



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

**I. CALL TO ORDER**

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

**II. ROLL CALL**

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

**III. APPROVAL OF AGENDA**

Chairperson Bailey introduced the agenda and asked if there were any requested changes. Planning Commissioner 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.) February 11, 2026 – Regular Meeting**

Minutes from the regular meeting of February 11, were reviewed. Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Perry, to approve the February 11, 2026, meeting minutes as presented.

**MOTION CARRIED BY VOICE VOTE.**

**V. PUBLIC COMMENTS**

None.

**VI. PUBLIC HEARINGS AND ASSOCIATED ACTION**

**(VI.1.) Public Hearing for Site Plan and Special Land Use Application — 90 E. Tuttle Road**

Austin Irrer, representing the Gillespie Group, noted that since the last meeting, the plans were updated to provide further detail for the dumpster enclosure and change the trees to a mix of three different tree types with five of each as directed by the City's landscaping requirements.

City Manager Garland summarized the request. Planning Consultant Kotrba reviewed the changes since the previous meeting and the affected standards.

Chairperson Bailey opened the public hearing for the site plan and special land use application for

90 E. Tuttle Road (S. State Road) at 4:41 PM.

Lisa Lehman (2811 S. State Road), representing Sunset Memorial Gardens located directly adjacent to the southern border of the proposed development, indicated that there are graves along the property line that may have been placed over the property line. She requested information as to exact placement of the parking lot.

Staff noted that the developer will most likely get a survey and have the property corners marked prior to construction. It was also recommended that the adjacent property owner work with the developer and potentially request "as built" construction plans if additional details are needed.

Chairperson Bailey closed the public hearing at 4:47 PM.

Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Swartz, to approve the site plan and special land use permit for parking as an accessory use to an adjacent lot with a commercial building and drive-thru located at 90 E. Tuttle Road (PPN: 34-204-031-000-110-23) based on the findings that the proposed use and plan comply with the Site Plan Standards of Chapter 1276 and the Special Land Use Standards of Chapter 1274 including Section 1274.10 of the Code of Ordinances, as reviewed by the Commission, subject to administrative approval of the conditions listed below.

### **Conditions of Approval**

1. Obtain all required permits and approvals from relevant local, state, and federal authorities.
2. All exterior lighting must comply with Section 1286.03 of the Zoning Ordinance.
3. Stormwater retention shall be provided for on the primary parcel located in Ionia Township.
4. Stormwater retention plans with location of catch basins must be submitted to the City along with an approval letter from the Ionia County Drain Commissioner.
5. Easements must be submitted for City administrative approval pertaining to the accessory uses and access road.
6. Following City approval, the applicant shall record all necessary easements with the Ionia County Register of Deeds in accordance with Section 1274.10 of the Zoning Ordinance.

**MOTION CARRIED BY VOICE VOTE.**

### **VII. OLD BUSINESS**

None.

### **VIII. NEW BUSINESS**

#### **(VIII.1.) Reschedule April Planning Commission Meeting**

Planning Commissioner Lee made a motion, seconded by Planning Commissioner Kelley, to reschedule the Planning Commission's April 8 regular meeting to April 1, 2026, due to concerns of not having a quorum over spring break.

**MOTION CARRIED BY VOICE VOTE.**

### **IX. COMMISSIONER COMMENTS**

None.

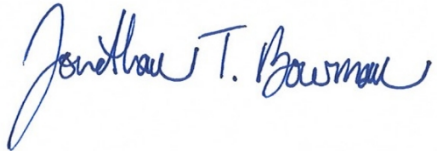
**X. ADJOURNMENT**

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

**MOTION CARRIED BY VOICE VOTE.**

The meeting was adjourned at 4:52 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