



CITY OF IONIA
PLANNING COMMISSION
REGULAR MEETING MINUTES
4:30 PM, Wednesday, February 11, 2026
IONIA CITY HALL - COUNCIL CHAMBERS

I. CALL TO ORDER

Chairperson Bailey called the meeting of the Ionia Planning Commission to order at 4:31 PM.

II. ROLL CALL

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

III. APPROVAL OF AGENDA

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

MOTION CARRIED BY VOICE VOTE.

IV. APPROVAL OF MINUTES

(IV.1.) January 14, 2026 – Regular Meeting

Minutes from the regular meeting of January 14, were reviewed. Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Perry, to approve the January 14, 2026, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

V. PUBLIC COMMENTS

Jason Kildea of the Gillespie Group commented that he was present for an agenda item and is willing to answer any questions.

VI. PUBLIC HEARINGS AND ASSOCIATED ACTION

(VI.1.) Public Hearing for Site Plan and Special Land Use Application — 113 S. Depot Street

Assistant City Manager Bowman provided background information on the request and Planning Consultant Kotrba summarized his staff report, including the pertinent site plan standards and special land use requirements.

Chairperson Bailey opened the public hearing for the site plan and special land use application for 113 S. Depot Street at 4:44 PM and subsequently closed the public hearing at 4:44 PM without any comments from the public.

Commissioner Gregory commented that he agreed with the staff recommendation to waive the need for a sealed site plan as there would be no external changes to the building and to waive the landscaping requirements because there is no room in front of the building.

Planning Commissioner Perry made a motion, seconded by Planning Commissioner Kelley, to approve the site plan and special land use permit for a mixed-use building with a ground-floor residential unit located at 113 S. Depot Street based on the findings that the proposed use and plan comply with the Site Plan Standards of Chapter 1276, the Special Land Use Standards of Chapter 1274, and the specific residential Special Land Use Standards in Section 1258.04 (f) of the Code of Ordinances, subject to the approval by staff of the below listed conditions. This motion also waived the detailed site plan requirement and the landscaping requirements.

MOTION CARRIED BY VOICE VOTE.

Conditions of Approval

1. Adequate steps shall be taken by the property owner to reduce noise from the commercial to residential use with the aim of preventing any disturbance to residents.
2. Ground floor dwelling unit access must be ADA compliant.
3. Off-street parking requirements are waived contingent on the property owner restricting residential tenant parking to the available public parking lots in an effort to reserve street parking for commercial customer use.
4. Dumpster enclosure should be properly maintained to contain refuse in an orderly fashion.
5. Exterior lighting must comply with Section 1296.03 of the Zoning Ordinance.
6. Signage needs to adhere to Section 1234 of the Ordinance and require a sign permit for approval.
7. Obtain all required permits and approvals from relevant local, state, and federal authorities.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

(VIII.1.) 90 E. Tuttle Road - Site Plan and Special Land Use Application

Assistant City Manager Bowman provided background information on the request during a Preliminary Site Plan and Special Land Use Review for the accessory parking use proposed for 90 E. Tuttle Road by Gillespie Group (Abbey Residential, LLC).

Jason Kildea of the Gillespie Group was present on behalf of the property owner and presented the proposed project to the Commission answering several questions related to future development and the type of commercial and drive-thru tenants expected for the site.

Planning Consultant Kotrba reviewed with the Commission the standards and requirements pertaining to the site and special land use application. He described the challenges and unique characteristics of the project, as the majority of the development will be on a parcel in Ionia Township and only a portion featuring parking and dumpsters will be situated on a small piece of a parcel located in the City.

Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Gregory, to schedule a public hearing for 4:30 PM, Wednesday, March 11, 2026, at City Hall to hear comments on the Site Plan and Special Land Use Application for 90 E. Tuttle Road and to conduct a final review of the application.

MOTION CARRIED BY VOICE VOTE.

IX. COMMISSIONER COMMENTS

Chairperson Bailey: (1) Thanked staff for coordinating the MSU Extension training at City Hall; (2) Noted the desire to review the Planning Commission's Bylaws at a future meeting to add provisions related to Commissioner site visits and ex parte communication.

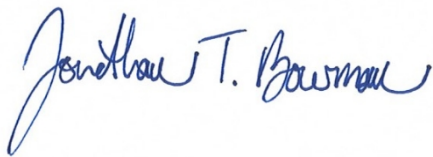
X. ADJOURNMENT

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

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 5:26 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, sweeping initial 'J'.

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