



**CITY OF IONIA**  
**PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**4:30 PM, Wednesday, April 1, 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, 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.) March 11, 2026 – Regular Meeting**

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

**MOTION CARRIED BY VOICE VOTE.**

**V. PUBLIC COMMENTS**

None.

**VI. PUBLIC HEARINGS AND ASSOCIATED ACTION**

None.

**VII. OLD BUSINESS**

None.

**VIII. NEW BUSINESS**

**(VIII.1.) Planning Commission By-Laws Update**

Assistant City Manager Bowman presented changes to the Planning Commission By-Laws and Rules of Procedures for consideration of the Commission to address Ex Parte Contact and Site

Inspections.

Planning Commissioner Bailey made a motion, seconded by Planning Commissioner Donaldson, to approve the revised Planning Commission By-Laws and Rules of Procedure subject to striking the parenthetical statement found in section 3.9 (5). The motion also included recommending the changes to City Council for final approval.

**MOTION CARRIED BY VOICE VOTE.**

**(VIII.2.) Deerfield Business Park - Final Site Plan Presentation**

Assistant City Manager Bowman introduced the final site plan for the City's proposed Deerfield Business Park located at the southeast intersection of Harwood Road and W. Riverside Drive. He indicated that the 80-acre property was purchased by the City from the State Land Bank Authority following demolition of the site's former correctional facilities. Bowman explained that the City's intent is to prepare the property for a high-tech business park with the needed roadways, public utilities, and other site preparations in order for it to be "shovel ready" for new business and industry.

Tyler DeNooyer from Prein&Newhof presented the details of the site plan to the Commission on behalf of the City and answered several questions from the Commission related to drainage, buffering, and public infrastructure.

Planning Commissioner Lee made a motion, seconded by Planning Commissioner Donaldson, to approve the final site plan for the Deerfield Business Park.

**MOTION CARRIED BY VOICE VOTE.**

**(VIII.3.) Austin Pines West PUD and Site Condominium - Preliminary Review**

Assistant City Manager Bowman provided an update on the Austin Pines West project, highlighting changes made since the developer originally submitted. He indicated that a traffic study was provided by the developer in response to concerns from the City about the Foxtail Drive and State Road (M-66) intersection. Bowman reported that the traffic study was reviewed by MDOT with minor feedback provided but no major concerns.

Mike West, representing Allen Edwin Homes, presented the updated preliminary site plan for 96 new residential units within the Austin Pines Planned Unit Development (PUD) District. He noted that the project includes 84 single-family detached homes in a site condominium subdivision and 12 attached townhomes in a traditional condominium. Mr. West described the intended two phases of the development and commented on the open space, parking, and emergency site access within the design.

Bowman provided a draft ordinance to amend Chapter 1292 - Austin Pines PUD District based on the preliminary plan from Allen Edwin Homes.

The Commission asked questions related to the development's layout, setbacks, lot sizes, access, and other features.

Planning Commissioner Donaldson made a motion, seconded by Planning Commissioner Swartz, to schedule necessary public hearings for the next scheduled Planning Commission meeting at Ionia City Hall regarding the ordinance and preliminary plan, subject to a review of the ordinance by the City Attorney's Office.

**MOTION CARRIED BY VOICE VOTE.**

**(VIII.4.) Schedule Special April Planning Commission Meeting**

On behalf of Allen Edwin Homes, Assistant City Manager Bowman requested the Commission to consider scheduling a special meeting to take action on the Austin Pines West Development.

Chairperson Bailey made a motion, seconded by Planning Commissioner Swartz, to schedule a special Planning Commission meeting for Wednesday, April 29, 2026, at 4:30 PM in the Council Chambers of Ionia City Hall to conduct necessary public hearings and consider action on the Austin Pines West Development.

**MOTION CARRIED BY VOICE VOTE.**

**IX. COMMISSIONER COMMENTS**

None.

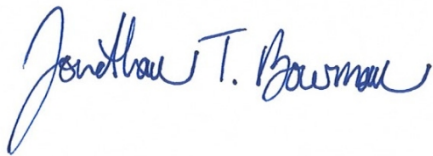
**X. ADJOURNMENT**

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

**MOTION CARRIED BY VOICE VOTE.**

The meeting was adjourned at 5:32 PM.

Respectfully Submitted,



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