should discuss with the applicant the items noted in this memorandum as needing additional information and consider the conditions of approval as listed below. If the Planning Commission is satisfied, they may tentatively schedule the public hearing and final review for the February 11 meeting.

- (1) Each residential unit must be part of a more significant residential development with dwelling units located on upper floors that must be developed concurrently or within 36 months of the ground floor dwelling unit. The upper floor residential unit(s) must be of a fifty-one percent (51%) or greater structural renovation of that floor or be a newly-created use for the building.
- (2) If the Planning Commission determines it is necessary, the applicant shall implement measures to mitigate noise from the laundromat to ensure it does not impact the residential occupants.
- (3) Access to the residential unit is located in the rear of the building opposite the front facade, meeting all Americans with Disabilities Act guidelines, as amended.
- (4) The applicant must provide appropriate parking and designate parking for future residents if required by the planning commission.
- (5) All/Any exterior lighting must meet the requirements of Section 1296.03 of the Zoning Ordinance.

- (6) Any signage shall comply with Section 1234 of the Ordinance and be approved with a sign permit.
- (7) Receive any other permits or approvals necessary by any local, state, or federal permitting authority.
- (8) The applicant shall comply with any and all recommendations of the Department of Public Safety.
- (9) Any other reasonable condition that the Planning Commission may feel is appropriate for protecting the health, safety, and welfare of the community.



# Site Plan & Special Land Use 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](http://www.ci.ionia.mi.us)

Date of Application: \_\_\_\_\_

Permit Fee: \$1,000\*

A site plan approval with a special land use permit requires action by the Planning Commission. Applications must be submitted four weeks prior to the meeting in which it will be heard and include a completed site plan checklist.

Approved site plans and special land use permits 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: \_\_\_\_\_ Interest in Property: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Owner's Name (If different from above): \_\_\_\_\_

## Project Information

1. Request (check all that apply):

Site Condominium       Special Land Use       Plat       PUD

Site Plan Review       Rezoning      Other: \_\_\_\_\_

2. Address of Property: \_\_\_\_\_

3. Parcel Number: \_\_\_\_\_

4. Legal Description: \_\_\_\_\_

\_\_\_\_\_

5. Project Description: \_\_\_\_\_

\_\_\_\_\_

6. Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

7. Size of Parcel: \_\_\_\_\_

(\*Fee includes \$500 for Special Land Use and \$500 for Site Plan Review.)

**Signatures**

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>OFFICE USE ONLY</b>	<b>Application #:</b> _____
___ Fees Paid: _____	
Date Advertised: _____	Date of Meeting: _____
Action Taken: _____	
Comments: _____	
_____	
Signature: _____	Date: _____

## Site Plan Review Process

### I. Items to be Submitted

The following material must be submitted to the City Zoning Administrator in applying for review of a site plan by the Planning Commission.

- \_\_\_ Application
- \_\_\_ Fee
- \_\_\_ Special Land Use Questionnaire
- \_\_\_ 4 Copies of a Preliminary Site Plan
- \_\_\_ 1 Electronic Copy of a Preliminary Site Plan
- \_\_\_ Site Plan Review Checklist

The site plan must contain the information required by Section 1276.05 of the City Zoning Ordinance. A site plan checklist is attached which notes the information required.

### II. Meeting Dates

The City Planning Commission meets on the second Wednesday of each month at 4:30 P.M. in the city council chambers at the City Hall.

### III. Processing Period.

An application for site plan review and special land use permit to the Planning Commission usually takes about 45 to 60 days to process. Applications must be submitted at least four weeks before a Planning Commission meeting in order to be placed on the agenda.

### IV. Application Procedures

Whenever an application is filed for a site plan review and a special land use permit, the following steps are taken:

1. An application for a site plan and special land use permit is submitted to the Zoning Administrator along with the required fee.
2. The Zoning Administrator in conjunction with the chair of the Planning Commission, sets a public hearing date for the site plan and special land use.
3. The Zoning Administrator mails notices of the hearing to all land owners within 300 feet of the site.
4. The notices are mailed at least 15 days before the hearing.
5. The Zoning Administrator forwards copies of the application and site plan to the Planning Commission, Director of Public Safety, and Department of Public Works.
6. Reports from the Director of Public Safety, and Department of Public Works are prepared and sent to the Planning Commission.
7. The Planning Commission at the public hearing reviews the site plan, special land use permit, and staff reports. The Commission reviews the plan in accordance with the standards contained in Section 1274.04 and Section 1276.07 of the Zoning

Ordinance. The Commission may approve, modify or deny the site plan and special land use permit or approve it subject to revisions being made.

The Commission may require the revised plan to be brought back to the Commission for final approval or allow the Zoning Administrator to review and approve the revised plan according to the changes required by the Commission.

8. Once final approval is given and the site plan contains all required corrections, the Zoning Administrator signs two copies of the plan, one for the City Building Inspector and one for the applicant. Following this step, the applicant may apply for a building permit.
9. An approved site plan and special land use permit must be under construction within one year of the date of final site plan approval or the site plan becomes invalid. A one-year extension may be granted by the Planning Commission provided the applicant presents reasonable evidence that the development has had unforeseen difficulties but is now ready to proceed.

#### **Special Land Use Standards-Section 1274.04**

The following general standards shall serve as the basis for decisions by the Planning Commission involving special land use permits. The Commission shall find that, in addition to specific standards for a particular use, the proposed use shall:

- a) Be designed, constructed, operated and maintained so it will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not significantly change the essential character of the area in which it is proposed.
- b) Be adequately served by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.
- c) Not create excessive additional requirements at public cost for public facilities and services.
- d) Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- e) Be consistent with the intent and purpose of the zoning district in which such use will be located.

## Site Plan Review Standards

All site plans reviewed by the Planning Commission shall be approved, approved with conditions, or denied based on the purposes, objectives, and requirements of this ordinance, and specifically, the following considerations when applicable. Please review the following standards to ensure that the proposed site plan will satisfy these requirements. Additional comments and information are encouraged.

### **Relationship of Request to Surrounding Area**

- ❑ The relationship of uses proposed will not adversely affect the public health, safety, or welfare.
- ❑ Proposed uses and structures take into account topography, size of the property, the uses on adjoining property and relationship and size of buildings to the site.
- ❑ The site is developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in the ordinance.

### **Drives, Parking, and Circulation**

- N/A ❑ Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site.
- N/A ❑ Drives, streets and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
- N/A ❑ The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the City of Ionia.

### **Natural Features**

- N/A ❑ Removal or alteration of significant natural features is restricted to those areas that are reasonably necessary to develop the site in accordance with the requirements of this ordinance.
- N/A ❑ Landscaping, buffers, and/or greenbelts are preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

### **General**

- ❑ Satisfactory assurance is provided that the requirements of all other applicable ordinances, codes, and requirements of the City of Ionia will be met.
- ❑ The general purposes and spirit of this ordinance and the City of Ionia Master Plan are maintained.

## Special Land Use Questionnaire

The Special Land Use Questionnaire is required as part of the application. The following general standards shall serve as the basis for decisions by the Planning Commission involving special land use permits. Indicate below how this request meets each standard.

**Standard 1**

*The use is designed, constructed, operated and maintained so it will be harmonious and appropriate in appearance with the existing or intended character of the area in which it is proposed.*

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**Standard 2**

*The use will be adequately served by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.*

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**Standard 3**

*The use does not create excessive additional requirements at public cost for public facilities and services.*

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**Standard 4**

*The use does not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.*

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**Standard 5**

*The use is consistent with the intent and purpose of the zoning district in which such use will be located.*

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## Site Plan Review Checklist

A site plan submitted for review by the City of Ionia Planning Commission must contain the following items unless the Commission determines such items are not needed on the plan. This list is taken from Section 1276.05 of the City of Ionia Zoning Ordinance.

- |  |   |
|--|---|
| <p><input type="checkbox"/> Scale (not more than 1" – 100 ft.).</p> <p><input type="checkbox"/> A vicinity map.</p> <p><input type="checkbox"/> Date site plan was prepared.</p> <p><input type="checkbox"/> Name, address &amp; seal of preparer.</p> <p><input type="checkbox"/> North arrow.</p> <p><input type="checkbox"/> Legal description.</p> <p><input type="checkbox"/> Property lines and dimensions.</p> <p><b>N/A</b> <input type="checkbox"/> Building setback distances.</p> <p><b>N/A</b> <input type="checkbox"/> All structures, lot lines &amp; wetlands within 100 feet of the site.</p> <p><b>N/A</b> <input type="checkbox"/> Location of septic tanks and drain fields.</p> <p><b>N/A</b> <input type="checkbox"/> Location of utility easements.</p> <p><input type="checkbox"/> Location of all sidewalks.</p> <p><b>N/A</b> <input type="checkbox"/> Location of all bike paths or walkways.</p> <p><b>N/A</b> <input type="checkbox"/> Location and size of any walls, fences or other screening provisions.</p> <p><b>N/A</b> <input type="checkbox"/> Location of all proposed landscape including size and type of planting.</p> <p><b>N/A</b> <input type="checkbox"/> Location of all proposed accessory structures.</p> <p><b>N/A</b> <input type="checkbox"/> Location of all light poles or fixtures including type.</p> <p><b>N/A</b> <input type="checkbox"/> Location of all flagpoles.</p> | <p><b>N/A</b> <input type="checkbox"/> Existing &amp; proposed topographic elevations at two-foot intervals on the site &amp; to a distance of 50 ft. outside the boundaries.</p> <p><b>N/A</b> <input type="checkbox"/> Identify all slopes 20% or more.</p> <p><b>N/A</b> <input type="checkbox"/> Direction of storm water drainage &amp; how storm water runoff will be handled.</p> <p><input type="checkbox"/> Location of existing buildings.</p> <p><b>N/A</b> <input type="checkbox"/> Location of proposed buildings.</p> <p><b>N/A</b> <input type="checkbox"/> Intended use of proposed buildings.</p> <p><b>N/A</b> <input type="checkbox"/> Length &amp; width of proposed buildings.</p> <p><b>N/A</b> <input type="checkbox"/> Height of proposed buildings.</p> <p><b>N/A</b> <input type="checkbox"/> Square footage of proposed buildings.</p> <p><b>N/A</b> <input type="checkbox"/> First floor elevation of each building.</p> <p><input type="checkbox"/> Location of abutting streets.</p> <p><input type="checkbox"/> Location of rights-of -way.</p> <p><input type="checkbox"/> Location of service drives. Location of curb cuts.</p> <p><input type="checkbox"/> Location of access easements serving the site.</p> <p><input type="checkbox"/> Location of driveways opposite the site.</p> <p><input type="checkbox"/> Location of driveways within 100 feet on either side of the site.</p> |
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- N/A \_\_\_ Driveway width, curb radii and deceleration lane.
- N/A \_\_\_ Location and size of all water lines.
- N/A \_\_\_ Location and size of sanitary sewer lines.
- N/A \_\_\_ Location of all storage sheds.
- N/A \_\_\_ Location of all transformers.
- \_\_\_ Location of all dumpsters or trash removal areas or devices. Dumpsters must be screened.
- N/A \_\_\_ Location of all signs.
- N/A \_\_\_ Location of all existing and proposed utility poles.
- N/A \_\_\_ Location of proposed parking areas & access drives.
- N/A \_\_\_ Number of parking spaces & aisles.
- N/A \_\_\_ Dimensions of spaces & aisles.
- N/A \_\_\_ Location of parking blocks, landscape, timbers, etc.
- N/A \_\_\_ Location of loading areas.
- N/A \_\_\_ Location of parking islands.
- N/A \_\_\_ Location of handicapped spaces & access ramps.
- \_\_\_ Type of parking lot surface.

- N/A \_\_\_ Location of curbs.
- N/A \_\_\_ Location & type of significant existing vegetation.
- N/A \_\_\_ Location & type of significant existing water courses.
- N/A \_\_\_ Location & type of significant existing water bodies.
- N/A \_\_\_ Location & type of significant existing county or city drains & manmade surface drainage ways.
- N/A \_\_\_ Location of 100-year floodplains.
- N/A \_\_\_ Location of existing wetlands.
- N/A \_\_\_ Location and size of storm drainage lines.
- N/A \_\_\_ Location of fire hydrants.
- N/A \_\_\_ Location of catch basins.
- N/A \_\_\_ Vegetation which is to be retained on the site must be illustrated.
- \_\_\_ Zoning on adjacent properties.
- N/A \_\_\_ Location & specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials.

# 113 DEPOT ST REHAB

113 S DEPOT ST, IONIA, MI

RENDERING - FOR REFERENCE ONLY

## PROJECT NOTES

- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES, AS WELL AS ALL LOCAL ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING AND SITE INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DRAWINGS MAY CONTAIN DISCREPANCIES DUE TO CONCEALED CONDITIONS, INACCURACIES IN THE ORIGINAL DRAWINGS, INACCESSIBLE LOCATIONS, UNRECORDED BUILDING ALTERATIONS AND OTHER CONFLICTING INFORMATION. INFORMATION OUTSIDE OF CONTRACT AREA IS RELATIVE AND FOR REFERENCE ONLY. ALWAYS VERIFY FIELD CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT SUBSTANTIALLY WITH PROPOSED WORK.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FILLED AND PATCHED TO MATCH EXISTING.
- PATCH AND REPAIR ALL EXISTING WALL SURFACES ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE AN UNINTERRUPTED SURFACE APPEARANCE. PATCH AND REPAIR ALL FLOORING FOR EXISTING BUILDINGS TO ACHIEVE A CONTINUOUS, SMOOTH, AND FLUSH FLOOR SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXECUTE WORK. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY CONSTRUCTION WITH THE ARCHITECT AND OWNER TO ASSURE A MINIMUM AMOUNT OF INTERRUPTION WITH THE OWNER'S ACTIVITIES.
- IF THE PROJECT IS A REMODEL, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL/REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
- SEE T002 AND T003 FOR ADDITIONAL PROJECT NOTES, MOUNTING HEIGHTS, AND SYMBOLS
- 3D VIEWS AND RENDERINGS ON THIS PAGE AND THROUGHOUT THE SET ARE FOR REFERENCE ONLY. VERIFY ALL CONSTRUCTION DETAILS THROUGHOUT THE ENTIRE SET OF DOCUMENTS
- THE PROJECT SHALL CONFORM TO UNDERWRITERS LABORATORY FIRE RESISTANCE DIRECTORY AND BUILDING MATERIALS DIRECTORY.
- ANY MATERIAL SUBSTITUTIONS TO A LISTED UL DESIGN NUMBER SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL SUPPLIER FOR COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROVALS - FOR ANY MATERIALS SUBSTITUTION IN THE REQUIRED UL DESIGN ASSEMBLY - BY THE FIRE MARSHAL AND BUILDING INSPECTOR HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- FOR ANY CHANGE OF UL DESIGN NUMBER, OR ANY CHANGE IN MATERIAL(S) IN A UL DESIGN ASSEMBLY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL OTHER RELATED MATERIALS OR ASSEMBLIES AFFECTED BY THE CHANGE OF MATERIAL OR UL DESIGN NUMBER ASSEMBLY.
- PROVIDE COMPLETE UL APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS AT ALL RATED WALL PENETRATIONS.
- PROVIDE FIRESTOPPING AS REQUIRED AT ALL OPENINGS FOR PLUMBING, CONDUIT, DUCTWORK, ETC. AT FIRE RATED ASSEMBLIES.
- REFER TO THE FLOOR PLANS FOR IDENTIFICATION OF ALL FIRE AND SMOKE-RATED PARTITIONS.

## PROJECT DESCRIPTION

PLACE PROJECT DESCRIPTION HERE.

## ZONING MAP



## CONTEXT MAP



## DRAWING LIST

SHEET NUMBER	DRAWING TITLE	10.24.2025 - DD SET
GENERAL		
T000	TITLE SHEET	X
T001	RENDERINGS	X
T002	GENERAL MOUNTING HEIGHTS + ABBREVIATIONS	X
T003	PLUMBING MOUNTING HEIGHTS	X
T004	CODE COMPLIANCE	X
T004.1	CODE COMPLIANCE - REHAB CODE	X
T005	AREA PLANS	X
T006	AREA PLANS SECOND FLOOR OPTIONS	X
CIVIL		
C100	ARCHITECTURAL SITE PLAN	X
ARCHITECTURAL		
A000	EXISTING FLOOR PLANS	X
A110	DEMOLITION PLANS	X
A120	PARTITION TYPES	X
A121	NEW FLOOR PLANS	X
A130	ENLARGED PLANS	X
A131	ENLARGED PLANS	X
A132	ENLARGED PLANS	X
A150	ENLARGED STAIR PLANS AND DETAILS	X
A200	REFLECTED CEILING PLANS	X
A210	CEILING DETAILS	X
A220	ROOF PLAN	X
A221	RUBBER ROOF DETAILS	X
A300	INTERIOR ELEVATIONS	X
A301	INTERIOR ELEVATIONS	X
A400	DOOR SCHEDULE	X
A410	WINDOW SCHEDULE AND DETAILS	X
A500	EXTERIOR ELEVATIONS	X
A501	EXTERIOR ELEVATIONS	X
A600	BUILDING SECTIONS	X
MECHANICAL		
MEP101	MECH, ELEC, PLUMB SPECS/NOTES	X
Grand total: 29		

## EXISTING PHOTOS - FOR REFERENCE ONLY



**ARCHITECTURE/INTERIOR DESIGN**  
 Driven Design Studio PLLC  
 117 West Michigan Avenue  
 Battle Creek, MI 49017  
 (269) 753-8040  
 cody@drivendesignstudio.com

**OWNER**  
 Clint Hoppes  
 113 S Depot St  
 Ionia, MI  
 Owner Phone Number  
 info@brodybrook.com

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF DRIVEN DESIGN. THE DOCUMENT & THE INFORMATION IT CONTAINS MAY NOT BE REPRODUCED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF DRIVEN DESIGN.

**NOT FOR CONSTRUCTION**

PROJECT NAME  
 113 DEPOT ST REHAB  
 PROJECT ADDRESS  
 113 S DEPOT ST, IONIA, MI

ISSUE/REVISION  
 ISSUE 1 - Date

DRAWN BY CMN  
 DATE 11/3/2025 4:53:45 PM  
 SCALE  
 STAMP

PROJECT NUMBER  
 2025.092

TITLE SHEET  
**T000**

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**NOT FOR CONSTRUCTION**

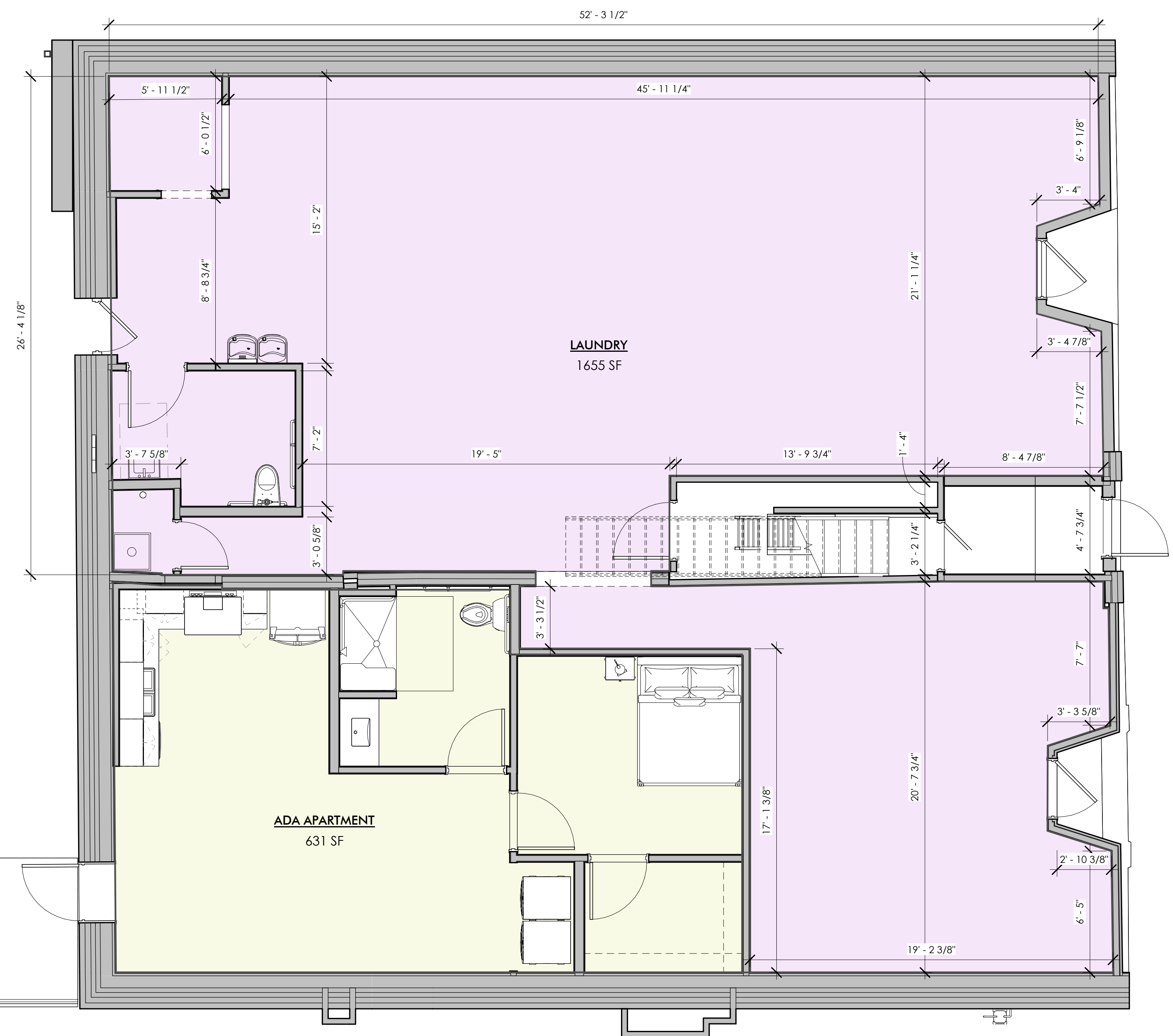
PROJECT NAME  
 113 DEPOT ST REHAB  
 PROJECT ADDRESS  
 113 S DEPOT ST, IONIA, MI

ISSUE/REVISION  
 ISSUE 1 - Date

DRAWN BY CMN  
 DATE 11/3/2025 4:53:46 PM  
 SCALE 1/4" = 1'-0"  
 STAMP

PROJECT NUMBER  
 2025.092

AREA PLANS  
**T005**



**FIRST FLOOR AREA PLAN**  
 1/4" = 1'-0"

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**NOT FOR CONSTRUCTION**

PROJECT NAME  
 113 DEPOT ST REHAB  
 PROJECT ADDRESS  
 113 S DEPOT ST, IONIA, MI

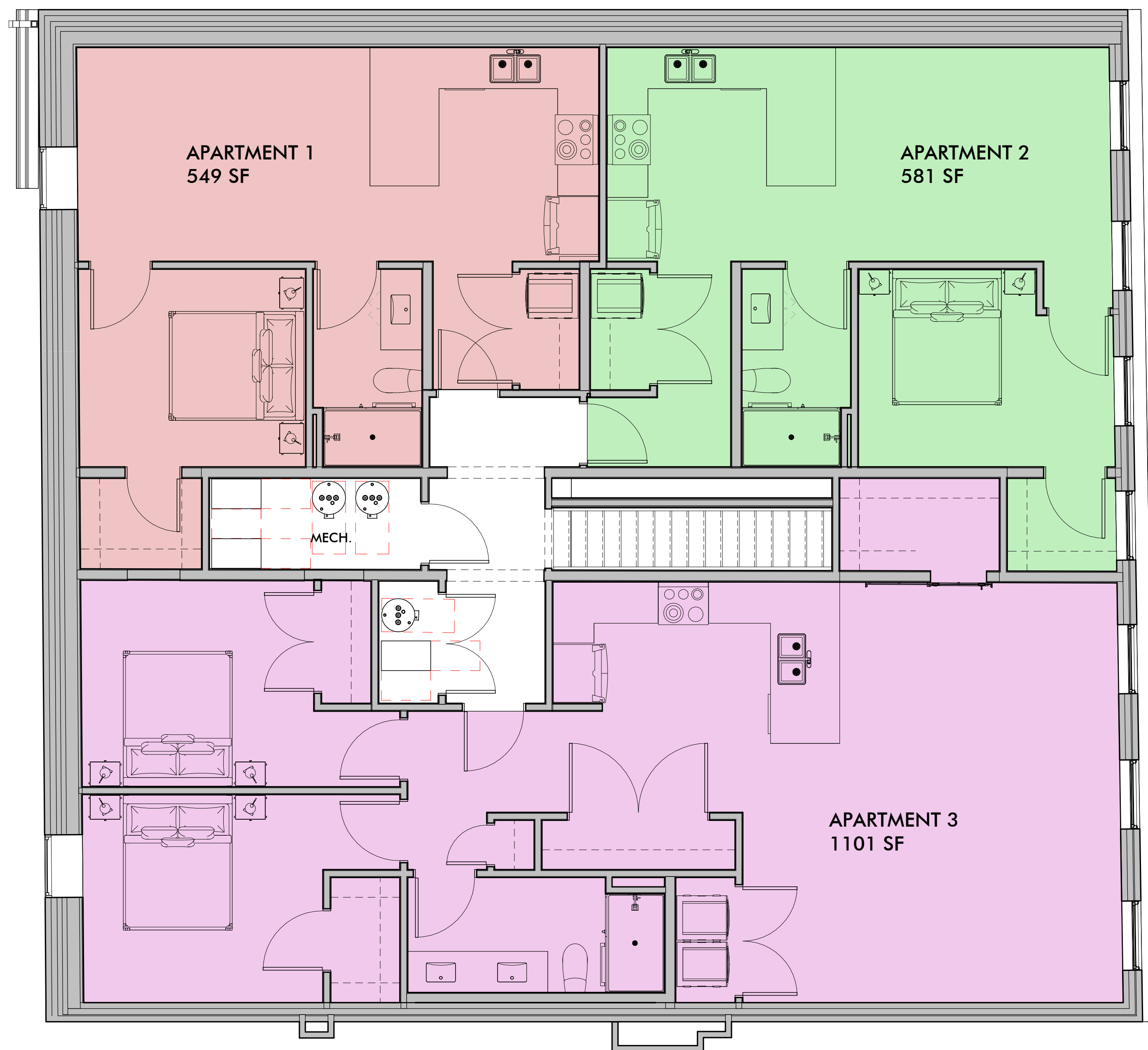
ISSUE/REVISION  
 ISSUE 1 - Date

DRAWN BY CMN  
 DATE 11/3/2025 4:53:47 PM  
 SCALE 1/4" = 1'-0"  
 STAMP

PROJECT NUMBER  
 2025.092

AREA PLANS SECOND FLOOR OPTIONS

**T006**



**1 SECOND FLOOR AREA PLAN**  
 T006 1/4" = 1'-0"



1 SITE PLAN  
C100 1" = 20'-0"

### GENERAL NOTES

- EXISTING BUILDING TO REMAIN ON THE EXISTING SITE
- THE UTILITIES THAT ARE CURRENTLY CONNECTED TO THE BUILDING ARE TO REMAIN
- CONTACT MISS DIG TO LOCATE ALL EXISTING UTILITIES BEFORE DOING ANY SITE WORK
- PATCH EXISTING SIDEWALK AND PARKING LOT AS REQUIRED, RESTRIPE PARKING LOT IF REQUIRED
- PROVIDE A KNOX BOX AT THE MAIN ENTRY TO THE BUILDING, COORDINATE WITH LOCAL FIRE DEPARTMENT ON KEYING AND INSTALLATION
- WORK WITHIN THE STREET TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION.
- PERMITS, TESTING, BONDS & INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. CITY INSPECTION FEES SHALL BE PAID FOR BY THE OWNER.

### PROJECT ZONING

B2 - CBD

### PARKING REQUIREMENTS

SINGLE-UNIT, TWO-UNIT, AND THREE-UNIT DWELLINGS: TWO SPACES FOR EACH DWELLING UNIT  
[NEED TO KNOW FIRST FLOOR TYPE TO FINISH]

### LANDSCAPE REQUIREMENTS

NO REQUIREMENTS

### LEGAL DESCRIPTION

CITY OF IONIA ORIGINAL TOWN N 55FT OF LOT 59, EXCEPT AN UNDIVIDED 1/2 INTEREST IN A STRIP OF LAND 16 INCHES WIDE OFF THE ENTIRE W SIDE FOR PURPOSE OF A PARTY WALL.



**ARCHITECTURE/INTERIOR DESIGN**  
Driven Design Studio PLLC  
117 West Michigan Avenue  
Battle Creek, MI 49017  
(269) 753-8040  
cody@drivendesignstudio.com

**OWNER**  
Clint Hoppes  
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PROJECT NAME  
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PROJECT ADDRESS  
113 S DEPOT ST, IONIA, MI

ISSUE/REVISION  
ISSUE 1 - Date

DRAWN BY CMN  
DATE 11/3/2025 4:53:47 PM  
SCALE 1" = 20'-0"  
STAMP

PROJECT NUMBER  
2025.092

ARCHITECTURAL SITE PLAN

**C100**



# CITY OF IONIA

## STAFF REPORT FOR PLANNING COMMISSION AGENDA ITEM

Agenda Item: X.4

TO: Planning Commissioners  
FROM: Jonathan Bowman, Assistant City Manager  
DATE: January 14, 2026  
RE: Austin Pines Planned Unit Development Amendment

### **Background:**

The City of Ionia has been in conversations with Green Development Ventures, LLC (Allen Edwin Homes) for several months regarding the development of vacant property within the Austin Pines Planned Unit Development (PUD). Austin Pines was originally developed by Ionia Real Estate, LLC between 2004-2005. The preliminary PUD plan from 2004 follows this communication for reference along with the "as-builts" from 2005 for the initial phase. This phase included the development of Foxtail Drive (public street), Timber Ridge Court (public street), and Aspen Valley Lane (private street) with 26 detached single-family homes and 25 attached condominiums. Subsequent phases never materialized, and two parcels with a combined size of approximately 47 acres were left under different ownership to the west of Foxtail Drive. These properties have been vacant with little interest in development until Mr. Patrick Kapenga purchased the southern parcel (24.2 acres) for future housing development. Shortly thereafter, Allen Edwin Homes went under contract on the northern parcel (22.8 acres).

Allen Edwin Homes was in conversation with the City about developing housing on the adjacent Deerfield-Riverside property, however, Allen Edwin Homes decided to step away from that opportunity to pursue an expansion of Austin Pines with their concept known as Austin Pines West. City staff have had several conversations with Allen Edwin about Austin Pines West and provided initial feedback on the design concept. Following these conversations, a few modifications were made.

At this time, Allen Edwin is requesting an amendment to the Austin Pines PUD District found in Chapter 1292 of City Code. These requested changes are based on their plan to construct 80 housing units (74 detached single-family homes and 3 two-family attached duplexes) over two phases on the northern 22.8 acres (PPN: 34-201-025-000-001-01) and a portion of approximately 3.58 acres of the southern parcel (PPN:34-201-036-000-001-01). An authorization letter has been received from Mr. Kapenga for Allen Edwin to utilize the portion of his property needed to facilitate a connection to Foxtail Drive for Austin Pines West.

Following this communication, the Commission will find a drafted ordinance to amend Chapter 1292 - Austin Pines PUD District, as well as the preliminary site plan information and initial reviews by City Staff related to the project. Most of these documents are provided to put the development into perspective for the Commission. The only action that is being requested by the Commission at this meeting is to schedule a public hearing on the drafted ordinance. There are still numerous

outstanding items and additional information needed on the Austin Pines West development before its Site Condominium Application is ready for review. The Commission can expect this to take place in the next few months.

**Requested Action / Motion:**

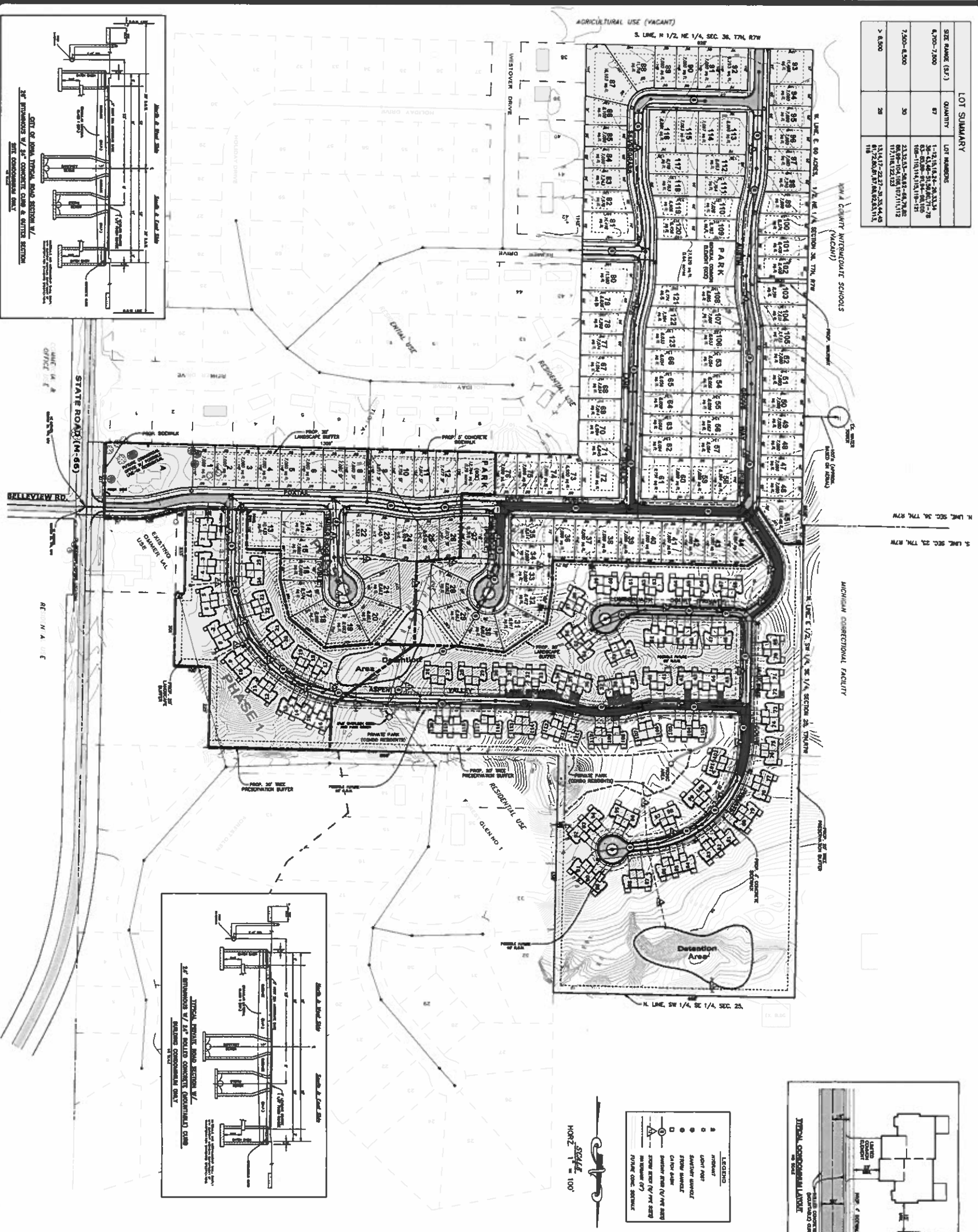
It is requested that the Planning Commission review the drafted ordinance to amend Chapter 1292 - Austin Pines Planned Planned Unit Development District, related to the proposed Austin Pines West housing development. It is further requested that Planning Commission consider a motion to schedule a public hearing for the next Planning Commission meeting regarding the ordinance at Ionia City Hall on Wednesday, February 11 at 4:30 PM, subject to a review of the ordinance by the City Attorney's Office.

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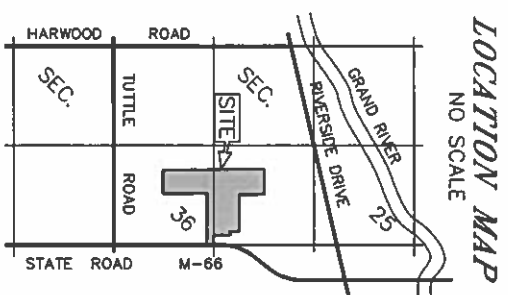
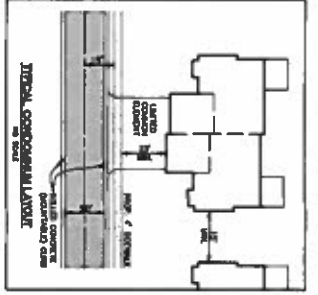
**Motion By:**

**Seconded By:**

LOT SUMMARY		
SIZE RANGE (S.F.)	QUANTITY	LOT NUMBERS
6,700-7,000	87	1-12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120
7,000-8,000	30	122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220
> 8,000	28	222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320



SECTION	DESCRIPTION
SECTION 1	GENERAL NOTES
SECTION 2	CONSTRUCTION NOTES
SECTION 3	LANDSCAPE NOTES
SECTION 4	UTILITIES NOTES
SECTION 5	PAVING NOTES
SECTION 6	CONCRETE NOTES
SECTION 7	MECHANICAL NOTES
SECTION 8	ELECTRICAL NOTES
SECTION 9	PLUMBING NOTES
SECTION 10	FINISHES NOTES
SECTION 11	EXTERIOR FINISHES NOTES
SECTION 12	INTERIOR FINISHES NOTES
SECTION 13	MECHANICAL EQUIPMENT NOTES
SECTION 14	ELECTRICAL EQUIPMENT NOTES
SECTION 15	PLUMBING EQUIPMENT NOTES
SECTION 16	FINISHES EQUIPMENT NOTES
SECTION 17	EXTERIOR FINISHES EQUIPMENT NOTES
SECTION 18	INTERIOR FINISHES EQUIPMENT NOTES
SECTION 19	MECHANICAL EQUIPMENT SCHEDULE
SECTION 20	ELECTRICAL EQUIPMENT SCHEDULE
SECTION 21	PLUMBING EQUIPMENT SCHEDULE
SECTION 22	FINISHES EQUIPMENT SCHEDULE
SECTION 23	EXTERIOR FINISHES EQUIPMENT SCHEDULE
SECTION 24	INTERIOR FINISHES EQUIPMENT SCHEDULE
SECTION 25	MECHANICAL EQUIPMENT SCHEDULE
SECTION 26	ELECTRICAL EQUIPMENT SCHEDULE
SECTION 27	PLUMBING EQUIPMENT SCHEDULE
SECTION 28	FINISHES EQUIPMENT SCHEDULE
SECTION 29	EXTERIOR FINISHES EQUIPMENT SCHEDULE
SECTION 30	INTERIOR FINISHES EQUIPMENT SCHEDULE



LEGEND
● APARTMENT
○ LIGHT RAMP
□ SHOWER BATH
◇ CLOSET
○ DRIVEWAY
○ DRIVEWAY (P/R)
○ DRIVEWAY (P/R) (P/R)
○ DRIVEWAY (P/R) (P/R) (P/R)
○ DRIVEWAY (P/R) (P/R) (P/R) (P/R)

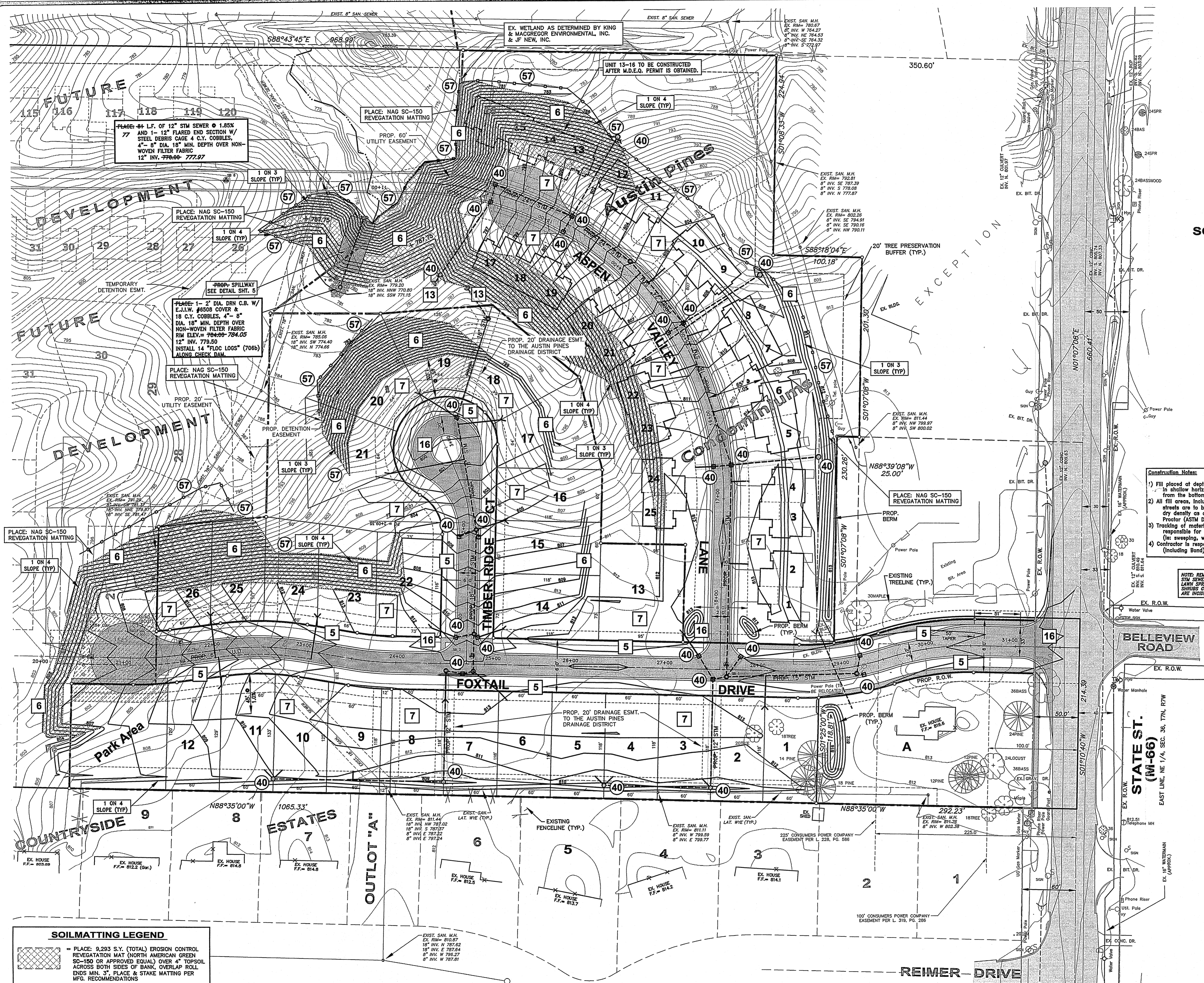
- 1) Proposed High Density Residential Development (HDD) in accordance with the City of Dallas Comprehensive Zoning Ordinance (CZO) Section 21C.01 (HDD) and the City of Dallas Comprehensive Zoning Ordinance (CZO) Section 21C.02 (HDD).
- 2) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 3) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 4) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 5) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 6) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 7) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 8) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 9) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 10) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 11) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 12) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 13) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 14) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 15) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 16) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 17) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 18) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 19) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 20) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 21) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 22) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 23) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 24) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.
- 25) The site is located in the City of Dallas, T17N, R7W, S1/4, SEC. 25.

Preliminary P.U.D. Plan of:  
**AUSTIN PINES**  
 A Site Condominium and Building  
 Condominium Community

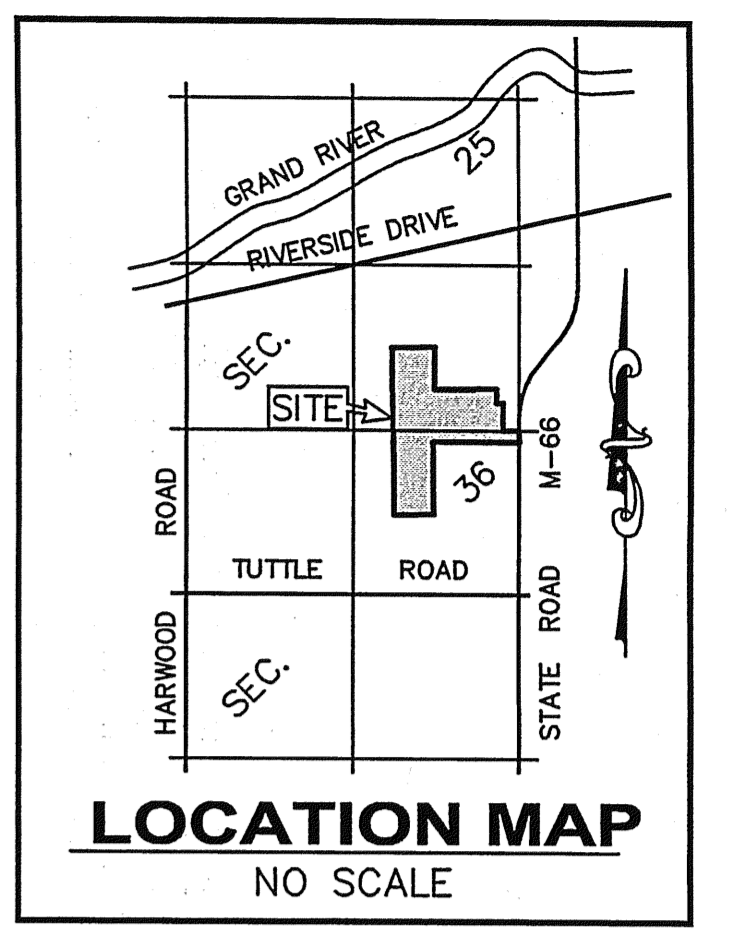
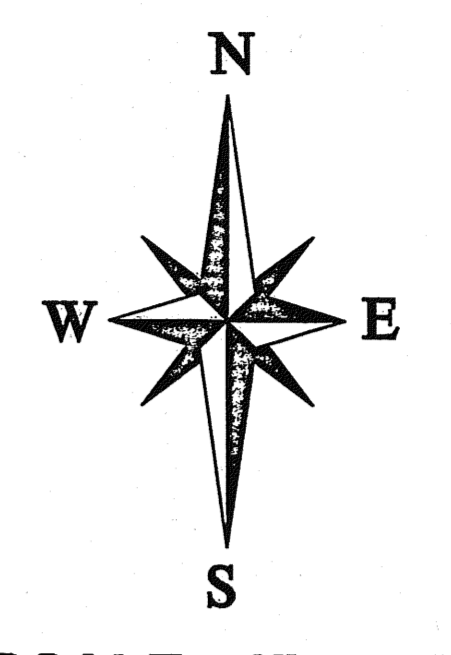
NO.	DATE	DESCRIPTION
1	10/1/2011	PRELIMINARY P.U.D. PLAN
2	10/1/2011	CONSTRUCTION NOTES
3	10/1/2011	LANDSCAPE NOTES
4	10/1/2011	UTILITIES NOTES
5	10/1/2011	PAVING NOTES
6	10/1/2011	CONCRETE NOTES
7	10/1/2011	MECHANICAL NOTES
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29	10/1/2011	EXTERIOR FINISHES EQUIPMENT SCHEDULE
30	10/1/2011	INTERIOR FINISHES EQUIPMENT SCHEDULE

PREPARED BY: **MEADOWFIELD ASSOCIATES, INC.**  
 1100 N. GULF Fwy., Suite 1000, Dallas, TX 75201  
 TEL: (214) 750-1000  
 FAX: (214) 750-1001  
 WWW.MEADOWFIELDASSOCIATES.COM

LP4.1

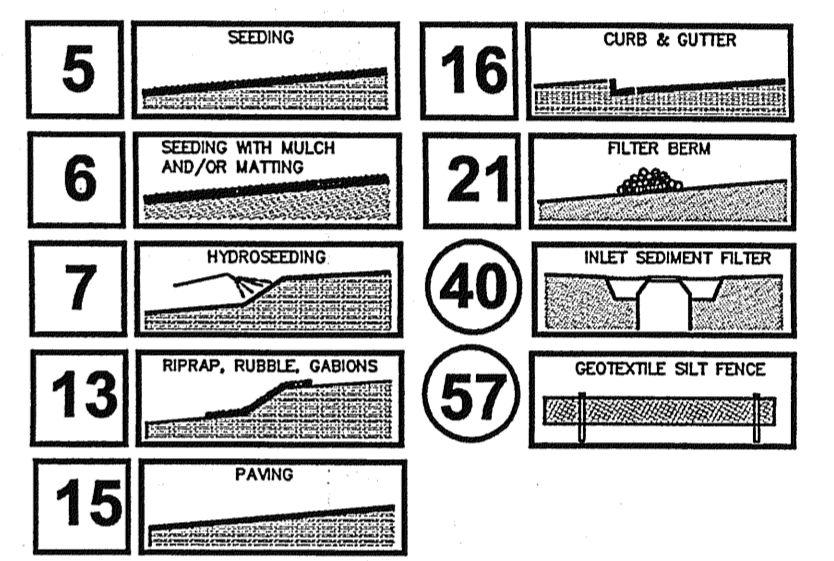


3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
800-482-7171  
(TOLL FREE)



**BENCHMARK No. 1** ELEV.= 813.33  
TOP OF SPIKE IN THE EAST SIDE OF POWER POLE LOCATED 190'± SOUTH OF C/L BELLEVUE ROAD & 47'± WEST OF C/L M-66.

**BENCHMARK No. 2** ELEV.= 812.91  
TOP OF THE NW CORNER CONCRETE STEP (0.5' A.G.L.) LOCATED ON THE NORTH SIDE OF HOUSE #86 (WHITE HOUSE) (WHITE HOUSE RED ROOF) LOCATED 60'± SOUTH OF THE SOUTH PROPERTY LINE & 600'± WEST F M-66.



**Construction Notes:**

- Fill placed at depth greater than 4' in all areas is to be done in shallow horizontal lifts. The contractor shall work up from the bottom of the slope to provide best compaction.
- All fill areas, including utility trenches, building envelopes and streets are to be compacted in 12" loose lifts to 95% max. dry density as determined by Michigan Cone or Modified Proctor (ASTM D-1557) testing.
- Tracking of material off site is not permitted. Contractor is responsible for daily maintenance on construction access drive (i.e. sweeping, watering, stone access, etc.), as necessary.
- Contractor is responsible for obtaining the required permits (including Bond) to work within the State Road (M-66) R.O.W.

NOTE: REMOVAL AND REPLACEMENT OF DRIVEWAY, STIM SEWER CULVERTS, STREET SIGNS, MAILBOXES, LAWN SPRINKLERS, FENCES, GUY WIRES, TREES, SHRUBS, CULVERT HEADWALLS OR SIMILAR ITEMS ARE INCIDENTAL TO THE WORK.

**EROSION AND SEDIMENTATION CONTROL NOTES:**

- CONTRACTOR SHALL POSSESS THE SOIL EROSION AND SEDIMENTATION CONTROL PERMIT PRIOR TO START OF ANY EARTH WORK.
- CONTRACTOR SHALL MODIFY THIS SOIL EROSION AND SEDIMENTATION CONTROL PLAN TO SHOW THE ADDITIONAL CONTROL MEASURES INTENDED TO BE USED DURING CONSTRUCTION. SUBMIT MODIFICATIONS TO THE CONTROLLING AGENCY, THE OWNER, AND THE ENGINEER.
- EROSION PROTECTION SHALL BE PROVIDED AT ALL STORM SEWER INLETS AND OUTLETS. ALL BARE EARTH SHALL BE STABILIZED WITH SEEDING.
- LOCATION AND TYPE OF EROSION CONTROL MEASURES ARE IDENTIFIED ON THE SKETCH BY KEY NUMBERS, &c., RELATING TO THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES UNIFIED KEYING SYSTEM AND BEST MANAGEMENT PRACTICES.
  - DENOTES TEMPORARY PRACTICES
  - DENOTES PERMANENT PRACTICES

\* SEE MINIMUM OPENING CHART ON DETAIL SHEET.

Soil Erosion/Sedimentation Control and Grading Plan of  
**AUSTIN PINES- Phase No. 1**  
A Site Condominium and Building Condominium Community

FOR:  
IONIA REAL ESTATE, L.L.C.  
Attn: Tim Forell  
P.O. Box: 92  
Lowell, Michigan 49331  
Ph: (866)-336-1817

PART OF THE SE 1/4 OF SECTION 25 & NE 1/4 OF SECTION 36, T7N, R7W, BERLIN TOWNSHIP, IONIA COUNTY, MICHIGAN

CHKD BY	DATE	REVISIONS	DATE	REVISION
JMK	10/27/05	ASSEMBLY	10/14/05	# 8
A.P.	4/29/05	J.D.A. 4/29/05	4/29/05	# 7
A.P.	4/18/05	J.D.A. 4/12/05	4/12/05	# 5
A.P.	3/21/05	J.D.A. 3/17/05	3/15/05	# 4
A.P.	3/16/05	J.D.A. 3/11/05	3/15/05	# 3
A.P.	3/14/05	J.D.A. 3/11/05	2/24/05	# 2
		J.D.A. 3/11/05	3/10/05	# 1

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engineering • land planning • surveying  
4072 Park East Court, Grand Rapids, Michigan 49508  
Hudsonville Office: Ph: (616) 669-5100 Fax: (616) 669-6694  
P.O. Box 10, 5570 32nd Avenue, Hudsonville, Michigan 49426  
Holland Office: Ph: (616) 392-2449 Fax: (616) 392-2540  
347 Hoover Boulevard - Suite C, Holland, Michigan 49423  
www.nederveld.com

SHEET No: 1 of 5 FILE No: 04400061

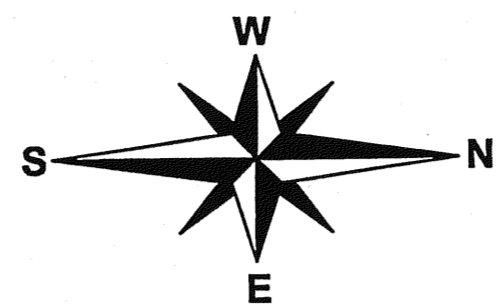
**SOILMATTING LEGEND**  
PLACE: 9,293 S.Y. (TOTAL) EROSION CONTROL REVEGETATION MAT (NORTH AMERICAN GREEN SC-150 OR APPROVED EQUAL) OVER 4" TOPSOIL ACROSS BOTH SIDES OF BANK, OVERLAP ROLL ENDS MIN. 3" PLACE & STAKE MATTING PER MFS. RECOMMENDATIONS

04400061G1 (PAPER SPACE) ES 10/28/05 15:58

**BENCHMARK NO. 1** ELEV.= 813.33  
TOP OF SPIKE IN THE EAST SIDE OF POWER POLE LOCATED 190±  
SOUTH OF C/L BELLEVUE ROAD & 47± WEST OF C/L M-66.

**BENCHMARK NO. 2** ELEV.= 812.91  
TOP OF THE NW CORNER CONCRETE STEP (0.5' A.G.L.) LOCATED ON  
THE NORTH SIDE OF HOUSE #68 REIMER DRIVE, (WHITE HOUSE W/ RED  
ROOF) LOCATED 50± SOUTH OF THE SOUTH PROPERTY LINE & 500±  
WEST F M-66.

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	Tangent
Curve No. 6	40.65	100.00	40.37	N10°13'46"W	23°17'32"	20.61



SCALE: HORZ. 1" = 40'  
VERT. 1" = 5'

—UTILITY COMPANY CONTACTS—

COMPANY	CONTACT	PHONE #	FAX #
TEL. SBC	JASON BIGELOW	(616) 246-7210	(616) 246-7205
ELEC. CONSUMERS	KIMBERLY STUDD	(616) 754-2033	(616) 754-9737
GAS CONSUMERS	KIMBERLY STUDD	(616) 754-2033	(616) 754-9737
CATV CHARTER COMM.	DAVE YOUNG	(616) 647-6221	(616) 847-0792
OTHER			

3 WORKING DAYS!  
BEFORE YOU DIG  
CALL MISS DIG  
800-482-7171  
(TOLL FREE)

⊙ INDICATES 18" MIN.  
CLEARANCE REQUIRED  
(UNLESS OTHERWISE NOTED)

**AUSTIN PINES CONDO'S- Phase No. 1**

Timber Ridge Court  
PART OF THE SE 1/4 OF SECTION 25 & NE 1/4 OF SECTION 36,  
T7N, R7W, BERLIN TOWNSHIP, IONIA COUNTY, MICHIGAN

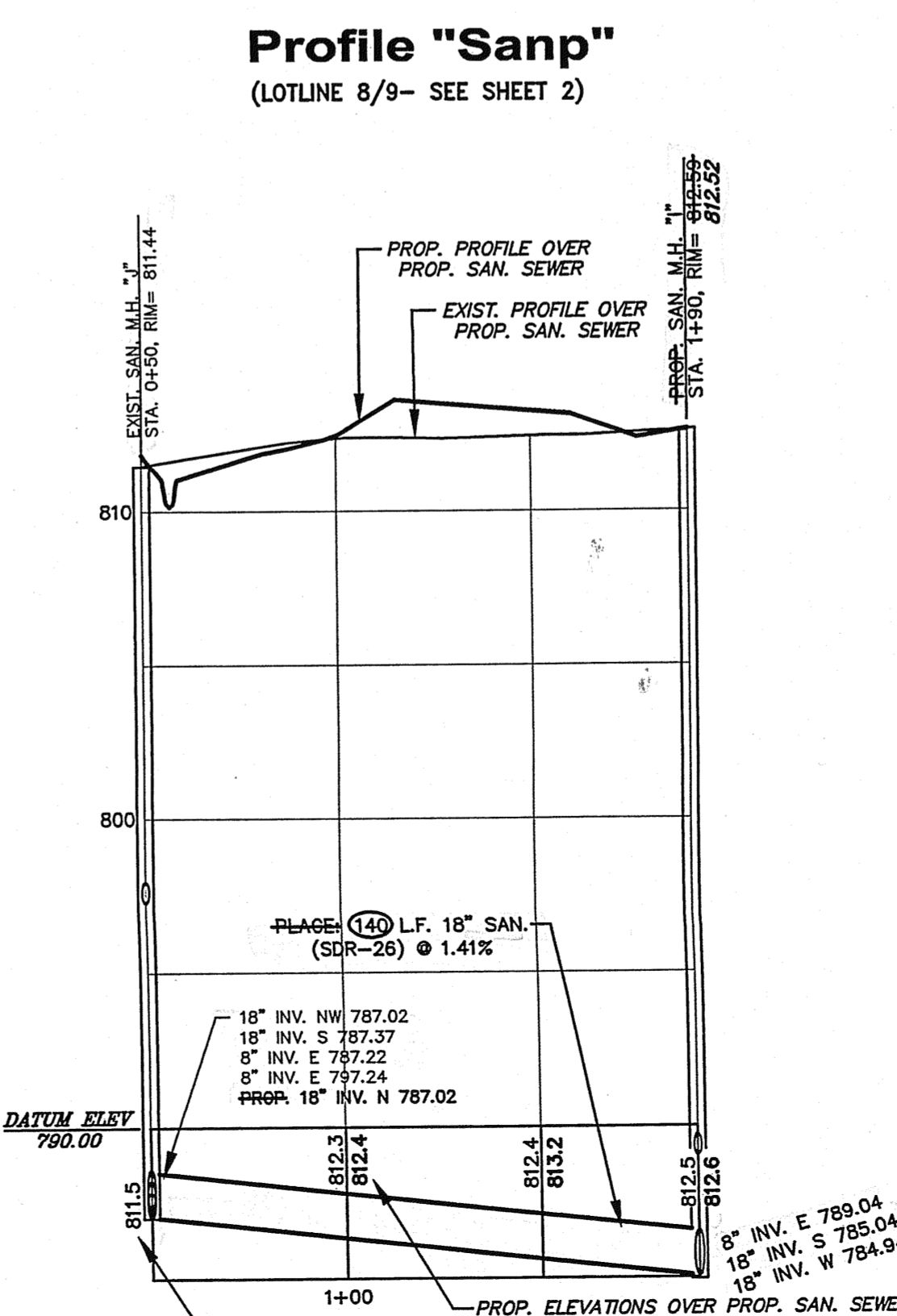
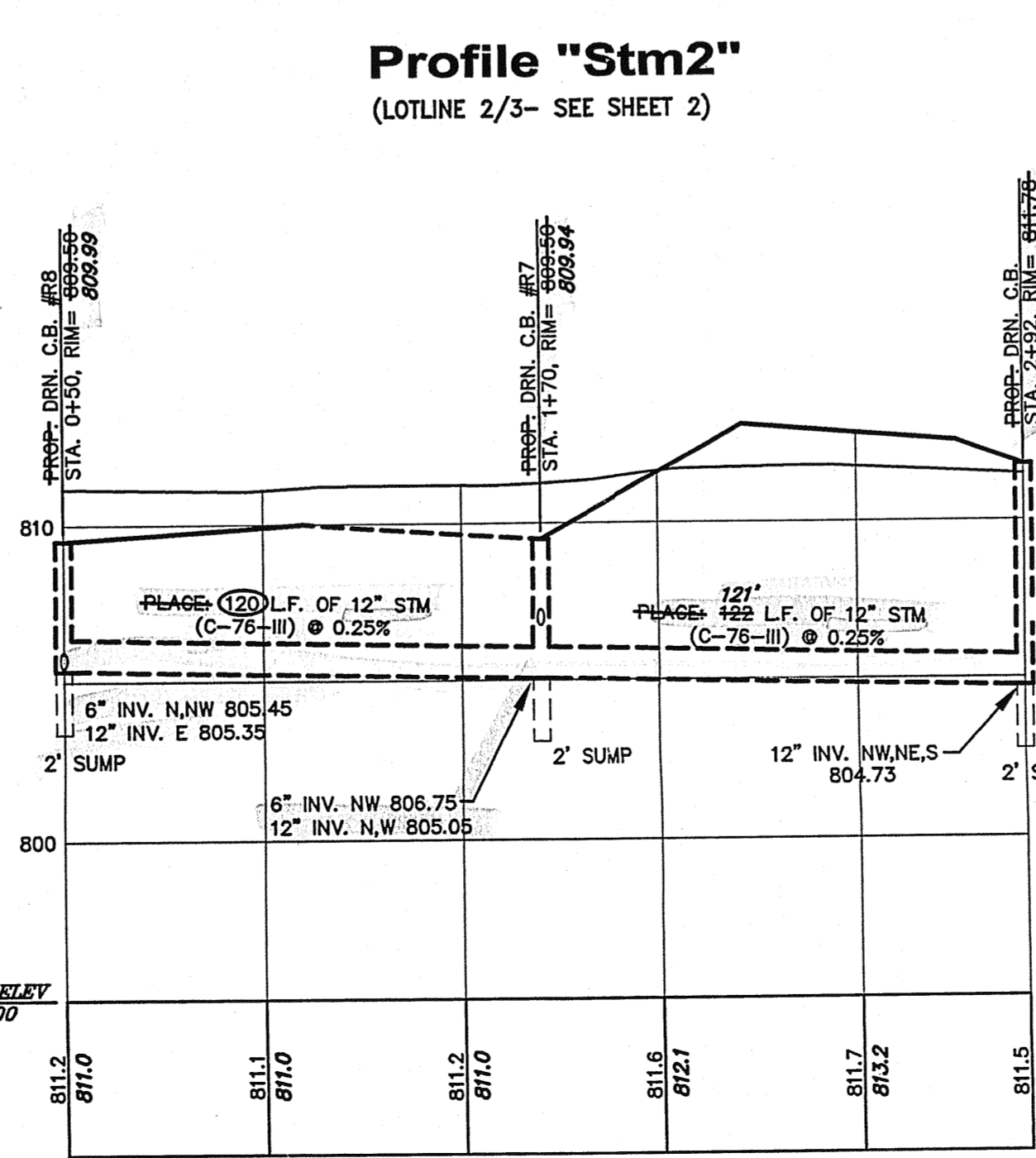
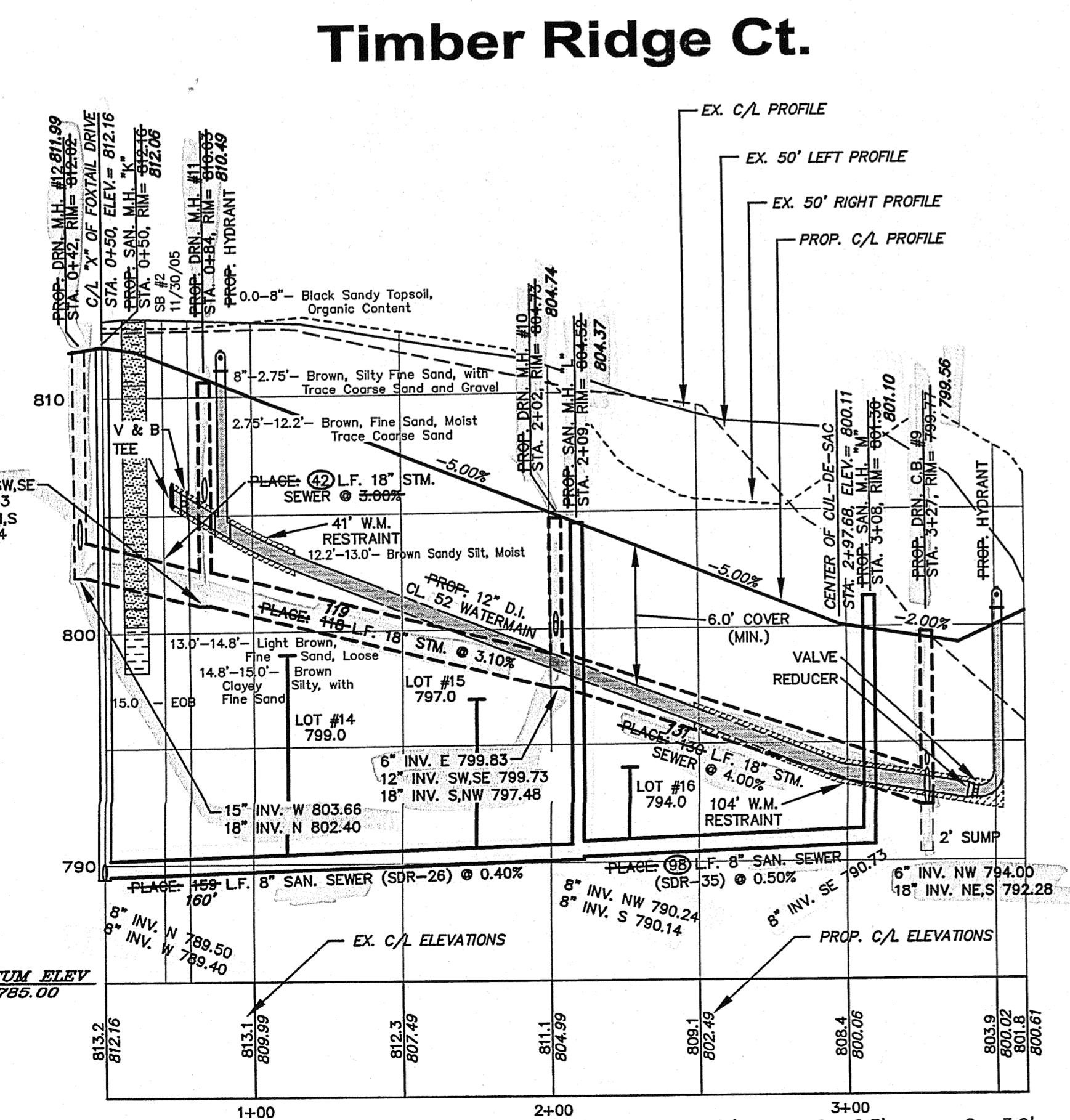
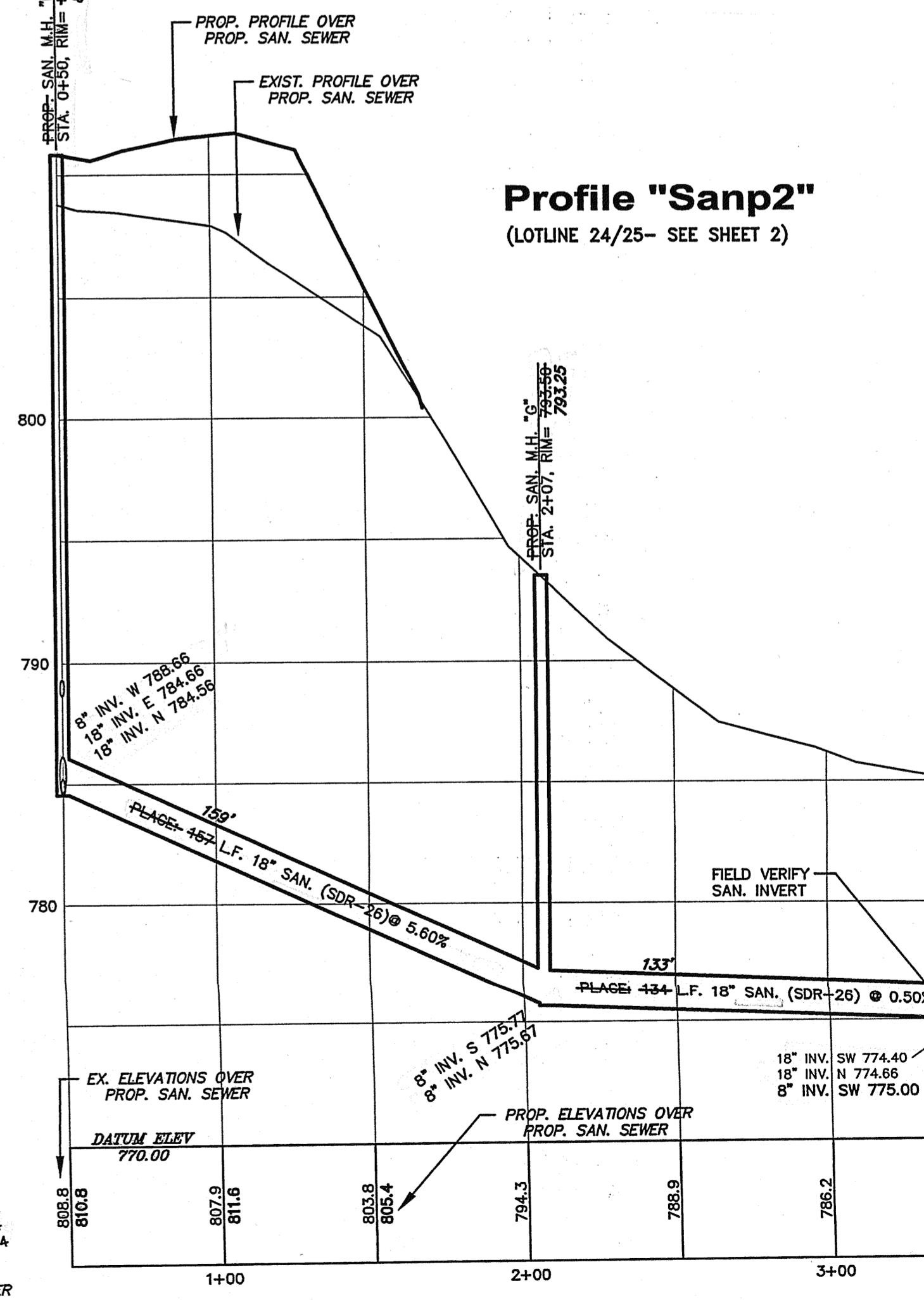
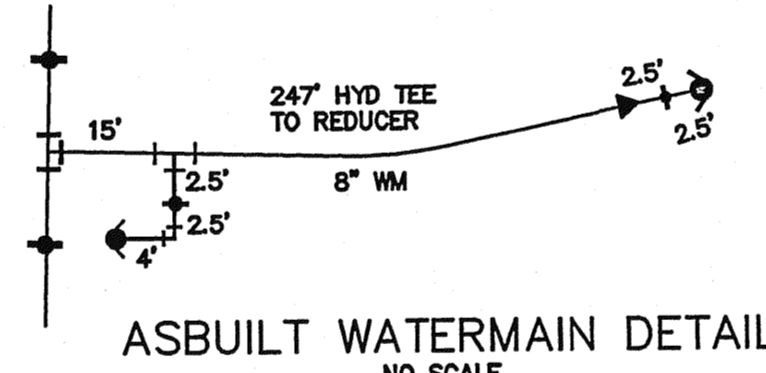
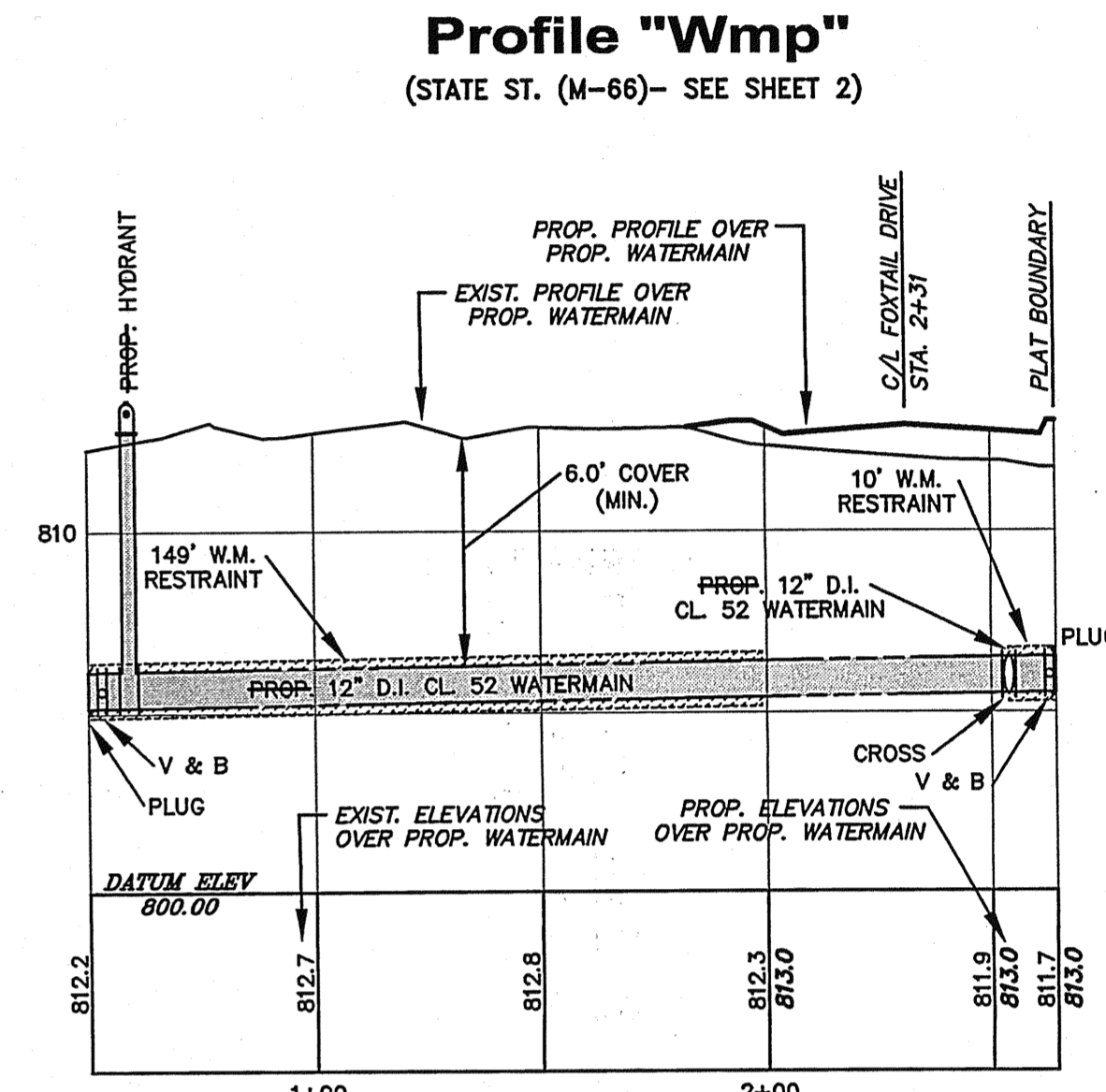
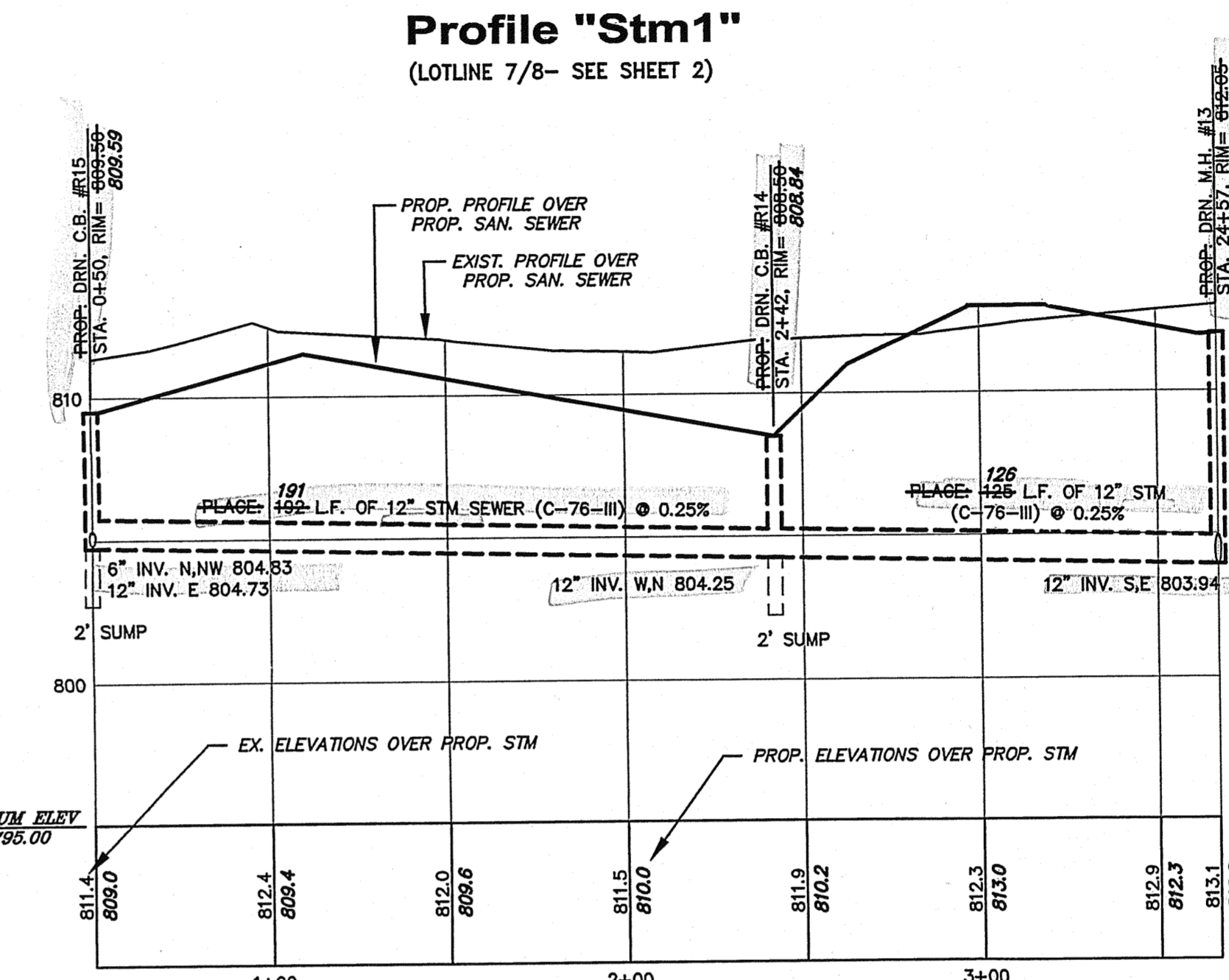
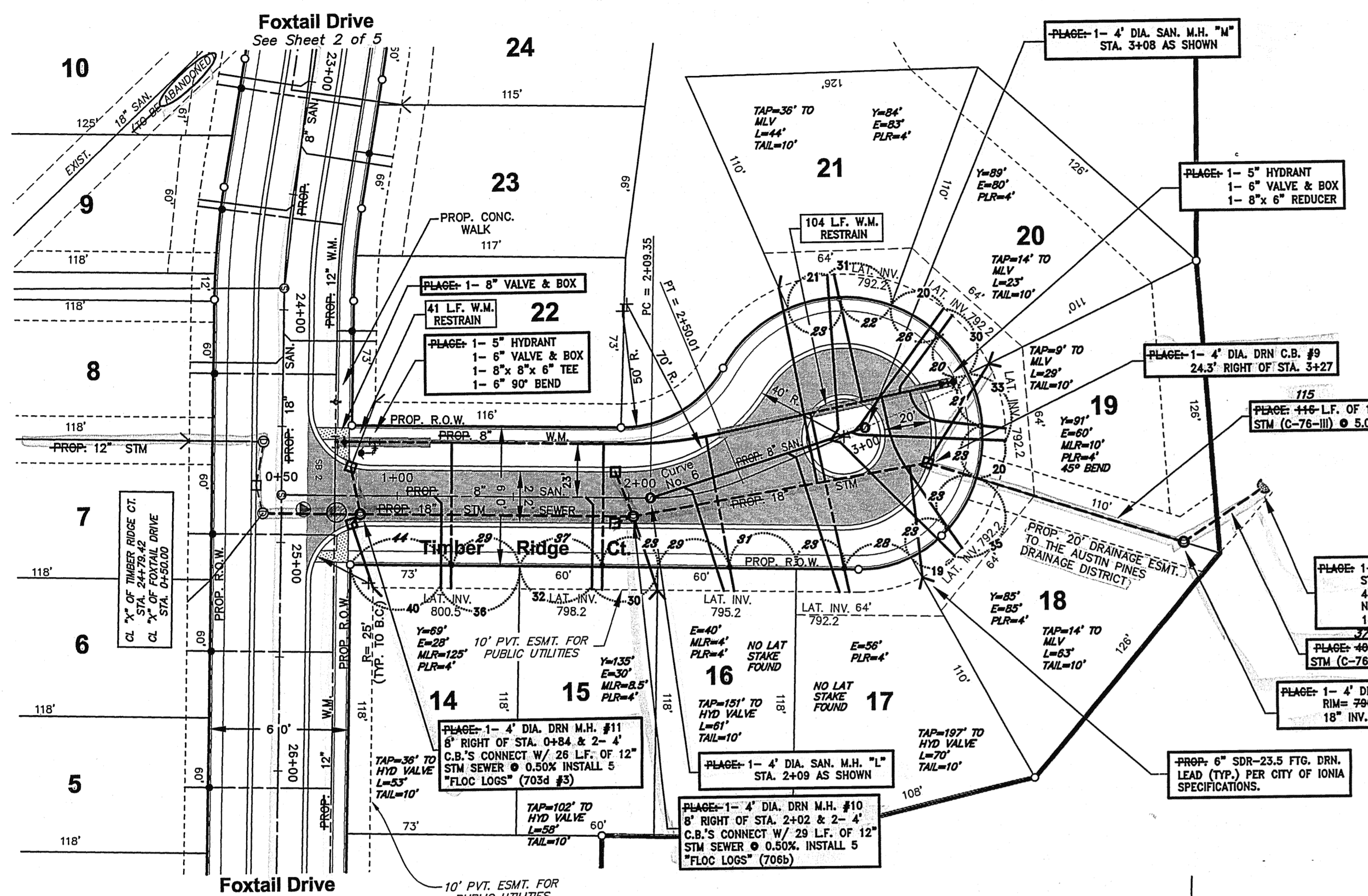
REVISIONS PER:	DATE:	REV:	BY:
ASBUILT	10/14/05	# 7	J.V.K.
OWNER	4/29/05	# 6	J.V.K.
ENGINEER	4/17/05	# 5	J.V.K.
ENGINEER	3/17/05	# 4	J.V.K.
CITY ENGINEER	3/15/05	# 3	J.V.K.
DRAIN COMMISSION	2/24/05	# 2	J.V.K.
CITY ENGINEER	3/10/05	# 1	J.V.K.

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C2.7

CHECKED BY: J.V.K. DATE: 10/27/05  
DRAWN BY: J.D.A. DATE: 01/19/05 FILE NO: 04400061  
REVISIONS BY: J.D.A. DATE: 4/12/05 SHEET NO: 3 OF 5

MDEQ SANITARY SEWER PERMIT NO. 1001351  
MDEQ WATERMAIN PERMIT NO. W 058084



# AUSTIN PINES CONDO'S- Phase No. 1

Aspen Valley Lane (Private) & San. in Prvt. Esmt.  
PART OF THE SE 1/4 OF SECTION 25 & NE 1/4 OF SECTION 36,  
T7N, R7W, BERLIN TOWNSHIP, IONIA COUNTY, MICHIGAN

REVISIONS PER:	DATE:	REV:
ASBUILT	10/14/05	# 7
OWNER	4/29/05	# 6
ENGINEER	4/12/05	# 5
ENGINEER	3/17/05	# 4
CITY ENGINEER	3/15/05	# 3
DRAIN COMMISSION	2/24/05	# 2
CITY ENGINEER	3/10/05	# 1

CHECKED BY: J.V.K. DATE: 10/27/05  
DRAWN BY: J.D.A. DATE: 01/19/05 FILE No: 04400061  
REVISIONS BY: J.D.A. DATE: 4/12/05 SHEET No: 4 OF 5

**nederveld associates, inc.**  
engineering & land planning & surveying  
Grand Rapids Office: Ph. (616) 575-5100 Fax (616) 575-5544  
4279 Park East Court, Grand Rapids, Michigan 49548  
www.nederveld.com  
Hudsonville Office: Ph. (616) 669-5190 Fax (616) 392-3540  
P.O. Box 10, 5570 32nd Avenue, Hudsonville, Michigan 49426  
347 Hoover Boulevard - Suite C, Holland, Michigan 49423

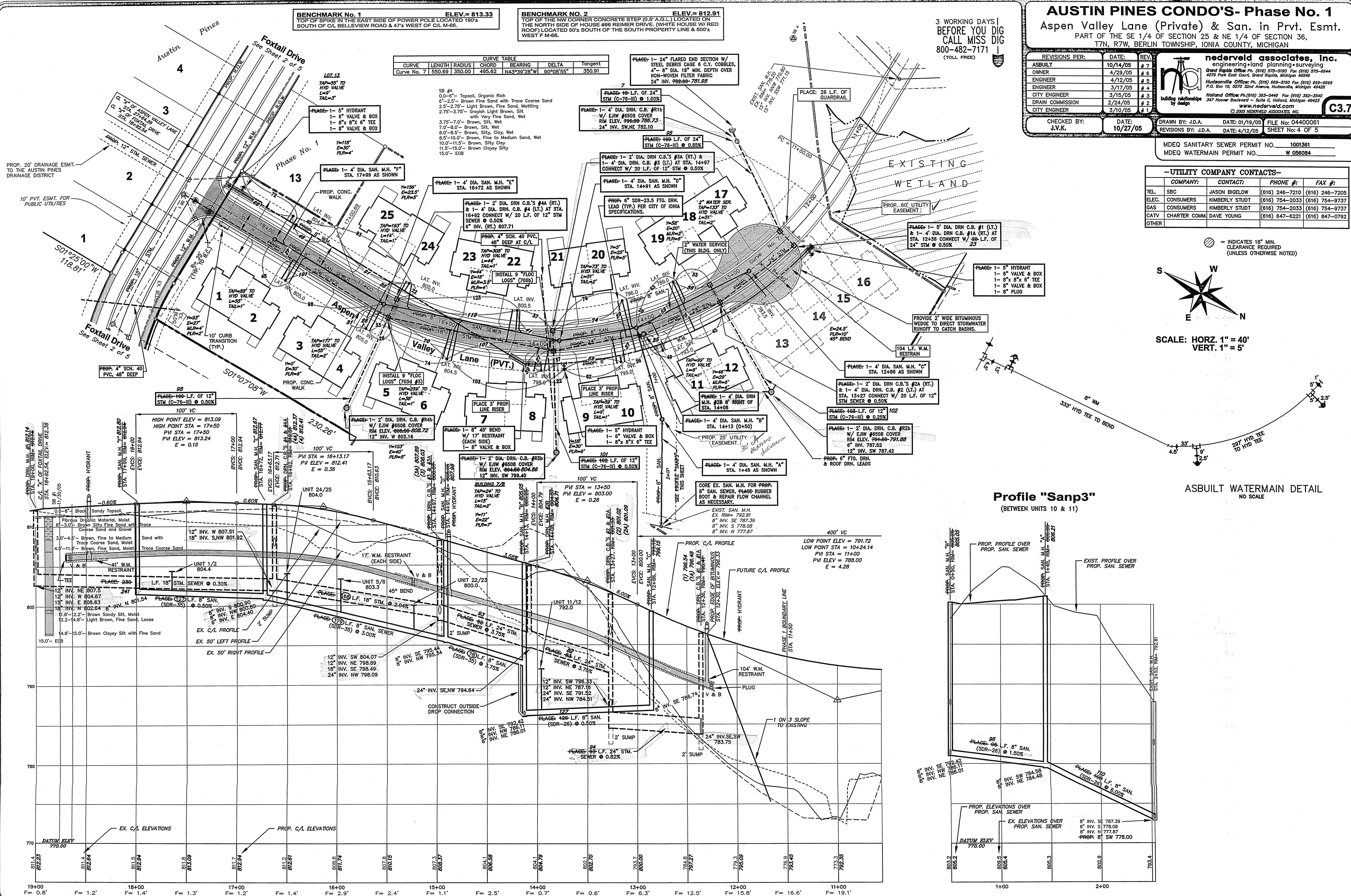
**C3.7**

3 WORKING DAYS  
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CALL MISS DIG  
800-482-7171  
(TOLL FREE)

**BENCHMARK No. 1** ELEV = 813.33  
TOP OF SPIKE IN THE EAST SIDE OF POWER POLE LOCATED 180'±  
SOUTH OF C/L BELLEVUE ROAD & 47'± WEST OF C/L M-66.

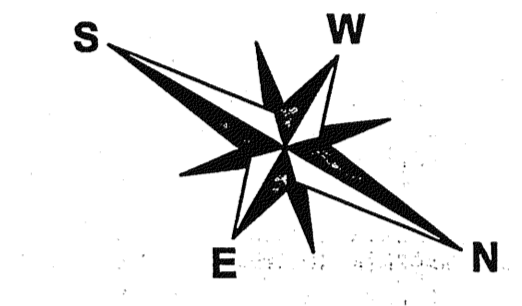
**BENCHMARK No. 2** ELEV = 812.91  
TOP OF THE NW CORNER CONCRETE STEP (0.5' A.G.L.) LOCATED ON  
THE NORTH SIDE OF HOUSE #86 REIMER DRIVE. (WHITE HOUSE W/ RED  
ROOF) LOCATED 50'± SOUTH OF THE SOUTH PROPERTY LINE & 500'±  
WEST F M-66.

CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA	Tangent
Curve No. 7	550.69	350.00	495.62	N43°39'28"W	90°08'55"	350.91



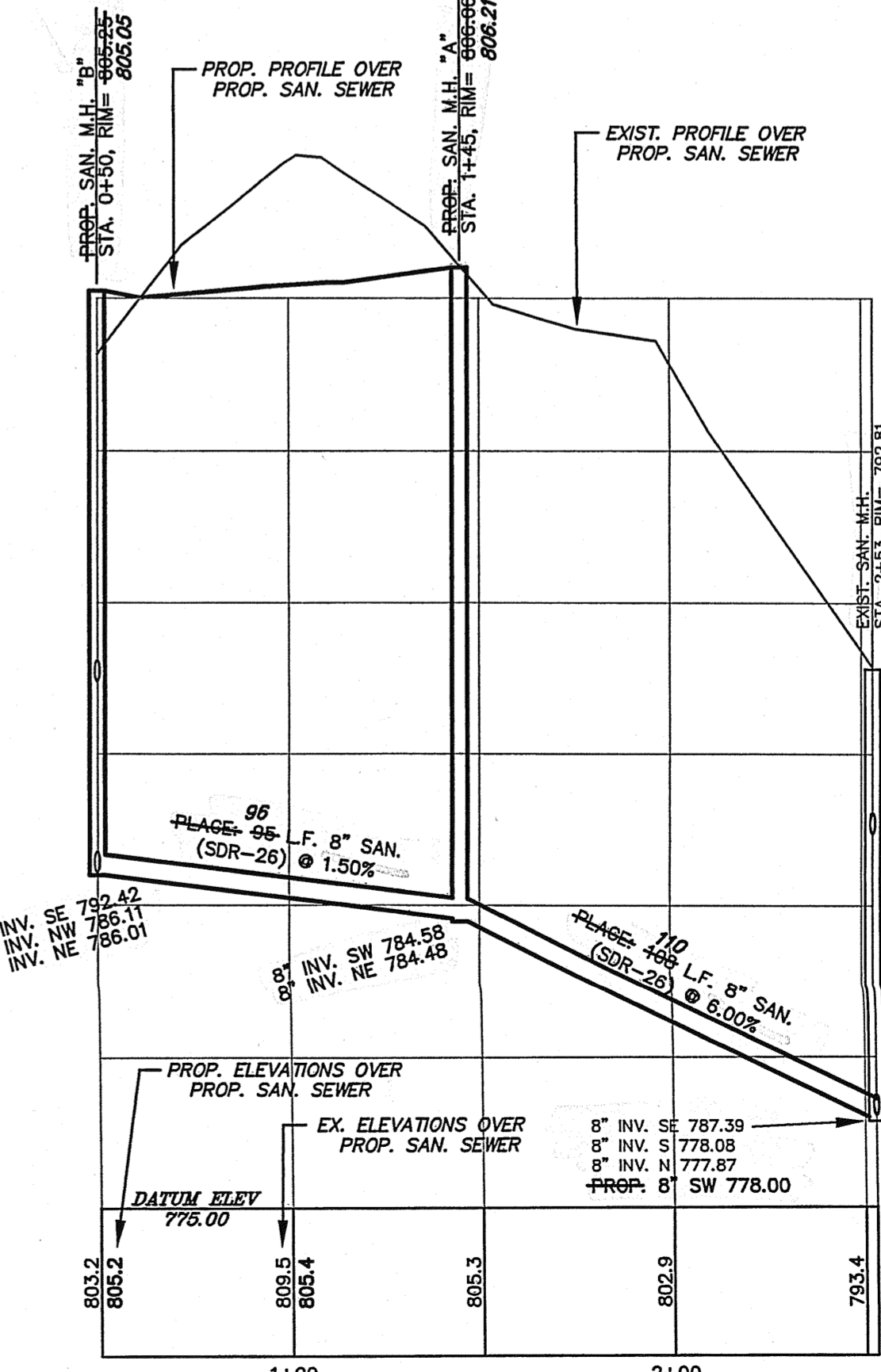
**-UTILITY COMPANY CONTACTS-**

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GAS CONSUMERS	KIMBERLY STUDD	(616) 754-2033	(616) 754-9737
CATV CHARTER COMM	DAVE YOUNG	(616) 647-6221	(616) 847-0792
OTHER			

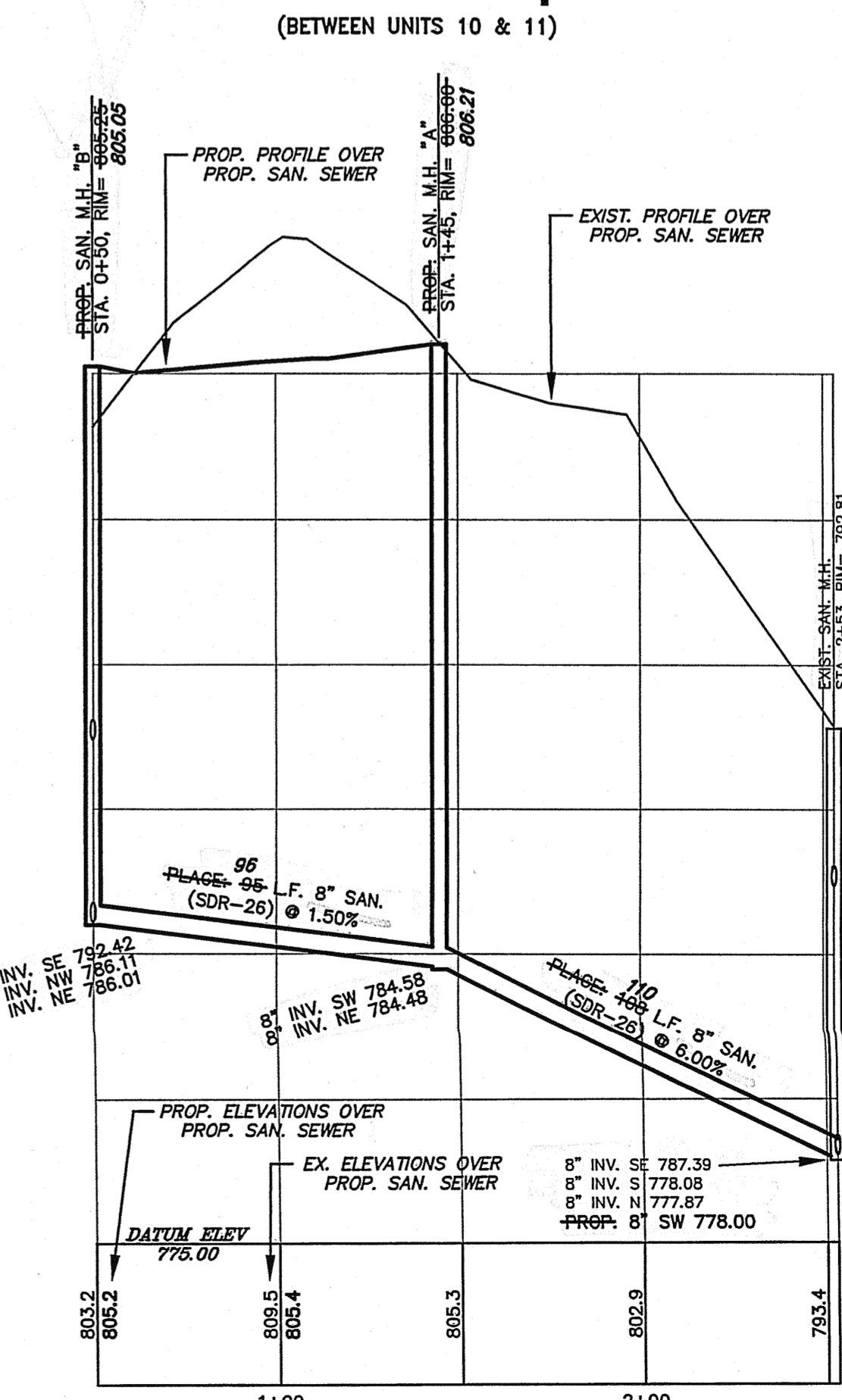


SCALE: HORIZ. 1" = 40'  
VERT. 1" = 5'

**Profile "Sanp3"**  
(BETWEEN UNITS 10 & 11)



**ASBUILT WATERMAIN DETAIL**  
NO SCALE





**CITY OF IONIA  
IONIA COUNTY, MICHIGAN  
ORDINANCE NO. 602**

At a regular meeting of the Ionia City Council held on \_\_\_\_\_, 2026, at the Ionia City Hall, beginning at 6:30 P.M., City Councilmember \_\_\_\_\_ made a motion to adopt this Ordinance, supported by City Councilmember \_\_\_\_\_.

**AN ORDINANCE TO AMEND PART TWELVE (PLANNING AND ZONING CODE), TITLE SIX (ZONING), CHAPTER 1292 (AUSTIN PINES PLANNED UNIT DEVELOPMENT DISTRICT), SECTION 1292.02 ENTITLED “CONDITIONS ON THE PLANNED UNIT DEVELOPMENT” OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA, COUNTY OF IONIA, STATE OF MICHIGAN.**

**Section 1. Background.**

**WHEREAS**, the Austin Pines Planned Unit Development (“the development”), submitted by the Ionia Real Estate, LLC, was approved in 2005 and consisted of a multi-phase residential condominium project that would permit 243 single-family dwelling units through a combination of detached single-family homes and attached two-, three-, and four-unit structures; and

**WHEREAS**, the first phase of the development was completed with single-family homes and attached duplex condominium units; and

**WHEREAS**, future phases as identified in the approved planned unit development master site plan, last July 12, 2004, were not developed; and

**WHEREAS**, Green Development Ventures, LLC (“the applicant”) submitted an application to amend the development for an undeveloped 26.38-acre portion of the existing development to be known as Austin Pines West located west of the initially completed Phase 1 of the development. This 26.38-acre site consists of Parcel A - PPN 34-201-025-000-001-01 – Parcel B – PPN 34-201-036-000-001-01, a portion thereof; and is legally described as follows:

**PROPOSED LEGAL DESCRIPTION FOR PUD:**

Part of the SE 1/4 of Section 25, and part of the NE 1/4 of Section 36, all in T7N, R7W, Berlin Township, Ionia County, Michigan, described as: Commencing at the SE corner of said Section 25; thence N01°07'08"E 33.00 feet along the East line of said Section; thence N88°39'08"W 117.92 feet parallel with the South line of said Section 25; thence Southwesterly 110.97 feet along the arc of a 333.00 foot radius curve to the left, the long chord of which bears S81°48'03"W 110.46 feet; thence Southwesterly 50.04 feet along the arc of a 267.00 foot radius curve to the right, the long chord of which bears S77°37'20"W 49.97 feet; thence S01°07'08"W 3.03 feet; thence Southwesterly 39.27 feet along the arc of a 270.00 foot radius curve to the right, the long chord of which bears S87°14'59"W 39.24 feet; thence N88°35'00"W 131.23 feet; thence N01°25'00"E 110.00 feet; thence N88°35'00"W 94.84 feet; thence N01°25'00"E 83.00 feet; thence N13°35'17"W 107.81 feet; thence N50°06'57"W 126.31 feet; thence S86°05'04"W 126.27 feet; thence N89°19'55"W 123.98 feet to the Point of Beginning; S01°28'36"W 230.21 feet; thence S85°04'19"W 120.74 feet; thence S01°25'00"W 177.87 feet; thence Southwesterly 24.82 feet along the arc of a 330.00 foot radius curve to the left, the long chord of which bears S89°15'45"W 24.81 feet; thence N88°35'00"W 69.22 feet; thence S01°25'00"W 118.00 feet; thence N88°35'00"W 225.33 feet along the North line of Countryside Estates as recorded in Liber 4 of Plats, Page 34, Ionia County Records; thence N01°05'40"E 296.01 feet; thence N88°35'00"W 475.77 feet; thence N88°54'00"W 153.25 feet; thence N01°06'00"E 1200.06 feet along the Historic West line of the East 1/2 of the SW 1/4 of said Section 25; thence S88°47'10"E 668.17 feet; thence S01°09'40"W 659.13 feet along the West line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, Ionia County Records; thence S88°43'45"E 616.84 feet along the South line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, and the South line of Forest Glen as recorded in Liber 4 of Plats on pages 12 and 13, Ionia County Records; thence S02°47'14"W 133.88 feet; thence S52°50'02"W 265.87 feet to the Point of Beginning.

**WHEREAS**, both phases of the Austin Pines West development will comprise 80 total dwelling units, 74 detached single-family homes on site condominium lots and 6 duplex dwelling units in 3 duplex buildings on three site condominium lots; and

**WHEREAS**, Austin Pines West Phase 1 development portion will contain 44 site condominium lots comprising 47 dwelling units of the 80 total dwelling units.

**WHEREAS**, Austin Pines Phase 2 development portion will contain the remaining 32 site condominium lots comprising the final 32 detached single-family homes; and

**WHEREAS**, the Austin Pines West Development will contain 10.68-acres of dedicated open space to be recorded and preserved in perpetuity, functioning as passive recreation space, containing walking paths and preserved natural areas.

**WHEREAS**, the Planning Commission scheduled and held a public hearing pursuant to Section 1266 of the the City of Ionia Zoning Ordinance upon submission of the Final Site Plan review. The Planning Commission completed a preliminary site condominium review pursuant to Section 1272 of the City of Ionia Zoning Ordinance.

**WHEREAS**, the following amendment will codify additional development standards for the proposed 26.38 acre Austin Pines West development area:

The CITY OF IONIA (the "City") HEREBY ORDAINS:

**Section 2. Amendment to Part Twelve, Title Six, Chapter 1292, Section 1292.02.** Part Twelve, Title Six, Chapter 1292, Section 1292.02 “Conditions on the Planned Unit Development” of the Codified Ordinances is hereby amended to read in its entirety as follows:

1292.02 CONDITIONS ON THE PLANNED UNIT DEVELOPMENT.

The Planned Unit Development District, in accordance with the final development plan of the Austin Pines Planned Unit Development ("the development"), is expressly subject to all of the following terms and conditions:

- (a) Development Plan Compliance and Review of Phases.
  - (1) The Austin Pines Planned Unit Development, as submitted by the Ionia Real Estate, LLC, successors and assigns ("the applicant"), shall comply in all respects with the final development plan (the "plan") which consists of a site plan with a last revision date of July 12, 2004, except where the plan has been changed, revised or modified by this chapter. In such cases, the provisions of this chapter shall control.
  - (2) Approval of the plan shall constitute approval only of the overall design and road and utility layout for this property and not approval of any individual building or group of buildings or approval of any site condominium or any phase of the plan. Each phase of the development as illustrated on the plan shall be submitted to the Planning Commission for review under the site plan review requirements or site condominium requirements of the City of Ionia Zoning Ordinance as appropriate to the phase being requested for approval.
  - (3) Site Condominium Portion. In its review of each phase of the site condominium portion of the development, the Planning Commission may recommend and the City Council may approve minor modifications from the final development plan to that phase of the plan provided the modifications do not result in a significant change to the plan and the modifications still meet the PUD approval standards as contained in the City of Ionia Zoning Ordinance. Changes which are not considered to be minor by the Planning Commission shall be reviewed in the same manner as the original application.
  - (4) Site Plan Review. In its review of those portions of the development which require site plan review by the Planning Commission, the Commission may approve minor modifications from the final development plan to that phase of the plan provided the modifications do not result in a significant change to the plan and the modifications still meet the PUD approval standards as contained in the City of Ionia Zoning Ordinance. Changes which are not considered to be minor by the Planning Commission shall be reviewed in the same manner as the original application.
  - (5) Amendments to an Approved Phase. A change to an approved phase of the development may be approved in accordance with Section 1266.06 of the City of Ionia Zoning Ordinance.
- (b) Phasing of the Development. The development shall be constructed in phases as illustrated on the plan; however, the applicant may combine phases or alter the phasing subject to the

approval of the City Council following a recommendation of the Planning Commission. Such alteration may be permitted if it is determined that such alteration to the phasing plan is necessary to accommodate market conditions or more efficient provision of City utilities or if it is determined that such alteration will not be material or significant in relation to the entire development and which would not have any significant adverse effect on adjacent or nearby lands or the public health, safety and welfare.

(c) Land Uses.

- (1) The development shall be constructed in up to six phases and used for a maximum total of 243 dwelling units to be constructed as follows: 123 shall be single family detached dwellings to be developed as a site condominium in accordance with the applicable regulations of the City of Ionia Zoning Ordinance; and 120 attached condominium units in two-, three- and four-unit buildings. All condominiums shall be developed in accordance with the Michigan Condominium Act.
- (2) The applicant may be permitted to vary the number of phases following a recommendation by the Planning Commission and approval by the City Council.
- (3) The future use of Lot A may include a single-family residential use, or commercial or office uses which may include a residential use within the same structure, which shall be subject to the specific approval of the Ionia City Council following a recommendation of the Planning Commission. Such uses shall be subject to the site plan review requirements of the City of Ionia Zoning Ordinance and the site development requirements for the proposed use which would normally be imposed by the zoning ordinance. The City Council, however, following a recommendation of the Planning Commission, may modify the site development requirements in accordance with Section 1266.04(e) of the zoning ordinance.
- (4) Accessory buildings and uses in the development shall comply with the requirements for accessory buildings and uses for the R-1, Residential Zoning District as contained in the City of Ionia Zoning Ordinance.

~~(d) Lot Area and Lot Width. The minimum area for each site condominium lot shall not be less than 6,600 square feet with a minimum width of 60 feet as measured at the minimum required front setback line between the side lot lines.~~

~~(1) Austin Pines - 1: The minimum area for each site condominium lot shall not be less than 6,600 square feet with a minimum width of 60 feet as measured at the minimum required front setback line between the side lot lines.~~

~~(2) Austin Pines West:~~

~~A. The minimum area for each site condominium lot containing a single family detached condominium unit shall not be less than 4,250 square feet contain a minimum lot width of no less than 40 feet as measured at the minimum required front setback line between the side lot lines.~~

A.B. The minimum area for each site condominium lot containing a duplex structure shall not be less than 11,000 square feet with a minimum lot width of no less than 75 feet as measured at the minimum required front setback line between the side lot lines.

(d)(e) Dwelling Unit Setbacks, ~~and~~ Maximum Height, and Maximum Lot Coverage. Dimensional regulations for the Austin Pines and Austin Pines West development areas shall be in accordance with the table below:

~~(1) Each single family detached dwelling shall comply with the following minimum setbacks:~~

- ~~A. Front: 20 feet;~~
- ~~B. Rear: 25 feet;~~
- ~~C. Minimum side yards: six and five feet, with a combined total of 11 feet.~~

~~(2) For the attached dwellings the following minimum setbacks shall apply:~~

- ~~A. Front: 42 feet from centerline of the street;~~
- ~~B. Rear: no rear lot line;~~
- ~~C. Minimum distance between buildings: 15 feet;~~
- ~~D. Twenty five feet setback from all perimeter lot lines and any lot line which constitutes the area of a site condominium lot.~~

~~(3) No building shall exceed a height of 35 feet as determined by the City of Ionia Zoning Ordinance.~~

<u>Dimension Type</u>	<u>Austin Pines</u>		<u>Austin Pines West</u>	
	<u>Single Family</u>	<u>Duplex</u>	<u>Single Family</u>	<u>Duplex</u>
<u>Front Yard Setback</u>	<u>20 ft.</u>	<u>42 ft.</u>	<u>20 ft.</u>	<u>20 ft.</u>
<u>Rear Yard Setback</u>	<u>25 ft.</u>	<u>n/a*</u>	<u>20 ft.</u>	<u>20 ft.</u>
<u>Side Yard Setback</u>	<u>6’/5’ (total of 11’)</u>	<u>n/a</u>	<u>5’ (total of 11’)</u>	<u>5’ (total of 11’)</u>
<u>Minimum Separation Distance</u>	<u>n/a*</u>	<u>15’</u>	<u>n/a</u>	<u>n/a</u>
<u>Setback to PUD Limits/ Perimeter</u>	<u>n/a*</u>	<u>25’</u>	<u>25’</u>	<u>25’</u>
<u>Maximum Lot Coverage</u>	<u>n/a**</u>	<u>n/a**</u>	<u>45%</u>	<u>45%</u>
<u>Maximum Height</u>	<u>35 ft.</u>	<u>35 ft.</u>	<u>35 ft.</u>	<u>35 ft.</u>

\*Originally approved in 2005 as attached single-family as traditional condo units.

\*\*No lot coverage maximum was required in original approval (2005); units only had to meet setbacks and other standards.

~~(e)~~(f) Dwelling Unit Size. All dwellings shall comply with the minimum floor area requirements of the City of Ionia Zoning Ordinance for the type of dwelling unit proposed.

~~(f)~~(g) Sanitary Sewer and Water Supply. Each dwelling unit in the development shall be served by public water and sanitary sewer systems in accordance with all applicable City of Ionia ordinances.

~~(g)~~(h) Streets and Streetlights.

- (1) Public streets in the PUD shall have a minimum paved width of 26 feet and constructed to the City of Ionia Municipal Standards Ordinance. Private streets shall have a minimum paved width of 24 feet and constructed according to the standards as approved by the City of Ionia Engineer. A right-of-way of 60 feet shall be provided for both public and private streets within the PUD.
- (2) The names of streets in the development shall be subject to approval of the City Council.
- (3) The base course of asphalt for the streets in each phase shall be installed and approved by the City before an occupancy permit is issued for any dwelling to be served by the street. The final course of asphalt shall be installed within one year of the installation of the base course.
- (4) Streetlights shall be provided as required by the development agreement between City of Ionia and the applicant. Such lights shall be installed upon installation of the base course of asphalt for that portion of the street abutting the streetlight.

~~(h)~~(i) Sidewalks.

- (1) All sidewalks shall be a minimum of four feet wide and constructed to the specifications of the City of Ionia Municipal Standards Ordinance. Sidewalks in front of the individual site condominium lots (i.e., across the entire width of the lot) shall be constructed by the owner of the lot prior to the issuance of an occupancy permit. If weather conditions do not allow this, the occupancy permit may be issued upon the posting of a security acceptable to the City and the sidewalk shall be constructed within six months of occupancy.
- (2) If the sidewalk on an individual lot is located outside the public street right of way, an easement shall be granted to the City of Ionia to allow for use of the sidewalk by the public.
- (3) All sidewalks which abut the public and private streets and which are not located on or abutting the individual site condominium lots or attached condominiums as illustrated on the plan, including those areas along the street abutting the open space, shall be constructed by the applicant in conjunction with the construction of the public or private street.

- (4) Walkways located within the open space areas illustrated on the plan shall be constructed by the applicant during construction of that phase of the PUD. Occupancy permits shall not be issued for that phase unless the walkway in the open space is completed in accordance with the plan. Walkways in the open space areas may be constructed with asphalt or concrete and shall be a minimum of ten feet wide. The applicant shall provide a cross section drawing of these walkways to the Planning Commission to demonstrate proper construction standards.
- (5) The applicant shall provide for the maintenance of all sidewalks and walkways located outside the public street right-of-way.

(j) Tree Plantings and Landscaping.

- (1) Trees shall be planted within the public right of way as illustrated on the plan by the lot owner in conjunction with the installation of the sidewalk abutting the lot. The Applicant shall provide a list of tree plantings for approval by the City during the review of each phase.
- (2) Other landscaping as shown on the plan shall be subject to the review and approval of the Planning Commission during the review of each phase.
- (3) All landscaping shall be maintained according to the landscaping maintenance agreement.

(k) Dedicated Open Space.

- (1) The development shall include open space as shown on the plan. Such areas shall be clearly delineated on the plan as dedicated open space and maintained as open space in perpetuity and no dwellings shall be constructed within this dedicated open space.
- (2) No improvements, buildings or structures, except as otherwise shown on the plan or which may be authorized by the Austin Pines Homeowners Association or similar entity in compliance with applicable City regulations shall be constructed upon the dedicated open space areas.
- (3) Documentation to establish and maintain the dedicated open space areas shall be subject to the approval of the City Attorney and such document shall be recorded with the Ionia County Register of Deeds. The homeowners association shall always maintain ownership of the dedicated open space and be responsible for its maintenance. Any change to the dedicated open space shall only be allowed with the mutual consent of the applicant or the homeowners association as the case may be, and the City Council, upon recommendation of the Planning Commission.
- (4) The applicant shall provide a recorded copy of the dedicated open space document to the City Clerk prior to the issuance of any building permits for the development.
- (5) All dedicated open space areas shall be completed in conjunction with each phase in which the open space or portion of the open space is located as shown on the plan.

~~(k)~~(l) Storm Water Management. A storm water management plan shall be provided to ensure that storm water runoff does not have an adverse effect on adjacent or nearby properties. This plan shall be subject to approval of the City Engineer and the Ionia County Drain Commissioner before any earthmoving shall occur on the property. The phasing of the construction of the stormwater management facilities shall be subject to the approval of the City Engineer or the Ionia County Drain Commissioner.

~~(h)~~(m) Construction Plans. Complete construction plans for all site improvements including but not limited to site grading, storm water drainage, and streets shall be submitted to the City Engineer for approval before any construction commences on site.

~~(m)~~(n) Signs. Signs at the entrances to the development which state the name of the development shall be permitted in accordance with the requirements of Chapter 1284 of the City of Ionia Zoning Ordinance, in accordance with requirements for signs in residential districts.

~~(n)~~(o) Time Limitation on the Development.

- (1) In accordance with Section 1266.08 of the City of Ionia Zoning Ordinance, construction of the Austin Pines PUD shall commence within one year of the approval by the City Council of the Plan and Zoning Ordinance creating the Austin Pines PUD District. All other provisions of this Section 1266.08 shall also apply to the development.
- (2) In accordance with Section 1266.08 of the City of Ionia Zoning Ordinance, construction of any approved phase of the Austin Pines PUD shall commence within one year of the approval by the Planning Commission. All other provisions of this Section 1266.08 shall also apply to the development of the approved phase. The date of approval of any phase of the Austin Pines PUD by the Planning Commission shall constitute the approval of the site plan of the phase, and shall be extended only in accordance with Section 1266.08.

**Section 3. Severability.** All other provisions and standards of Chapter 1292 – Austin Pines Planned Unit Development District not specifically amended in this Ordinance shall remain in effect and under the right of enforcement as outlined in the City of Ionia Zoning Ordinance. If any part, subsection, or other provision of this Ordinance is declared by a tribunal of competent jurisdiction to be invalid, such invalidity shall not affect the ongoing validity or enforceability of the remainder of the Ordinance, it be the intent of the City that this Ordinance shall be deemed to be severable for all purposes at law.

**Section 4. 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 a newspaper of general circulation in the City unless otherwise provided by law.

The vote to approve and adopt this Ordinance was as follows:

YEAS: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

**ORDINANCE NO. 602 DECLARED ADOPTED.**

CITY OF IONIA

Dated: \_\_\_\_\_

Jonathan T. Bowman, City Clerk

**CERTIFICATION**

I, the undersigned City Clerk of the City of Ionia, Michigan (the “City”), certify that the above is a true and complete copy of an ordinance adopted at a regular meeting of the Ionia City Council held on \_\_\_\_\_ 2026, pursuant to notice given in compliance with Act 267 of the Public Acts of Michigan of 1976, as amended, and notice of its adoption, including a summary of its contents and its effective date, was published in the *Daily News*, on \_\_\_\_\_, 2026, and was effective seven (7) days after publication.

Dated: \_\_\_\_\_

Jonathan T. Bowman, City Clerk

- Introduction and First Reading:
- Notice of Public Hearing:
- Public Hearing, Second Reading, Adoption:
- Effective (7 days after publication):

# williams&works

engineers | surveyors | planners

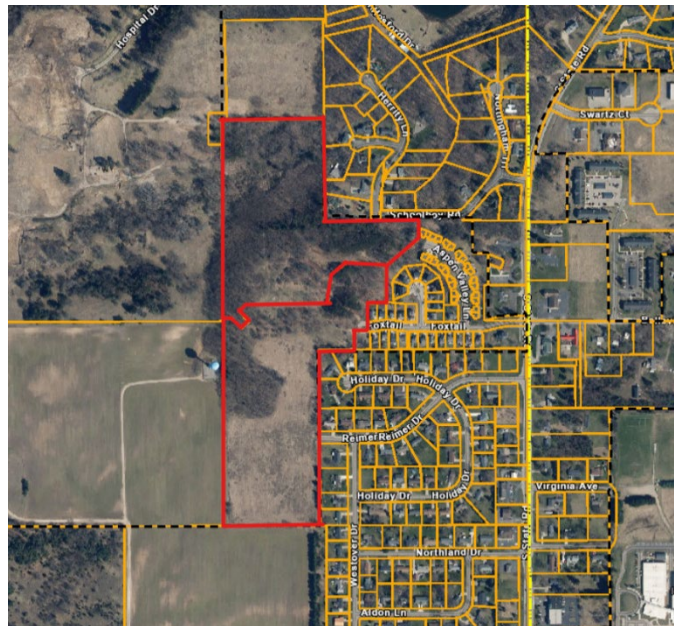
## MEMORANDUM

**To:** City of Ionia Planning Commission  
**Date:** January 7, 2026  
**From:** Bradley S. Kotrba, AICP  
Aman Pannu, AICP  
**RE:** **Austin Pines Site Condominium PUD – PUD Amendment and Preliminary Site Plan Review**

Green Development Ventures, LLC (Allen Edwin Homes) has submitted an application for a preliminary site plan review for a Planned Unit Development (PUD) at (PPN 34-201-025-000-001-01 & 34-201-036-000-001-01, portion thereof). This memorandum outlines the standards and provisions of the City of Ionia Zoning Ordinance.

### Background

The subject property is a 26.38-acre site and is currently vacant. This request covers the Austin Pines West site condominium subdivision at the west end of Foxtail Drive. The original Austin Pines PUD was approved in 2005 and stalled after Phase 1 completion. Phase 1 included single-family homes and attached condos. The future Austin Pines phases were approved for 2, 3, and 4 units attached single-family buildings. The applicant now proposes 74 Single-family detached homes and 3 two-unit attached single-family homes (duplexes) for a total of 80 dwelling units. This project will be developed as a 77 lot site condominium project built in two phases: 47 single-family detached/6 two-family units on 50 lots constructed in 2026–2027 and 33 units on 33 lots constructed in 2027–2029, with full build out finalization expected by end of 2029. The original approval consisted of 108 dwelling units on 26.38 acres (4.1 dwelling units/acre). The amended proposal contains 80 dwelling units on 26.33 acres (3.0 dwelling units/acre).



**Completeness of Submittal.** Section 1272.05 (“Review of Preliminary Site Condominium Plans by the Planning Commission”) contains the required information that must be included in a condominium application. Per the City Code, before any final site condominium review, the applicant shall submit a preliminary site plan and application to the City, which will be reviewed and approved by the Planning Commission. The applicant has submitted a site plan prepared by Roosien & Associates, Inc. (dated 12/10/2025) and a Site Condominium and Site Plan Review application. The submitted documentation satisfies the requirements for establishing a preliminary site condominium per the City Ordinance. The minimum requirements for submittal have been satisfied per Section 1272.05(b), and the application is sufficient for review.

The Requirements for Preliminary Site Condominium 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 noted in their narrative that potable drinking water and sanitary sewer will be connected to the municipal systems. Stormwater will be handled on site, and all utilities and public infrastructure will be designed to municipal specifications.

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

**Comments.** The applicant has noted that all proposed internal streets will be designed to City specifications, which will be reviewed by the City Engineer and Department of Public Works (please see their comments).

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 not submitted a Master Deed for this preliminary review. The applicant will have to submit a draft Master Deed, including a maintenance agreement for the HOA for the common elements in the development. The City Attorney will work with the applicant and their attorney to finalize the Master Deed for final site condominium review. The site will contain greater than 10 acres of open space on site, approximately 40% of the total acreage. It will be preserved in perpetuity and recorded with the Master Deed regarding this condition. These open spaces are principally wooded, wetland, and also contain walking trails and have access easements designed between units 19 and 20 and units 6 and 7 for community access. Sidewalks will be provided on both sides of the street and should meet City minimum design standards.

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.** As previously mentioned, the applicant is proposing handling stormwater on site in the natural low areas of the property located on the east boundary and northwest corner of the development. The Planning Commission is advised to read any comments from the City Engineer.

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 preliminary site condominium plan and held meetings with the applicant's project team. They have taken into consideration suggestions from staff and did make adjustments to the original plan submitted in November. The Planning Commission should take into consideration that roughly 40% of the property will be retained in perpetuity as open space, passive recreation facilities are planned, sidewalks along the interior road network when taking into consideration if they agree the proposed common elements and development formats are adequate to justify an amendment to the adopted planned development.

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 and City Engineer, the Department of Public Utilities and Department of Public Works should have 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, while 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 accessible for emergency vehicles.

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.** The district standards are outlined in the approved Austing Pines PUD district (Section 1292). The following standards presently exist for the Austing Pines PUD District, and the following deviations have been requested by the applicant:

**DEVIATIONS AND/OR PROPOSALS**

	<b>Existing SF</b>	<b>Existing Dup.</b>	<b>Proposed SF</b>	<b>Proposed Dup.</b>
<b>Lot Area</b>	6,600 sq. ft.	n/a*	4,250 sq. ft.	11,000 sq. ft.
<b>Lot Width</b>	60 ft.	n/a*	40 ft.	75 ft.
<b>F Setback</b>	20 ft.	42 ft.	20 ft.	20 ft.
<b>R Setback</b>	25 ft.	n/a*	20 ft.	20 ft.
<b>S Setback</b>	6’/5’ (tot. 11’)	25’ (perim.)/ 15’ (sep.)	5’ (tot. 11’)	5’ (tot. 11’)
<b>Lot Cov.</b>	n/a**	n/a**	45%	45%
<b>Height</b>	35 ft.	35 ft.	35 ft.	35 ft.

\*originally approved attached single family as traditional condo units, so they were not on individual lots.

\*\*no lot coverage maximum was required in original approval; units only had to meet setbacks and other standards.

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 proposes new internal streets, and the applicant states they are designing them to municipal design standards. The City Engineer will have comments regarding her review of this.

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, sanitary, and storm infrastructure on sheets C103 and C104. The City Engineer and other City staff may have more comments regarding these review items.

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 both Phase 1 and Phase 2 of development delineated on the site plan (C102)

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., residential, etc.) is labeled for surrounding property.

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

**Comments.** The plan contains a table with all 77 lots showing lot area in both square footage.

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 of this preliminary approval request.

**PUD Development requirements.** Section 1266.04 provides several development requirements that all PUDs must meet. We offer the following comments.

- a. **Density.** 74 Single-family detached homes and 3 two-unit attached single-family homes (duplexes) for a total of 80 dwelling units. This project will be developed as a 77 lot site condominium project built in two phases: 47 single-family detached/6 two-family units on 50 lots constructed in 2026–2027 and 33 units on 33 lots constructed in 2027–2029, with full build out finalization expected by end of 2029. The original approval consisted of 108 dwelling units on 26.38 acres (4.1 dwelling units/acre). The amended proposal contains 80 dwelling units on 26.33 acres (3.0 dwelling units/acre).

- b. **Dwelling Unit Composition.** The original approval contained 108 dwelling units over 26.33 acres in single, two, three, and four unit structures. The proposed plan is 80 units with 74 single family and 3 duplex homes (6 units).

**Parking.** As a site condominium development, parking will be provided for each detached or attached single-family home through a combination of garage and driveway spaces.

**Lighting.** The Austin Pines PUD does require street lighting. The applicant proposes streetlights with pole locations shown on the site plan. While the specific lighting type is not described, compliance with the lighting standards in Section 1286.03 of the zoning ordinance may be required as a condition of approval.

**Landscaping.** The plans show street trees, and street trees are required based on the landscaping requirements of the Austin Pines PUD. The requirements include that trees must be planted within the public right-of-way when sidewalks are installed, with the applicant providing a tree list for City approval during each phase. All other proposed landscaping will be reviewed and approved by the Planning Commission as each phase moves forward, and all landscaping must be maintained according to the approved maintenance agreement. The Planning Commission may discuss this with the applicant and require additional landscaping if needed.

**Signs.** No signs have been proposed for this development. However, all future signs must be in accordance with the requirements of Chapter 1284 of the City of Ionia Zoning Ordinance, in accordance with requirements for signs in residential districts.

**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 as required in the condominium ordinance. Items included in these standards are:

1. The approximate location and sizes of existing public water and sewer mains and existing leads into 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. Dimensions 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 fronting the public streets are proposed.

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

**Comments.** Most lots are perpendicular lot lines at right angles. A few lots are slightly angled, but not enough to consider them poorly designed because of the curvature of the road.

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.** The corner lots meet the frontage setback requirements as requested by the applicant in their deviations.

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 setbacks from both street orientations to both streets.*

**Comments.** Setbacks are proportional to the proposed deviations.

**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, and public works may require specific design standards, and if so, this may be a condition of preliminary approval.

**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 be planting one tree per dwelling unit spaced apart at the property lines.

**Sidewalks:**

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

**Comments.** Proposed sidewalks are 4 feet in width, and the City Engineer and Department of Public Works will review for municipal design standard compliance.

**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 did discover more wetlands on the property that were required to be protected, which was one of the factors that triggered a layout change for this proposed development. Sensitive areas such as woodlands, steep slopes, and wetlands are being preserved and used as buffering from surrounding land uses.

**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 is still developing their preliminary draft master deed in accordance with the Michigan Condominium Act. This must be submitted for review by the City Attorney before a Site Condominium approval can be granted at the City Council level.

**Site Plan Review.** Section 1276.05(c) of the Zoning Code contains the required information for a site plan review application. The Planning Commission shall review the final site plan according to the general standards for site plan review in Section 1276.07 of the Zoning Ordinance. We have listed these standards, along with our comments, below.

- (a) **General Approval Criteria:** Before approving a site plan, the Planning Commission must ensure compliance with the following standards. If all applicable standards and other City ordinances are met, the site plan shall be approved.
- (b) **Access and Site Circulation**

- (1) Buildings must be arranged to follow emergency vehicle access as required by the City's Public Safety Department.

**Comments.** The Planning Commission may wish to review any comments from Public Safety to confirm if there is adequate access for emergency vehicles. The access appears adequate, and they designed the roads with cul de sacs at the terminal end of internal streets, which should meet emergency vehicle turnaround requirements. The City Engineer may also have comments on this.

- (2) The Planning Commission may:

- A. Limit the number of driveways on a site.
- B. Require shared driveways between contiguous parcels.
- C. Require parking lots on adjacent parcels to be connected.
- D. Align driveways opposite each other for improved traffic flow.

**Comments.** The driveways are not shown on site, except for the two-unit buildings on units 7, 8, and 9. The developer will probably submit driveway information at the time each unit is constructed, but this may be something the Commissioners wish to inquire from the applicant. It may also be included as a condition of approval.

- (3) Public and private circulation routes must integrate with existing or planned streets, pedestrian paths, and bicycle routes.

**Comments.** Sidewalks are proposed on both sides of every street, in addition to unpaved walking paths in the common space.

- (4) 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.

**Comments.** This application does allow for future connection to future phases of development in the Austin Pines PUD and also to any potential development that may happen to the west in the future.

- (5) On-site maneuvering space for trucks must be provided so that loading areas do not interfere with the public right of way.

**Comments.** No truck loading areas are necessary for residential developments.

(c) Landscape and Site Design

- (1) Landscaping must comply with the City's landscape provisions.

**Comments.** The applicant has provided no details on proposed landscaping other than noting the general locations where street trees would be installed. The open space areas are proposed to be maintained in a natural state as much as possible. Offering passive park space for the neighborhood residents.

(2) The site design must consider:

- A. Topography
- B. Type and size of lot and buildings
- C. Character of adjoining property
- D. Adjoining properties to prevent negative impacts on their orderly development or improvement for uses in this Zoning Code.

**Comments.** Natural features are being preserved to the greatest extent possible and therefore will contribute to mitigating any negative effects on surrounding properties by creating a natural buffer area.

(3) Natural features should be preserved where practical, with minimal removal of vegetation and alterations to topography.

**Comments.** The plans do not propose to disturb too much landscaping or other natural features; they only propose to alter what is intended to be developed for housing and also stormwater detention. The Planning Commission may consider this standard satisfactorily met.

(4) Areas of natural drainage, such as wetlands, ponds, and swales, must be protected to maintain natural drainage patterns and habitats.

**Comments.** A greater percentage of wetlands is actually planned to be preserved in this amendment than in the previously approved PUD. This is due to the discovery of more protected wetlands than what was protected in the previous plan.

(d) Privacy and Screening

(1) The site plan must provide reasonable visual and sound privacy for all dwelling units through the use of fences, landscaping, and other barriers where necessary.

**Comments.** It is unknown what privacy will be provided between lots. However, natural buffering is being preserved to provide visual and sound privacy for neighboring developments.

(2) Outdoor storage and trash collection areas must comply with Chapter 1060 and be screened appropriately.

**Comments.** The development will handle waste and recycling curbside as controlled by the HOA and served at each residence per the City’s single-waste hauler contract.

(e) Pedestrian and Non-motorized Transportation

- (1) In recognition that a connected sidewalk system along City streets enhances pedestrian safety and conserve energy through non-motorized transportation opportunities, sidewalks shall be required as determined by the Planning Commission and must comply with City of Ionia sidewalk standards, as detailed in the City’s Municipal Code.

**Comments.** Sidewalks are being proposed on both sides of all interior streets. The Planning Commission may consider this standard to be satisfactorily met.

(2) Factors for requiring sidewalks include:

- A. Existing and future pedestrian traffic near the site.
- B. Ability to enhance pedestrian safety.
- C. Traffic volume on adjacent streets.
- D. Potential for a connected sidewalk network.
- E. Proximity to pedestrian attractors (e.g., schools, public buildings, shopping areas).
- F. Location of the proposed use.

**Comments.** Sidewalks have been proposed, so this standard has been satisfied.

(f) Lighting

- (1) Exterior lighting shall be arranged so that illumination is deflected away downward and away from adjacent properties and so that it does not interfere with the vision of motorists along adjacent streets.

**Comments.** Street lighting has been provided. Regardless, any property is required to maintain the outdoors in a compliant manner, according to Section 1286.03. The Commission may include this as a condition of approval.

- (2) Flashing or intermittent lights shall not be permitted.

**Comments.** We do not believe that the applicant will propose any flashing or intermittent lighting, but this may be added as a condition of approval.

- (3) Excessive lighting of buildings or structures shall be minimized to reduce light pollution.

**Comments.** The amount of lighting on any proposed residence is unknown and should be discussed with the applicant. This may be added as a condition of approval.

(g) Stormwater Management

- (1) Stormwater drainage must be designed to prevent adverse impacts on neighboring properties and the public stormwater system.

**Comments.** Stormwater facilities have been designed on site, and the Planning Commission should review the City Engineer's memo.

- (2) Provisions must be made for:

- A. Erosion control, particularly during construction
- B. Dust prevention
- C. Retention/detention ponds, when necessary

**Comments.** Erosion control permits would be required for any site work; however, none is proposed. And the existing wetland onsite will handle stormwater similar to a stormwater basin. However, the Commission could request confirmation from the Department of Public Works or the City Engineer if they feel it is necessary.

- (3) Paved surfaces must be designed to prevent water pooling and maintain safe traffic flow.

**Comments.** All pavement, on street and off street, will be new and therefore should not collect water.

- (4) The Planning Commission may require catch basins with oil filters to prevent contamination of natural drainage systems.

**Comments.** Catch basin filters would be required by stormwater and sedimentation control permitting for site work handled by the County. This may be included as a condition of approval.

- (5) As deemed necessary, the Planning Commission may require the site plan to be reviewed by the Ionia County Drain Commissioner.

**Comments.** This may be included as a condition of approval if determined necessary.

(h) Compliance with Regulations

- (1) Site plans must comply with all applicable County, State, and Federal laws and regulations.

**Comments.** This may also be included as a condition of approval.

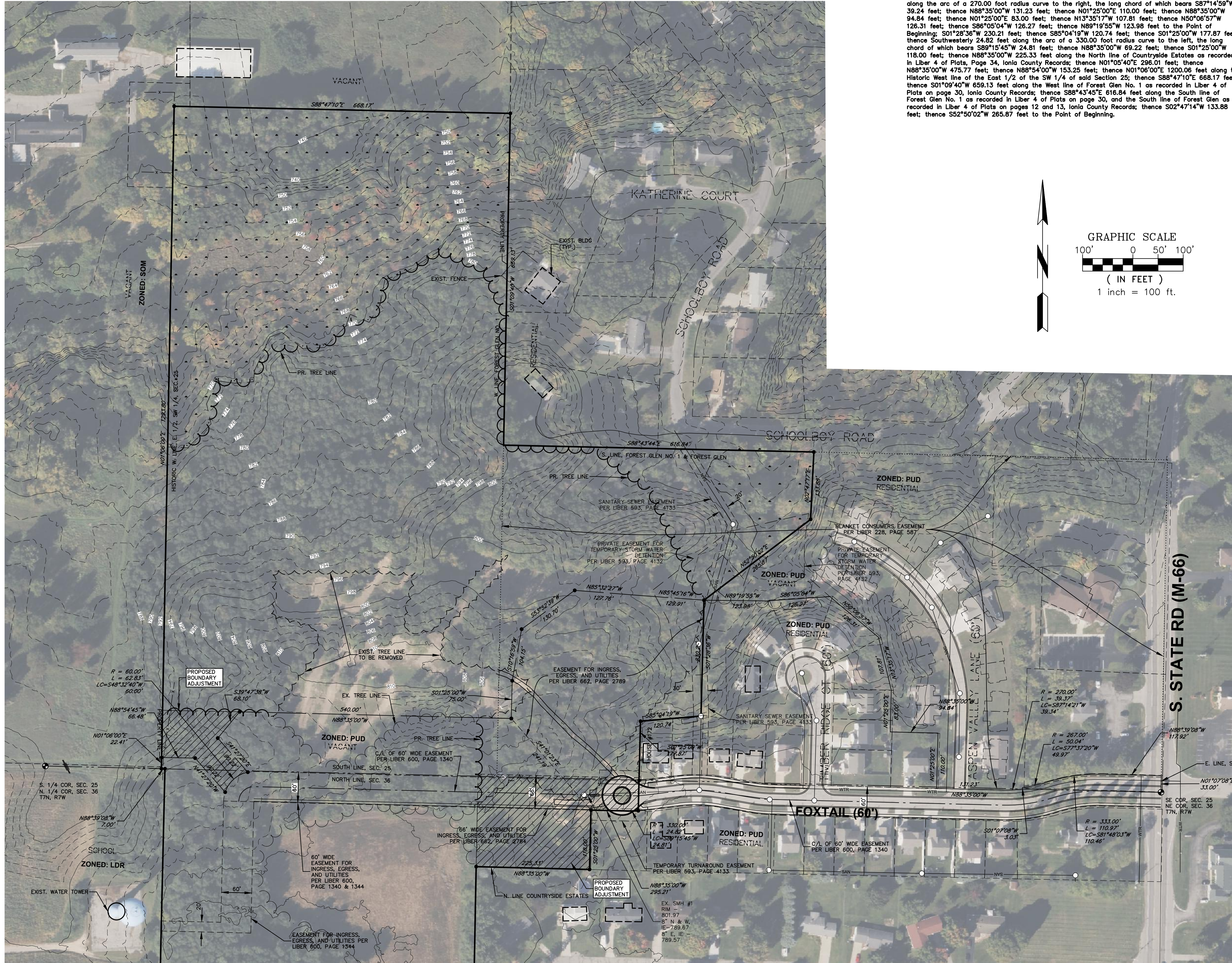
- (2) Final site plan approval and permits may be conditioned upon obtaining necessary permits from relevant agencies.

**Comments.** See our approval condition recommendation at the end of this review memo.

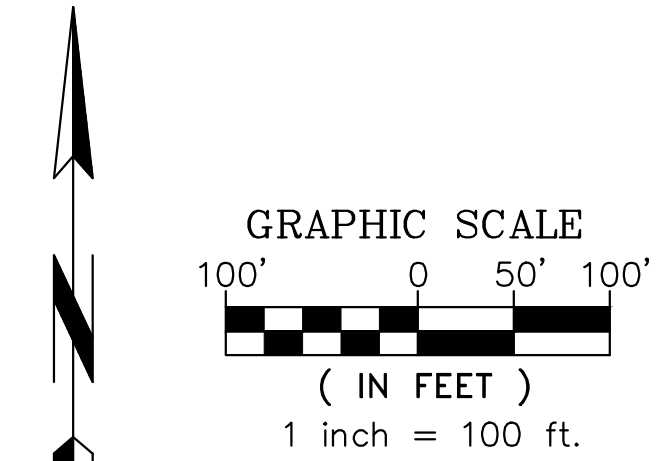
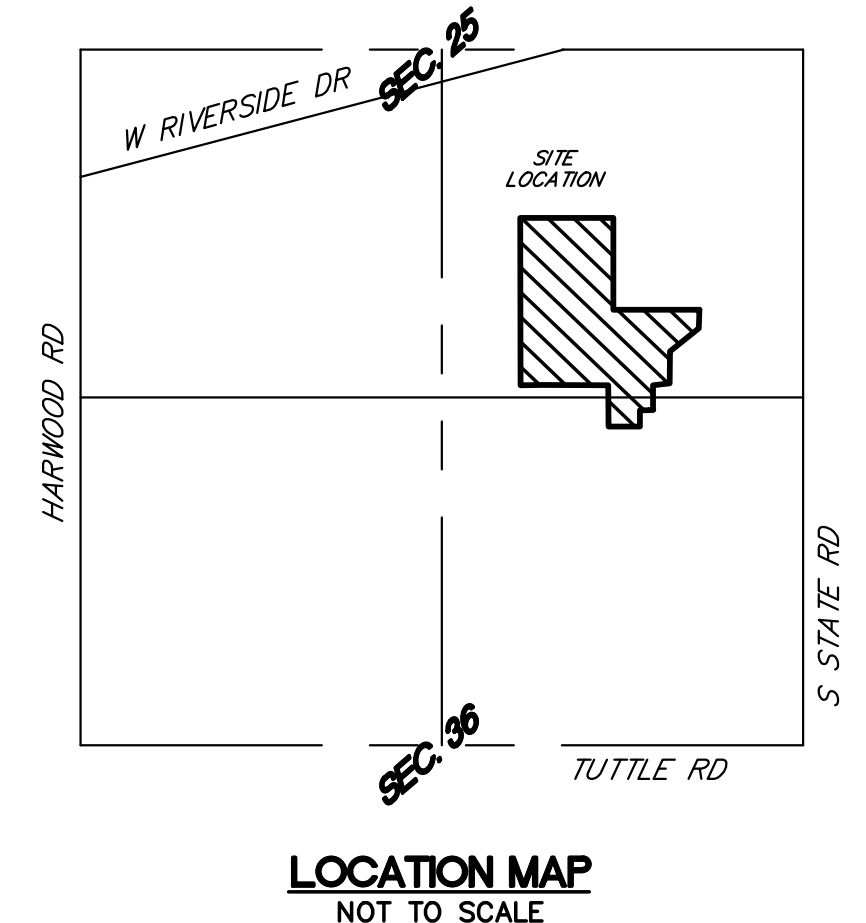
**Recommendation.** At the January 14, 2026, regular meeting, the Planning Commission should carefully consider any public comments and comments from the applicant. Subject to these comments, the Planning Commission may schedule a public hearing on the ordinance amendment for the Austin Pines PUD. A preliminary site plan and site condominium development review will happen at a future Commission meeting. When the site plan and site condominium development are under review, we recommend the following conditions and others deemed necessary, if approved.

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Before permits are issued, the applicant must have paid all applications, permits, and other fees related to this request.
3. All condominium document drafts must be submitted to the City Attorney for review and approval.
4. The applicant shall meet the requirements of all other applicable ordinances, codes, and requirements of the City of Ionia.
5. All requirements and conditions added by other staff and approving agencies must be complied with.

Don't hesitate to contact us with additional questions or comments.



**PROPOSED LEGAL DESCRIPTION FOR PUD:**  
 Part of the SE 1/4 of Section 25, and part of the NE 1/4 of Section 36, all in T7N, R7W, Berlin Township, Ionia County, Michigan, described as: Commencing at the SE corner of said Section 25; thence N01°07'08"E 33.00 feet along the East line of said Section; thence N88°39'08"W 117.92 feet parallel with the South line of said Section 25; thence Southwesterly 110.97 feet along the arc of a 333.00 foot radius curve to the left, the long chord of which bears S81°48'03"W 110.46 feet; thence Southwesterly 50.04 feet along the arc of a 287.00 foot radius curve to the right, the long chord of which bears S77°37'20"W 49.97 feet; thence S01°07'08"W 3.03 feet; thence Southwesterly 39.27 feet along the arc of a 270.00 foot radius curve to the right, the long chord of which bears S87°14'59"W 39.24 feet; thence N88°35'00"W 131.23 feet; thence N01°25'00"E 110.00 feet; thence N88°35'00"W 94.84 feet; thence N01°25'00"E 83.00 feet; thence N13°35'17"W 107.81 feet; thence N50°06'57"W 126.31 feet; thence S86°03'04"W 126.27 feet; thence N89°19'55"W 123.98 feet to the Point of Beginning; S01°28'36"W 230.21 feet; thence S85°04'19"W 120.74 feet; thence S01°25'00"W 177.87 feet; thence Southwesterly 24.82 feet along the arc of a 330.00 foot radius curve to the left, the long chord of which bears S89°15'45"W 24.81 feet; thence N88°35'00"W 69.22 feet; thence S01°25'00"W 118.00 feet; thence N88°35'00"W 225.33 feet along the North line of Countryside Estates as recorded in Liber 4 of Plats, Page 34, Ionia County Records; thence S88°43'45"E 616.84 feet along the South line of Forest Glen No. 1 as recorded in Liber 4 of Plats on pages 12 and 13, Ionia County Records; thence S02°47'14"W 133.88 feet; thence S52°50'02"W 265.87 feet to the Point of Beginning.



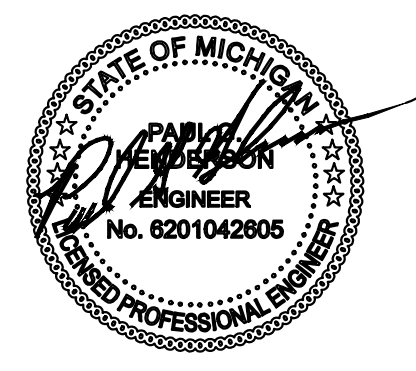
**EXISTING LEGEND**

● SECTION CORNER	● CONFEROUS TREE
○ PROPERTY IRON FOUND	○ DECIDUOUS TREE
○ PROPERTY IRON SET	
BM# BENCHMARK	
○ WATER MANHOLE	○ ELECTRICAL UTILITY POLE
● VALVE	○ GUY WIRE
○ HYDRANT	○ LIGHT POLE
	● UTILITY RISER/METER
○ SANITARY SEWER MANHOLE	■ STORM SEWER CURB CATCH BASIN
○ CLEANOUT	○ ROUND CATCH BASIN
	▽ FLARED END SECTION
○ MISC MAILBOX	
▲ UTILITY FLAG	
▲ SIGN	
	■ WETLAND
	■ CONCRETE
	■ BITUMINOUS
	— CENTER LINE
	— PROPERTY LINE
	— 750' CONTOUR LINE (MAJOR)
	— 751' CONTOUR LINE (MINOR)
	— FENCE
	— TREE LINE
— WTR	— WATER MAIN
— SAN	— SANITARY SEWER
— STM	— STORM SEWER
— G	— NATURAL GAS
— FIBER	— FIBER OPTIC
— OHE	— OVERHEAD ELECTRIC
— UG-T	— UNDERGROUND TELEPHONE
— UG-C	— UNDERGROUND CABLE
— UG-E	— UNDERGROUND ELECTRIC

**EXISTING CONDITIONS AND REMOVALS PLAN**  
**AUSTIN PINES WEST**  
 IN PART OF SECTIONS 25 & 36, T7N, R7W  
 CITY OF IONIA, IONIA COUNTY, MICHIGAN

CLIENT:  
**ALLEN EDWIN HOMES**  
 795 CLYDE CT. SW  
 BYRON CENTER, MI 49315

PROJECT NO.  
 250868  
 C-101

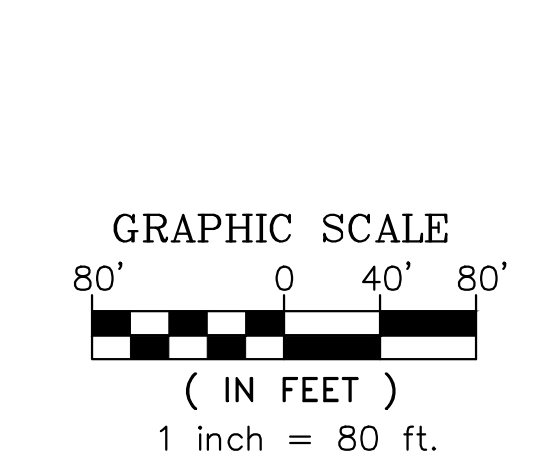
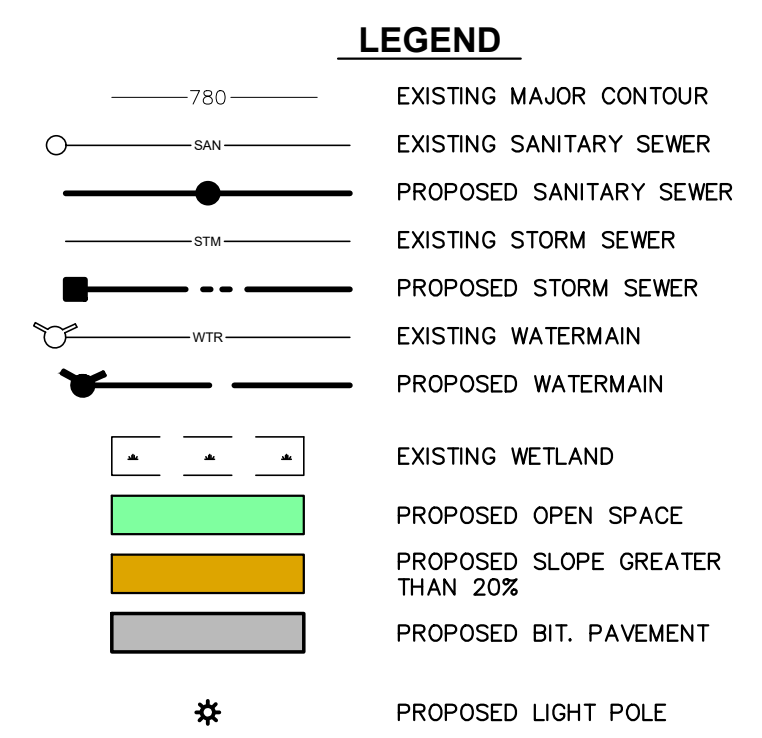
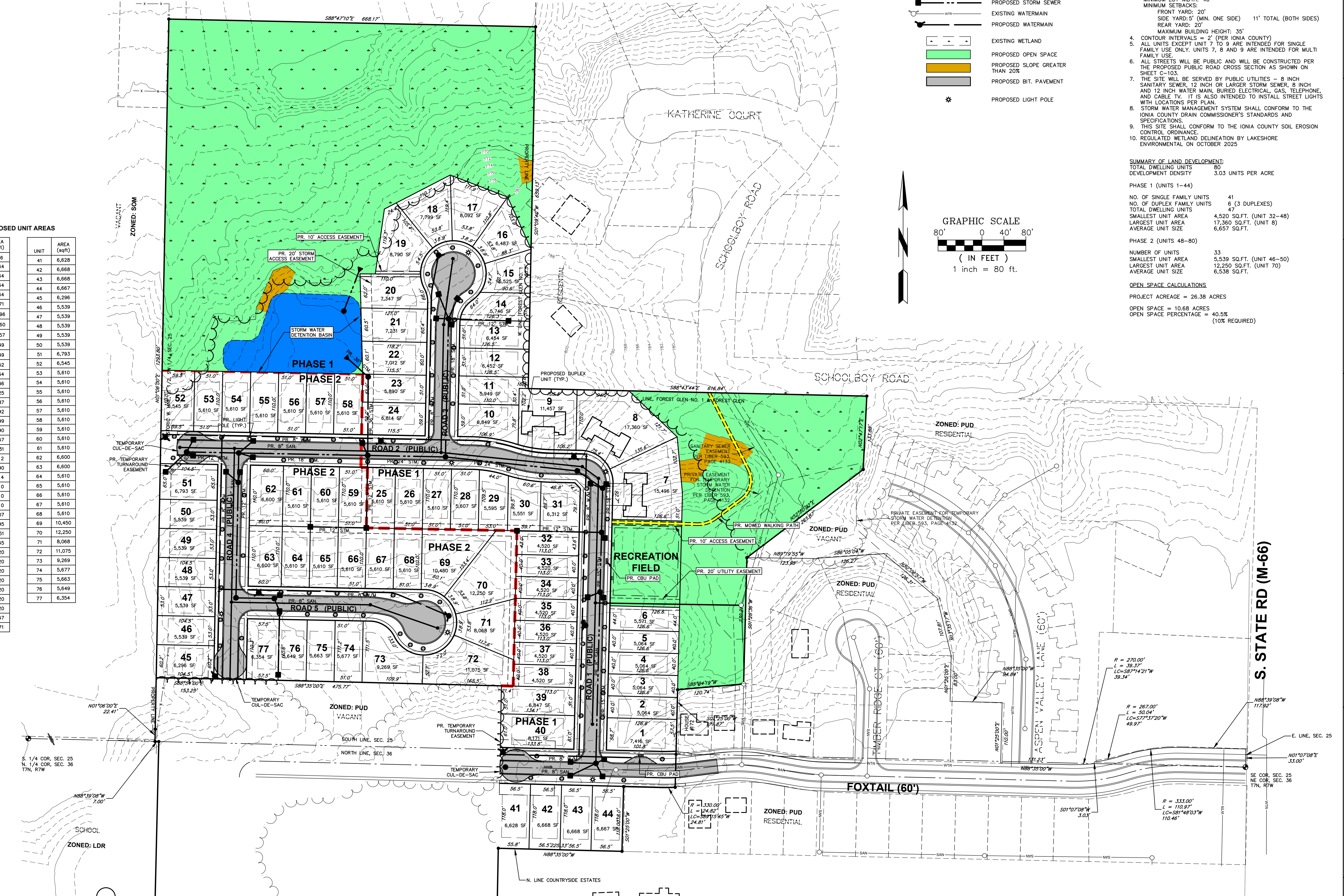


REVISIONS:  
 DRAWN BY: VS  
 APPROVED BY: PGP  
 DATE: SEPTEMBER 29, 2025  
 REVISIONS:  
 NOVEMBER 5, 2025 - CLIENT REVIEW  
 NOVEMBER 11, 2025 - CITY SUBMITTAL  
 DECEMBER 10, 2025 - CITY SUBMITTAL

**Rooston & Associates**  
 ENGINEERING AND SURVEYING  
 6545 B. WATKINS AVE. SE  
 GRAND RAPIDS, MI 49505  
 TEL: (616) 361-7220

**PROPOSED UNIT AREAS**

UNIT	AREA (sqft)	UNIT	AREA (sqft)
1	7416	41	6,628
2	5,064	42	6,668
3	5,064	43	6,668
4	5,064	44	6,667
5	5,064	45	6,296
6	5,571	46	5,539
7	15,496	47	5,539
8	17,360	48	5,539
9	11,457	49	5,539
10	6,849	50	5,539
11	5,949	51	6,793
12	6,452	52	6,545
13	6,454	53	5,610
14	5,746	54	5,610
15	5,525	55	5,610
16	6,487	56	5,610
17	8,092	57	5,610
18	7,799	58	5,610
19	8,790	59	5,610
20	7,347	60	5,610
21	7,231	61	5,610
22	7,012	62	6,600
23	5,890	63	6,600
24	6,814	64	5,610
25	5,610	65	5,610
26	5,610	66	5,610
27	5,610	67	5,610
28	5,610	68	5,610
29	5,595	69	10,450
30	5,551	70	12,250
31	6,045	71	8,068
32	4,520	72	11,075
33	4,520	73	9,269
34	4,520	74	5,677
35	4,520	75	5,663
36	4,520	76	6,549
37	4,520	77	6,354
38	4,520	78	5,677
39	6,847	79	9,269
40	8,171	80	6,354



- GENERAL NOTES:**
- P.P.N. 34-201-025-000-00-01 & 34-201-036-000-001-00
  - APPLICANT: GREEN DEVELOPMENT VENTURES, LLC  
2166 E. CENTRE AVE  
PORTAGE, MICHIGAN 49002
  - CURRENT ZONING: PUD, PLANNED UNIT DEVELOPMENT  
60' PUBLIC RIGHT-OF-WAY. (FOXTAIL TO BE 66' WIDE)  
MINIMUM LOT AREA: 4,520 SF  
MINIMUM LOT WIDTH: 40'  
MINIMUM SETBACKS:  
FRONT YARD: 20'  
SIDE YARD: 5' (MIN. ONE SIDE) 11' TOTAL (BOTH SIDES)  
REAR YARD: 20'  
MAXIMUM BUILDING HEIGHT: 35'
  - CONTOUR INTERVALS = 2' (PER IONIA COUNTY)
  - ALL UNITS EXCEPT UNIT 7 TO 9 ARE INTENDED FOR SINGLE FAMILY USE ONLY. UNITS 7, 8 AND 9 ARE INTENDED FOR MULTI FAMILY USE.
  - ALL STREETS WILL BE PUBLIC AND WILL BE CONSTRUCTED PER THE PROPOSED PUBLIC ROAD CROSS SECTION AS SHOWN ON SHEET C-103.
  - THE SITE WILL BE SERVED BY PUBLIC UTILITIES - 8" INCH SANITARY SEWER, 12" INCH OR LARGER STORM SEWER, 8" INCH AND 12" INCH WATER MAIN, BURIED ELECTRICAL, GAS, TELEPHONE, AND CABLE TV. IT IS ALSO INTENDED TO INSTALL STREET LIGHTS WITH LOCATIONS PER PLAN.
  - STORM WATER MANAGEMENT SYSTEM SHALL CONFORM TO THE IONIA COUNTY DRAIN COMMISSIONER'S STANDARDS AND SPECIFICATIONS.
  - THIS SITE SHALL CONFORM TO THE IONIA COUNTY SOIL EROSION CONTROL ORDINANCE.
  - REGULATED WETLAND DELINEATION BY LAKESHORE ENVIRONMENTAL ON OCTOBER 2025

**SUMMARY OF LAND DEVELOPMENT:**

TOTAL DWELLING UNITS	80
DEVELOPMENT DENSITY	3.03 UNITS PER ACRE

**PHASE 1 (UNITS 1-44)**

NO. OF SINGLE FAMILY UNITS	41
NO. OF DUPLEX FAMILY UNITS	6 (3 DUPLEXES)
TOTAL DWELLING UNITS	47
SMALLEST UNIT AREA	4,520 SQ.FT. (UNIT 32-48)
LARGEST UNIT AREA	17,360 SQ.FT. (UNIT 8)
AVERAGE UNIT SIZE	6,657 SQ.FT.

**PHASE 2 (UNITS 48-80)**

NUMBER OF UNITS	33
SMALLEST UNIT AREA	5,539 SQ.FT. (UNIT 46-50)
LARGEST UNIT AREA	12,250 SQ.FT. (UNIT 70)
AVERAGE UNIT SIZE	6,538 SQ.FT.

**OPEN SPACE CALCULATIONS**

PROJECT ACREAGE = 26.38 ACRES

OPEN SPACE = 10.68 ACRES

OPEN SPACE PERCENTAGE = 40.5% (10% REQUIRED)

REVISIONS:

NOVEMBER 5, 2025	- CLIENT REVIEW
NOVEMBER 11, 2025	- CITY SUBMITTAL
DECEMBER 10, 2025	- CITY SUBMITTAL

DRAWN BY: VS  
APPROVED BY: RGH  
DATE: SEPTEMBER 29, 2025

**Rooston & Associates**  
ENGINEERING AND ARCHITECTURE

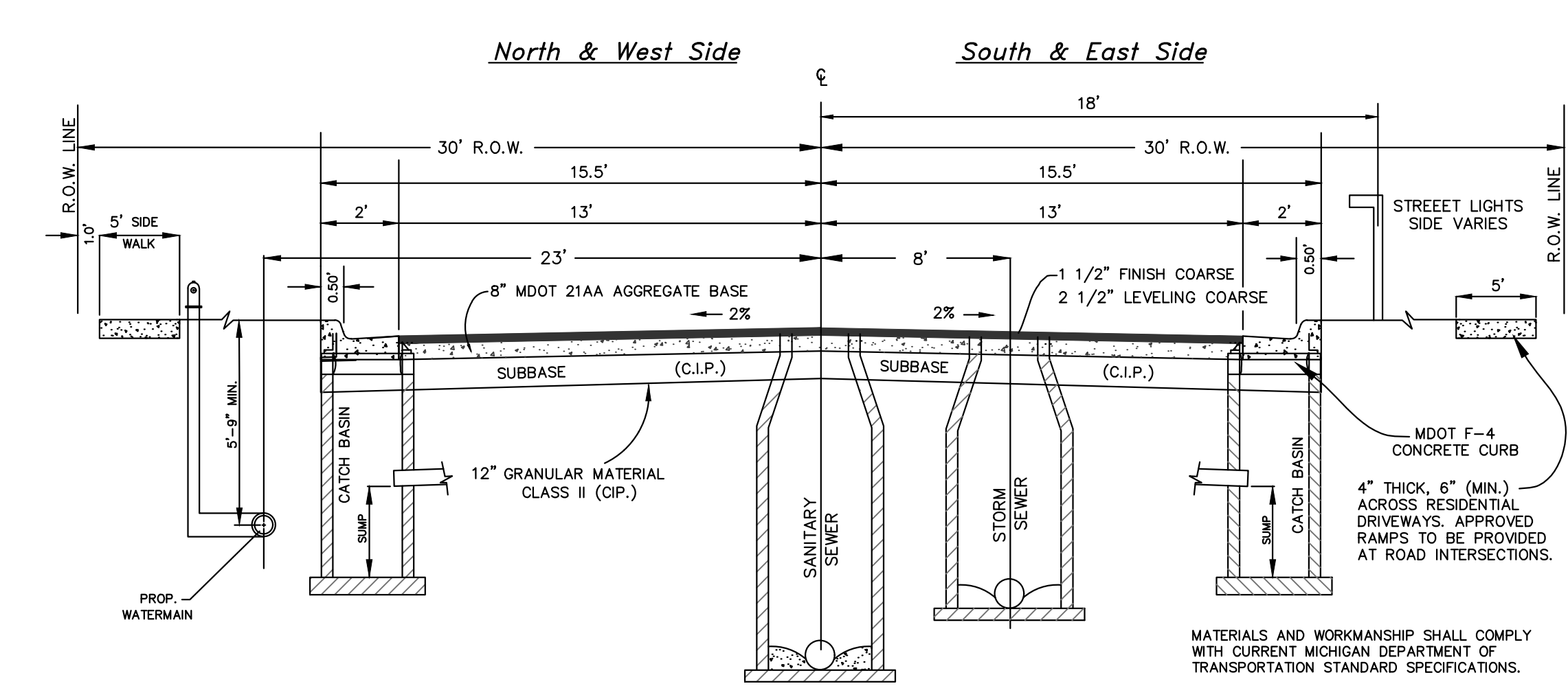
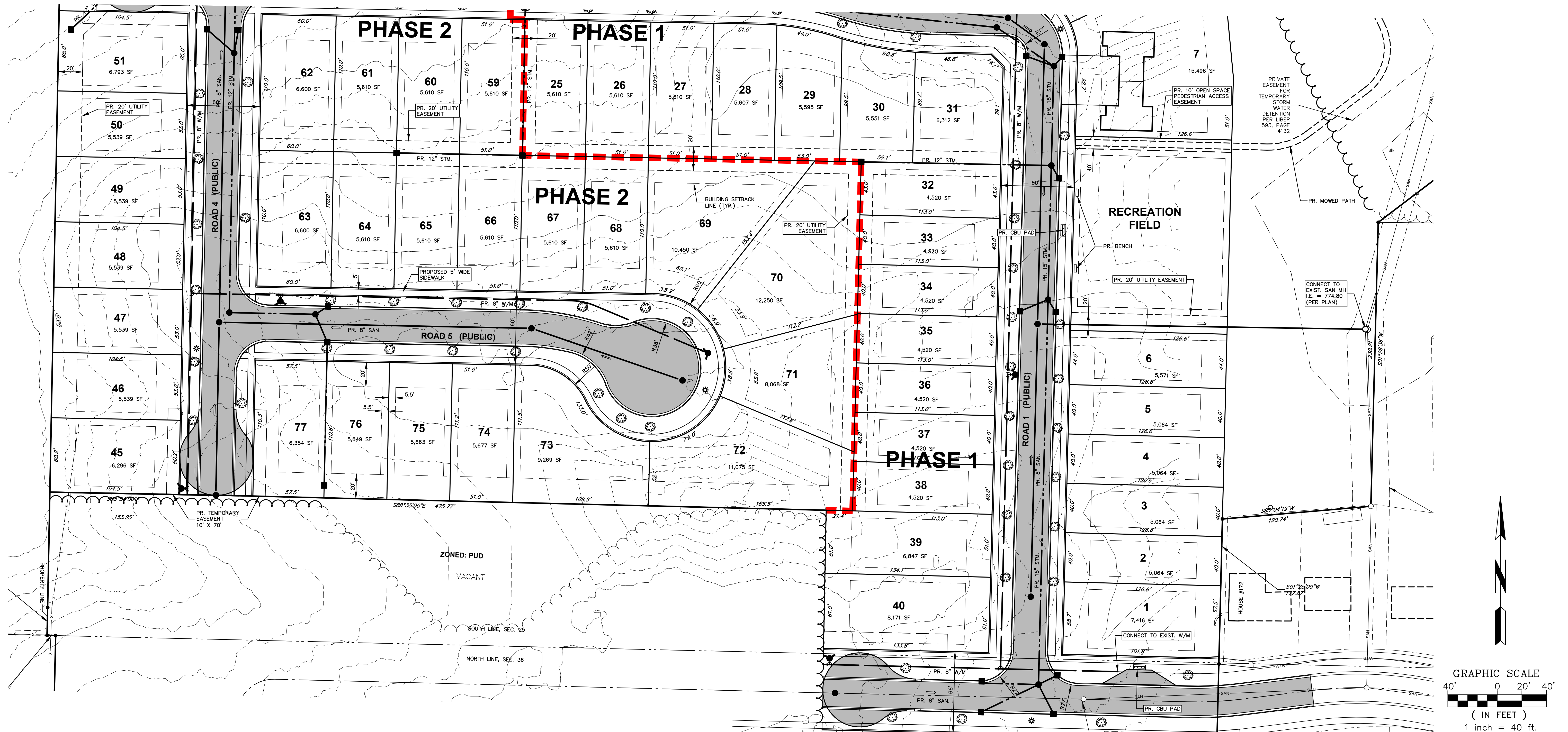
9545 P. WHEELER AVE. SE  
GRAND RAPIDS, MI 49505  
TEL: (616) 361-7220

**PUD AMENDMENT AND PRELIMINARY SITE PLAN**  
**AUSTIN PINES WEST**  
IN PART OF SECTIONS 25 & 36, T7N, R7W  
CITY OF IONIA, IONIA COUNTY, MICHIGAN

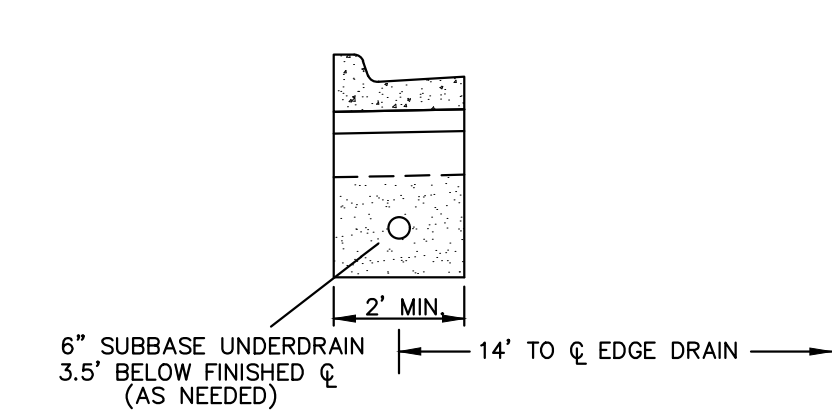
CLIENT: ALLEN EDWIN HOMES  
795 CLYDE CT. SW  
BYRON CENTER, MI 49315

PROJECT NO. 250868

C-102

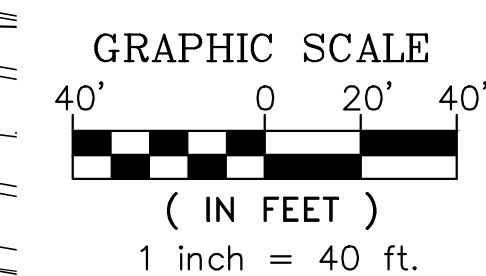


**TYPICAL PUBLIC ROAD SECTION**  
NOT TO SCALE



**UNDER DRAIN SECTION**  
NOT TO SCALE

- LEGEND**
- 780 — EXISTING MAJOR CONTOUR
  - SAN — EXISTING SANITARY SEWER
  - S — PROPOSED SANITARY SEWER
  - STM — EXISTING STORM SEWER
  - S — PROPOSED STORM SEWER
  - WTR — EXISTING WATERMAIN
  - W — PROPOSED WATERMAIN
  - PAV — PROPOSED BIT. PAVEMENT
  - \* — PROPOSED LIGHT POLE



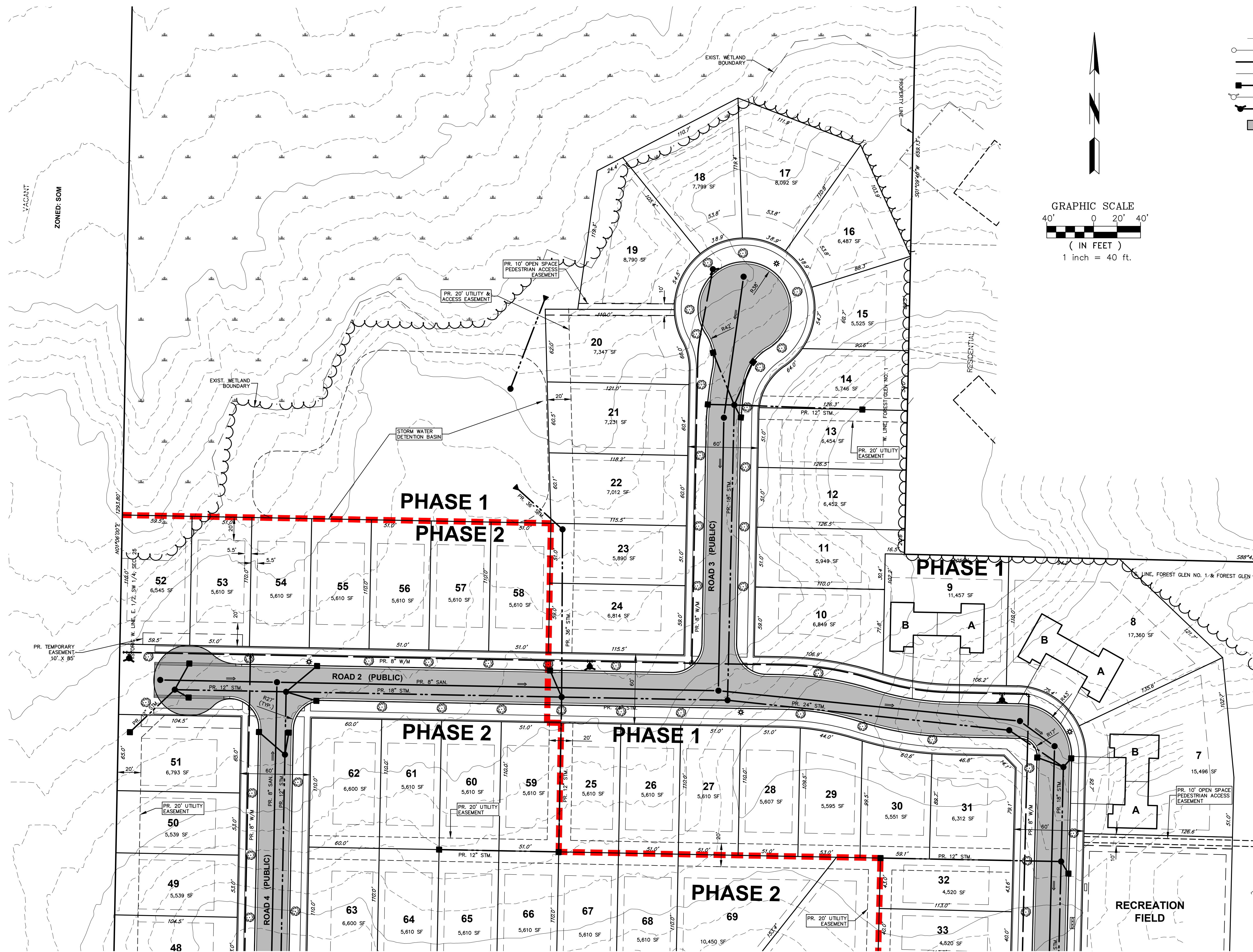
REVISIONS:  
 DRAWN BY: VS  
 APPROVED BY: PCH  
 DATE: SEPTEMBER 29, 2025  
 REVISIONS:  
 NOVEMBER 5, 2025 - CLIENT REVIEW  
 NOVEMBER 11, 2025 - CITY SUBMITTAL  
 DECEMBER 10, 2025 - CITY SUBMITTAL

**Rooston & Associates**  
 ENGINEERING AND ARCHITECTURE  
 6535 BAYVIEW AVE. SE  
 GRAND RAPIDS, MI 49506  
 TEL: (616) 361-7220

**PRELIMINARY SITE LAYOUT AND UTILITY PLAN**  
**AUSTIN PINES WEST**  
 IN PART OF SECTIONS 25 & 36, T7N, R7W  
 CITY OF IONIA, IONIA COUNTY, MICHIGAN

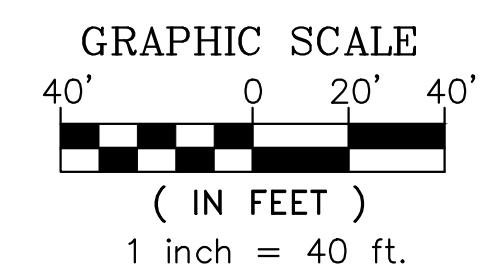
CLIENT:  
**ALLEN EDWIN HOMES**  
 795 CLYDE CT. SW  
 BYRON CENTER, MI 49315

PROJECT NO.  
 250868  
 C-103



**LEGEND**

	EXISTING MAJOR CONTOUR
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	PROPOSED BIT. PAVEMENT
	PROPOSED LIGHT POLE



REVISIONS:

NOVEMBER 5, 2025	- CLIENT REVIEW
NOVEMBER 11, 2025	- CITY SUBMITTAL
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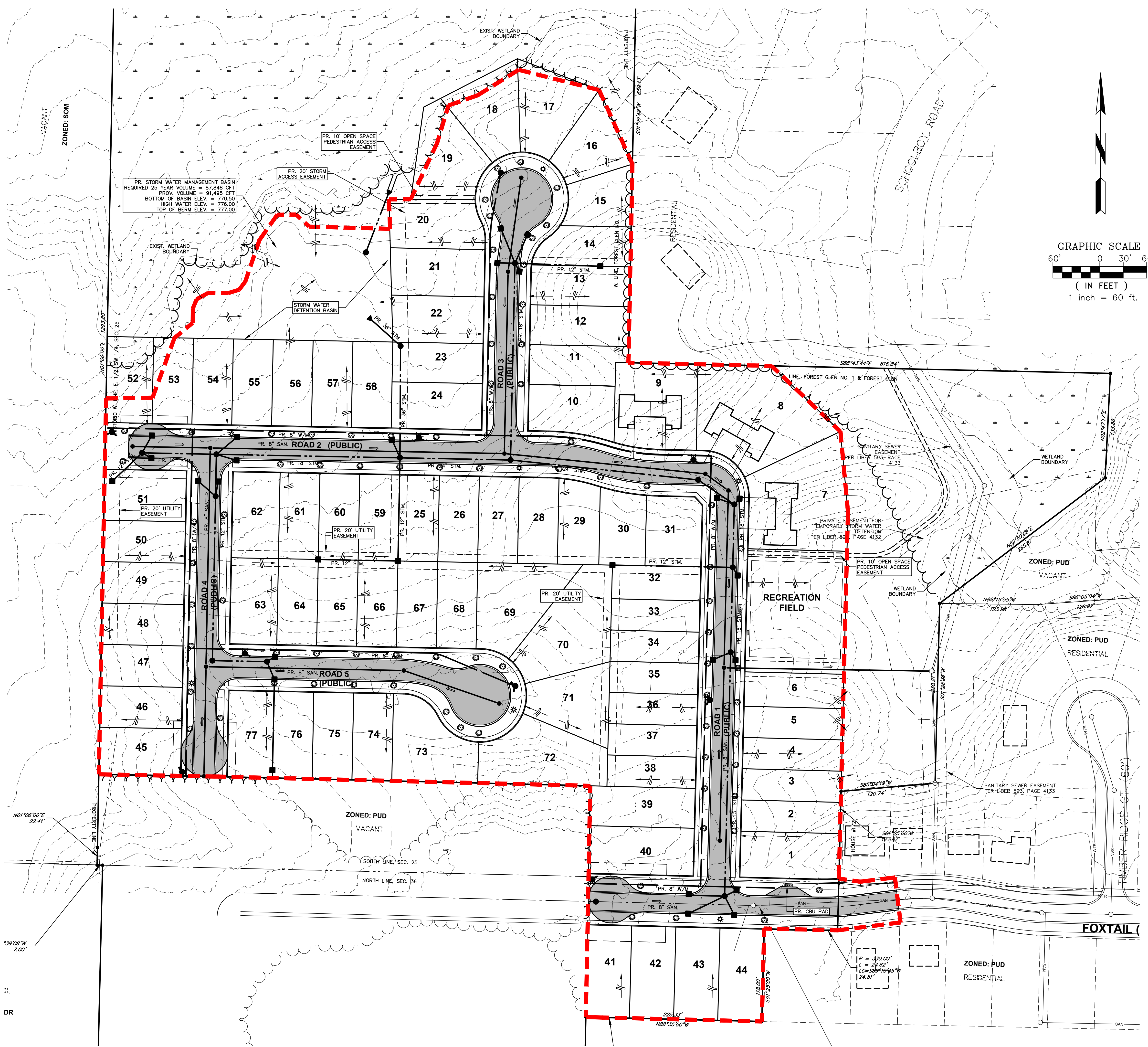
Rooston & Associates  
 ENGINEERING AND ARCHITECTURE  
 1635 P. HARFIELD AVE. SE  
 GRAND RAPIDS, MI 49505  
 TEL: (616) 361-7220

**PRELIMINARY SITE LAYOUT AND UTILITY PLAN**  
**AUSTIN PINES WEST**  
 IN PART OF SECTIONS 25 & 36, T7N, R7W  
 CITY OF IONIA, IONIA COUNTY, MICHIGAN

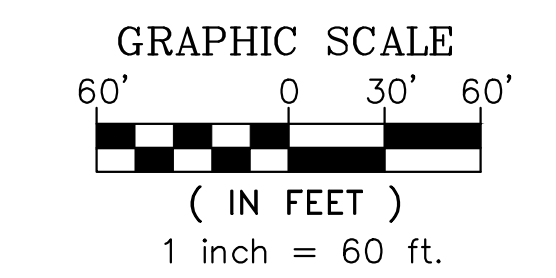
CLIENT:  
**ALLEN EDWIN HOMES**  
 795 CLYDE CT. SW  
 BYRON CENTER, MI 49315

PROJECT NO.  
 250868

C-104



- LEGEND**
- 750 — EXISTING MAJOR CONTOUR
  - 780 — PROPOSED MAJOR CONTOUR
  - SAN — EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING STORM SEWER
  - PROPOSED STORM SEWER
  - EXISTING WATERMAIN
  - PROPOSED WATERMAIN
  - PROPOSED BIT. PAVEMENT
  - \* PROPOSED LIGHT POLE
  - ↘ DRAINAGE ARROW
  - DESIGN STORM WATER MANAGEMENT TRIBUTARY AREA



PR. STORM WATER MANAGEMENT BASIN  
 REQUIRED 25 YEAR VOLUME = 87,848 CFT  
 PROV. VOLUME = 91,435 CFT  
 BOTTOM OF BASIN ELEV. = 770.50  
 HIGH WATER ELEV. = 776.00  
 TOP OF BERM ELEV. = 777.00

39°08'17" W  
 7.00'

DL  
 DR

REVISIONS:

NOVEMBER 5, 2025 - CLIENT REVIEW
NOVEMBER 11, 2025 - CITY SUBMITTAL
DECEMBER 10, 2025 - CITY SUBMITTAL

DRAWN BY: VS  
 APPROVED BY: PCH  
 DATE: SEPTEMBER 29, 2025

**Rooston & Associates**  
 ENGINEERING AND ARCHITECTURE

6545 P. HARFIELD AVE. SE  
 GRAND RAPIDS, MI 49505  
 TEL: (616) 381-7220

**PRELIMINARY OVERALL DRAINAGE PLAN  
 AUSTIN PINES WEST**  
 IN PART OF SECTIONS 25 & 36, 17N, R7W  
 CITY OF IONIA, IONIA COUNTY, MICHIGAN

CLIENT:  
**ALLEN EDWIN HOMES**  
 795 CLYDE CT. SW  
 BYRON CENTER, MI 49315

PROJECT NO.  
 250868

C-105

# Austin Pines West Site Condominium Subdivision

## Amendment to Austin Pines PUD

### Project Narrative

December 11, 2025 (revised)

#### Project Overview

Green Development Ventures, LLC/Allen Edwin Homes proposes to amend a portion of the previously approved Austin Pines PUD with construction of the “Austin Pines West” site condominium subdivision on 26.38 acres located at the west end of Foxtail Drive (Parcel #34-201-025-000-001-01 and Parcel #34-201-036-000-001-01 – portion thereof). The Austin Pines PUD was originally approved in 2005, but stalled after construction of Phase 1 (single family homes along Foxtail Drive and Timberridge Court, and attached condominiums along Aspen Valley Lane). This PUD Amendment proposes a slightly different street layout and replacement of the previously approved attached condominiums (2-3-4 unit buildings) with single family detached homes and two family attached/duplexes. A further discussion of the Austin Pines West site condominium subdivision is provided below.

#### Residential Components/Phasing/Dimensional Standards

The proposed Austin Pines West subdivision proposes a total of 80 residential units [74 single family detached lots and 3 two family attached/duplexes lots (6 units)] on this 26.38 acres property with a corresponding development density of 3.0 units/per acre. The subdivision is proposed to be developed in two phases with construction anticipated to begin in the Summer/Fall of 2026 (see table below). The proposed PUD amendment for Austin Pines West involves a lower development density (28 fewer units), a more efficient roadway/utility design and more open space/natural feature preservation. Comparatively, the approved 2005 Austin Pines PUD included a total of 108 units on this 26.38 acres (13 single family units and 95 attached units) with a corresponding development density of 4.1 units/per acre and a site design which included more public roadway/utilities and less natural feature preservation.

	Number of Units/Acreage	Housing Types	Location/Improvements	Construction (estimate)
Phase 1	47 units (Units 1-47)	Single family detached Two family attached	Foxtail Drive, Road 1, Road 2 (portion), Road 3	2026-2027
Phase 2	33 units (Units 48-80)	Single family detached	Road 2 (portion), Road 4, Road 5	2028-2030
<b>TOTAL:</b>	80 units/26.38 acres (3.0 units/acre)	Single family detached Two family attached	Foxtail Drive, Road 1, Road 2, Road 3, Road 4, Road 5	2026-2030

Single family detached home product offerings within the Austin Pines West site condominium subdivision will include a mixture of 2-story, ranch and raised ranch homes ranging between 1,600-2,400 square feet with 3-5 bedrooms, 2-3 bathrooms and attached 2-car garages. Two family attached home product offerings will be 2-story homes, 1,640 square feet with 4-bedrooms, 2.5 bathrooms and an attached 2-car garage. A sample portfolio of homes for the Austin Pines West project including color renderings, elevations and floor plans is attached.

Minimum lot size/area, width and building setbacks within the Austin Pines West subdivision are proposed as follows:

	Single Family Detached	Two Family Attached
Lot Area (minimum)	4,520 square feet	11,000 square feet
Lot Width (minimum)	40 feet wide	75 feet wide
Front Setback (minimum)	20 feet	20 feet
Rear Setback (minimum)	20 feet	20 feet
Side Setback (minimum)	5 feet (11 feet total)	5 feet (11 feet total)
Building Height (maximum)	35 feet	35 feet
Lot Coverage (maximum)	45%	45%

**Open Space/Natural Feature Preservation/Walkability**

As shown on the PUD Plan, over 10 acres (40%) of the overall property will be preserved in perpetual open space including sensitive wetlands, woodlands and steep slopes. Open space areas are depicted and summarized on the PUD Plan and generally located along the northern and eastern portions of the site. The northern open space area is wooded with extensive wetlands as is intended as a natural preservation area for passive enjoyment by the residents of the subdivision. While no improvements are proposed within the northern open space area, pedestrian access will be provided through an access easement located along the shared property line of Units 19-20.

The eastern open space area is wooded with wetlands in the northeast corner and is intended for more active recreation. A turf recreation field with benches and seating areas is proposed along the east side of Road 1, between Units 6-7, with the remaining area intended to remain in its natural state. A mowed walking path with benches and bird feeding stations through the natural portion of this open space area is also proposed which will connect Road 1 and Schoolboy Road (to the north). Collectively, this eastern open space area will serve as a central community gathering space and provide a variety of recreational opportunities for subdivision residents and children.

Concrete sidewalks will be provided along both sides of all the new public streets within the Austin Pines West subdivision. These sidewalks will connect to existing sidewalk located within the Austin Pines subdivision to the east. Additionally, the mowed walking path through the eastern open space area will provide an additional pedestrian connection between the Austin Pines West subdivision and Schoolboy Road.

### **Access/Utilities/Storm Water Management**

The Austin Pines West subdivision will be accessed through a westerly extension of Foxtail Drive and an internal network of public streets tentatively labeled as Road 1 through 5 on the PUD Plan. As originally designed and approved, public street stubs will also be provided to allow for future roadway extension and interconnection to the remaining vacant property to the south and west. The Foxtail Drive extension will continue as currently constructed: 26-foot wide roadway within a 66-foot wide public right-of-way. Roads 1, 2, 3, 4 and 5 are also proposed to be constructed with a 26-foot wide roadway within a 60-foot public right-of-way. Street trees will be installed along the new public streets at a ratio of one tree/per lot, two streets/per corner lot.

The Austin Pines West project will be served by municipal water and sanitary sewer, along with underground franchise utilities. Storm water from the project will be directed to existing low areas located in the northwest and east sides of the site. All public infrastructure including new public streets, municipal water, sanitary sewer and storm sewer will be designed and constructed to City of Ionia standards and specifications.

### **Site Condominium Subdivision Governing Documents**

The Austin Pines West project will be developed as a site condominium subdivision and a Homeowner's Association (HOA) will be established and operated by the developer until a level of occupancy has been achieved to transition the operations over to the residents. A Master Deed and Bylaws will be created and recorded to provide the legal framework for the operations of the site condominium project including deed restrictions, covenants and any other project requirements. The HOA will have a scope of authority that includes architectural review, enforcement of restrictions, open space/common area maintenance and financial management. Each homeowner will pay a modest annual fee for the operation and management of the site condominium.



# **Austin Pines West Single Family Subdivision Sample Portfolio of Homes**

---

# Single Family Site Condominium - streetview



CONCEPTUAL RENDERING FOR  
PRELIMINARY PURPOSES-  
SUBJECT TO CHANGE

## integrity 1610

1,607 SF

3-5 bedrooms

2-3 bathrooms

2-3 car attached garage



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Elevation A1

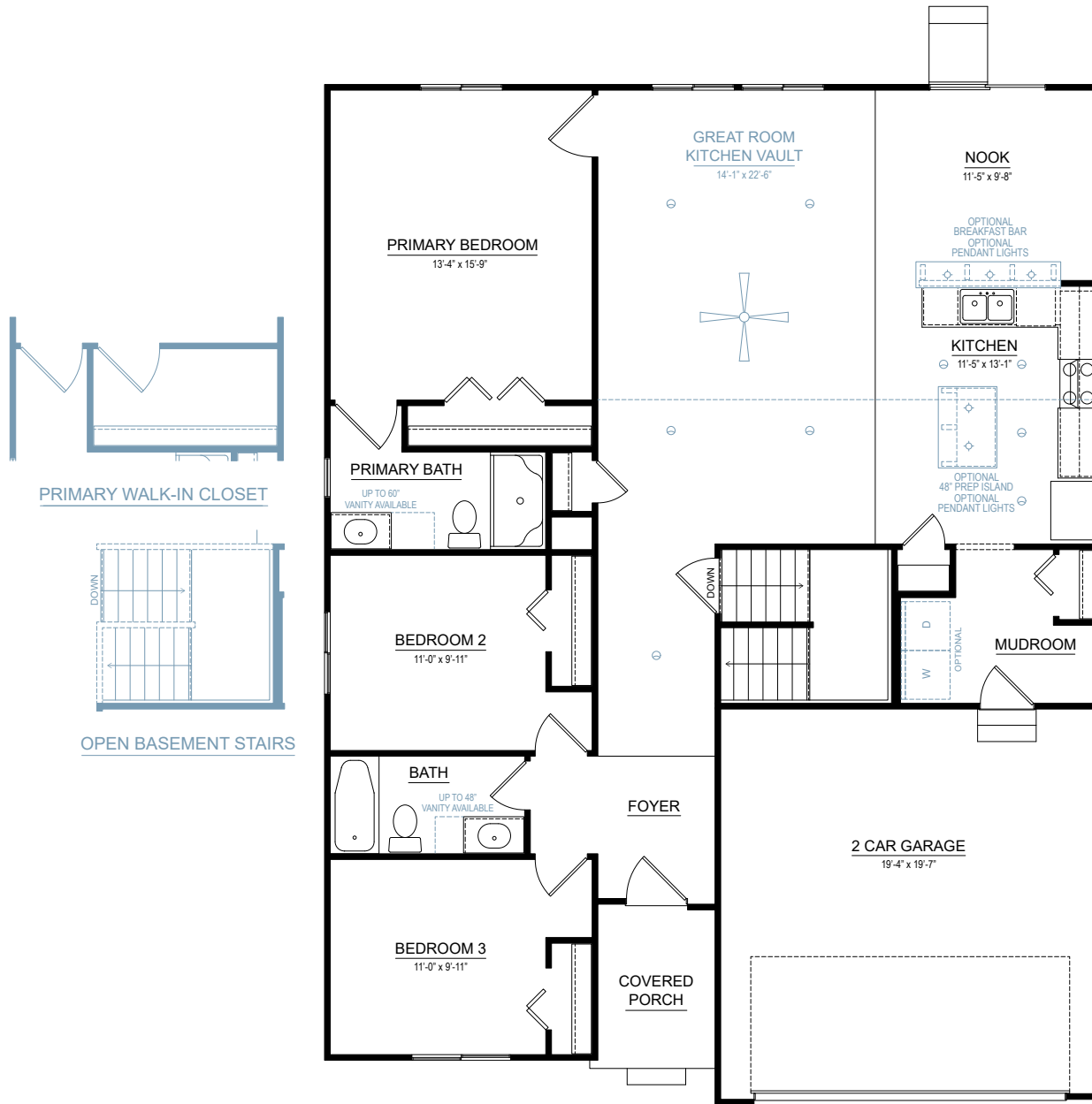


Elevation A2



Elevation A3

# Elevation A



# FIRST FLOOR



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## integrity 1750

1,736 SF

3-4 bedrooms

2-2.5 bathrooms

2 car attached garage



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Elevation A1



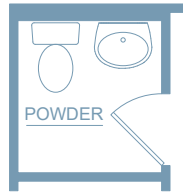
Elevation A2



Elevation A3

# Elevation A

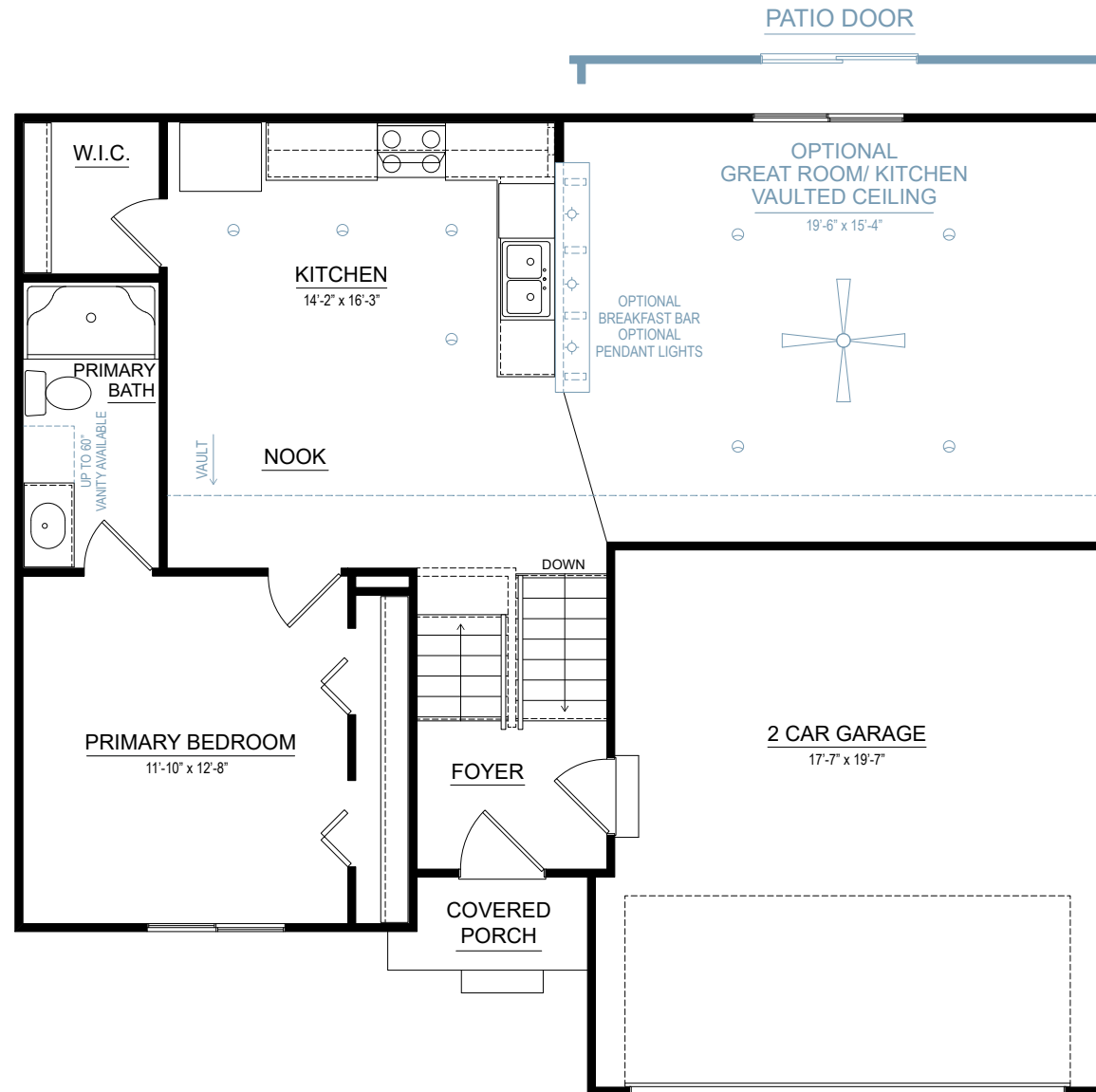
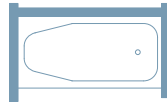
SMART SPACE  
POWDER ROOM



SMART SPACE  
PANTRY



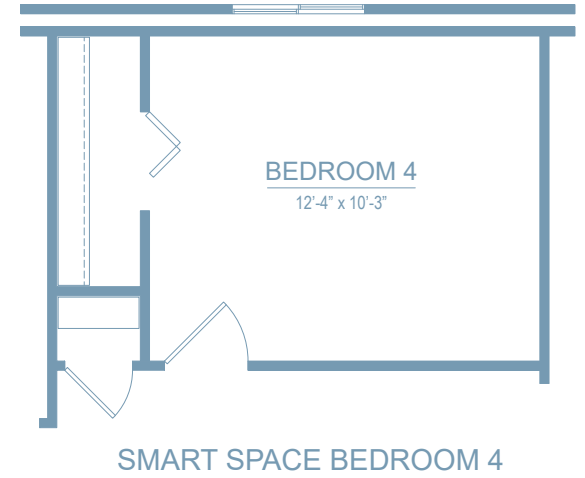
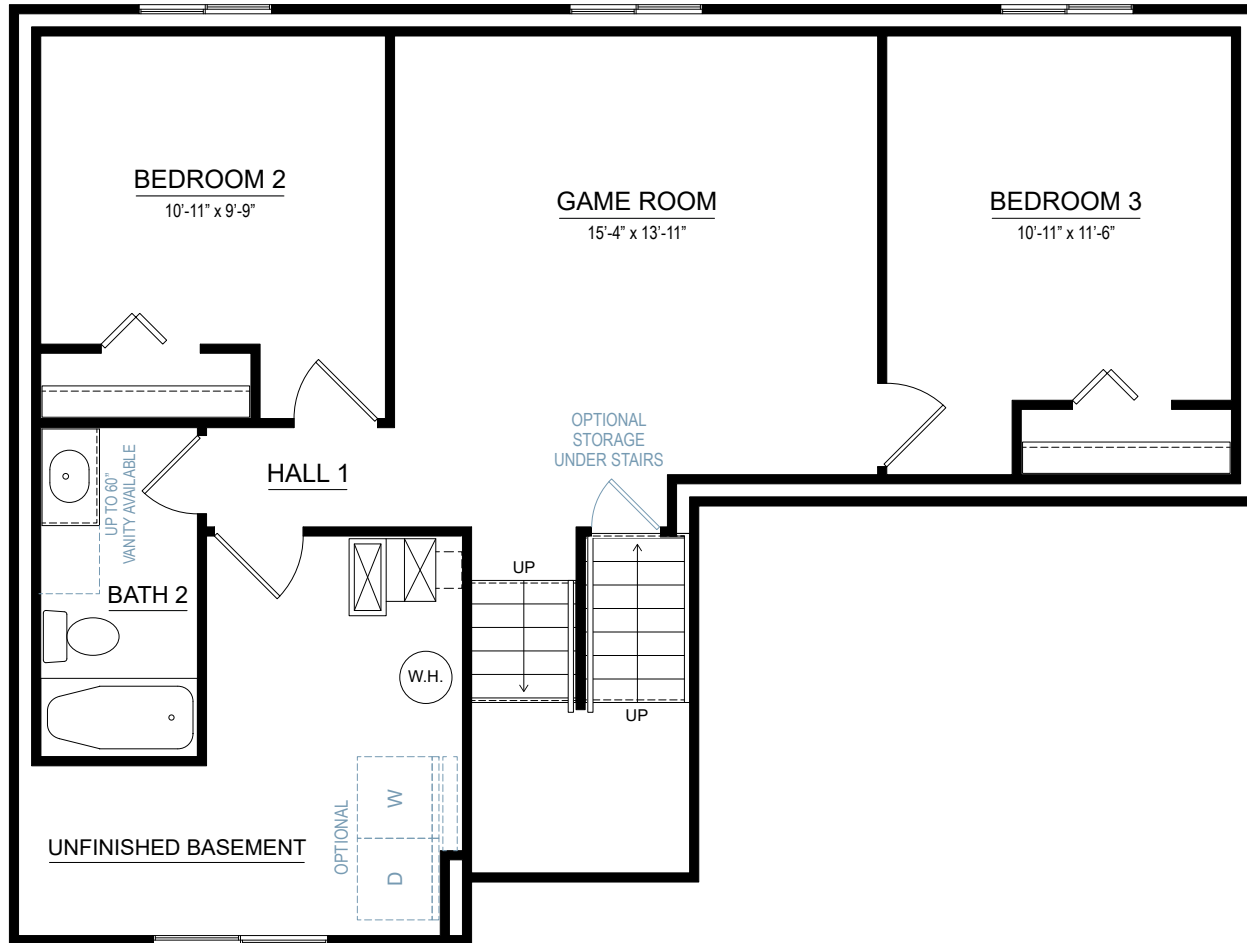
PRIMARY TUB/  
SHOWER



# FIRST FLOOR



WALKOUT PATIO DOOR



# LOWER LEVEL

## integrity 1810

1,822 SF

4 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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Elevation A1

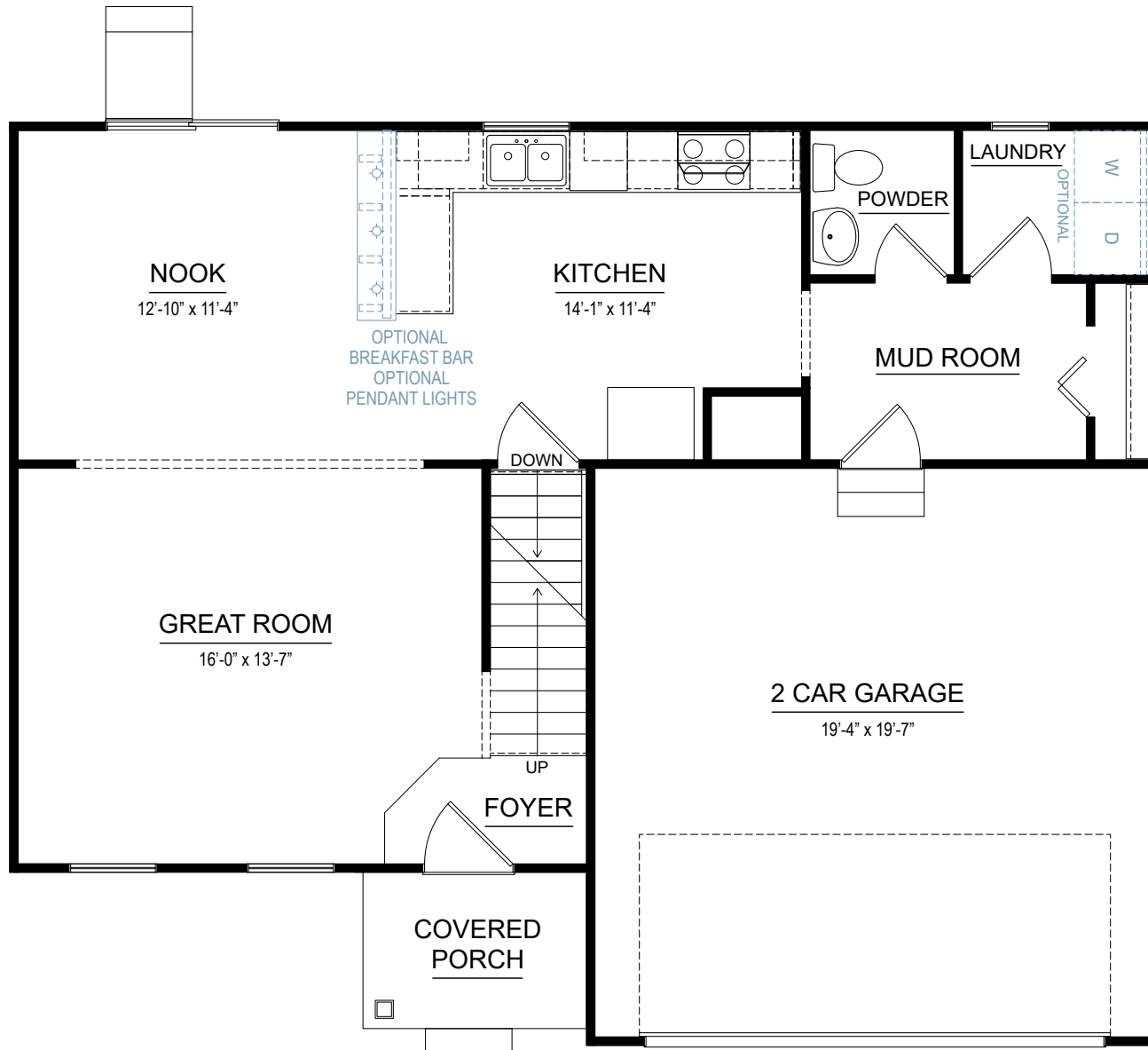


Elevation A2



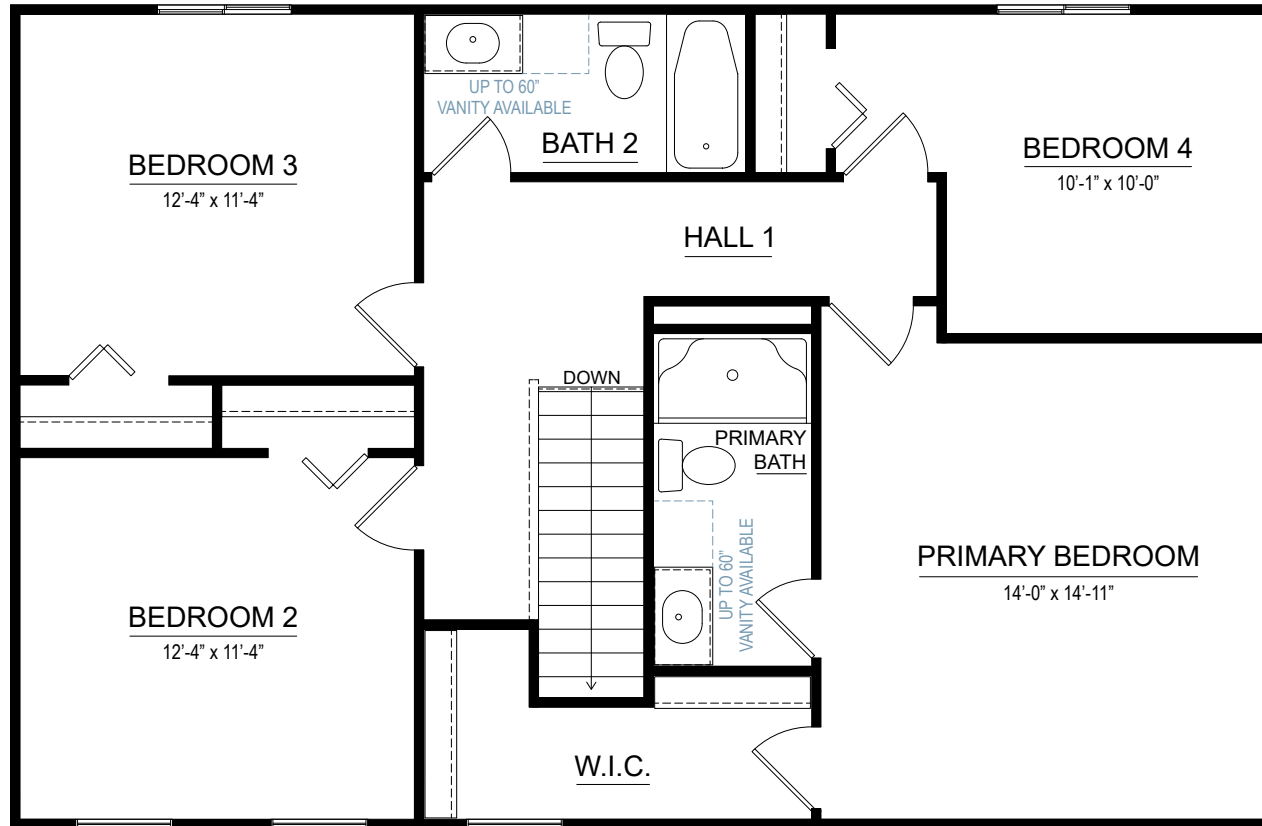
Elevation A3

# Elevation A



# FIRST FLOOR





# SECOND FLOOR

# integrity 1830

1,830 SF

4-5 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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Elevation A1

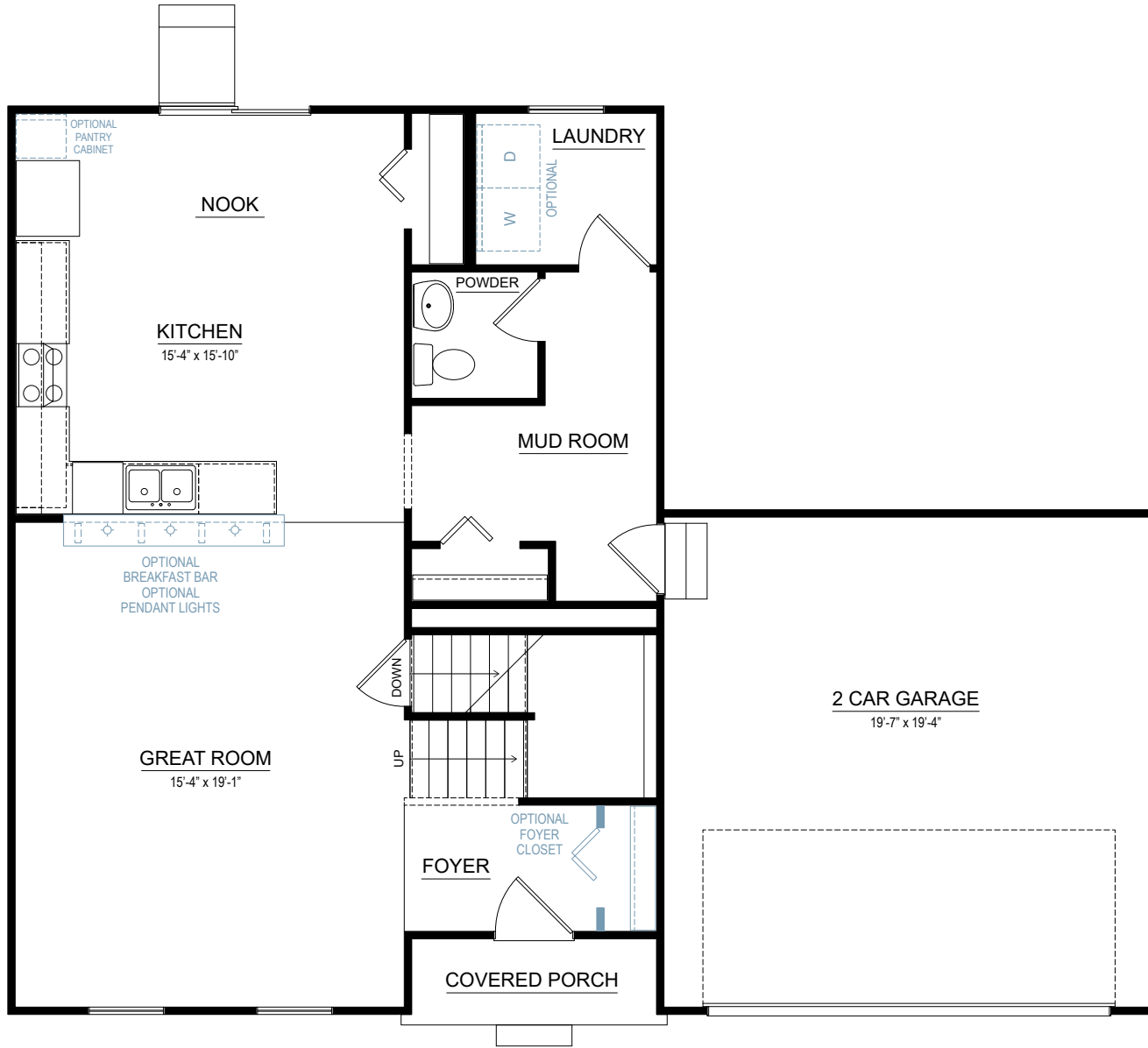


Elevation A2



Elevation A3

# Elevation A

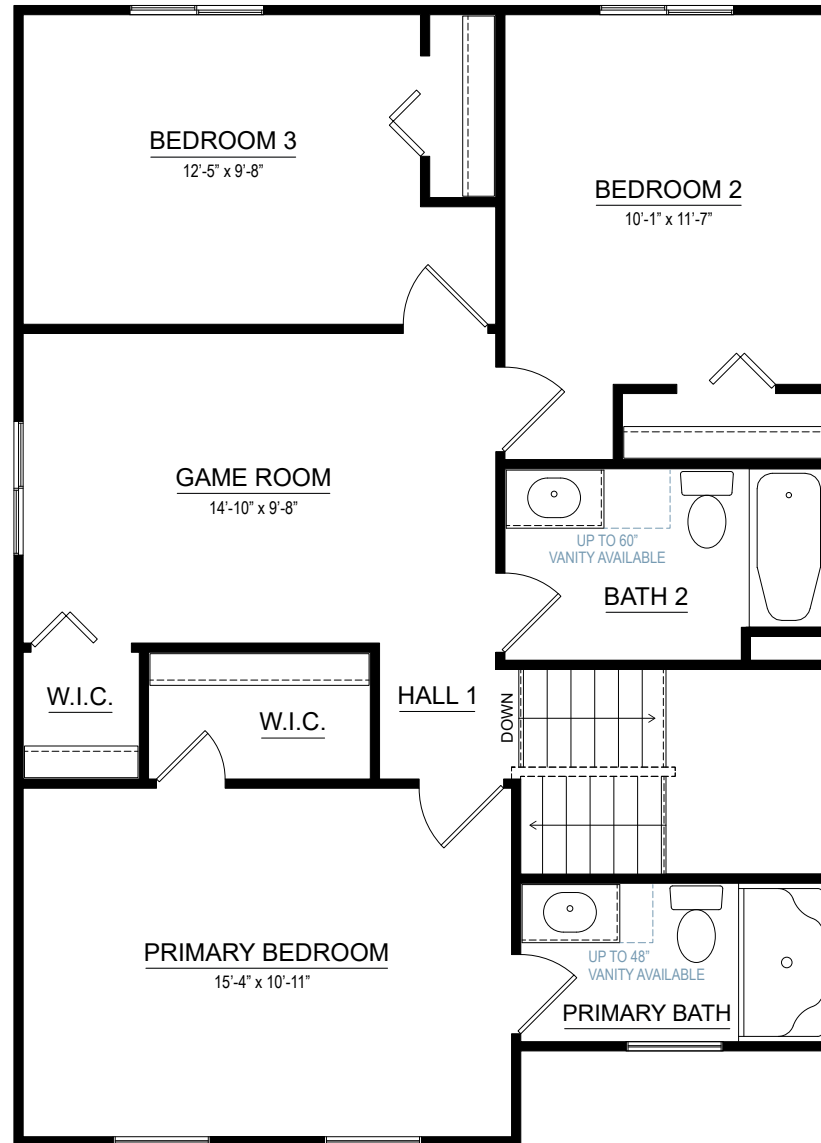


# FIRST FLOOR





SMART SPACE BEDROOM 4



# SECOND FLOOR



# integrity 2000

2,022 SF

4-5 bedrooms

2.5-3.5 bathrooms

2-3 car attached garage



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Elevation A1

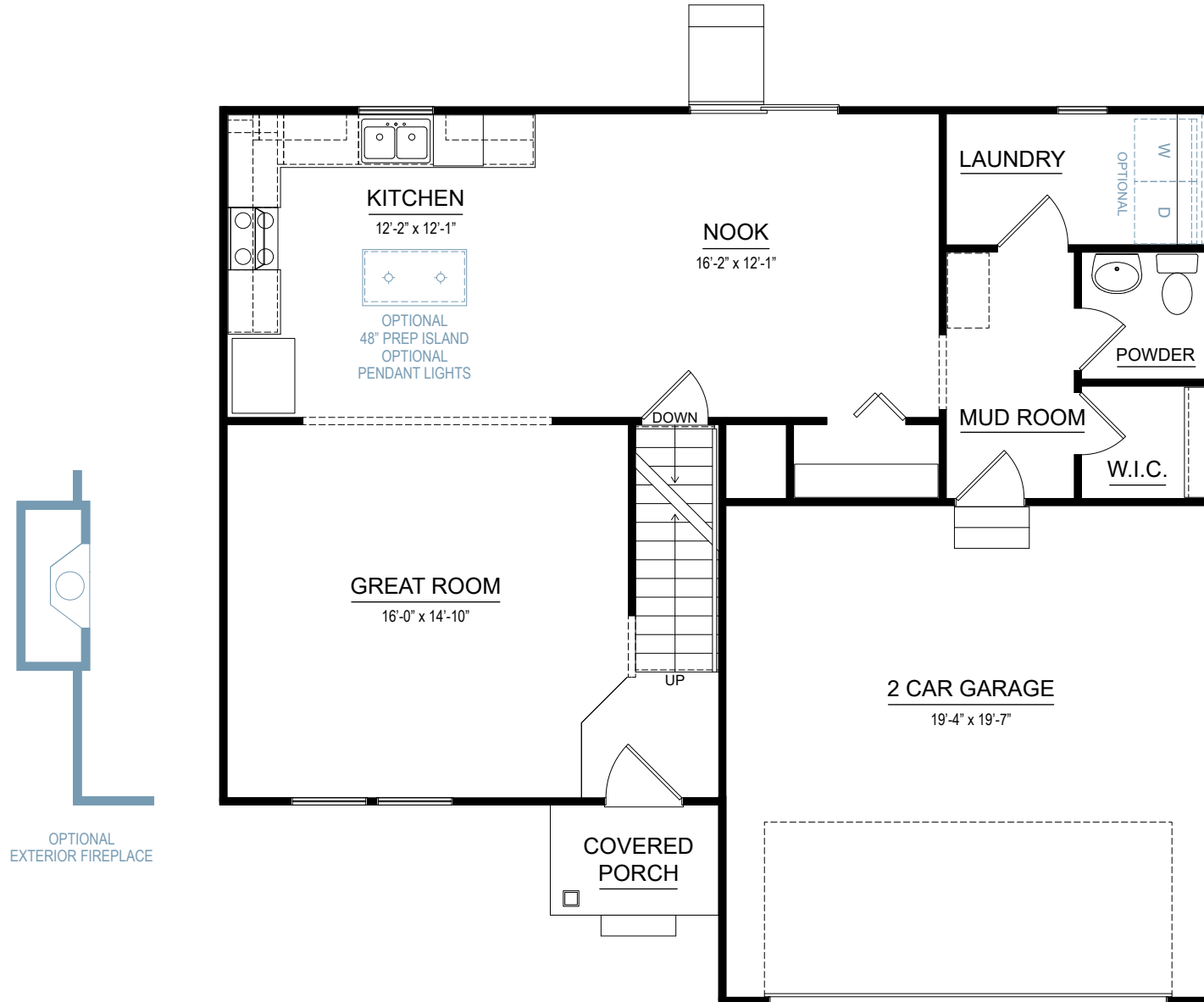


Elevation A2

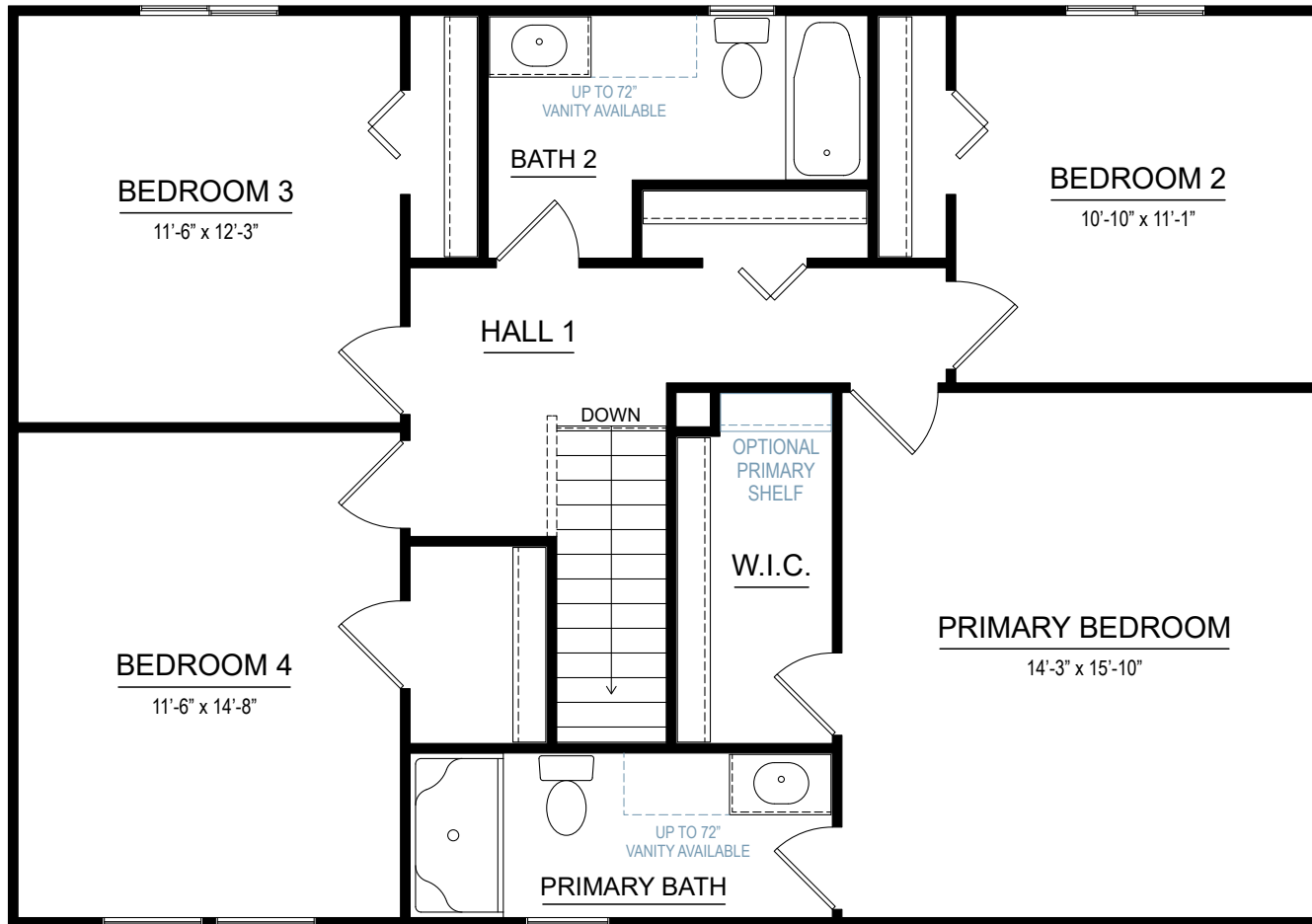


Elevation A3

# Elevation A



# FIRST FLOOR



# SECOND FLOOR

# integrity 2060

2,060 SF

3-4 bedrooms

2-2.5 bathrooms

2 car attached garage



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Elevation A1

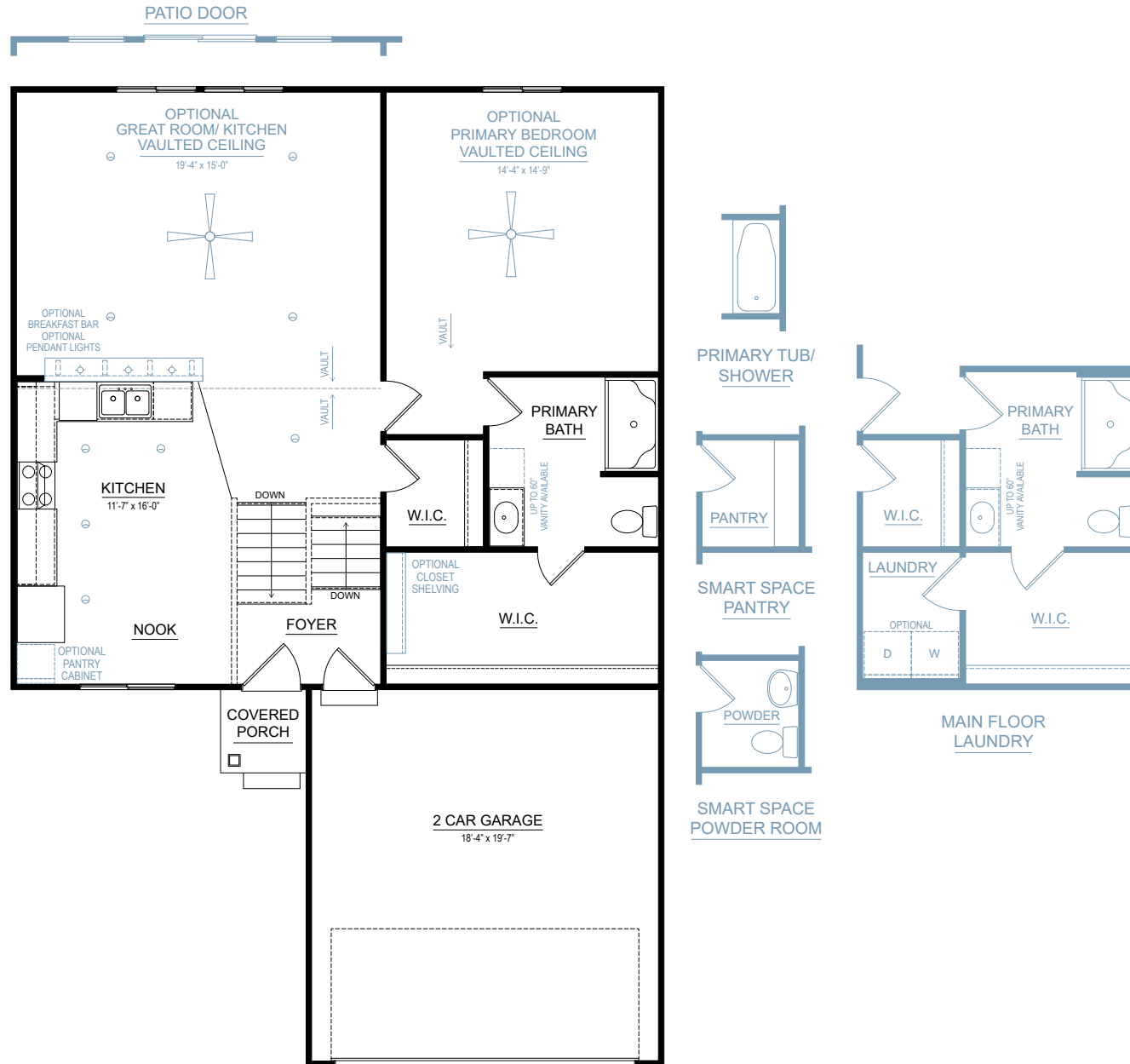


Elevation A2



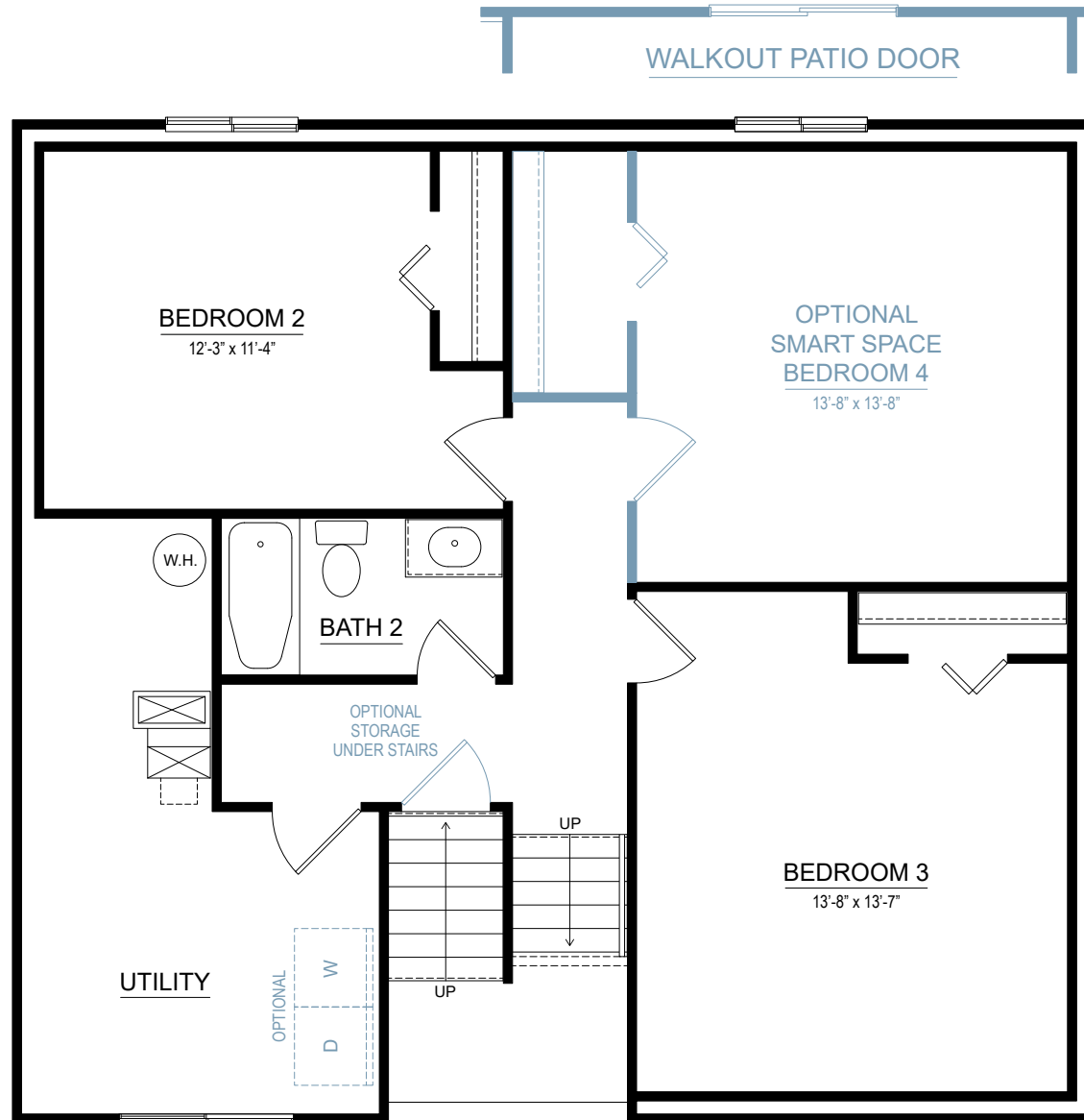
Elevation A3

# Elevation A



# FIRST FLOOR





# LOWER LEVEL



## integrity 2280

2,278 SF

3-6 bedrooms

2.5-4 bathrooms

2-3 car attached garage



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Elevation A1

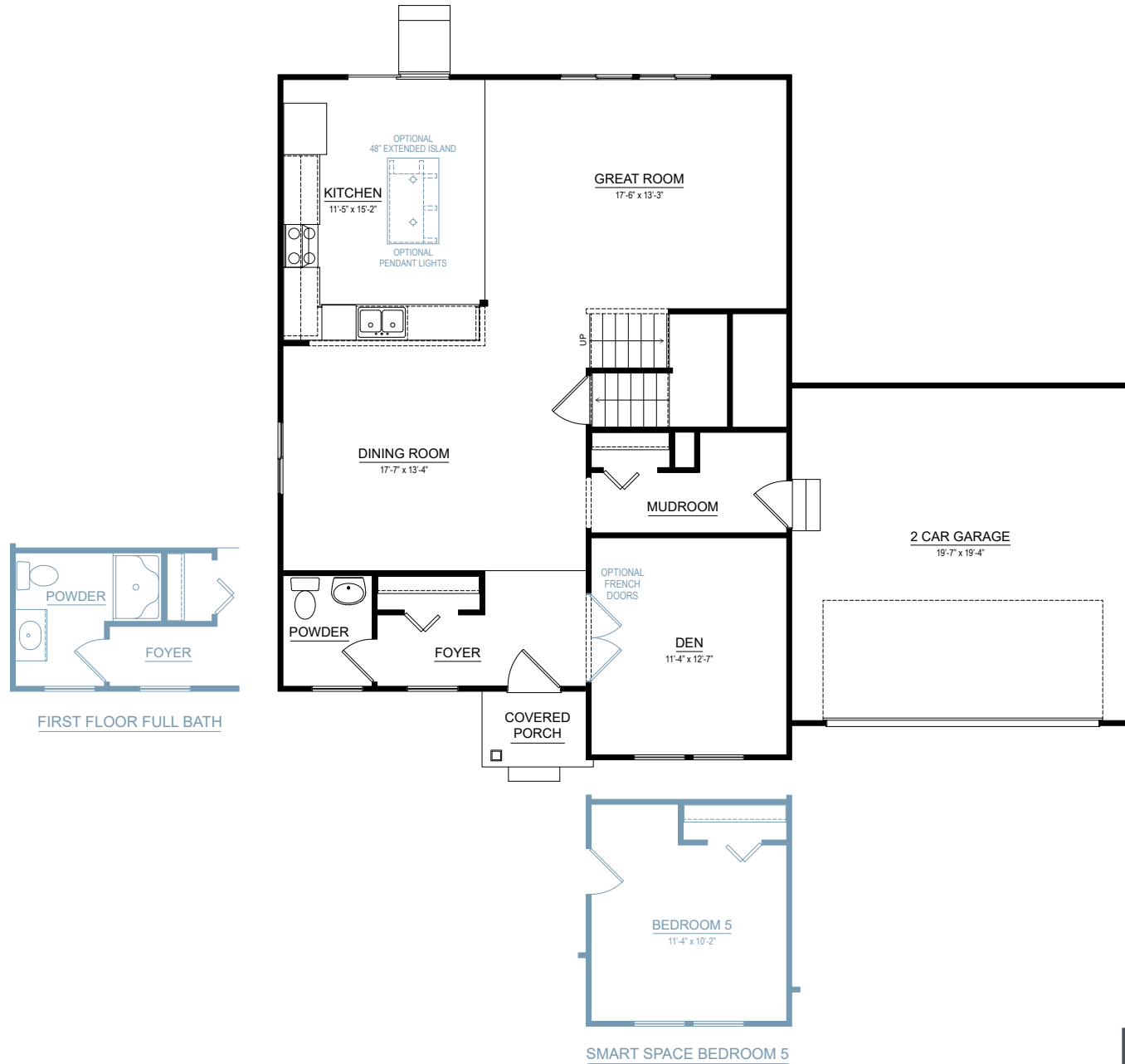


Elevation A2



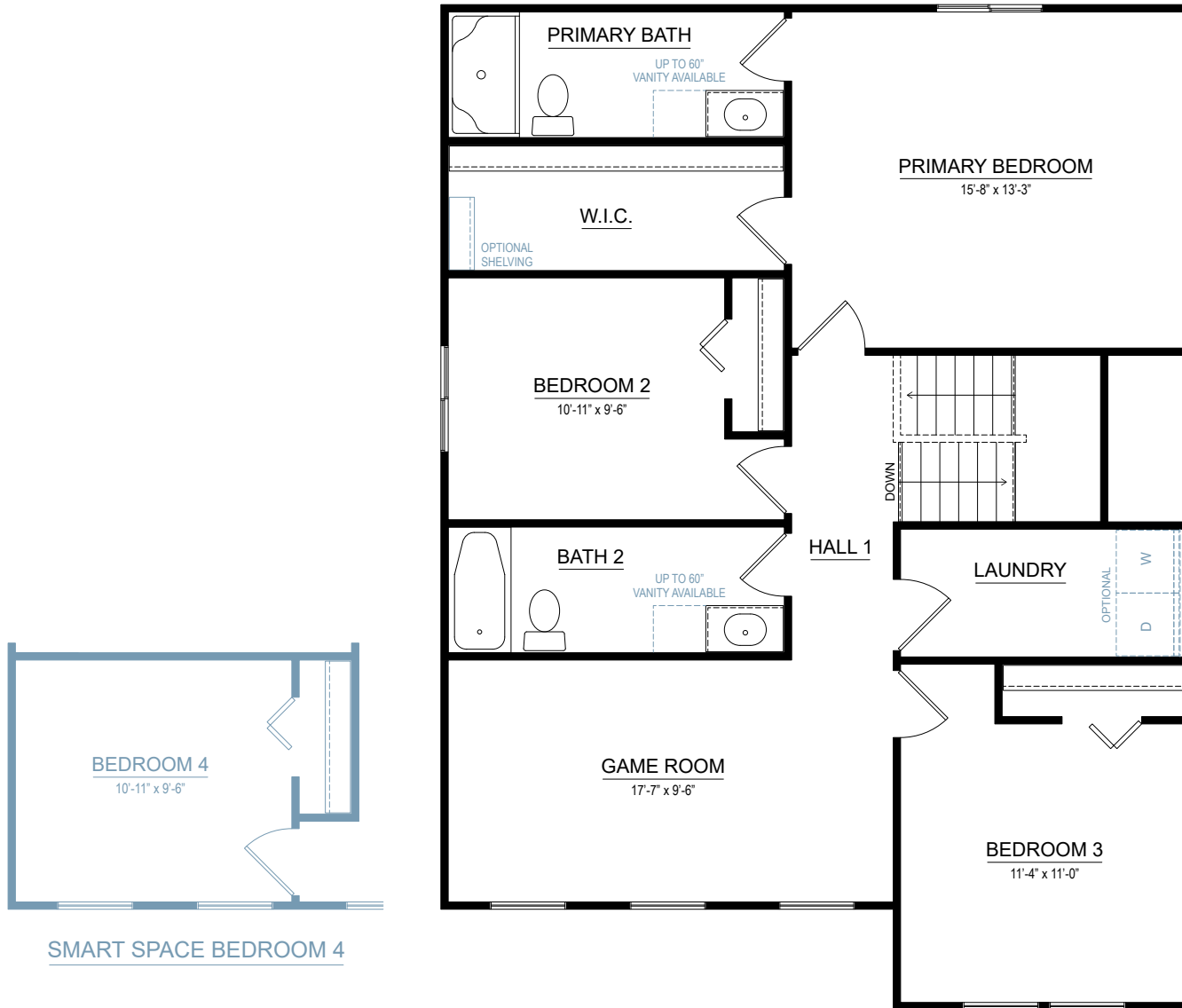
Elevation A3

# Elevation A



# FIRST FLOOR





# SECOND FLOOR



## Planned Unit Development 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](http://www.ci.ionia.mi.us)

Date of Application: November 10, 2025

Permit Fee: \$1,250\*

This application will require action by the Planning Commission and City Council consisting of a project site plan review and two Public Hearings. Applications must be submitted at least four weeks before the intended Planning Commission meeting.

### Applicant Information

Applicant's Name: Green Development Ventures, LLC Interest in Property: contingent purchaser  
Address: 2186 East Centre Avenue City, State, Zip: Portage, Michigan 49002  
Phone: (269) 365-8548 Mike West Email: [REDACTED]  
Owner's Name (If different from above): Ionia Development Company & Steven Christensen

### Project Information

1. Request (check all that apply):

- Site Condominium       Special Land Use       Plat       PUD (amendment)  
 Site Plan Review       Rezoning      Other: \_\_\_\_\_

2. Address of Property: State Road - vacant property

3. Parcel Number(s): #34-201-025-000-001-01 and #34-201-036-000-001-01 (portion)

4. Legal Description: see attached plan set

5. Project Description: Austin Pines West site condominium subdivision  
Amendment to previously approved Austin Pines PUD (approved 2005)

6. Current Zoning: PUD Proposed Zoning: PUD (amendment)

7. Size of Parcel: 26.38 acres

(\*Fee includes \$750 for PUD Rezoning and \$500 for Site Plan Review.)

**Signatures**

Applicant's Signature:  Date: 11-10-25

Property Owner's Signature: letters of authorization (attached) Date: \_\_\_\_\_

<b>OFFICE USE ONLY</b>	<b>Application #:</b> _____
<input type="checkbox"/> Fees Paid: _____	
Date(s) Advertised: _____ (PC) _____ (Council)	
Date of Meeting: _____ (PC) _____ (Council)	
Action Taken: _____ (PC) _____ (Council)	
Comments: _____ _____	
Signature: _____	Date: _____

## Procedures for Planned Unit Development (PUD) Rezoning of Property

### I. Pre-application Conference

The applicant may present information to the Planning Commission before submitting a formal application.

### II. Items to be Submitted

A request to rezone property to PUD must be submitted to the City Zoning Administrator. The following material is required.

- Application
- Fee
- 4 Copies of a Preliminary Site Plan
- 1 Electronic Copy of a Preliminary Site Plan
- Planned Unit Development Checklist

The application fee covers the cost of advertising the rezoning, mailing notices to property owners and/or occupants of properties within 300 feet of the applicant's property, and holding a public hearing.

### III. 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.

### IV. Processing Period

A PUD Rezoning application usually takes about 120 days to process.

### V. Application Procedures

Whenever an application is filed to rezone property to PUD, the following steps are followed in processing the application.

- 1) An application for a rezoning is submitted to the City Zoning Administrator or his/her representative along with the required fee(s). The application must be signed by the owner(s) of the property for which the application has been submitted.
- 2) Four copies of a preliminary PUD site plan are also submitted. The site plan must be prepared according to the requirements of Section 1276.05 of the City of Ionia Zoning Ordinance.
- 3) The Zoning Administrator in conjunction with the Chair of the Planning Commission determines a date for consideration of the project by the Planning Commission.
- 4) The Zoning Administrator forwards copies of the application and preliminary site plan to the Planning Commission, Director of Public Safety, and Department of Public Works and may also send materials to the City Engineer and Planner.

- 5) Reports are sent to the Planning Commission for consideration.
- 6) The Planning Commission reviews the Preliminary PUD site plan for compliance with Zoning Ordinance requirements and makes recommendations to the applicant. Minutes of this meeting are forwarded to the City Council.
- 7) At this meeting, the Planning Commission may set a public hearing for consideration of the Final PUD Site Plan.
- 8) Notice of this public hearing is then published in a newspaper of local circulation and notices are sent to occupants and property owners within 300 feet of the boundaries of the property to be rezoned in the following manner:

**Newspaper:** This notice, required by State of Michigan law, must be published not less than 15 days before the hearing in a paper of general circulation within the City.

**Mailing Notice:** A notice must be mailed to all property owners and occupants of dwellings within 300 feet of the boundaries of the property to be rezoned. This mailing list is taken from the most recent City assessment roll. The owner of the property to be rezoned is also notified by mail of the hearing.

The notice is sent not less than 15 days before the public hearing date.

An affidavit of this mailing is made and kept in the City files. A notice is also sent to any utility or railroad that registers its name with the City for purposes of receiving such notice.

In cases where property within 300 feet of the site to be rezoned is within another municipality, the Zoning Administrator will obtain a list of those property owners and occupants in the adjoining municipality that are within 300 feet of the site to be rezoned and mail them a notice.

- 9) The applicant submits 4 physical copies of the Final PUD site plan and 1 electronic copy to the Zoning Administrator. The Final PUD plan contains the information required by Section 1266.05 of the Zoning Ordinance and also incorporates the recommendations of the Planning Commission and City Staff.
- 10) Copies of the Final Plan are sent to the Director of Public Safety, Department of Public Works, Department of Public Utilities, and Planning Commission. Copies may also be sent to the City Engineer and Planner. These reports are sent to the Planning Commission.
- 11) The public hearing is held by the Planning Commission. The applicant and others in attendance are provided an opportunity to speak on the rezoning. Following the public hearing, the Planning Commission will vote to approve or deny the rezoning and Final Site Plan. **This vote is a recommendation to the City Council.** The Planning Commission must find that the PUD request meets the standards of Section 1266.05 (h) in order to approve the PUD. Conditions may be attached to the approval.

- 12) The applicant makes any necessary corrections to the Final PUD Site Plan and submits 4 physical copies and 1 electronic copy to the City Clerk who submits the plan and other information to the City Council.
- 13) The recommendation of the City Planning Commission is considered by the Council at the next regular Council meeting along with the written record from the public hearing. **The Council makes the final decision on these requests and may vote to approve or deny the rezoning and accompanying final site plan.**
- 14) The applicant is notified in writing of the final disposition of the rezoning.
- 15) If the rezoning request is approved, the ordinance or summary of the ordinance is published in a local newspaper within 15 days of adoption. The rezoning request is effective upon publication. Following a rezoning, the Zoning Administrator shall arrange to make the appropriate change to the Official Zoning Map.
- 16) Once final approval is given and the site plan contains all required corrections, the Zoning Administrator signs two copies of the plan, one for the City Building Inspector and one for the applicant. Following this step, the applicant may apply for a building permit.
- 17) An approved site plan must be under construction within one year of the date of final site plan approval or the site plan becomes invalid. A one-year extension may be granted by the Planning Commission provided the applicant presents reasonable evidence that the development has had unforeseen difficulties but is now ready to proceed.

## Planned Unit Development Checklist

A site plan submitted for review by the City of Ionia Planning Commission must contain the following items unless the Commission determines such items are not needed on the plan. This list is taken from Section 5.139 of the City of Ionia Zoning Ordinance.

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Scale (not more than 1" – 100 ft.).                               | <input checked="" type="checkbox"/> Existing & proposed topographic elevations at two-foot intervals on the site & to a distance of 50 ft. outside the boundaries. |
| <input checked="" type="checkbox"/> A vicinity map.   | <input checked="" type="checkbox"/> Identify all slopes 20% or more.   |
| <input checked="" type="checkbox"/> Date site plan was prepared.                                      | <input checked="" type="checkbox"/> Direction of storm water drainage & how storm water runoff will be handled.  |
| <input checked="" type="checkbox"/> Name, address & seal of preparer.                                 | <input type="checkbox"/> Location of existing buildings.   |
| <input checked="" type="checkbox"/> North arrow.  | <input checked="" type="checkbox"/> Location of proposed buildings.  |
| <input checked="" type="checkbox"/> Legal description.  | <input checked="" type="checkbox"/> Intended use of proposed buildings.  |
| <input checked="" type="checkbox"/> Property lines and dimensions.                                    | <input type="checkbox"/> Length & width of proposed buildings.   |
| <input checked="" type="checkbox"/> Building setback distances.                                       | <input checked="" type="checkbox"/> Height of proposed buildings.  |
| <input checked="" type="checkbox"/> All structures, lot lines & wetlands within 100 feet of the site. | <input checked="" type="checkbox"/> Square footage of proposed buildings.  |
| <input type="checkbox"/> Location of septic tanks and drain fields.                                   | <input type="checkbox"/> First floor elevation of each building.   |
| <input checked="" type="checkbox"/> Location of utility easements.                                    | <input checked="" type="checkbox"/> Location of abutting streets.  |
| <input checked="" type="checkbox"/> Location of all sidewalks.  | <input checked="" type="checkbox"/> Location of rights-of -way.  |
| <input checked="" type="checkbox"/> Location of all bike paths or walkways.                           | <input type="checkbox"/> Location of service drives. Location of curb cuts.  |
| <input type="checkbox"/> Location and size of any walls, fences or other screening provisions.        | <input type="checkbox"/> Location of access easements serving the site.  |
| <input type="checkbox"/> Location of all proposed landscape including size and type of planting.      | <input type="checkbox"/> Location of driveways opposite the site.  |
| <input checked="" type="checkbox"/> Location of all proposed accessory structures.                    | <input type="checkbox"/> Location of driveways within 100 feet on either side of the site.   |
| <input checked="" type="checkbox"/> Location of all light poles or fixtures including type.           |  |
| <input type="checkbox"/> Location of all flagpoles.   |  |

- Driveway width, curb radii and deceleration lane.
- Location and size of all water lines.
- Location and size of sanitary sewer lines.
- Location of all storage sheds.
- Location of all transformers.
- Location of all dumpsters or trash removal areas or devices. Dumpsters must be screened.
- Location of all signs.
- Location of all existing and proposed utility poles.
- Location of proposed parking areas & access drives.
- Number of parking spaces & aisles.
- Dimensions of spaces & aisles.
- Location of parking blocks, landscape, timbers, etc.
- Location of loading areas.
- Location of parking islands.
- Location of handicapped spaces & access ramps.
- Type of parking lot surface.
- Location of curbs.
- Location & type of significant existing vegetation.
- Location & type of significant existing water courses.
- Location & type of significant existing water bodies.
- Location & type of significant existing county or city drains & manmade surface drainage ways.
- Location of 100-year floodplains.
- Location of existing wetlands.
- Location and size of storm drainage lines.
- Location of fire hydrants.
- Location of catch basins.
- Vegetation which is to be retained on the site must be illustrated.
- Zoning on adjacent properties.
- Location & specifications for any existing or proposed above or below ground storage facilities for any chemicals, salts, flammable materials, or hazardous materials.

**City of Ionia**  
 114 N Kidd ST  
 IONIA, MI 48846-0076


**Print Date:** 11/17/2025  
**PZE Number:** PUD25-0001  
**PZE Type:** Planned Unit Development  
**Location:** 201-025-000-001-01

Pay by Account in Full



**Total Balance Due: \$1250.00**

Green Development Ventures LLC  
 2186 E CENTRE AVE  
 PORTAGE, MI 49002-4420

Invoice	Number	Date	Due	Adjustments	Payments	Balance
	00000764	11/17/25	12/17/25	\$0.00	\$0.00	\$1250.00
	<b>Quantity</b>	<b>Category</b>	<b>Description</b>		<b>Billed</b>	
	1.00	Planning/Zoning	Planned Unit Development		\$750.00	
	1.00	Planning/Zoning	Site Plan - PC Review		\$500.00	
<b>Total Balance Due:</b>						<b>\$1250.00</b>

**PAID**  
 NOV 17 2025  
 CITY OF IONIA

November 5, 2025

Precia Garland, City Manager  
City of Ionia  
114 N. Kidd Street  
Ionia, Michigan 48846

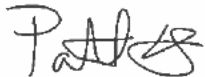
Re: State Road, 24 Acres (Parcel #34-201-036-000-001-01)

Dear Ms. Garland,

Ionia Development Company own the approximate 24 acre parcel formerly known as Parcel #34-201-036-000-001-01 in the City of Ionia, Ionia County, Michigan. I confirm that Green Development Ventures, LLC/Allen Edwin Homes has authorized consent to submit for municipal approvals and permits (i.e., PUD, special exception use, subdivision plan review, site plan review, land division, construction plans, utility permits, etc.) that may be required for the development of the subject parcel.

Feel free to contact us with questions or concerns.

Sincerely,



Patrick Kapenga, Member  
Ionia Development Company  
8091 Leonard Street  
Coopersville, MI 49404

November 5, 2025

Precia Garland, City Manager  
City of Ionia  
114 N. Kidd Street  
Ionia, Michigan 48846

Re: State Road, 23 Acres (Parcel #34-201-025-000-001-01)

Dear Ms. Garland,

I own the approximate 23 acre parcel formerly known as Parcel #34-201-025-000-001-01 in the City of Ionia, Ionia County, Michigan. I confirm that Green Development Ventures, LLC/Allen Edwin Homes has authorized consent to submit for municipal approvals and permits (i.e., PUD, special exception use, subdivision plan review, site plan review, land division, construction plans, utility permits, etc.) that may be required for the development of the subject parcel.

Feel free to contact us with questions or concerns.

Sincerely,



[Steve Christensen \(Nov 7, 2025 11:11:22 EST\)](#)

Steven Christensen  
1178 S. State Road  
Ionia, MI 48846  
Soc69427@yahoo.com

January 8, 2026  
Project No. 2500214

Jonathan Bowman  
Assistant City Manager and City Clerk  
City of Ionia  
114 N Kidd St, PO Box 496  
Ionia, MI 48846

### **Austin Pines Site Plan Review**

Fishbeck has reviewed the PUD Amendment and Preliminary Site Plan for Austin Pines West (development) in the City of Ionia (City) proposed by Allen Edwin Homes (developer) with drawings prepared by Roosien & Associates. This review pertains to the Site Plan Drawings dated December 10, 2025. It is our understanding this site plan is being presented to the City of Ionia Planning Commission as a preliminary site plan and more detailed plans will be presented for review and comment in the future. As such, we have reviewed the site plan with the expectation that this is not the final site plan for approval.

### **General Overview**

The development includes 80 dwelling units on 77 lots split into two phases that extend west off the existing Foxtail Drive. The development plans indicate the roadways will be public streets and the units will be served by public watermain and sanitary sewer. The development includes a storm sewer system that has a stormwater detention basin. Additional amenities such as open space, recreation field, and a mowed walking path are included on the site plan.

We offer the following comments for consideration.

### ***Access and Roadway***

The development includes 80 proposed dwelling units off the end of an existing development with approximately 50 units all accessing the single point on M-66. City standards require a minimum of 2 access points for developments with more than 75 units. There are provisions shown for Road 2 and Road 4 to provide future connection points to the development. It is unclear whether those locations are to serve additional residential units or connect with potential future development to the west that will provide a secondary access point. The secondary access issue should be discussed and addressed.

The ROW width shown on the plans for all the roadways except Foxtail Drive is 60 feet. The City standard ROW width for public streets is 66 feet. Unless there is a reason to grant a variance for the narrower ROW width, we suggest maintaining the standard 66-foot ROW.

The roadway section generally meets City standards for width on a local street as well as material thicknesses, curb type, and cross slope. The preliminary plan does not yet include roadway profiles to indicate proposed longitudinal grade of the roadways. Future plan submittals should include roadway grading that complies with the City minimum and maximum grades.

The permanent cul-de-sacs shown on Road 3 and Road 5 indicate an outer curb radius of 40 feet which is typically sufficient for a cul-de-sac without a center island. The temporary cul-de-sacs on Foxtail Drive, Road 2 and Road 4, are smaller with only a 30-foot radius. We understand these are temporary; however, they are not large enough for commercial vehicles to utilize without reversing into the nearest side street. Larger temporary cul-de-sacs should be considered especially if it will be many years before those roadways are extended.

### ***Watermain***

More detailed plans for the watermain will need to be provided for review at the next stage of approval. It is expected that watermain design will comply with City standards and EGLE requirements for permitting. Initially, we see a few issues that should be addressed.

The site plan indicates a proposed 8-inch public watermain extended off Foxtail Drive. There are no additional connections shown to provide looping of the water system. This is a potential concern with 80 dwelling units on a single source water supply in the event of a watermain break. At a minimum, we suggest an additional connection to the existing 12-inch watermain running north-south and located roughly 100 feet west of the end of Road 2. This would provide a secondary connection to minimize the number of temporary shutdowns in the event of a watermain break.

The watermain is shown at 23 feet off the centerline according to City standards. The hydrants are shown behind the watermain next to the sidewalk in the road section on sheet C-103. With only 30 feet of ROW on the one side, and a 5-foot-wide walk that is 1 foot off the curb, there is not sufficient space for the hydrant to be constructed as depicted in the site plans. The ROW would need to be wider or the hydrants placed on the roadway side of the watermain. If the hydrants are placed on the roadway side they must be a minimum of 3 feet behind the curb.

Watermain depth shall be a minimum of 6 feet as required by City standards.

Valve locations are not shown on the preliminary plan; however, we expect that the City standards will be followed on future site plan submittals. All tees shall have 3 valves, maximum valve spacing on straight runs of 500 feet, and valves approximately 40 feet from the end of a dead-end main to facilitate future connections.

### ***Sanitary Sewer***

Detailed sanitary sewer plans will need to be provided for future submittals. The design should comply with the City standards and EGLE requirements for permitting. We offer the following items for consideration when developing the detailed sanitary sewer plans.

The proposed sanitary sewer is an 8-inch sewer along the centerline of the roadways with a discharge point to an existing sanitary sewer manhole to the east of the development and is located north of Lot 6. A 20-foot-wide utility easement is indicated for the sanitary sewer between Lot 6 and the Recreation Field. This easement width will need to be reviewed and may need to be increased depending on the depth of the sanitary sewer.

The developer should review the sanitary sewer grades for depth especially near Lot 16 through to Lot 19. Depending on the roadway elevation and the grading on these lots it may be difficult to have the depth sufficient to serve these with an outlet elevation 774.80 and the existing grades in the 780 to 788 elevation. A similar situation may exist along the west end of Road 2.

### ***Stormwater Control and Storm Sewers***

The developer has proposed a public storm sewer system including a stormwater detention basin. Details are not provided at this stage; however, the plans do indicate that the stormwater management system will comply with the Ionia County Drain Commissioner's standards. The storm sewer shall also be designed to comply with City of Ionia standards. We expect additional detail will be provided for review on subsequent submittals. We offer the following items for consideration when preparing the next set of drawings.

The site plan indicates the storm sewer to be located 8 feet off the road centerline. City standards require 10 or 13 feet off the centerline.

The location of the catch basins may need to change depending on the final grading of the roadway. City standards will need to be followed for spacing of catch basins and manholes.

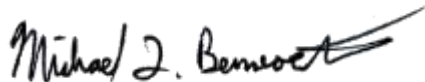
Easements will need to be provided for any public storm sewer located outside the ROW. The required easement width will depend on the depth and size of the storm sewers. There needs to be sufficient width for the City to maintain the sewers when the need arises.

## Conclusion

We consider this stage to be more of a zoning review with sufficient outline of items to be included to indicate the intent with roadways and utilities and to provide feedback for the developer on items we expect to see on future submittals. Additional detail will need to be provided for review on subsequent submittals before we are comfortable recommending an approval from an engineering standpoint.

If you have any questions or require additional information, please contact me at 616.464.3927 or [mberrevoets@fishbeck.com](mailto:mberrevoets@fishbeck.com).

Sincerely,



**Michael L. Berrevoets, PE**

Vice President/Senior Civil Engineer

By email

Copy: Ashley Powers – Fishbeck

## Jonathan Bowman

---

**From:** Geoff Petersen  
**Sent:** Tuesday, January 6, 2026 1:22 PM  
**To:** Jonathan Bowman; Joe Lafler; Cory McDiarmid  
**Cc:** Precia Garland; Chris Hyzer  
**Subject:** RE: Austin Pines West - Revised PUD Amendment & Preliminary Plan Application Submittal

Hi everyone,

I have a few issues with the new drawings (especially since I now know they are going to be public streets).

1. This subdivision needs more access points, 125+ house holds exiting out of Foxtail Dr on to M-66 is going to be rough. According to our spec anything more than 75 needs multiple access points.
2. The cross lot sewers that go between lots 31-32, 13-14, 76-77, & behind lot 51 need to be eliminated or labeled private.
3. The 36" storm sewer between 23-24 and 58 will be very hard to repair in the future when issues arise.
4. The cross lots sanitary sewer by lot 6 is too close to the house.
5. I would like to see an additional street light by the recreational field.
6. 31 ft road ways or No Parking. (This attitude stems from the accident on Brooks St we just had.)
7. All changes from the city spec need to follow the variance procedure (Chapter 7 pg 81)
  - a. Current examples: 60 ft easements, Hydrant to curb spacing, storm manhole spacing to the centerline, 13ft traffic lanes, 6 ft minimum cover on the watermains, 4" thick sidewalks, 6" thick sidewalk and driveway approaches, 17 Deg curb radius at the corner of Road one and two
8. More information is need on elevations for Storm and Sanitary mains
9. Street signs will be in compliance with Michigan of Uniform Traffic control Devices (I did not see any information about signage)
10. Street lights will be Manufactured by Spring City Electrical Manufacturing Company (per the city specifications)

With the current design of this neighborhood, I would rather see the streets stay private and just have easements over the utilities.

Thank you

**Geoffrey Petersen**

*DPW Director*

City of Ionia

303 S Jackson St.

Ionia MI 48846

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**From:** Jonathan Bowman <jbowman@ci.ionia.mi.us>

**Sent:** Monday, December 15, 2025 12:00 PM



IONIA DEPARTMENT OF  
**PUBLIC SAFETY**



Corland J  
McDiarmid

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

Kevin C  
Heinlein

November 13, 2025

Subject: Approval of Preliminary Plans – Austin Pines West, 80-Unit Residential Development

After a thorough review of the preliminary plans submitted for the proposed 80-unit subdivision located at parcels formerly known as 34-201-025-000-001-01 and 34-201-036-000-001-01, the City of Ionia Department of Public Safety is pleased to inform you that we have no feedback at this time. The plans have been approved from a public safety standpoint.

This approval is based on the following considerations:

- Adequate access for emergency vehicles throughout the subdivision.
- Satisfactory placement and specifications for fire hydrants and water supply infrastructure.
- Compliance with applicable fire codes, building codes, and public safety ordinances.
- Preliminary traffic flow and ingress/egress plans that support emergency response needs.

Please note that this approval is contingent upon compliance with all local, state, and federal regulations. Final approval will be subject to a review of construction documents, utility plans, and any additional public safety requirements that may arise during the permitting and development process.

We appreciate your cooperation and commitment to ensuring the safety and well-being of future residents. Should you have any questions or require further coordination with our department, please do not hesitate to contact me directly.

Sincerely,

Corland J McDiarmid  
Director  
Ionia Department of Public Safety