



**CITY COUNCIL
REGULAR MEETING MINUTES**

6:30 PM, Wednesday, July 1, 2026

IONIA CITY HALL - COUNCIL CHAMBERS

CALL TO ORDER

Mayor John Milewski called the meeting of the Ionia City Council to order at 6:30 PM.

PLEDGE OF ALLEGIANCE

Mayor John Milewski led everyone present with the Pledge of Allegiance.

ROLL CALL

Roll call revealed a Quorum with Councilmembers Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, and Mayor John Milewski present.

I. APPROVAL OF AGENDA

With no changes or additions, Councilmember Cook made a motion, seconded by Councilmember Cowling, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

II. APPROVAL OF MINUTES

(II.1.) June 3, 2026 – Regular Meeting

Minutes from the regular meeting of June 3 were reviewed. Councilmember Patrick made a motion, seconded by Councilmember Waterman, to approve the June 3, 2026, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

III. PROCLAMATIONS

(III.1.) Parks & Recreation Month Proclamation

Mayor John Milewski read and presented a Proclamation in recognition of Parks and Recreation month.

Proclamation Recognizing July as Parks and Recreation Month

WHEREAS, parks and recreation services enhance the quality of life for residents of the City of Ionia by providing welcoming spaces for recreation, relaxation, and community gatherings; and

WHEREAS, Ionia's parks, trails, playgrounds, athletic facilities, and recreational programs create opportunities for people of all ages and abilities to stay active and enjoy the benefits of time spent outdoors; and

WHEREAS, access to parks and recreational opportunities contributes to improved physical health, stronger mental well-being, and a greater sense of community connection; and

WHEREAS, parks and recreation programs support the growth and development of children through sports, educational activities, and enriching experiences that foster teamwork, leadership, and healthy lifestyles; and

WHEREAS, parks and recreation strengthen the local economy by enhancing property values, attracting visitors, supporting community events, and making the City of Ionia an attractive place to live, work, and raise a family; and

WHEREAS, the preservation and stewardship of parks and natural spaces help protect environmental resources, promote sustainability, and ensure future generations can enjoy the beauty and benefits of the outdoors; and

WHEREAS, parks and recreation professionals work year-round to maintain safe public spaces, develop meaningful programs, and provide exceptional service to the residents of our community; and

WHEREAS, the City of Ionia recognizes Parks and Recreation Director Matt Painter and Assistant Director Keegan Rice for their dedication, leadership, and commitment to enhancing recreational opportunities and maintaining the high-quality parks and programs; and

WHEREAS, July is observed nationwide as Parks and Recreation Month, highlighting the essential role parks and recreation play in building healthy, vibrant, and connected communities;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Ionia hereby proclaims the month of July 2026 as Parks and Recreation Month in the City of Ionia and encourages all residents to explore and enjoy the City's parks, participate in recreational programs, and join in recognizing the valuable contributions of parks and recreation professionals.

IV. PUBLIC COMMENTS

Gene Henrickson (Fenwick, MI) - Offered City Council \$600 to purchase the City's old ball field lights on Harwood Road.

Gale Yeomans (1302 W. Lincoln Avenue) - Spoke in support of the Ionia County library millage on the ballot in August. She indicated that the money provides the majority of operating revenue for local libraries across Ionia County.

Dale Parus (Ionia Community Library) - Commented that the Ionia County-wide library services millage is purely operating revenue and offered to answer any questions about the proposal.

V. PUBLIC HEARINGS AND ASSOCIATED ACTION

None.

VI. COMMUNICATIONS

(VI.1.) Ionia County Economic Alliance (ICEA) - 2025 Annual Report

Executive Director for the Ionia County Economic Alliance (ICEA) Ryan Wilson presented the 2025 ICEA Annual Report to City Council highlighting economic development efforts from the past year and into 2026.

Councilmembers asked several questions and thanked both Mr. Wilson and City Manager Garland for their hard work related to ICEA.

VII. CITY MANAGER'S REPORT

(VII.1.) Introduction and First Reading — Ordinance 606: Amendment to Chapter 1286 — Miscellaneous Regulations

Councilmember Winters made a motion, seconded by Councilmember Patrick, to introduce and conduct a first reading of Ordinance No. 606, an ordinance to amend Section 1240.11

"Definitions" and Chapter 1286 "Miscellaneous Regulations." The motion included scheduling a Public Hearing regarding the proposed ordinance for 6:30 PM, Wednesday, August 5, at Ionia City Hall.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

CITY OF IONIA IONIA COUNTY, MICHIGAN Ordinance No. 606

AN ORDINANCE TO AMEND CHAPTER 1240 – GENERAL PROVISIONS AND DEFINITIONS, SECTION 1240.11 – DEFINITIONS, TO ADD NEW DEFINITIONS AS SUBSECTIONS 95A AND 102A AND TO RENUMBER SUBSECTION 102 ACCORDINGLY; AND TO AMEND CHAPTER 1286 – MISCELLANEOUS REGULATIONS OF TITLE SIX – ZONING; PART TWELVE – PLANNING AND ZONING OF THE CODIFIED ORDINANCES OF THE CITY OF IONIA, COUNTY OF IONIA, STATE OF MICHIGAN

At a regular meeting of the City Council of the City of Ionia held on _____, 2026, at Ionia City Hall in the Council Chambers, Councilmember _____, supported by Councilmember _____, moved to adopt the following ordinance:

THE CITY OF IONIA HEREBY ORDAINS:

Section 1. Amendment of Chapter 1240. The City of Ionia hereby amends Chapter 1240 entitled "General Provisions and Definitions," Section 1240.11 entitled "Definitions," to add a new Subsection

1240.11(95a) entitled “Portable Shipping Units” and to add a new definition to Subsection (102a) entitled “Shipping Container” and to renumber Subsection (102) accordingly of Title Six – Zoning; Part Twelve – Planning and Zoning Code to read as follows:

CHAPTER 1240

General Provisions and Definitions

(95a) Portable Storage Units: A temporary structure to be used, or intended to be used, for the private noncommercial, nonindustrial storage uses by the property owner prior to the construction of, renovation to, or habitation of a residence on the property.

(102a) Shipping Container: A standardized, reusable container for transporting cargo that is capable of integrating with a railcar flatbed, flatbed semitrailer, or container ship for use in intermodal freight transport and also known as an intermodal container or cargo container. This definition also includes other standardized durable containers not used in intermodal freight transport which are designed for packing, shipping, storing, and transporting goods or other items.

(102b) Short-Term Property or Lot: A parcel or lot with an STR use or operation thereon.

(102c) Short-Term Rental ("STR"): A dwelling unit, cabin, cottage, or house that is available for rent or use or is used or rented for habitation, accommodation, or lodging of guests, paying a fee or other compensation, for a period of less than 30 consecutive days and nights at a time.

Section 2. Amendment of Chapter 1286. The City of Ionia hereby amends Chapter 1286, entitled “Miscellaneous Regulations” of Title Six – Zoning; Part Twelve – Planning and Zoning Code to read in its entirety as follows:

CHAPTER 1286

Miscellaneous Regulations

1286.01 Accessory Buildings.

1286.02 Landscaping.

1286.03 Exterior Lighting.

1286.04 Residential Entranceways.

1286.05 Corner Clearance.

1286.06 Fences.

1286.07 General Exceptions.

1286.08 Outdoor Boilers.

1286.09 ~~Michigan Medical Marihuana Act, M.C.L.A. §§ 333.26421 et seq., as amended (MMMA) and Michigan Regulation and Taxation of Marihuana Act, M.C.L.A. §§ 333.27951 et seq., as amended (MRTMA).~~ Reserved.

1286.10 Home Occupations.

1286.11 Donation Drop Boxes.

1286.12 Decks and Porches.

1286.13 Swimming Pools, Hot Tubs, and Spas.

1286.14 Accessory Dwelling Units.

1286.15 Portable Storage Units and Shipping Containers

1286.16 Camping and Recreational Vehicles

1286.01 ACCESSORY BUILDINGS.

- (a) Accessory Buildings and Structures General Requirements. Accessory buildings, except as otherwise permitted herein, shall be subject to the following general requirements:

- (1) Accessory buildings and structures that are customarily incidental and subordinate to an existing principal building or structure or use permitted by right within the applicable zoning district, located on the same lot and not otherwise regulated by this Zoning Code, shall be permitted subject to the regulations of this Zoning Code.
- (2) Accessory buildings and structures shall not be constructed of cloth, canvas, plastic film, nylon, or similar material that does not provide long-term durability.
- (3) Accessory buildings and structures ~~six hundred (600) square feet in floor area or greater shall be securely attached to a frost free footing meeting building code requirements. Accessory buildings and structures less than six hundred (600) square feet in floor area but two hundred (200) square feet and greater shall be securely attached to a foundation, footing, or a concrete slab to be a permanent fixture on the property. In both cases must receive a Building Permit from the Ionia County Building Department when required by law.~~ A zoning permit from the City is required before construction begins and prior to receiving a Building Permit.
- (4) A tent that is otherwise lawfully erected for a special event on a short-term basis shall not be regulated under this section.
- (5) HVAC and mechanical equipment are deemed accessory structures and may not be located in the front yard unless deemed necessary by the Zoning Administrator due to practical difficulties. Screening shall be provided in all circumstances unless waived by the Zoning Administrator.
- (6) Attached Accessory Buildings and Structures.
 - A. Attached accessory buildings and structures (i.e., attached garages, covered porches, decks (with a height greater than eight (8) inches above grade) shall be joined structurally to the principal building.
 - B. Attached accessory buildings and structures shall conform to the minimum setback requirements and other site development standards of the zoning district where the accessory building or structure is located.
 - C. Attached accessory buildings and structures shall be included in the calculation for maximum lot coverage.
- (7) Detached Accessory Buildings.
 - A. Detached accessory buildings ~~may include, such as~~ garages, ~~and~~ sheds, or other similar structures that are not physically attached to the principal structure.
 - B. Detached accessory buildings shall be set back at least six (6) feet from any side or rear property line.
 - C. Detached accessory buildings must maintain at least ten (10) feet separation between the detached and principal structures. If the accessory building is less than 200 square feet, the required separation may be proportionately reduced at the Zoning Administrator's discretion.
 - D. Detached accessory buildings shall be included in the calculation for maximum lot coverage.
- (8) Detached Accessory Structures.
 - A. Detached accessory structures ~~may include, such as~~ pergolas, ~~and~~ gazebos, and other similar structures that are not physically attached to the principal structure.
 - B. Detached accessory structures shall be set back at least six (6) feet from any property line.

- C. Detached accessory structures must maintain at least ten (10) feet separation between the detached and principal structures. If the accessory building is less than 200 square feet, the required separation may be proportionately reduced at the Zoning Administrator's discretion.
- D. Detached accessory structures shall not be located within any ~~clear~~-clear vision corner near a driveway or public/private street.
- E. Detached accessory structures shall be included in the calculation for maximum lot coverage.
- F. Detached accessory structures may be constructed in the front yard of a through lot opposite the principal structure's address, for a through lot is defined as having two front yards, so long as the detached accessory structure is not within a front yard setback requirement of said opposite front yard of the non-addressed side.
- G. To the extent of any conflict between this subsection 1286.01(a) and other subsections of 1286.01, the more restrictive provisions shall govern and control.

(b) Accessory Buildings and Structures; Residential Districts or Uses.

- (1) Detached accessory buildings in a residential zoning district or ~~which is being used residentially~~ property that is a residential use in a non-residential district shall only be located in the side or rear yard. Attached accessory buildings or structures in a residential zoning district or ~~which is being used residentially~~ property that is a residential use in a non-residential district may be located in the front yard ~~but must and shall~~ conform to the district setback requirements outlined in this section. When an accessory building or structure is located on a corner lot which is considered to have two (2) front yards and two (2) side yards for the purposes of this Section, the side that is larger in terms of square footage shall be considered the rear yard.
- (2) The total square footage of all such principal and accessory buildings and structures shall not exceed the maximum lot coverage as set forth in Appendix I.
- (3) No such accessory building or structure shall exceed twenty (20) feet in height from grade to the peak of the highest point.
- (4) Decks and porches are considered accessory structures as defined in Section 1286.12.
- (5) Above ground and in ground swimming pools are considered accessory structures as defined in Section 1286.13. All pools are subject to lot coverage and setback requirements defined in this Chapter.

(c) Accessory Buildings and Structures; Non-residential Districts.

- (1) The total area of all accessory structures or buildings in a non-residential zoning district shall be no greater than 50% of the total gross floor area of the principal structure on site.
- (2) Accessory buildings in non-residential districts may only be located in the side or rear yard.
- (3) Such accessory buildings or structures under 500 square feet shall be located no closer than ten (10) feet from any lot line and those 500 square feet or greater must be located at least twenty (20) feet from any lot line.

- (4) No accessory building or structure shall be located closer than ten (10) feet to any building.
- (5) The Michigan Building Code and the Michigan State Fire Code must be followed as amended.
- (6) No accessory building or structure shall exceed the height for principal buildings or structures in the district in which it is located.
- (7) For this section, gasoline station pump canopies are considered accessory structures; however, they are permitted in the front yard and must be setback at least thirty-five (35) feet from the nearest property line or road right-of-way line and are not calculated in the maximum lot coverage. In addition, gasoline station pump canopies have a maximum height limit of fifteen (15) feet

~~(a) Recreational Vehicles. A recreational vehicle, for the purposes of this Section, is a vehicle designed to be used primarily for recreational purposes which contains sleeping quarters and/or cooking facilities, or a unit designed to be attached to a vehicle and used for such purposes including self-propelled motor homes, pick-up campers, fifth wheel trailers, travel trailers, tent trailers and folding camping trailers.~~

~~Recreational vehicles on the driveway or the property's rear yard shall further respect the requirements of this section applicable to accessory buildings in terms of setbacks from lot lines and buildings. Recreational vehicles parked or stored may not be connected to sanitary, water, or gas facilities and may not be occupied.~~

1286.02 LANDSCAPING.

- (a) Intent and Purpose. This section aims to promote public health, safety, and welfare by establishing minimum standards for the design, installation, and maintenance of landscaping in parking lots, which act as buffer zones between uses and along roadways. The City considers landscaping to be an essential element of land development, which is a critical factor in maintaining an attractive community character and conserving the value of land and buildings in the City.
- (b) Interpretation. The landscape standards of this section are considered the minimum necessary to achieve the objectives noted above. The standards are intentionally adjustable to promote flexibility and creative design. For example, applicants are encouraged to provide additional landscaping to improve the function, appearance, and value of their property.
- (c) Applicability.
 - (1) The standards in this section shall apply to any site plan, special land use request, condominium, subdivision plan or PUD submitted for review and approval under this section, subject to the limitations given in paragraph (c)(2) hereof. The regulations of this article shall not apply to individual single-family and two-family dwelling units.
 - (2) Landscaping shall be installed consistent with this section. In its review of a site plan, the Planning Commission has the authority to increase, decrease, or otherwise modify the landscaping and screening requirements of this section. In doing so, the Commission shall consider the following criteria:
 - A. The amount of space on the site available for landscaping.

- B. Existing landscaping on the site and on adjacent properties.
- C. The type of use on the site and the size of the development.
- D. Existing and proposed adjacent land uses.
- E. The effect the required landscaping would have on the existing or proposed land use.

(d) General Regulations.

- (1) Landscaping shall be installed within 180 days of occupancy of the building or structure unless a more extended period is permitted in writing by the Zoning Administrator. The Zoning Administrator may require as a condition of any extension that a performance guarantee in an amount and of a type reasonably satisfactory to the Zoning Administrator shall be posted to ensure compliance with the terms of this section.
- (2) All landscaping shall be hardy plant materials and maintained thereafter in a neat, healthy and orderly manner. Withered and dead plant materials installed in accordance with the 180 days of occupancy shall be replaced within a reasonable period of time, but no longer than one growing season from the date of occupancy.
- (3) For this section, a corner lot is considered as having a front-yard along each street, and the appropriate landscaping shall be provided for both yards.

(e) Buffer Zone Requirements.

- (1) A landscape or buffer zone as required herein shall be provided wherever a nonresidential zone or use abuts a residential use or zone and wherever an HDR High-Density zone abuts an LDR or MDR Zone. The buffer zone shall be along the boundary between adjoining lands in different zoning districts.
- (2) Where the boundary between zoning districts lies on an active or abandoned railroad right-of-way, parcels adjacent to and separated solely by the railroad right-of-way shall be considered adjoining and subject to buffer zone requirements.
- (3) Buffer zone requirements shall not apply where a public street separates adjacent zoning districts. In such a case, this section's front-yard landscaping requirements shall apply.
- (4) Even if the abutting parcel is unimproved land, a buffer zone shall be required.
- (5) Where the buffer zone width requirements of this section are more significant than the minimum setback requirements for the zoning district of the subject property, a building footprint may encroach into the required buffer zone. However, no parking area or driveway shall be permitted to encroach within a required buffer zone.

(f) Width and Planting Requirements.

- (1) A buffer zone shall be at least fifteen (15) feet wide.
- (2) One canopy tree, two evergreens, and one ornamental tree, or a comparable group of plantings as determined by the Zoning Administrator, shall be planted within the buffer zone for each twenty-five (25) linear feet abutting the adjacent property.

(g) Plant Spacing and Size Requirements.

- (1) Plant materials shall not be placed closer than four (4) feet from the fence line or property line.
- (2) Where plant materials are placed in two (2) or more rows, plantings shall be staggered in rows.
- (3) Evergreen trees shall be planted not more than twenty-five (25) feet on centers and not less than five (5) feet in height.
- (4) Narrow evergreens shall be planted not more than six (6) feet on centers and not less than three (3) feet in height.
- (5) Ornamental trees or tree-like shrubs shall be planted not more than ten (10) feet on centers and not less than four (4) feet in height.
- (6) Large deciduous shrubs shall be planted not more than four (4) feet on centers and not less than three (3) feet in height.
- (7) Large deciduous trees shall be planted not more than twenty-five (25) feet on centers and not less than three-inch caliper.

(h) Trees Not Permitted. The following trees are not permitted:

- (1) Box Elder.
- (2) Silver Maples.
- (3) Elms.
- (4) Poplars.
- (5) Willows.
- (6) Horse Chestnut (nut-bearing).
- (7) Tree of Heaven.
- (8) Catalpa.
- (9) Walnut.

(i) Suggested Plant Materials. The following plant materials are suggested:

- (1) Evergreen Trees - Juniper, Fir, Spruce, Hemlock, Pine, Douglas Fir.
- (2) Narrow Evergreens - Column Hinoki Cypress, Blue Columnar Chinese Juniper, Pyramidal Red Cedar, Swiss Stone Pine, Pyramidal White Pine, Irish Yew, Douglas Arbor-Vitae, Columnar Giant Arbor-Vitae.
- (3) Ornamental Trees or Tree-Like Shrubs - Flowering Crab, Mountain Ash, Redbud, Horn-beam, Magnolia, Russian Olive, Dogwood, Rose of Sharon, Hawthorn.
- (4) Large Deciduous Shrubs - Honeysuckle, Mock Orange, Lilac, ~~Cottoneaster~~Cotoneaster, Euonymus, Buckthorn, Viburnum, Forsythia and Ninebark, Hazelnut, Privet and Sumac.
- (5) Large Deciduous Trees - Oak, Hackberry, Planetree (Sycamore), Ginkgo, Sweet Gum, Linden, Hard Maple, Birch, Beech, Honey ~~IL~~ocust, Hop Hornbeam.

(j) Berms. Walls and Fences.

- (1) If a berm is used for all or part of the buffer zone, required plant material quantities may be reduced by twenty-five (25) percent. The berm shall comply with the minimum standards contained in this section. All plant materials shall be placed along the top and exterior side slope of the berm. The buffer zone width shall be increased as needed to accommodate maximum berm side slopes of one (1) foot vertical rise to three (3) feet horizontal.
- (2) A screen wall or fence may be used for all or part of the buffer zone. The following regulations apply:

- A. Required quantities of plant materials may be reduced by fifty (50) percent for that area abutting the fence or wall.
 - B. All required plant materials shall be on the exterior side of the screen wall or fence.
 - C. The fence or wall shall comply with the applicable provisions of this Zoning Code.
- (k) Cover for Buffer Strip. All buffer strip areas outside of planting beds shall be covered with grass or other living ground cover.
- (l) Stormwater Detention/Retention Basins. Stormwater detention/retention areas shall be permitted within buffer zones, provided they do not reduce the screening effect.
- (m) Solid Waste Dumpsters. Solid waste dumpsters may be located in buffer zones, provided they are screened on three sides by a continuous opaque wall or fence six feet in height.
- (n) Front Yard Landscaping. The front yard shall be landscaped according to the following minimum requirements except for necessary driveways, frontage roads, service drives, or walkways. If the building is not set back sufficiently to allow adequate area for such landscaping, the Planning Commission or the Zoning Administrator, as the case may be, shall determine the proper number of plantings.
 - (1) One (1) canopy tree, one (1) ornamental and one (1) evergreen tree for each seventy-five (75) feet of road frontage.
 - (2) Shrubs at a rate of one (1) per each tree required.
 - (3) Earthen berms may be permitted within the required front yard landscape area. A credit of up to twenty-five (25) percent may be received against providing the required plantings through the use of berms three (3) feet in height or greater.
 - (4) Plantings and berms shall be located so as not to obstruct the vision of drivers entering or leaving a site.
- (o) Off-Street Parking Area Landscaping Requirements. All parking areas having twenty or more parking spaces shall be landscaped according to the following minimum requirements:
 - (1) One (1) canopy tree for every twenty (20) parking spaces, with a minimum of two (2) trees, shall be planted adjacent to and/or within the parking area.
 - (2) Trees shall be located to prevent damage by motor vehicles.
 - (3) Landscaping islands shall be dispersed through the parking lot to break up large expanses of paved surfaces and improve traffic flow and line of sight for drivers. Each landscape island shall be a minimum of six (6) feet wide and shall contain at least one (1) canopy tree.
 - (4) Landscaping shall be arranged so as not to obscure traffic signs, fire hydrants, or obstruct drivers' sight distance within the parking area and at driveway entrances.
 - (5) All landscape acres shall be protected by raised curbs, parking blocks, or similar methods.
 - (6) For any parking area, except locations serving one-family or two-family dwellings that abuts or faces a public right-of-way, a three (3)-feet high continuous obscuring screen, at least three (3) but no more than four (4) feet high

may be required between the parking area and the public road right-of-way line. The screen may be comprised of natural or artificial material or any combination of these elements. Such screening may be required for parking lots across the street from residential uses where vehicle lights, noise or appearance may create a nuisance or safety hazard for residents.

- (7) Landscaping required for buffer zones and front yard landscaping that abuts off-street parking areas may substitute for up to fifty (50) percent of the required parking lot landscaping.

(p) Minimum Standards for Berms.

- (1) Wherever a berm is used to meet the minimum requirements of this section, it shall have a maximum height of five (5) feet above grade.
- (2) Berms shall be constructed so as to maintain side slopes not to exceed a one (1)-foot vertical rise to three (3) feet horizontal ratio.
- (3) Berm areas shall be covered with grass or another living ground cover.
- (4) Berms shall be constructed ~~so as to~~ not ~~to~~ change drainage patterns on the site or adjacent properties.

1286.03 EXTERIOR LIGHTING.

- (a) All outdoor lighting in all use districts used to light the general area of a specific site shall be shielded to reduce glare and shall be arranged to deflect the light away from all neighboring residential districts or residences.
- (b) Illumination of signs shall be directed or shaded downward so as not to interfere with the vision of persons on the adjacent highways or adjacent property.
- (c) Illumination of signs and other outdoor features shall not be of a flashing, moving, or intermittent type. Artificial light shall be maintained stationary and constant in intensity and color when used.

1286.04 RESIDENTIAL ENTRANCEWAYS.

In all Residential Districts, so-called entranceway structures, including, but not limited to, walls, columns, and gates marking entrances to single-family subdivisions or multiple housing projects, may be permitted and may be located in a required yard, except as provided in Section 1286.06, provided that such entranceway structures shall comply with all codes of the City of Ionia, and shall be approved by the City Manager or his or her designee.

1286.05 CORNER CLEARANCE.

No fence, wall, shrubbery, sign, or other obstruction to vision above a height of two (2) feet from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection.

1286.06 FENCES.

- (a) General Requirements.

- (1) All fences require a zoning permit subject to the requirements of this section unless they are approved by the Planning Commission as part of an overall site plan.
- (2) The application shall require a site plan or sketch drawn to scale in accordance with the requirements outlined in this section. A drawing or picture of the fence indicating its style, materials, and height shall also be provided.
- (3) Fences, privacy walls, and retaining walls may be erected along property lines or within yards, irrespective of the setback requirements of this Chapter. No site plan review is required for a fence, privacy wall, or retaining wall that conforms to a residential district's Ordinance standards. In addition, the Zoning Administrator may waive site plan review for a fence, privacy wall, or retaining wall if no other structural changes or changes ~~to~~ the design or layout of the site are proposed.
- (4) Corner lots are considered to have two front yards for purposes of this section.
- (5) Fences, walls, or obscuring walls shall not contain barbed wire, electric current or charge of electricity, glass, spikes, or other sharp protruding objects. Notwithstanding the preceding provision that security fences six (6) feet tall or higher may include up to eighteen (18) inches of barbed wire in an industrial area, surrounding a public utility, or around a public safety or emergency services facility. Such barbed wire shall slant inwards toward the property or be positioned straight up. Security fences with barbed wire in any other location or surrounding any other use require a special use permit approved by the Planning Commission.
- (6) Fences shall be constructed of conventional fencing materials. The use of scrap materials, shipping containers, storage units, pallets, and similar materials or detritus as fencing is prohibited. For the purposes of this provision, "conventional fencing materials" shall mean materials commonly utilized and arranged in a way that is customary in the construction industry such as chain link fences, split rail fences, wood privacy fences, wrought iron, etc. However, the foregoing shall not be construed to prohibit the use of alternative materials when, in the opinion of the Zoning Administrator, such materials are arranged in creative, innovative, or artistic manner or display consistent with the character of the adjacent area.
- ~~(6)~~(7) Fences that enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots shall not exceed eight (8) feet in height, measured from the surface of the ground, and shall not obstruct clear vision from intersecting sidewalks, streets, alleyways, or driveways.
- ~~(7)~~(8) Recorded lots having an area in excess of two acres, if not included within the boundaries of a recorded plat, are excluded from these regulations.
- ~~(8)~~(9) The Zoning Administrator may require the removal, reconstruction, or repair of any fence, privacy wall, or retaining wall if it is deemed that the structure is not in good condition and a hazard to the public's safety.

(b) Residential Districts or Uses.

- (1) Side or Rear Yard Fences.
 - A. Shall not exceed six (6) feet in height measured from the surface of the ground.
 - B. Shall have the finished side of such fence facing the adjacent property.

- C. Shall not extend toward the front of the lot nearer than the front of the house unless following the front yard requirements outlined in Section 1286.07(a)(2).

(2) Front Yard Fences.

- A. Shall not block the view of traffic or impede clear vision of an intersecting sidewalk, street, alley, or driveway (See Section 1286.06).
- B. Must be approved by the Zoning Administrator following ~~an~~ application and payment of all applicable fees.
- C. Shall consist of split rail, decorative iron, wood, engineered wood, plastic products, or similar material.
- D. Chain link, snow fence, woven fence, or rubber shall not be allowed.
- E. Shall not exceed 50% opacity and shall be constructed to allow air passage through the fence to the adjacent property.
- F. Shall not be installed in the right-of-way.
- G. The finished side of the fence shall face the adjacent property.
- H. The maximum height of the posts for a fence installed in the front yard shall not be greater than forty-eight (48) inches absent approval from the Zoning Administrator, and the height of the fencing between the posts shall not be greater than forty-two (42) inches.

(c) Business Districts or Uses.

(1) Side or Rear Yard Fences.

- A. Shall not exceed eight (8) feet in height, measured from the surface of the ground.
- B. Shall have the finished side of such fence facing the adjacent property.
- C. Shall not extend toward the front of the lot nearer than the front of the principal building unless following the front yard requirements outlined in Section 1286.07(b)(2).

(2) Front Yard Fences.

- A. Shall not block the view of traffic or impede clear vision of an intersecting sidewalk, street, alley, or driveway (See Section 1286.06).
- B. Must be approved by the Zoning Administrator following application and payment of all applicable fees.
- C. Shall consist of split rail, decorative iron, wood, engineered wood, plastic products, or similar material.
- D. Chain link, snow fence, woven fence, or rubber shall not be allowed.
- E. Shall not exceed 50% opacity and shall be constructed to allow air passage through the fence to the adjacent property.
- F. Shall not be installed in the right-of-way.
- G. The finished side of the fence shall face the adjacent property.
- H. The maximum height of any part of the posts for a fence installed in the front yard shall not be greater than forty-eight (48) inches absent approval from the Zoning Administrator, and the height of the fencing between the posts shall not be greater than forty-two (42) inches.

- (d) Industrial Districts or Uses. Industrial properties may install privacy or security fencing around the perimeter of the property lines, irrespective of the setback requirements, of up to nine (9) feet in height. Fencing shall not obstruct clear vision from intersecting sidewalks, streets, alleyways, or driveways.

1286.07 GENERAL EXCEPTIONS.

- (a) Area, Height and Use Exceptions. The provisions of this Zoning Code shall be subject to the following interpretations and exceptions.
- (b) Essential Services. Essential services as strictly defined herein shall be permitted as authorized and regulated by law and other ordinances of the City, it being the intention hereof to exempt such essential services from the application of this Zoning Code.
- (c) Voting Places. The provisions of this Zoning Code shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with a Municipal or other election.
- (d) Height Limits. The height limitations of this Zoning Code shall not apply to farm buildings, chimneys, church spires, elevator or stairwell rooftop bulkheads, flagpoles, or public monuments, provided, however, that the Board of Zoning Appeals may specify a height limit for any such structure when such structure requires authorization as a conditional use. The height of wireless communication towers and equipment shall be regulated by Chapter 1280.
- (e) Lot Area. Any lot existing and of record on the effective date of this Zoning Code may be used for any principal use, other than conditional uses for which special lot area requirements are specified in this Zoning Code, permitted in the district in which such lot is located, whether or not such lot complies with the lot area requirements of this Zoning Code, except as provided in Section 1278.02. Such use may be made, provided that all requirements other than lot area requirements prescribed in this Zoning Code are satisfied, and provided that not more than one (1) dwelling unit shall occupy any lot except in conformance with the provisions of this Zoning Code for the required lot area for each dwelling unit.
- (f) Lots Adjoining Alleys. In calculating the area of a lot that adjoins an alley for the purpose of applying lot area requirements of this Zoning Code, one-half the width of such alley abutting the lot shall be considered as part of such lot.
- (g) Yard Regulations. When yard regulations cannot reasonably be complied with, or where their application cannot be determined on lots of peculiar shape or topography or due to architectural or site arrangement, such regulations may be modified or determined by the Board of Zoning Appeals.
- (h) Projections into Yards. Architectural features, not including decks, porches, or vertical projections, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard, and may extend or project into a required front yard or rear yard not more than three (3) feet.
- (i) Access Through Yards. For the purpose of this chapter, access drives may be placed in the required front or side yards to provide access to rear yards and accessory or attached structures. These drives shall not be considered structural violations in front and side yards. Further, any walk, terrace or other pavement serving a like function, and not over

nine (9) inches above the grade upon which placed, shall, for this chapter, not be considered a structure, and shall be permitted in any required yard.

- (j) Lots Having River Frontage. Those residential lots and parcels having river frontage and abutting a public thoroughfare shall maintain the yard on the river side as an unobscured open yard, except that a covered and uncovered boat well shall be permitted after review and approval of plans by the ~~Board of Zoning Appeals~~Planning Commission. Accessory structures shall be permitted in the setback between the abutting road right-of-way and the main building, provided the front yard setback required in Appendix I, Schedule of Regulations, is met.

1286.08 OUTDOOR BOILERS.

- (a) Outdoor Boilers, Defined. An outdoor boiler is considered to be an accessory structure consisting of an above or below grade chamber or furnace constructed of metal or other non-combustible material in which wood, wood pellets, grain pellets, or other combustible material is burned to heat water or other liquid that is piped above-ground or underground to provide heat for a house or different structure.
- (b) Outdoor Boilers, Prohibited. Outdoor boilers are prohibited in all zoning districts.
- (c) Outdoor Boilers, Existing. All existing outdoor boilers must be registered with the City Clerk within thirty days after the effective date of this section. No replacement outdoor boilers shall be installed or used within the City.

~~1286.09 MICHIGAN MEDICAL MARIHUANA ACT, M.C.L.A. §§ 333.26241 ET SEQ., AS AMENDED (MMMA) AND MICHIGAN REGULATION AND TAXATION OF MARIHUANA ACT, M.C.L.A. §§ 333.27951 ET SEQ., AS AMENDED (MRTMA).~~

- ~~1. — The medical use of marihuana as defined by the Michigan Medical Marihuana Act, M.C.L.A. §§ 333.26421 et seq., as amended, is permitted according to all requirements of the MMMA and any rules promulgated by the Department of Licensing and Regulatory Affairs of the State of Michigan.~~
- ~~2. — The following shall apply to the medical use of marihuana as permitted and regulated by the MMMA:~~
- ~~1. — A qualifying patient who has been issued and possesses a registry identification card is not subject to arrest or penalty in any manner, provided that the qualifying patient possesses an amount of marihuana that does not exceed a combined total of 2.5 ounces of usable marihuana and usable marihuana equivalents in the form of marihuana infused products. In addition, if the qualifying patient has not specified that a primary caregiver will be allowed under state law to cultivate marihuana for the qualifying patient, the qualifying patient may possess 12 marihuana plants, and any incidental amount of seeds, stalks, and unusable roots, kept in an enclosed, locked facility, as defined herein.~~
- ~~2. — A primary caregiver who has been issued and possesses a registry identification card is not subject to arrest or penalty in any manner for assisting a qualifying patient to whom he or she is connected through the department's registration process with the medical use of marihuana in accordance with the MMMA. The~~

~~privilege from arrest applies only if the primary caregiver presents both his or her registry identification card and a valid driver's license or government-issued identification card that bears a photographic image of the primary caregiver. In addition, the privilege from arrest applies only if the primary caregiver possesses marihuana in forms and amounts that do not exceed any of the following:~~

- ~~1. — For each qualifying patient to whom he or she is connected through the department's registration process, a combined total of 2.5 ounces of usable marihuana and usable marihuana equivalents.~~
 - ~~2. — For each registered qualifying patient who has specified that the primary caregiver will be allowed under state law to cultivate marihuana for the qualifying patient, 12 marihuana plants kept in an enclosed, locked facility as defined herein, and any incidental amount of seeds, stalks, and unusable roots.~~
- ~~3. — The use of marihuana, as defined by the Michigan Regulation and Taxation of Marihuana Act, M.C.L.A. §§ 333.27951 et seq. (MRTMA), as amended is permitted in accordance with all requirements of the MRTMA and any rules promulgated by the Department of Licensing and Regulatory Affairs of the State of Michigan.~~
- ~~4. — The following shall apply to the use of marihuana as permitted and regulated by the MRTMA:~~
- ~~1. — No person under the age of 21 shall possess, consume, purchase or otherwise obtain, cultivate, process, transport, or sell marihuana.~~
 - ~~2. — No person shall operate, navigate, or be in control of any motor vehicle, aircraft, snowmobile, off-road recreational vehicle, or motorboat while under the influence of marihuana or while consuming marihuana; and no passenger in any area of a vehicle upon a public way or public road shall smoke marihuana while a passenger in a vehicle.~~
 - ~~3. — No person shall consume marihuana in a public place or smoke marihuana where prohibited by the person who owns, occupies, or manages the property, except for purposes of this Section 1286.10(d)(3) a public place does not include an area designated for consumption when such consumption is authorized by a license issued under the Michigan Regulation and Taxation of Marihuana Act, M.C.L.A. §§ 333.27951 et seq., as amended within a municipality that has authorized consumption in designated areas that are not accessible to persons under 21 years of age. Additionally, no consumption of marihuana in a public place shall be permitted unless a Special Permit is issued according to the regulations of Section 606.01(c) of the City Code.~~
 - ~~4. — No person shall cultivate marihuana plants if the marihuana plants are visible from a public place without the use of binoculars, aircraft, or other optical aids or outside of an enclosed area equipped with locks or other security devices that restrict access to the area.~~
 - ~~5. — No person shall possess marihuana accessories, or possess or consume marihuana on the grounds of a public or private school where children attend classes in preschool programs, kindergarten programs, or grades 1 through 12, or where students of any age attend an educational facility for non-traditional or special needs learners, in a school bus, or on the grounds of any correctional facility.~~

- ~~6. — No person shall possess more than 2.5 ounces of marihuana within a person's place of residence unless the excess marihuana is stored in a container or area equipped with locks or other functioning security devices that restrict access to the contents of the container or area.~~
- ~~7. — The requirements herein shall not limit the rights of persons as provided by the Michigan Medical Marihuana Act, 2008 IL 1, M.C.L.A. §§ 333.26421 et seq. as amended, or the Medical Marihuana Facilities Licensing Act, 2016 PA 281, M.C.L.A. §§ 333.27201 et seq., as amended.~~
- ~~8. — A person may prohibit or otherwise regulate the consumption, cultivation, distribution, processing, sale, or display of marihuana and marihuana accessories on property the person owns, occupies, or manages, except that a lease agreement may not prohibit a tenant from lawfully possessing and consuming marihuana by means other than smoking.~~
- ~~9. — A person age 21 years or older may possess, use, consume, purchase, transport or process 2.5 ounces or less of marihuana, except that not more than 15 grams of marihuana may be in the form of marihuana concentrate. In addition, a person age 21 years or older may give away or otherwise transfer without remuneration up to 2.5 ounces of marihuana, except that not more than 15 grams of marihuana may be in the form of marihuana concentrate, to a person 21 years of age or older, as long as the transfer is not advertised or promoted to the public.~~
- ~~10. — Within a person's residence, a person may possess, store, and process not more than 10 ounces of marihuana, including any marihuana produced by marihuana plants cultivated on the premises, and may cultivate not more than that 12 marihuana plants on the premises at once for personal use.~~

1286.09 [RESERVED]

1286.10 HOME OCCUPATIONS.

- (a) A home occupation is a permitted use in all residential districts and Planned Unit Development districts according to the requirements of this section.
- (b) According to the following requirements, two home occupations, Level 1 and Level 2, are permitted.
- (c) Level 1 home occupation requirements:
 - (1) A Level 1 home occupation is a home occupation that is conducted entirely within the dwelling or an attached accessory building. It is conducted in such a manner that under normal circumstances, there is no external evidence of the home occupation operation except that a Level 1 home occupation is permitted to have one (1) sign, which shall be attached to the wall of the dwelling or accessory building. Such a sign shall not be illuminated and shall not be more than four (4) square feet in size.
 - (2) A permit from the City is not required to conduct a Level 1 home occupation.
 - (3) Only family members who reside on the premises shall be employed or involved in the home occupation.
 - (4) The use of the dwelling for a home occupation must be accessory, incidental, subordinate, and attached to the permitted principal use. A home occupation shall occupy no more than 25 percent of the total floor area of the dwelling

where it is conducted, exclusive of any porch, attached garage, or similar space not suited or intended to be occupied as living quarters provided.

- (5) Exterior storage of equipment or accessory items and display of materials, goods, or supplies used in the home occupation is prohibited.
- (6) The dwelling shall not be altered from its residential appearance to conduct the home occupation but for the addition of an advertising sign as permitted above.
- (7) The home occupation shall be conducted so that it does not constitute a nuisance or annoyance to adjoining residents because of noise, smoke, odor, electrical disturbance, outdoor lighting, or the creation of unreasonable traffic to the premises.
- (8) There shall be no selling of goods, merchandise, supplies, or products or offering services to customers except occasionally, generally less than five times per week.

(d) Level 2 home occupation requirements:

- (1) A Level 2 home occupation is a home occupation that has one (1) employee or one (1) individual involved in the operation of the business outside of the family members who reside on the premises and which has customers coming to the home occupation for services or products offered by the home occupation on more than an occasional basis, generally more than five (5) times per week.
- (2) A Level 2 home occupation shall only be permitted if the Planning Commission approves a special land use following the procedures and standards of Chapter 1274 herein.
- (3) An application for a Level 2 home occupation shall contain the following information:
 - A. Name and address of property owner and occupant of the dwelling.
 - B. Provide a description of the proposed home occupation, including materials to be used, days and hours of operation, estimated customer and delivery vehicle trips per week, and if an employee will be involved in the business.
 - C. A site plan, as typically required by Chapter 1276 herein, shall not be required. Instead, an accurate drawing shall be submitted illustrating the property, buildings on the property, the area within the building to be devoted to the home occupation, parking for the business, screening, sign, and other information as may be required by the Zoning Administrator to ensure compliance with the requirements of this section.
- (4) The home occupation shall be conducted only within the dwelling or an attached or detached accessory building.
- (5) Only family members who live on the premises and no more than one (1) other person who does not reside on the premises shall be employed by or involved in the home occupation.
- (6) Traffic generated by the home occupation shall be compatible with traffic generally expected in the zoning district in which the home occupation is located.
- (7) A home occupation shall provide a minimum of two (2) on-site parking spaces and the parking spaces required for the dwelling.
- (8) A home occupation is permitted to have one (1) sign attached to the dwelling or accessory building wall. Such a sign shall not be lighted and shall not be more than four (4) square feet in size.

- (9) A Level 2 home occupation shall also comply with the requirements for a Level I home occupation contained in Section 1286.01(c)(4)-(7) herein.
- (10) In approving a Level 2 home occupation, the Planning Commission may prescribe certain conditions to ensure that the home occupation can be compatible with its residential surroundings. Such conditions may include but are not limited to restricting the hours of operation, the number and type of delivery vehicles, and limiting the number of customer visits to the home occupation.

1286.11 DONATION DROP BOXES.

- (a) Donation Drop Boxes and Collection Bins, Defined. A receptacle or other portable structure made of metal, steel, or similar durable material placed outdoors and intended and used for the collection of clothing, shoes, books, toys, household items, or other non-perishable goods and materials donated by the public but not including facilities and structures owned and operated by a governmental entity such as but not limited to post office mail drop boxes, bill payment drop boxes, library collection boxes, and recycling boxes.
- (b) Donation Drop Boxes and Collection Bins, Prohibited. As defined herein, donation boxes and collection bins are prohibited in all zoning districts.
- (c) Donation Drop Boxes and Collection Bids, Existing. Donation drop boxes and collection bins that are existing as of the effective date of this Section 1286.12 shall be removed from the property on which they are located within 60 days of January 21, 2014 as they are considered to be portable accessory uses and are not considered permanent non-conforming uses by virtue of the adoption of this Section 1286.12. Failure to remove a donation drop box or collection bin within the 60 days shall be considered a civil infraction subject to payment of fines as outlined in Section 202.99(b) of this City Code.

1286.12 DECKS AND PORCHES.

- (a) A deck is an attached accessory structure constructed from wood or composite materials uncovered and attached to the principal building.
- (b) A porch is an attached accessory structure, usually covered, and is often constructed from wood, masonry, or other composite material, located at the principal building's primary or secondary entrance points.
- (c) The area of decks and porches are used to calculate the maximum lot coverage percentages on residential lots.
- (d) All decks and porches must comply with the Building Code, ~~as amended from time to time.~~
- (e) ~~Uncovered decks~~Porches may extend up to ten (10) feet into the front yard setback ~~(See Section 1286.07(h)).~~ No canopy may be erected after the original construction of ~~the a~~ deck in the front yard unless it is an attached roof to establish a covered front porch.

- (f) Decks may only be constructed in the side or rear yards and may encroach no more than three (3) feet into the required side or rear yard setback.
- (g) At no time may a deck or porch be located closer than six (6) feet from any property line.

1286.13 SWIMMING POOLS, HOT TUBS, AND SPAS.

- ~~(b)~~(a) Private swimming pools, hot tubs, or spas are classified as an accessory use within the side or rear yard only, provided they meet the following requirements:
 - (1) There shall be a distance of not less than ten (10) feet between the adjoining property line and the outside of the pool wall.
 - (2) There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot.
 - (3) No swimming pool shall be located less than ten (10) feet from any side street or alley right-of-way, or the distance required for a side yard by this Zoning Code, whichever is greater.
 - (4) No swimming pool shall be located in an easement.
 - ~~(5) For the protection of the general public, all yards containing swimming pools shall be completely enclosed by a fence not less than four feet in height. The gates shall be of a self-closing and latching type, with the latch on the inside of the gate not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use. However, if the entire premises of the residence are enclosed, then this provision may be waived by the Zoning Administrator upon inspection and approval.~~
 - (5) All swimming pools, whether in ground or above ground, will be calculated into the total lot coverage percentage calculations as defined in Section 1286.01(b)(5).
 - (6) All swimming pools, hot tubs, and spas shall comply with applicable Building Code provisions enforced by the Ionia County Building Department (i.e., barrier requirements).

1286.14 ACCESSORY DWELLING UNITS.

Not more than one (1) Accessory Dwelling Unit (ADU) may be included within a detached single-unit dwelling (principal dwelling unit) or accessory building, existing separately from but located on the same lot as a detached single-unit dwelling.

- (a) Minimum Lot Area. An ADU may be developed on a lot meeting the minimum lot size for the applicable zone district.
- (b) Building Height. When newly added, the portion of a single-unit detached dwelling with an ADU shall not exceed the permissible main building height of the Zoning District. The maximum permitted height for a detached ADU is twenty-five (25) feet, where the applicable zoning district setback requirements for a principal structure are met. Where zoning district setback requirements for a primary structure cannot be satisfied, the detached ADU shall be no higher than (20) feet (i.e., an existing detached accessory structure that does not meet the principal structure setback requirements, etc.).

- (c) Front Yard Prohibited. If not part of the main building, the ADU shall not be in the front yard.
- (d) Minimum/Maximum ADU Size. The ADU shall not exceed forty (40) percent of the gross floor area of the principal dwelling unit and, in any case, shall be at least four hundred (400) square feet and not larger than eight hundred fifty (850) square feet in gross floor area.
- (e) Bedroom Maximum. A maximum of two (2) bedrooms are permitted within an ADU.
- (f) Owner Occupancy. At least one (1) of the dwelling units on a lot shall be owner-occupied.
- (g) Leasing or Rental. No ADU shall be leased or rented for less than thirty (30) days and shall not be used as a short-term rental.
- (h) Alterations or New Construction. Any alterations to existing buildings or structures or the construction of a new structure to accommodate the ADU shall be designed to maintain the architectural design, style, appearance, and character of the main building as a detached single-family dwelling, including but not limited to entrances, roof pitch, siding, and windows, and exterior building materials.
- (i) Deed Restriction. A binding deed restriction enforceable and approved by the City shall be recorded prior to the issuance of a building permit stipulating that the ADU will not be conveyed separately from the primary dwelling unit and including other provisions specified by the City.

1286.15 PORTABLE STORAGE UNITS AND SHIPPING CONTAINERS.

- (a) Portable storage units and shipping containers may only be used in the City of Ionia in compliance with the following requirements:
 - (1) Portable storage units or shipping containers may be placed on lots and used for storage within the B-3, T, or F zoning districts. Units or containers must be located in the rear yard and effectively screened from adjacent properties with fencing, landscaping, or other acceptable screening. The portable storage units or shipping containers shall be accessory to a permitted primary use with the total square footage used not exceeding 25% of the primary use footprint.
 - (2) In a residential district, up to one portable storage unit may be placed on a lot and used for no longer than thirty (30) consecutive days. This timeframe may be extended, if the unit is used for the storage of goods and items during the remodeling or reconstruction of a building on the lot and the Zoning Administrator is provided evidence of such construction, and that the construction is proceeding diligently toward completion in a timely manner.
 - (3) Shipping containers shall not be permitted in a residential district.
 - (4) Portable storage units shall not exceed eight (8) feet in height, eight (8) feet in width, or sixteen (16) feet in length.
 - (5) Portable storage units or shipping containers shall not be placed within any public or private street right-of-way unless allowed on a temporary basis through a right-of-way permit under the discretion of the Zoning Administrator.

- (6) Any signage on a portable storage unit or shipping container shall be limited to the name, address, and telephone number of the provider or manufacturer, but shall not include any advertising, slogan, or reference to any other service or product.
- (7) A storage unit or shipping container shall be used only for the storage of goods and property. It shall not be used for the storage of goods or items not associated with the land use conducted on the lot or parcel on which the unit is placed.
- (8) A storage unit or shipping container shall be secured in a manner that does not endanger the safety of persons or property in the vicinity.
- (9) A storage unit or shipping container shall be maintained in good condition, free from evidence of deterioration, weathering, discoloration, graffiti, rust, ripping, tearing, or other holes or breaks at all times.
- (10) A storage unit or shipping container shall not be used for human occupancy or for the storage of any toxic or hazardous materials, trash, junk, solid waste, construction debris, or demolition debris.

1286.16 CAMPING AND RECREATIONAL VEHICLES.

(a) Intent and Purpose. The purpose of this section is to establish reasonable regulations for temporary camping and the use of recreational vehicles within the City in order to protect the public health, safety, and welfare while allowing limited and orderly use.

(b) Definitions.

- (1) Camping: The temporary occupancy or use of land for outdoor living purposes, which may include sleeping, eating, or residing in a recreational vehicle, tent, or other temporary shelter.
- (2) Recreational Unit: A tent or vehicular-type structure, primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle which is self-powered.
- (3) Recreational Vehicles: A vehicular or portable structure designed and constructed to be used as temporary living quarters for travel, recreation, or vacation purposes, and not as a permanent dwelling, whether self-propelled, towed, or otherwise transportable.
- (4) Temporary Campground: When five (5) or more recreational units are placed on a parcel or tract of land and are used for temporary living quarters.
- (5) Tent: A collapsible shelter of canvas or other fabric stretched and sustained by poles and used for camping outdoors.
- (6) Tenting: The placement and use of a tent or similar fabric or temporary shelter on land for the purpose of camping or overnight occupancy.

(c) Tenting.

- (1) Tenting shall be permitted only within the side yard or rear yard of a parcel as an accessory use in a residential zoning district within the duration and seasonal limitations of Section 1286.16 (f).
- (2) No more than four (4) recreational units including tents shall be allowed for use on any parcel at the same time unless a temporary campground is established, as permitted in Section 1286.16 (g).

(3) Temporary campgrounds, as defined by the State of Michigan and regulated by the Ionia County Health Department, are not permitted in residential zoning districts.

(d) Recreational Vehicles.

- (1) Recreational vehicles shall be permitted only when located on a driveway or within a property's side or rear yard.
- (2) Recreational vehicles shall not be occupied for sleeping, living, or housekeeping purposes except where a temporary exemption has been granted by the City Council pursuant to subsection (e).
- (3) At any one time, no more than two recreational vehicles including boats and trailers shall be parked on a property's driveway or side yard.
- (4) Under no circumstances shall a recreational vehicle be connected to public utilities, including water, sanitary sewer, or electrical service.
- (5) The dumping or discharge of waste, including gray water or sewage, from a recreational vehicle onto the ground, into storm drains, or into any unauthorized location is prohibited.

(a)(e) Temporary Exception.

- (1) The City Council may, by resolution, authorize a temporary exemption from one or more provisions of this section when it determines that such exemption serves a public purpose, including but not limited to community events, festivals, or other similar activities.
- (2) Any such exemption shall:
 - A. Be for a defined period of time;
 - B. Clearly specify the provisions of this section from which exemption is granted; and
 - C. Include any conditions deemed necessary by the City Council to protect the public health, safety, and welfare.
- (3) Under no circumstance shall more than four (4) recreational units be used on a property unless a temporary campground license has been approved by the Ionia County Health Department.
- (4) All activities conducted under a temporary exemption shall comply with all other applicable provisions of the Codified Ordinances unless expressly modified by the approving resolution.

(f) Duration and Seasonal Limitations.

- (1) Camping, including tenting and any permitted occupancy of recreational vehicles, shall be limited to a maximum period of seven (7) consecutive days on any parcel.
- (2) No parcel shall be used for camping for more than fourteen (14) total days within any calendar year, whether consecutive or nonconsecutive.
- (3) Camping activities shall only be permitted between April 1 and October 31 of each calendar year.
- (4) The use of camping or recreational vehicles shall not be established or maintained in a manner that constitutes long-term or permanent residential occupancy.
- (5) No permits are required by the City for camping on private property within the parameters of this Code.

(g) Temporary Campgrounds

- (1) Temporary campgrounds are permitted as a use-by-right in the F-Fairgrounds District and the T, Technology Innovation Business District.
- (2) Licenses for temporary campgrounds are issued by the Ionia County Health Department.
- (3) At the City's discretion, City-owned property, such as parks, may be used for a temporary campground.

(h) Public Peace and Spaces.

- (1) All camping and recreational vehicle activities shall be conducted in a manner that does not create a disturbance of the public peace, as regulated by Chapter 664 of the Codified Ordinances.
- (2) No overnight camping, sleeping, or parking shall be permitted, nor shall any vehicle be stored or parked, in any public park or public property during those hours the park or public grounds are closed, except as may be otherwise provided in this Code.

(i) Fires. Cooking fires, campfires, and recreational fires shall be permitted in accordance with Chapter 1614 of the Codified Ordinances.

~~(b)~~(j) Enforcement and Penalties. Any person who violates any provision of this section shall be responsible for a municipal civil infraction and subject to enforcement and penalties as provided in the Codified Ordinances.

Section 3. Repealer. All ordinances and parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 4. Severability. Should any section, portion or part of this Ordinance be declared to be invalid by a court of competent jurisdiction, such declaration does not void or render inoperable any other part of this Ordinance.

Section 5. 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 upon publication of a summary thereof as permitted by law, along with the date of its adoption, in the Daily News, a newspaper of general circulation in the City.

(VII.2.) Ionia Department of Transportation (I-DART) Interlocal Agreement with City of Portland

City Manager Garland explained that I-DART has been able to provide transportation countywide through I-Go because of the Equitable Mobility Challenge grant funding. Garland presented an interlocal agreement for Council's consideration to ensure an equitable understanding of the City of Ionia Transit operating I-Go within the City of Portland.

Councilmember Millard made a motion, seconded by Councilmember Winters, to approve the interlocal agreement between the City of Ionia Department of Transportation and the City of Portland and authorize the Director of Transportation to sign the agreement.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

(VII.3.) Local Development Finance Authority (LDFA) Bylaws Amendment

Councilmember Winters made a motion, seconded by Councilmember Cowling, to approve the amended LDFA bylaws as presented and recommended by the Local Development Finance Authority.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

(VII.4.) ICEA Partnership - Resolution 2026-19

Mayor Milewski made a motion, seconded by Councilmember Starr, to approve Resolution 2026-19, authorizing a \$10,000 contribution to Ionia County Economic Alliance in exchange for economic development services with funds available for the expenditure in 101-101.000-861.000.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

Resolution 2026-19



A RESOLUTION TO APPROVE PARTNERSHIP WITH THE IONIA COUNTY ECONOMIC ALLIANCE, A NONPROFIT ECONOMIC DEVELOPMENT ORGANIZATION, IN CONSIDERATION OF ECONOMIC DEVELOPMENT SERVICES AND OTHER VALUE AND BENEFITS TO BE RECEIVED BY THE CITY

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 N. Kidd Street, Ionia, Michigan, on the 1st day of July 2026, at 6:30 p.m., there were:

PRESENT: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick,
Troy Waterman, Brenda Cowling, John Milewski
ABSENT: None

The following resolution was offered by Mayor Milewski and seconded by Councilmember Starr:

WHEREAS, the City desires to confirm its partnership with the Ionia County Economic Alliance, the State-recognized economic development organization for Ionia County; and

WHEREAS, the City has been asked to remit \$10,000 for services to be received in FY 2026-2027; and

WHEREAS, in consideration of the City's contribution, the Ionia County Economic Alliance shall provide various services to and for the City relating to economic development, all of which will provide valuable benefit to the City in its performance of important governmental functions, including land use planning and zoning, analysis of anticipated property tax base and other City responsibilities;

NOW, THEREFORE, BE IT RESOLVED:

1. The City Council approves and confirms the City's pledge of \$10,000 to the Ionia County Economic Alliance, payable in one installment during FY2026-2027 upon the terms and subject to the conditions of this resolution.
2. In consideration of the above-stated pledge, and the fulfillment thereof, the Ionia County Economic Alliance shall provide continuing services to the City with respect to economic development, including but not limited to, submission of the organization's annual report; other materials on its economic development activities, such as reports and studies that are furnished to its members and other written materials and information useful to the City in its governmental functions associated with economic development, including land use planning; future City needs with respect to residential land uses and commercial and other development; prediction of future City property tax base and the like. The Ionia County Economic Alliance shall also assist the City, if possible, with other economic development services when reasonably requested.
3. The City's pledge and payment thereunder shall be conditional upon the above-stated benefits and services to be received from the Ionia County Economic Alliance.
4. The City Manager shall act for the City Council in the implementation of this resolution, together with other appropriate City officers and staff members.

RESOLUTION 2026-19 DECLARED ADOPTED.

(VII.5.) Parks and Recreation Facility Rental Rates - Resolution 2026-20

Councilmember Millard made a motion, seconded by Councilmember Winters, to approve Resolution 2026-20, to revise the Parks and Recreation Facility Rental Rates for the Armory Community Center.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

Resolution 2026-20



A RESOLUTION ESTABLISHING FACILITY RENTAL RATES FOR THE CITY OF IONIA PARKS AND RECREATION DEPARTMENT

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall, 114 N. Kidd Street, Ionia, Michigan, on the 1st day of July 2026, at 6:30 p.m., there were:

PRESENT: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski
ABSENT: None

The following resolution was offered by Councilmember Millard and seconded by Councilmember Winters:

WHEREAS, the City Council of the City of Ionia is authorized to establish, maintain, and regulate public parks, recreation facilities, and associated fees; and

WHEREAS, the Parks and Recreation Department has conducted a comprehensive review of current facility rental rates, operational costs, and community needs to ensure the long-term sustainability of park facilities; and

WHEREAS, City Council has determined that it is in the best interest of the City and its citizens to adopt restated and revised facility rental rates for the Armory Community Center to accurately reflect the cost of services and operations;

NOW, THEREFORE, BE IT RESOLVED the Parks and Recreation facility rental rates are hereby established as follows:

Parks and Recreation Facility Rental Rates			
During Business Hours (Monday-Friday 9:00 AM to 5:00 PM)			
<u>American Bumper or Lions Room</u>	<u>1 Hr. Base</u>	<u>Add'l Hr.</u>	<u>Full Day</u>
City Resident/Non-Profit	\$40.00	\$20.00	\$125.00
Non-City Resident	\$50.00	\$25.00	\$175.00
<u>M1 Credit Union Tumbling Center</u>			
City Resident/Non-Profit	\$60.00	\$25.00	\$175.00
Non-City Resident	\$70.00	\$30.00	\$215.00
<u>Gymnasium</u>			
City Resident/Non-Profit	\$70.00	\$25.00	\$200.00
Non-City Resident	\$80.00	\$30.00	\$245.00

	After Hours	Weekend Hours	
<u>American Bumper or Lions Room</u>	<u>4 Hr. Base</u>	<u>4 Hr. Base</u>	<u>Add'l Hr.</u>
City Resident/Non-Profit	\$150.00	\$180.00	\$20.00
Non-City Resident	\$170.00	\$200.00	\$25.00
<u>M1 Credit Union Tumbling Center</u>			
City Resident/Non-Profit	\$180.00	\$200.00	\$25.00
Non-City Resident	\$210.00	\$230.00	\$30.00
<u>Gymnasium</u>			
City Resident/Non-Profit	\$210.00	\$260.00	\$25.00
Non-City Resident	\$240.00	\$290.00	\$30.00
	Holiday Rates		
<u>American Bumper or Lions Room</u>	<u>4 Hr. Base</u>	<u>Add'l Hr.</u>	
City Resident/Non-Profit	\$200.00	\$30.00	
Non-City Resident	\$225.00	\$35.00	
<u>M1 Credit Union Tumbling Center</u>			
City Resident/Non-Profit	\$250.00	\$35.00	
Non-City Resident	\$280.00	\$40.00	
<u>Gymnasium</u>			
City Resident/Non-Profit	\$275.00	\$35.00	
Non-City Resident	\$305.00	\$40.00	

RESOLUTION 2026-20 DECLARED ADOPTED.

(VII.6.) City Hall and Armory Community Center - Elevator Upgrade Project

Councilmember Cowling made a motion, seconded by Councilmember Patrick, to approve the proposals from Schindler Elevator Company to modernize the City Hall and Armory Community Center for the total bid price of \$278,766 and a budget of up to \$70,000 for lighting and electrical upgrades.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

(VII.7.) Assessing Services Agreement

City Manager Garland noted that the City has been operating on a month-to-month basis for its contract with Assessor Randy Jewell, since the last contract expired in 2024. Garland recommended a one-year contract with an optional one-year extension, based on comparable assessing service rates and noted that Mr. Jewell intends on retiring by the end of the one-year contract.

Councilmember Winters made a motion, seconded by Councilmember Starr, to approve the Assessing Services Agreement with MAAO Level III assessor Randy Jewell as presented, at the rate of \$62,825 annually and for the one-year term of July 1, 2026, through June 30, 2027, with an optional one-year term thereafter and funds budgeted for the expense in General Fund account #101-209.000-801.000.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

(VII.8.) Biosolids Removal and Land Application Bid Award

Councilmember Millard made a motion, seconded by Councilmember Winters, to approve the bid of \$0.054 per gallon in year 2026, \$0.055 per gallon in year 2027 and \$0.056 per gallon in year 2028 from NutriGro Environmental Services Inc. for annual removal and land application of liquid biosolids with funds budgeted for this purpose in the IRUA Fund account #598-563.000-801.000.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

(VII.9.) WWTP #1 Firetube Boiler - Tube Replacement Project

Councilmember Winters made a motion, seconded by Councilmember Waterman, to approve the bid from Northern Boiler Mechanical Contractors of Muskegon, MI in the amount of \$21,875 to complete the WWTP #1 Firetube Boiler Project with funds available for the project from the IRUA Fund account #598-563.000-801.000.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

(VII.10.) Ionia Freak Fair Event - Planning Update

Public Safety Director Cory McDiarmid provided an update on preparations for the upcoming Ionia Freak Fair event in August. He highlighted coordinating efforts with a variety of stakeholders and agencies to ensure a safe environment and details from Billy Strings' team for making the event run smoothly.

Assistant City Manager and City Clerk Bowman highlighted plans for proactive reminders and public education leading up to the event about permitting, licensing, camping, and other important local regulations.

(VII.11.) FY2026-2027 Budget Gap Discussion

Finance Director Hyzer presented to City Council a detailed look at the City's General Fund expenditures to prepare for upcoming conversations regarding the anticipated budget gap.

VIII. APPOINTMENTS

(VIII.1.) Planning Commission Appointment

Per Section 2.03 of the City Charter of the City of Ionia, Mayor John Milewski recommended for Council approval the appointment of Jordan Parham to an unexpired term on Planning Commission through December 31, 2026.

Councilmember Winters made a motion, seconded by Councilmember Millard, to appoint Jordan Parham to Planning Commission for the vacant unexpired term through December 31, 2026.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

IX. CITY DEPARTMENT REPORTS AND MINUTES FROM BOARDS AND COMMISSIONS

(IX.1.) Accounts Payable

July 9 - Councilmember Starr and/or Councilmember Lee

July 23 - Councilmember Winters and/or Councilmember Cook

(IX.2.) June Reports & Minutes

Written department reports and minutes from various City boards and commissions were provided to Council.

X. GOOD OF THE ORDER/ CITY COUNCILMEMBER COMMENTS

City Clerk Bowman: (1) Thanked Councilmembers Millard and Starr as well as the other volunteers that helped with getting more than 700 absentee ballots in the mail; (2) Provided a final reminder that the filing deadline for anyone intending to run for City Council is Tuesday, July 21 at 4:00 PM.

City Manager Garland: Thanked City staff for all their hard work.

Tim Lee: Thanked City staff.

Tom Millard: (1) Thanked Cassie and Rotary for their work on Uncle Sam Jam and noted how great the fireworks were; (2) Provided a reminder for the Free Fair Parade on July 18; (3) Commented that it may be time to consider amending the ordinance that prohibits chickens in the City.

Rich Starr: Noted that he is pondering an amendment to the chicken ordinance.

Mary Patrick: Announced July 17 as the annual Ag Breakfast at the Fair.

Brenda Cowling: Wished for everyone to enjoy the Fair and stay hydrated.

Mayor John Milewski: Thanked staff.

XI. CLOSED SESSION

(XI.1.) Closed session in accordance with the Open Meetings Act, Sec. 8 (1)(c) for the purpose of a strategy and negotiation session connected with the negotiation of a collective bargaining agreement at the City's request.

Councilmember Starr made a motion, seconded by Councilmember Cowling, to enter into closed session at 8:41 PM for the purpose of a strategy and negotiation session connected with the negotiation of a collective bargaining agreement in accordance with MCL 15.268, Sec. 8(1)(c).

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Troy Waterman, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

Councilmember Millard made a motion, seconded by Councilmember Patrick, to end closed session and reenter open session at 9:39 PM.

MOTION CARRIED BY VOICE VOTE.

XII. ADJOURNMENT

Councilmember Cowling made a motion, seconded by Councilmember Waterman, to adjourn.

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 9:40 PM.

Respectfully Submitted,

Jonathan T. Bowman
Ionia City Clerk