



**CITY COUNCIL
REGULAR MEETING AGENDA
6:30 PM, Wednesday, August 5, 2026
IONIA CITY HALL - COUNCIL CHAMBERS**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

I. Approval of Agenda

II. Approval of Minutes

1. July 1, 2026 – Regular Meeting

III. Proclamations

1. Proclamation Honoring Christopher Springsteen

IV. Public Comments – Section 3.02 of the City Council's Rules of Order and Conduct for City Council Meetings provides opportunity for the public to address Council during the Public Comment section identified on the agenda. Your opportunity to speak occurs after you have been recognized by the Mayor. When addressing Council please state your name and address. Comments are limited to 5 minutes unless additional time (up to 10 minutes) is granted by the Mayor.

V. Public Hearings and Associated Action

1. Ordinance 606: Amendment to Chapter 1286 — Miscellaneous Regulations
Action Required – Second reading and decision to approve or reject Ordinance No. 606

VI. Communications

1. *Action Required* – Request from County Seat Brewing Co. for Street Closure with Mobile Food Vending Units - August 21, 2026
2. *Action Required* – Request from Ionia Farmers Market for Street Closure with Mobile Food Vending Units - August 27, 2026

VII. City Manager's Report

1. *Action Required* – Introduction and First Reading - Ordinance 608: Amendment to Chapter 440 - Parking
2. *Action Required* – Temporary Exception for Recreational Vehicles - Resolution 2026-21
3. *Action Required* – Austin Pines West Development Agreement
4. *Action Required* – Redevelopment Ready Communities (RRC) Memorandum of Understanding

5. *Action Required* – Sidewalk Replacement Project Bids
6. *Action Required* – 2026 City Streets - Crack Sealing Project Bids
7. *Action Required* – Prein&Newhof - Professional Services Agreement Amendment
8. *Informational* – FY2026-2027 Budget Gap Discussion

VIII. Appointments

IX. City Department Reports and Minutes from Boards and Commissions

1. Accounts Payable
August 6 - Councilmember Patrick and/or Councilmember Waterman
August 20 - Councilmember Millard and/or Councilmember Cowling
2. July Reports & Minutes

X. Good of the Order/ City Councilmember Comments

XI. Closed Session

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.

XII. Adjournment



**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



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



***Proclamation Honoring Christopher Springsteen
August 5, 2026***

WHEREAS, Christopher Springsteen began his career with the City of Ionia on June 14, 1999, as a Laborer in the Department of Public Works; and

WHEREAS, he was promoted to Truck Driver and ultimately served as a Heavy Equipment Operator, a position from which he now retires after more than 27 years of service; and

WHEREAS, throughout his career, Christopher became the City's resident expert in arboriculture, maintaining an inventory of City-owned trees, monitoring their health, coordinating their care, and helping preserve Ionia's urban forest; and

WHEREAS, in addition to his expertise in tree care, Christopher played an integral role in maintaining the City's parks, public spaces, and grounds through his extensive work in lawn care, landscaping, and the operation of heavy equipment; and

WHEREAS, as he prepared for retirement, Christopher has shared his extensive knowledge and experience with fellow employees to ensure the continued success of the department; and

WHEREAS, his years of public service have left a lasting impact on the City of Ionia, and his contributions will be remembered by his coworkers, City officials, and the community he served.

NOW, THEREFORE, BE IT PROCLAIMED, that I, John R. Milewski, Mayor of the City of Ionia, do hereby recognize and honor Christopher Springsteen for his more than twenty-seven years of dedicated service to the City of Ionia and extend best wishes for good health and happiness in retirement and in his future business endeavors.



John R. Milewski II, Mayor
City of Ionia

CITY OF IONIA
STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: V.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: August 5, 2026

RE: Ordinance 606: Amendment to Chapter 1286 — Miscellaneous Regulations

Background:

The upcoming Ionia Freak Fair Billy Strings event on August 28–29 will bring thousands of visitors to the Ionia community. Camping and the use of recreational vehicles have been large topics of conversation, due to limited overnight accommodations in the area. The City of Ionia does not currently have a designated camping ordinance with clear regulations. Accessory structure guidelines have generally been interpreted to restrict camping to a property's side or rear yard. However, tents are temporary structures and the definition for accessory structures found in Section 1286.01 prohibits the use of "cloth, canvas, plastic film, nylon, or similar material that does not provide long-term durability." Section 1286.01 (d) restricts the use of recreational vehicles to storage only within a driveway or rear yard. Additionally, the Public Health Code administered by the Ionia County Health Department requires a temporary campground license when five or more recreational units (i.e., tents, campers, RVs) are placed on a parcel or tract of land and are used for temporary living quarters. This licensing process is handled by the Ionia County Health Department as prescribed by state statute.

After reviewing these provisions of City Code, an amendment was drafted to Chapter 1286: Miscellaneous Regulations to add a "Camping and Recreational Vehicles" section. This has been added as Section 1286.16. The proposed changes would allow a maximum of four tents to be used within a side or rear yard. Recreational vehicles would be treated the same as in the existing ordinance (storage only) except for an established maximum number of two permitted to be parked on a driveway or in a side yard. Drafted seasonal limitations on camping are proposed as April 1 through October 31, along with a maximum of 14 days per calendar year. Section 1286.16 (e) allows City Council to authorize a temporary exemption from this section of the Code for a defined period when suitable to meet a public purpose. Finally, a provision was added to Section 1286.16 to permit the use of temporary campgrounds in the F-Fairgrounds and T-Technology Innovation Business Districts. The language clearly establishes that no more than four recreational units (i.e., tents, campers, RVs) are permitted per lot without an approved temporary campground license.

While amending this chapter, there were a few additional items identified for updating. These include a new section for portable storage units and shipping containers, removal of Building Code details from accessory structure requirements, a fencing clarification, a river frontage construction procedural correction, and an amendment to the swimming pool fencing requirements.

Planning Commission recommended City Council approval of Ordinance 606 at its June 10 meeting.

Requested Action / Motion:

Following the public hearing and second reading, it is requested that the Ionia City Council consider making a motion to approve or reject Ordinance No. 606, an ordinance to amend Section 1240.11 "Definitions" and Chapter 1286 "Miscellaneous Regulations," of Part Twelve, "Planning and Zoning Code" of the Codified Ordinances of the City of Ionia.

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____
	Millard	_____	Waterman	_____
	Starr	_____	Cowling	_____
	Milewski	_____		

**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~~ 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~~ 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

~~(d) 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 ~~L~~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 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).~~

- ~~(a) 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.~~
- ~~(b) 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 MMA. 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:~~
- ~~A. — 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.~~
 - ~~B. — 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.~~
- ~~(c) 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.~~
- ~~(d) 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(e) 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.

- (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.

ORDINANCE NO. 606 DECLARED ADOPTED.

CITY OF IONIA

Dated: _____

Jonathan T. Bowman, City Clerk

CERTIFICATION

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

Dated: _____

Jonathan T. Bowman, City Clerk

Introduction and First Reading:

Notice of Public Hearing:

Public Hearing, Second Reading, Adoption:

Effective (7 days after publication):

DRAFT

CITY OF IONIA
STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VI.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: August 5, 2026

RE: Request from County Seat Brewing Co. for Street Closure with Mobile Food Vending Units - August 21, 2026

Background:

Following this staff report is an application submitted by County Seat Brewing Company for a ribbon cutting and block party event to be held on August 21, 2026. The application requests the closure of Main Street from Steele to Depot Streets within the central business district including the alley, from 5:30 PM to 9:00 PM. The event intends to have yard games, live music, and one BBQ mobile food vending unit (Cherrywood Smokehouse) in front of their building on the south side of the street at 328 W. Main Street. City Code requires that any mobile food vending unit planning to operate on public land or public right-of-way must first receive a special event food vending permit approved by the City Council.

City staff are reviewing the details and find approval of the requested street closure and food truck operation on City right-of-way to be appropriate at the discretion of the City Council, contingent upon final food truck application materials and staff review.

Requested Action / Motion:

It is requested that the Ionia City Council consider making a motion to approve County Seat Brewing Co.'s application for street closure with mobile food vending units, for August 21, 2026, contingent upon final staff approval.

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____
	Millard	_____	Waterman	_____
	Starr	_____	Cowling	_____
	Milewski	_____		



Parade and Street Closure Permit Application

Submit Applications to Downtown Development Authority Office

Street Address: 203 West Main Street, Ionia, MI 48846

Mailing Address: P.O. Box 496, Ionia, MI 48846

Ph: (616) 527-4170 Website: www.ci.ionia.mi.us

Date of Application: 07/16/2026

Permit Fee: \$25

This application is used to request a street closure for a parade or other special event. **Applications must be submitted at least 30 days in advance of the event and include a certificate of liability insurance listing the City of Ionia as a certificate holder.** A diagram is required with the application outlining where the street closure will occur and identifying the placement of any needed barricades. Applicants will be notified of the request's final determination once it has gone through the review process.

This application does not apply to the Fred Meijer Grand River Valley Rail Trail System. These requests must go through the State of Michigan.

Applicant Information

Name of Event: County Seat Brewing Company Opening Block Party

Date of Event: 08/21/2026 Time of Event: 5:30 PM 9:00 PM

Sponsoring Organization: County Seat Brewing Co. Contact's Name: Logan Bailey

Address: 328 West Main Street City, State, Zip: Ionia, MI 48846

Phone: 616 902 8047 Email: [REDACTED]

Event Information

1. Name of Street(s) Requesting to Close: West Main Street

Starting Cross Street N Steele Street Ending Cross Street N Depot Street

2. What time is requested for the street closure to begin and end: 3pm to 10pm

3. Description of Event: Ribbon cutting and block party for County Seat Brewing Co.'s opening. BBQ food, yard games, live music.

4. If the event is a parade, where is the starting and ending point: N/A

5. Do you require barricades?



Yes



No

(Responsibility of event planners to setup and tear down barricades after delivered by DPW)

If yes, describe where barricades will be placed: N Steele Street and W Main Street,
West Main Street and the alley in the middle of the 300 Block of Main Street.

6. Will there be any Mobile Food Vending Units (MFVU) associates with this event?



Yes



No

(If yes, please fill out the following business information for each vendor)

a. Business Name: Cherrywood Smokehouse Phone: 616 490 3030

EIN/SSN: [REDACTED] Email: [REDACTED]

MDARD License No.: _____

b. Business Name: _____ Phone: _____

EIN/SSN: _____ Email: _____

MDARD License No.: _____

c. Business Name: _____ Phone: _____

EIN/SSN: _____ Email: _____

MDARD License No.: _____

d. Business Name: _____ Phone: _____

EIN/SSN: _____ Email: _____

MDARD License No.: _____

e. Business Name: _____ Phone: _____

EIN/SSN: _____ Email: _____

MDARD License No.: _____

Each Mobile Food Vending Unit must pay the \$25 Special Event Food Vending Permit fee, complete a hold harmless agreement, and submit a certificate of liability insurance meeting the City's requirements. The City of Ionia also has a City income tax that employers conducting business in Ionia must withhold from their employees.

Insurance Requirements

- | | |
|---|-------------|
| - On account of injury to, or death of, any person in any one accident | \$1,000,000 |
| - On account of any one accident resulting in injury to, or death of more than one person | \$1,000,000 |
| - On accident of damage to property in any one accident | \$1,000,000 |

Signatures

Applicant's Signature: Logan Bailey Date: 07/16/2026

Permit Requirements – Section 1020.17 of City Code

Parades and Promotions; Closure of Streets

Persons seeking to hold parades or other promotional events shall notify the City and receive a permit for such event. The person or party sponsoring the event shall provide the necessary information justifying closure of a street or streets with the final action subject to approval by the City Manager. In the case of major streets, closure should be limited and emergency access provided to abutting properties at all times. If a permit to hold such an event is denied by the City Manager, the applicant may appeal to the City Council which shall have ultimate authority for issuance.

OFFICE USE ONLY

Application #: _____

☐ Insurance Certificate Information:

Adequate Amount ☐

Company _____

Agency _____

Expiration Date _____

Approved or Denied (Circle One)

Comments: _____

Copies To: _____

Signature: _____ Date: _____

City Staff Recommendations

DDA Director

Recommended: ☐ Yes ☐ No

Comments: _____

Signature: _____ Date: _____

Public Safety Director

Recommended: ☐ Yes ☐ No

Comments: _____

Signature: _____ Date: _____

Public Works Director

Recommended: ☐ Yes ☐ No

Comments: _____

Signature: _____ Date: _____

Finance Director (for MFVUs)

Recommended: ☐ Yes ☐ No

Comments: _____

Signature: _____ Date: _____



Mobile Food Vending Unit Hold Harmless Agreement

As required for approval, _____ (Print Name), agrees to indemnify, defend, and hold harmless the City of Ionia, its agents, servants, associations, employees, or anyone connected with the City of Ionia from and against any and all claims and liabilities, expenses, fees, fines, suits, actions, or judgements of any and every kind and nature as a result of operating a mobile food vending unit on City property or right-of-way.

Further, _____ (Print Name), also agrees to defend the City of Ionia and its agents, servants, associations, employees, or anyone connected with the City of Ionia from and against any and all claims or actions brought or filled against them with respect to the subject event of this **Mobile Food Vending Unit Hold Harmless Agreement** and further agrees to pay any and all costs and attorney's fees associated with the defense of any such claims or causes of actions, and _____ (Print Name) shall be responsible for any and all damage and/or injury resulting from the mobile food vending unit.

In addition, _____ (Print Name), agrees to furnish a certificate of insurance showing proof of general liability coverage in the amount of not less than \$1,000,000 in which the City of Ionia shall be named as an additional insured and the certificate shall be submitted with the Parade and Street Closure Application.

Signature: _____

Business Name: _____

Date: _____

***Instructions: This hold harmless agreement must be submitted for each mobile food vending unit being used on City owned property or right-of-way in conjunction with a parade or street closure permit. A Mobile Food Vending Unit Permit Application is not required for all vendors participating in a Special Event approved by City Council. A \$25 Special Event Food Vending Permit Fee is required for each vendor. These forms may be submitted to City Hall at: City of Ionia, Attn: City Manager, 114 N. Kidd Street, P.O. Box 496, Ionia, MI 48846**

CITY OF IONIA
STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VI.2

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: August 5, 2026

RE: Request from Ionia Farmers Market for Street Closure with Mobile Food Vending Units - August 27, 2026

Background:

Following this staff report is an application submitted by the Ionia Farmers Market for a downtown event planned for August 27, 2026. The application requests closure of Main Street from Kidd to Steele Streets including the alleyways within the central business district, and Steele Street from Main to Adams Streets from 4:00 PM to 9:00 PM, as shown on the included barricade map. The event intends to include up to four mobile food vending units (MFVUs) represented by the blue dots indicated on the barricade map. City Code requires that any MFVUs intending to operate on public land or public right-of-way must first receive a special event food vending permit approved by the City Council.

The specific vendor details are not available yet, but this information will be reviewed and approved by staff as it becomes available. City staff are reviewing the details and find approval of the requested street closure and food truck operation on City right-of-way to be appropriate at the discretion of the City Council, contingent upon final food truck application materials and staff review.

Requested Action / Motion:

It is requested that the Ionia City Council consider making a motion to approve Ionia Farmers' Market's application for street closure with mobile food vending units, for August 27, 2026, contingent upon final staff approval.

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____
	Millard	_____	Waterman	_____
	Starr	_____	Cowling	_____
	Milewski	_____		



Parade and Street Closure Permit Application

Submit Applications to Downtown Development Authority Office

Street Address: 203 West Main Street, Ionia, MI 48846

Mailing Address: P.O. Box 496, Ionia, MI 48846

Ph: (616) 527-4170 Website: www.ci.ionia.mi.us

Date of Application: _____

Permit Fee: \$25

This application is used to request a street closure for a parade or other special event. **Applications must be submitted at least 30 days in advance of the event and include a certificate of liability insurance listing the City of Ionia as a certificate holder.** A diagram is required with the application outlining where the street closure will occur and identifying the placement of any needed barricades. Applicants will be notified of the request's final determination once it has gone through the review process.

This application does not apply to the Fred Meijer Grand River Valley Rail Trail System. These requests must go through the State of Michigan.

Applicant Information

Name of Event: _____

Date of Event: _____ Time of Event: _____

Sponsoring Organization: _____ Contact's Name: _____

Address: _____ City, State, Zip: _____

Phone: _____ Email: _____

Event Information

1. Name of Street(s) Requesting to Close: _____

Starting Cross Street _____ Ending Cross Street _____

2. What time is requested for the street closure to begin and end: _____

3. Description of Event: _____

4. If the event is a parade, where is the starting and ending point: _____

5. Do you require barricades? ☐ Yes ☐ No
 (Responsibility of event planners to setup and tear down barricades after delivered by DPW)
 If yes, describe where barricades will be placed: _____

6. Will there be any Mobile Food Vending Units (MFVU) associates with this event?
☐ Yes ☐ No (If yes, please fill out the following business information for each vendor)

a. Business Name: _____ Phone: _____
 EIN/SSN: _____ Email: _____
 MDARD License No.: _____

b. Business Name: _____ Phone: _____
 EIN/SSN: _____ Email: _____
 MDARD License No.: _____

c. Business Name: _____ Phone: _____
 EIN/SSN: _____ Email: _____
 MDARD License No.: _____

d. Business Name: _____ Phone: _____
 EIN/SSN: _____ Email: _____
 MDARD License No.: _____

e. Business Name: _____ Phone: _____
 EIN/SSN: _____ Email: _____
 MDARD License No.: _____

Each Mobile Food Vending Unit must pay the \$25 Special Event Food Vending Permit fee, complete a hold harmless agreement, and submit a certificate of liability insurance meeting the City's requirements. The City of Ionia also has a City income tax that employers conducting business in Ionia must withhold from their employees.

Insurance Requirements

- | | |
|---|-------------|
| - On account of injury to, or death of, any person in any one accident | \$1,000,000 |
| - On account of any one accident resulting in injury to, or death of more than one person | \$1,000,000 |
| - On accident of damage to property in any one accident | \$1,000,000 |

Signatures

Applicant's Signature: _____ Date: _____

Permit Requirements – Section 1020.17 of City Code

Parades and Promotions; Closure of Streets

Persons seeking to hold parades or other promotional events shall notify the City and receive a permit for such event. The person or party sponsoring the event shall provide the necessary information justifying closure of a street or streets with the final action subject to approval by the City Manager. In the case of major streets, closure should be limited and emergency access provided to abutting properties at all times. If a permit to hold such an event is denied by the City Manager, the applicant may appeal to the City Council which shall have ultimate authority for issuance.

OFFICE USE ONLY	Application #: _____
 ____ Insurance Certificate Information:	
Adequate Amount	_____
Company	_____
Agency	_____
Expiration Date	_____
 Approved or Denied (Circle One)	
Comments: _____	

Copies To: _____	
Signature: _____ Date: _____	

City Staff Recommendations

DDA Director

Recommended: ☐ Yes ☐ No

Comments: _____

Signature: _____ Date: _____

Public Safety Director

Recommended: ☐ Yes ☐ No

Comments: _____

Signature: _____ Date: _____

Public Works Director

Recommended: ☐ Yes ☐ No

Comments: _____

Signature: _____ Date: _____

Finance Director (for MFVUs)

Recommended: ☐ Yes ☐ No

Comments: _____

Signature: _____ Date: _____



Mobile Food Vending Unit Hold Harmless Agreement

As required for approval, _____ (Print Name), agrees to indemnify, defend, and hold harmless the City of Ionia, its agents, servants, associations, employees, or anyone connected with the City of Ionia from and against any and all claims and liabilities, expenses, fees, fines, suits, actions, or judgements of any and every kind and nature as a result of operating a mobile food vending unit on City property or right-of-way.

Further, _____ (Print Name), also agrees to defend the City of Ionia and its agents, servants, associations, employees, or anyone connected with the City of Ionia from and against any and all claims or actions brought or filled against them with respect to the subject event of this **Mobile Food Vending Unit Hold Harmless Agreement** and further agrees to pay any and all costs and attorney's fees associated with the defense of any such claims or causes of actions, and _____ (Print Name) shall be responsible for any and all damage and/or injury resulting from the mobile food vending unit.

In addition, _____ (Print Name), agrees to furnish a certificate of insurance showing proof of general liability coverage in the amount of not less than \$1,000,000 in which the City of Ionia shall be named as an additional insured and the certificate shall be submitted with the Parade and Street Closure Application.

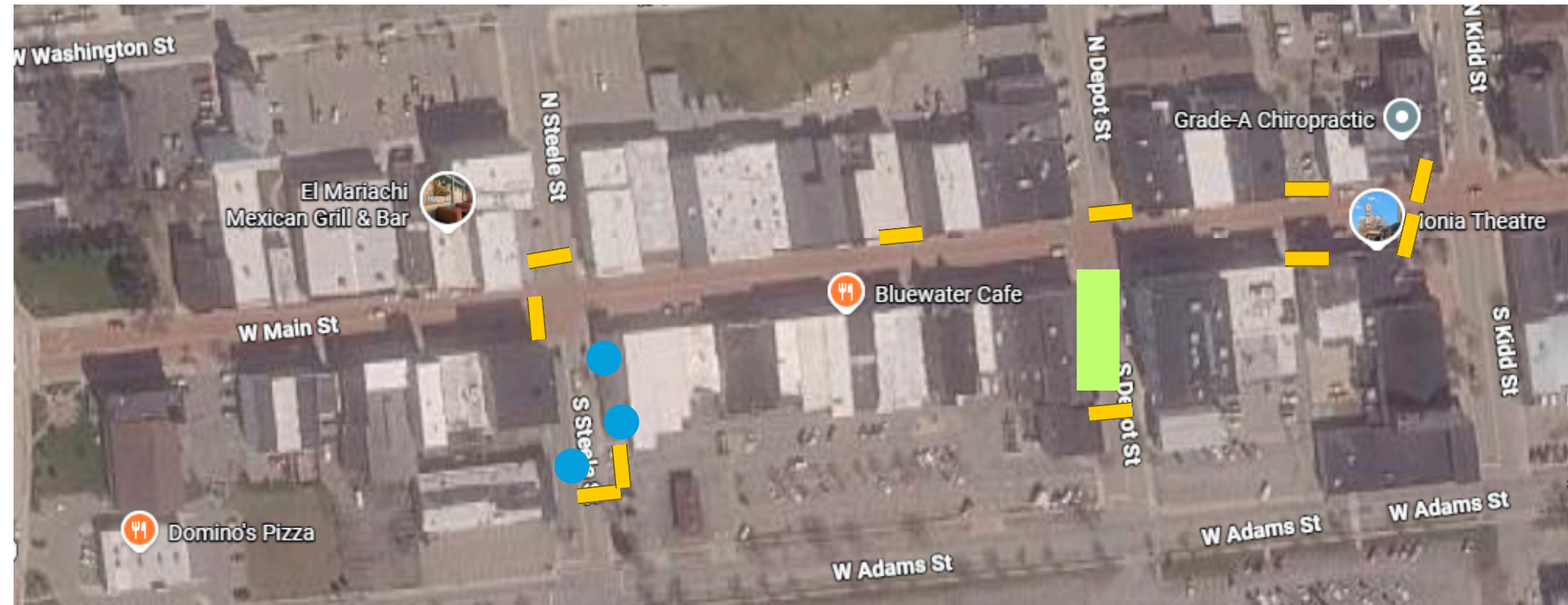
Signature: _____

Business Name: _____

Date: _____

***Instructions: This hold harmless agreement must be submitted for each mobile food vending unit being used on City owned property or right-of-way in conjunction with a parade or street closure permit. A Mobile Food Vending Unit Permit Application is not required for all vendors participating in a Special Event approved by City Council. A \$25 Special Event Food Vending Permit Fee is required for each vendor. These forms may be submitted to City Hall at: City of Ionia, Attn: City Manager, 114 N. Kidd Street, P.O. Box 496, Ionia, MI 48846**

Ionia Farmers Market Summer Night Series August 27th



KEY:

-  Barriers
-  Potential Food Truck Locations
-  Sidewalk Chalk Zone

CITY OF IONIA
STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.1

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: August 5, 2026

RE: Introduction and First Reading - Ordinance 608: Amendment to Chapter 440 - Parking

Background:

Enclosed trailers, pole trailers, recreational vehicles and the like are parked in city streets occasionally and/or for extended periods. Trailers can vary from work-related portable storage trailers to personal-use trailers (i.e., snowmobile trailers). When parked regularly in residential city streets and/or for extended periods, such vehicles can create an undesirable appearance and potential hazard because of their size and utilization of the public right-of-way. The primary purpose of residential city streets is to provide safe public egress to private properties and neighborhoods. Short-term parking of typical passenger vehicles is an acceptable practice on streets that are designated for on-street parking and the amendments presented in Ordinance 608 preserve that right. However, the ordinance amendments would restrict parking of a utility trailer, boat trailer or trailer designed for habitation, recreation or business purposes from parking on any city streets or parking areas for longer than 24 hours. Without the amendment, the ordinance as written does not prohibit such parking practices.

Requested Action / Motion:

It is requested that the Ionia City Council introduce and conduct a first reading of Ordinance No. 608, an ordinance to amend Chapter 440 - Parking. It is further requested that City Council schedule a Public Hearing regarding the proposed ordinance for 6:30 PM, Wednesday, September 2, 2026, at Ionia City Hall.

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____
	Millard	_____	Waterman	_____
	Starr	_____	Cowling	_____
	Milewski	_____		

**CITY OF IONIA
IONIA COUNTY, MICHIGAN
ORDINANCE NO. 608**

**AN ORDINANCE TO AMEND CHAPTER 440 “PARKING” OF PART
FOUR – TRAFFIC CODE 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 440. The City of Ionia hereby amends Chapter 440 entitled “Parking” of Part Four – Traffic Code to read in its entirety as follows:

CHAPTER 440

Parking

- 440.01 Definitions.
- 440.02 Parking within the Downtown District.
- 440.03 Downtown District parking regulations.
- 440.04 Residential District parking regulations.
- 440.05 Tampering with parking signs.
- 440.06 Erasure or removal of control marks or devices.
- 440.07 Overtime parking.
- 440.08 Parking on private property.
- 440.09 Loading/unloading permits. (Repealed)
- 440.10 Odd/even parking.
- 440.11 No parking zone.
- 440.12 Blocking a driveway.
- 440.13 Not parking within parking spaces.
- 440.14 Parking in an alley.
- 440.15 Parking in front yard and on/over a sidewalk.
- 440.16 Parking in a prohibited zone.
- 440.17 Parking for a prohibited purpose.
- 440.18 Authority of the Public Safety Director.
- 440.19 Utility Trailers, Boat Trailers and Similar Trailers.
- 440.99 Civil infraction; impounding.

440.01 DEFINITIONS.

As used in this chapter:

(a) "Commercial use" means operating, maintaining, or using a vehicle for business purposes, work-related activities, or the transportation of goods and passengers for a fee, compensation, or profit.

~~(a)~~ "Downtown District" means the Central Business District of the City and is commonly referred to the area bound by Dexter Street on the west, Washington Street on the north, Adams Street on the south and Library Street/Church Alley on the east.

~~(b)~~

~~(b)~~ "Holiday," as used on the parking instruction, means only those legal holidays as established by the State of Michigan on which a majority of the business places in the parking zones are closed for the transaction of business. These shall include New Year's Day, Memorial Day, Independence Day, Thanksgiving Day and Christmas Day.

~~(c)~~

~~(d)(a)~~ "Downtown District" means the Central Business District of the City and is commonly referred to the area bound by Dexter Street on the west, Washington Street on the north, Adams Street on the south and Library Street/Church Alley on the east.

~~(e)(c)~~

~~(f)~~ "Residential District" means all areas within the City not within the Downtown District.

~~(g)(d)~~ "Parking" means the standing of a vehicle upon any street or public place, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in loading and unloading passengers or when obeying traffic signals or regulations.

~~(e)~~ "Parking lots" means those lots owned, leased, under option to purchase, or contracted for by the City, on which vehicles are parked.

~~(f)~~ "Residential District" means all areas within the City not within the Downtown District.

~~(h)(g)~~ "Trailer" means a truck, automobile or other motor vehicle-drawn carrier designed to be hauled for the purpose of storing and/or transporting goods of any kind, or designed to serve, when parked, as a dwelling place or place of business.

~~(h)~~ "Vehicle" means any device by which any person or property may be transported upon an alley, street, roadway, or highway.

~~(i)~~

440.02 PARKING WITHIN THE DOWNTOWN DISTRICT.

Enforcement. The enforcement of parking regulations in the Downtown District shall be in accordance with the following:

(a) Parking will be enforced in the downtown area beginning at 8:00 a.m. and ending at 5:00 p.m., Monday through Saturday.

(b) Parking hours in the Downtown District will not be enforced on holidays or Sundays as otherwise specified in this chapter.

(c) Enforcement shall include the following:

- (1) Washington Street;
- (2) Main Street;
- (3) Adams Street;
- (4) Steele Street;
- (5) Kidd Street;
- (6) Depot Street;
- (7) Hudson Street;
- (8) Library Street; and
- (9) Public parking lots located within the Downtown District.

(d) Parking enforcement shall be made by the Director of Public Safety or his or her designee(s).

(e) No person shall cause or permit any vehicle, truck, or trailer, whether it is operable or inoperable, to be abandoned within the Downtown District. "Abandonment" as used in this subsection, means being parked on public property for a continuous period in excess of seventy-two hours in the same location.

440.03 DOWNTOWN DISTRICT PARKING REGULATIONS.

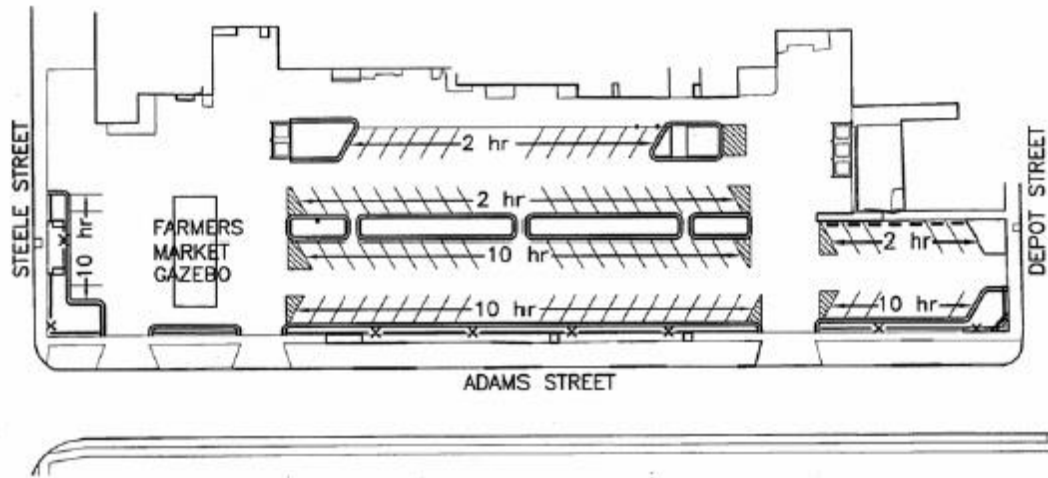
Time Limits. When signs limiting parking are present in proximity to a space or lot marked for parking in the Downtown District, no person shall park a vehicle in excess of the time period on the sign as established by the official signs in such District.

(a) Thirty-minute parking. West side of Kidd Street between Washington Street and Main Street.

(b) Two-hour parking. The following streets are hereby designated as two-hour parking zones:

- (1) Main Street (both sides) from Dexter to Library Street.
- (2) Steele Street (both sides) from Washington Street to Adams Street.
- (3) Depot Street (both sides) from Washington Street to Adams Street.
- (4) Kidd Street east side from Washington Street to Main Street and both sides from Main Street to Adams Street.
- (5) Library Street (both sides) from Main Street to Washington Street.
- (6) Washington Street from Steele Street to Library Street.
- (7) The following City parking lots:
 - A. The parking spaces located along the east side of the Armory Community Center parking lot;

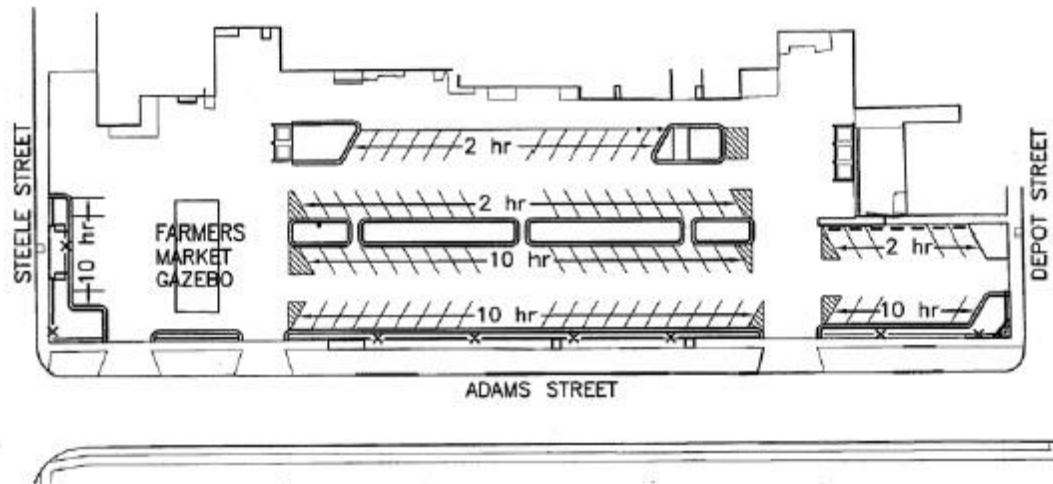
- B. The Steele-Adams or Knights of Columbus parking lot, except for the ten hour parking spaces located along the south side of the parking lot;



- C. The parking spaces in the large City parking lot north of Adams Street as identified in the drawing below.
- D. The Depot-Adams parking lot (located at the north east corner of Depot and Adams Streets), except for the ten-hour parking spaces located along the south side of the parking lot.

(c) Ten-hour parking. The following areas are hereby designated as ten-hour parking zones:

- (1) The parking spaces located along the south side of Adams Street between Dexter Street and Steele Street.
- (2) The Depot parking lot (located along the south side of Adams Street and contiguous to the former railroad depot).
- (3) The Steele-Adams or Knights of Columbus parking lot, but for the two-hour spaces located along the north side of the lot.
- (4) The Depot - Adams parking lot (located at the north east corner of Depot and Adams Streets), except for the two-hour parking spaces located along the north side of the parking lot.
- (5) The Steele-Washington parking lot (east and west sides).
- (6) The spaces in the large City parking lot north of Adams Street as identified in the drawing below.



- (7) Hudson Street (both sides) from Main to Adams.
- (8) The parking spaces located along the west side of the Armory Community Center parking lot.

440.04 RESIDENTIAL DISTRICT PARKING REGULATIONS.

- (a) When signs prohibiting or limiting parking to a specific time period are erected in proximity to a space marked for parking in any Residential District, no person shall park a vehicle in that space if parking is prohibited or if parking is limited, park in excess of the time period as established by the official signs in that area.
- (b) All driveways and parking areas in residential districts, including areas used to access parking spaces, shall be constructed of stable materials designed and maintained to support parked vehicles, including, but not limited to, bituminous material, brick pavers, gravel, concrete, or crushed stone. Parking on bare dirt, mud, grass, debris, refuse, and other unstable material in any yard is prohibited. All driveways and parking areas shall be maintained in good condition and any rutting or deformation of the drive or parking surface shall be promptly repaired.

~~(a)~~

440.05 TAMPERING WITH PARKING SIGNS.

No person shall deface, tamper with, break or impair any parking sign installed pursuant to the provision of this section.

440.06 ERASURE OR REMOVAL OF CONTROL MARKS OR DEVICES.

No person shall intentionally erase or remove any mark or device placed on any vehicle for the purpose of enforcing provisions of this chapter. A violation of this section shall be a civil infraction.

440.07 OVERTIME PARKING.

No person shall cause, allow or permit any vehicle registered in the name of, or operated by, such person, to be parked overtime or beyond the period of legal parking time, as shown on the signs limiting parking time posted in the district.

440.08 PARKING ON PRIVATE PROPERTY.

No person shall park any ~~motor~~ vehicle on any private property in the City without the express or implied consent, authorization or ratification of the owner, holder, occupant, lessee, agent or trustee of such property. A complaint for a violation of this section shall be made by the owner, holder, occupant, lessee, agent or trustee of such property.

440.09 LOADING/UNLOADING PERMITS. (REPEALED)

(EDITOR'S NOTE: Section 440.09 was repealed by Ordinance 462, passed October 7, 2008.)

440.10 ODD/EVEN PARKING.

Except when necessary to avoid a conflict with other traffic, or in compliance with law, or at the direction of a public safety officer or traffic control device, no person shall park a vehicle on or along the side of any street, within the City, with odd building numbers on an even numbered date of the month, or the side of any street in the City with even building numbers on an odd-numbered date of the month, during the months of December thru March, inclusive, and between the hours of 7:00 a.m. and 12:00 p.m., provided that this section shall not apply to that portion of any street marked or posted, on either or both sides, with permanent parking prohibitions.

440.11 NO PARKING ZONE.

The City, upon the recommendation of the Director of Public Safety, may create no parking zones on public streets in order to prohibit vehicles from parking within a portion of the public street that may otherwise be practical for on-street parking.

440.12 BLOCKING A DRIVEWAY.

It shall be unlawful to park a vehicle on a public street if the location where the vehicle is parked blocks a driveway.

440.13 NOT PARKING WITHIN PARKING SPACES.

In locations of the City where parking spaces are identified by pavement markings placed by the City, it shall be unlawful to park a vehicle in a manner so that it is not located within the defined parking space.

440.14 PARKING IN AN ALLEY.

It shall be unlawful to park a vehicle in an alley and impede traffic if the alley is signed for no parking.

440.15 PARKING IN FRONT YARD AND ON/OVER A SIDEWALK.

- (a) No person shall park a vehicle, trailer, or watercraft in a front yard within a residential district of the City, nor on or over any public sidewalk.
- (b) A "front yard" for the purpose of this section means that part of a lot, other than a driveway, between the curb or the street line and the front line of the main building on the lot, and for a corner lot, shall include the part of the lot between the side of the building and the curb or the street line.
- (c) Vehicles may be parked temporarily in the front yard when actively loading and unloading, ~~or pursuant to a handicapper permit issued for that purpose.~~

440.16 PARKING IN A PROHIBITED ZONE.

In the interest of public safety, the City Council may from time to time, through amendment of the violation schedule, designate locations of a public street where parking is prohibited.

440.17 PARKING FOR A PROHIBITED PURPOSE.

In the interest of public safety, the City Council may from time to time, through amendment of the violation schedule, identify certain activities which are prohibited from occurring within parking lanes of a public street and within a public parking lot.

440.18 AUTHORITY OF THE PUBLIC SAFETY DIRECTOR.

The Public Safety Director shall possess such authority necessary to designate on-street parking spaces for use by public safety officials only (police, fire and ambulance services) in the Downtown District as he or she may determine necessary.

440.19 UTILITY TRAILERS, BOAT TRAILERS AND SIMILAR TRAILERS.

- (a) No utility trailer, boat trailer, or trailer designed for habitation, recreation or business purposes shall be parked on City streets or parking areas without first obtaining a permit by the City Manager, or his or her designee, as allowed in this Code for limited periods of time.
- (b) This section shall not be used to prohibit transport of goods to or from existing businesses or residences, loading and unloading, or the necessary usage of trailers or semitrailers on streets or parking areas for a specific and temporary purpose, other than habitation, for a period not to exceed 24 hours.

~~(a) Nothing in this section shall be construed to allow periodic or habitual parking of trailers or semitrailers on City streets.~~

~~(c)~~

440.99 CIVIL INFRACTION; IMPOUNDING.

(a) Civil Infraction. Whoever violates any of the provisions of this Chapter shall be liable for a civil infraction, for which the fines shall be as follows:

- (1) Fifteen dollars if said fine is paid within three calendar days of issuance of the citation; or
- (2) Thirty dollars if said fine is paid between four calendar days and 30 calendar days of the issuance of the citation; or
- (3) Forty-five dollars if said fine is paid later than 30 calendar days of the issuance of the citation.

(b) Impoundment. A vehicle parked in violation of this Chapter is hereby declared to be a nuisance that may be abated by any person authorized by this Code to enforce this Chapter by removing or causing said vehicle to be removed to the vehicle pound. The owner or operator of any vehicle that has been removed to the vehicle pound may have said vehicle released by paying all parking violation penalties presently outstanding against the vehicle, and all levies and costs of towing and storage and other impoundment expenses to the City of Ionia, or the City of Ionia's towing contractor, if applicable.

(c) Impoundment of Vehicles for Failure to Pay Civil Infractions Under This Chapter. If a vehicle is unattended and the registered owner of the vehicle has six (6) or more unpaid and outstanding civil infraction violations, all of which have been issued for a violation of this Chapter any person authorized by this Code to enforce this Chapter may cause said vehicle to be removed to the vehicle pound. The owner or operator of any vehicle that has been removed to the vehicle pound may have said vehicle released by paying all parking violation penalties presently outstanding against the vehicle, and all levies and costs of towing and storage and other impoundment expenses to the City of Ionia, or the City of Ionia's towing contractor, if applicable. There shall be no impoundment under this subsection from any private property.

Section 2. Repealer. All ordinances and parts of ordinances in conflict herewith are repealed to the extent of such conflict.

Section 3. 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 4. Publication and Effective Date. The City Clerk shall cause a notice of adoption of this ordinance to be published. This ordinance shall take effect seven (7) days 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.

ORDINANCE NO. 608 DECLARED ADOPTED.

CITY OF IONIA

Dated: _____

Jonathan T. Bowman, City Clerk

CERTIFICATION

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

Dated: _____

Jonathan T. Bowman, City Clerk

Introduction and First Reading:

Notice of Public Hearing:

Public Hearing, Second Reading, Adoption:

Effective (upon publication):

CITY OF IONIA
STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.2

TO: Mayor Milewski and Councilmembers
FROM: Precia Garland, City Manager
DATE: August 5, 2026
RE: Temporary Exception for Recreational Vehicles - Resolution 2026-21

Background:

Ordinance No. 606 established regulations for tenting, recreational vehicles (RVs), and camping activities within residential areas. Section 1286.16(e) of the City Code authorizes City Council to approve temporary exceptions to these regulations when a public purpose is served.

The upcoming Ionia Freak Fair will bring between 25,000 and 28,000 visitors to the community each day on August 28 and 29. This event has created increased demand for short-term lodging accommodations. To help accommodate visitors during this event, Resolution 2026-21 would temporarily allow the inhabitation of recreational vehicles on residential properties from August 24 through August 31, 2026. Typically, only the **storage** of RVs is allowed in the City. However, this Resolution would allow the use of RVs on residential driveways and within rear yards during the specified period, subject to the following conditions:

- RVs may not connect to public utilities or engage in illegal dumping activities.
- No more than four (4) recreational units, including RVs and tents, may be used on a property unless a temporary campground license has been approved by the Ionia County Health Department.
- All camping activities must comply with the City's noise and nuisance regulations and all other applicable provisions of the City Code.

Requested Action / Motion:

It is requested that the Ionia City Council consider a motion to approve Resolution 2026-21, authorizing a temporary exception from the City Code to allow for the use of recreational vehicles from August 24 through August 31, 2026, in accordance with Section 1286.16(e).

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____

Millard	_____	Waterman	_____
Starr	_____	Cowling	_____
Milewski	_____		



**A RESOLUTION TO APPROVE A TEMPORARY EXCEPTION TO CAMPING
LIMITATIONS AND REGULATIONS WITHIN THE CITY LIMITS**

At a regular meeting of the City Council of the City of Ionia, held at the Ionia City Hall,
114 North Kidd Street, Ionia, Michigan, on the 5th day of August, 2026, at 6:30 p.m., there were:

PRESENT:

ABSENT:

The following resolution was offered by Councilmember _____ and
seconded by Councilmember _____:

WHEREAS, the City of Ionia seeks to provide reasonable accommodations for temporary
camping activities while protecting the health, safety, and welfare of residents; and

WHEREAS, the Ionia City Council has approved Ordinance No. 606 to create regulations
regarding tenting, recreational vehicles, and associated camping activities within residential areas;
and

WHEREAS, the City recognizes the need for temporary flexibility in enforcement of certain
provisions of the City Code during a defined period;

THEREFORE, in accordance with Section 1286.16(e) of City Code, City Council finds that a
temporary exception of from Section 1286.16(d)2 would serve a public purpose to allow the
limited use of recreational vehicles (RVs) during the period of August 24 through August 31, 2026;

WHEREAS, this temporary exception would assist the public purpose of creating additional
temporary lodging during the Ionia Freak Fair community event;

THEREFORE, the City will temporarily permit the inhabitation of recreational vehicles (RVs)
on residential properties for the purpose of camping on a driveway or within a property's rear yard
during the defined time period, and

WHEREAS, RVs remain prohibited from connecting to public utilities and illegal dumping; and

WHEREAS, under no circumstance shall more than four (4) recreational units (a combination of
tents, RVs, etc.) be used on a property unless a temporary campground license has been approved
by the Ionia County Health Department; and

WHEREAS, all camping activities must be conducted in a manner that does not disturb the public
peace in accordance with Chapter 664 of the City Code; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IONIA, MICHIGAN, AS FOLLOWS:

1. The foregoing recitals are hereby adopted in accordance with Chapter 1286 of City Code and a temporary exception is granted for the use of recreational vehicles on residential property between August 24 and August 31, 2026, as described in this Resolution.
2. The City Council hereby authorizes and directs City staff to enforce these provisions in accordance with the City Code and applicable State law.
3. All activities conducted under this temporary exemption shall comply with all other applicable provisions of the City of Ionia's Codified Ordinances
4. This Resolution shall take effect immediately upon adoption.

Upon a call of the roll, the vote was as follows:

AYES:

NAYS:

ABSTAIN:

ABSENT:

RESOLUTION 2026-21 DECLARED ADOPTED.

Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Ionia, County of Ionia, State of Michigan at a regular meeting held on August 5, 2026, at 6:30 PM and that the public notices of said meeting were given pursuant to Act No. 267 of the Michigan Public Acts of 1976 and that minutes of the meeting were kept and will be or have been made available as required by the Act.

Jonathan T. Bowman, City Clerk
City of Ionia
114 North Kidd Street
Ionia, Michigan 48846
Telephone No: (616) 527-4170

CITY OF IONIA
STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.3

TO: Mayor Milewski and Councilmembers
FROM: Precia Garland, City Manager
DATE: August 5, 2026
RE: Austin Pines West Development Agreement

Background:

In accordance with public hearings and reviews conducted by both the Ionia Planning Commission and City Council, Allen Edwin Homes was recently approved plans to construct 96 housing units within the Austin Pines West Planned Unit Development Area. A Brownfield Plan was also approved by the City to assist with funding eligible activities associated with the project, including public infrastructure. Allen Edwin Homes will be constructing public utilities, streets, sidewalks, etc. in accordance with the City's Municipal Standards, as it constructs the new housing units. To ensure all public infrastructure satisfies the City's standards and is completed as necessary to serve the housing units, a Development Agreement has also been negotiated, which follows this communication. The Development Agreement provides that Allen Edwin Homes will reimburse the City for the cost of public infrastructure engineering review and onsite inspection, as well as requires performance and maintenance bonds to ensure available funding should it abandon the project before completion.

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to approve the Development Agreement with Allen Edwin Homes for the Austin Pines West PUD project and authorize City Manager Precia Garland to execute it on behalf of the City.

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____
	Millard	_____	Waterman	_____
	Starr	_____	Cowling	_____
	Milewski	_____		

DEVELOPMENT AGREEMENT

FOR VALUABLE CONSIDERATION, including, but not limited to, the covenants and pledges referred to in this Agreement, the receipt and sufficiency of which is hereby acknowledged by the parties hereto, the CITY OF IONIA, a Michigan home rule city and municipal corporation, with its offices located at 114 N. Kidd Street, Ionia, MI 48846 (the “City”) and Green Development Ventures, LLC d/b/a Allen Edwin Homes, a Michigan limited liability company, 2186 East Centre Avenue, Portage, Michigan 48846 (“the Developer”) (collectively, “Parties”), do hereby agree as follows:

RECITALS

A. The Developer owns the property within the City legally described on Exhibit A as attached hereto (collectively, the “Overall Property”). The Developer represents and warrants such ownership and that it has full control of and authority over the Property so as to be able to enter into this Development Agreement and to make it fully binding and controlling.

B. The Developer (or its successors) has planned (and will be constructing) a 96-unit housing development called “Austin Pines West” on the Overall Property (the “Development”).

C. Pursuant to the Planned Unit Development (PUD) and site plan approvals already obtained (with various conditions of approval) for the Overall Property from the City, identified in more detail below, the Developer (or its successors) will be installing various infrastructure and improvements, much of which is the subject of this Development Agreement (“Agreement”).

D. The Parties execute this Agreement to facilitate the construction and overall use of the Development and clarify the responsibilities and obligations of the Developer with regard to certain improvements, utilities, streets, and other matters within the Development.

E. To develop and utilize the Development in accordance with its zoning approvals and City ordinances, significant public and private improvements must be made to the Overall Property and surroundings by the Developer including, without limitation, public water, public sanitary sewer, storm sewer/drainage improvements and facilities, streets, street widening, curbs and gutters, private utilities, landscaping, street lights, hydrants, water and sewer laterals, and sidewalks. The City has no current plans independent of the Development to install, construct or pay for any of the required improvements or changes prompted, necessitated or caused by the Development. Consistent with City policies, the creator, proprietor, or developer of a development project is fully responsible to install (at the developer's own and sole cost) all of the improvements and changes prompted, necessitated, or caused by the project and to proportionally contribute to off-site improvements to address the impact of such project.

F. The City has determined, in reliance on the Developer's representations as to how the Development will be constructed, developed, and used, that entering into this Agreement is in the best interests of the public health, safety, and general welfare. Except as otherwise provided herein, it is the Parties' intent that this Agreement shall control the construction, development, and use of the Development.

TERMS AND CONDITIONS

Section 1. Compliance with all Laws, Ordinances, Permits, and this Agreement. If the Developer or successor landowner ("successor owner") constructs, installs, or operates any portion of the Development, the Developer (or successor owner) agrees to do so in accordance with all of

the approvals received from the City and other governmental entities with applicable jurisdiction. In constructing, installing, and operating the Development, the Developer (and successor owner) shall comply fully with all state, county, federal, and City laws, ordinances, permits, approvals, and regulations as well as the terms of this Agreement and the City's Code of Ordinances.

Section 2. Compliance with Land Use Approvals. Without limiting the provisions of Section 1 of this Agreement, if the Developer (or successor owner) constructs or operates any portion of the Development, the Developer (or successor owner) will design, develop, construct and operate the same in accordance with the zoning and other approvals and conditions of approval received from the City and other applicable governmental entities including, without limitation, any City-approved site plans, as amended.

A. *Zoning Approvals.* The zoning approvals by the City for the Development include, but have not necessarily been limited to, the following:

- (1) On June 3, 2026, the Ionia City Council approved an ordinance amendment through Ordinance No. 604 to modify the zoning requirements found in Chapter 1292 “Austin Pines Planned Unit Development District.”
- (2) On June 3, 2026, the Ionia City Council approved the Final PUD Development Plan and Site Plan for the 26.38 acres referred to as the “Austin Pines West Subdivision,” S. State Road/Foxtail Drive, which includes Parcels #34-201-025-000-001-01 and Parcel #34-201-036-000-001-01 – portion thereof.
- (3) On June 3, 2026, the Ionia City Council approved the Final Site Condominium Project Plan and traditional condominium plan for Parcels #

34-201-025-000-001-01 and Parcel #34-201-036-000-001-01 – portion thereof.

B. *Site Plan Approvals.* The Developer (or successor owner) shall fully comply with all aspects of any Site Plan approved for the parcels. Everything shown on a City-approved Site Plan shall be installed and constructed by the Developer (and successor owner).

Section 3. Compliance with Other Legal Requirements. The Developer (or successor owner) must apply for and obtain all approvals and permits required by City, county, state, and federal law, ordinances, codes, and regulations for development of any portion of the Development owned by the Developer (or successor owner) and shall provide copies of all such approvals or permits received to the City Engineer. Except as expressly otherwise provided for in this Agreement, the Parties acknowledge that this Agreement is not, and shall not be interpreted as constituting, any type of land division, condominium, storm water, soil erosion or similar permit or approval by the City and the Developer (or a successor owner) remains responsible to comply with all other provisions of law applicable to any parcel owned by the Developer (or successor owner).

Section 4. Public Improvements and Related Matters.

A. “*Public Improvements*” herein shall mean, and include, public water, public sanitary sewer, storm sewer/water drainage facilities and appurtenances, streets, street widening, curbs and gutters, street landscaping, street lights, hydrants, and sidewalks. The Phase I Public Improvements for the Development are shown on Exhibit B as attached hereto (“Phase I Public Improvements”) and will coincide with the housing units developed in Phase I. The Phase II Public Improvements as shown on Exhibit C and attached hereto (“Phase II Public Improvements”) and will coincide with the housing units developed in Phase II.

B. *Easements and Licenses.* Concurrent with the Developer's (or successor owner's) submission to the City of engineering and other plans for the construction and installation of any Public Improvements, the Developer (or successor owner) shall, at its sole cost and expense, convey to the City (or other governmental agency with appropriate jurisdiction) all licenses, rights-of-way, or permanent or temporary easements reasonably necessary, as identified by the City or other applicable governmental entity, for the construction, operation, repair, replacement, and long-term maintenance and repair of such Public Improvements. All such interests shall be in a form and scope approved in advance by the City (or other governmental agency with appropriate jurisdiction) and shall, without limitation, contain any necessary releases or consents from all applicable mortgagees, creditors, and lien holders. Copies of all property interests shall, after recording with the Ionia County Register of Deeds by the Developer (or successor owner) at its expense, be filed with the City Clerk.

C. *Contracting; No City Liability.* The Parties acknowledge and agree that each has an interest in the timely and proper completion of any Public Improvements related to the Development in accordance with the terms of this Agreement. Accordingly, any engineering, construction, or similar contract entered into by the Developer (or successor owner) for Public Improvements shall require that all such work complies in all respects with the engineering and other plans for the Public Improvements approved by the City Engineer and all City ordinances and codes. Except for any claims based upon gross negligence or intentional misconduct by the City, the Developer (and successor owner) affirmatively releases and waives, on behalf of itself, its subcontractors, and its officers, employees, creditors, successors and assigns, any and all claims and causes of action it has or may have, of any kind or nature, including, without limitation, consequential damages, against the City or its officers, officials, employees, or agents arising out

of, related to or resulting from, the City's approval of any plan or for delays in the construction or completion of any Public Improvements related to the Development.

D. *Public Improvements and their Construction.* With respect to the Public Improvements, the following shall apply:

(1) All public road, street, and storm water system improvements, facilities and their appurtenances shall be designed, surveyed, engineered, and constructed to City specifications. All public sanitary sewer and water system improvements, facilities and their appurtenances shall be designed, surveyed, engineered, and constructed to City specifications and any applicable City Municipal Standards. All materials for the Public Improvements shall be determined and approved by the City Engineer (or other relevant governmental agency) following consultation with the Developer or successor owner. Adherence to City requirements, national standards, and best management practices will all be the ultimate basis for determination in the City's reasonable discretion when there is a conflict on technical details.

(2) The Developer will contract for and pay all costs and fees for designing, surveying, engineering, and constructing and installing the Phase I and II Public Improvements. All design and related work for each Public Improvement Phase must be completed in a manner consistent with the standards and specifications of the City or other applicable governmental agencies with jurisdiction. Upon the completion of all engineering plans, and after the review and approval of those plans by the City's Engineer or other applicable governmental agency, the final approved plans must be certified and sealed in writing by the Developer's (or successor owner's) engineer of record and delivered to the City Engineer. The City may use consultants on various efforts to provide a thorough and timely review.

(3) The Developer shall provide the City performance bonds for an amount associated with Phase I Public Improvements and Phase II Public Improvements prior to the start of construction for each phase.

(4) Following submission to the City (or other appropriate governmental entity) of the certified plans for any Public Improvements, the Developer (or successor owner) shall proceed to construct and install the same in full compliance with said certified plans. The City Engineer shall be invited by the Developer (or successor owner) to attend all construction-related meetings for such Public Improvements. The City Engineer may choose to send a representative to various design meetings to provide continuous involvement with such Public Improvements.

(5) The Developer (and successor owner) agree to negotiate and execute separate three-party and two-party agreements with the City and other agencies having jurisdiction to cover the terms and costs of Public Improvement inspections, including escrow amounts to be paid by the Developer (or successor owner) to the City consistent with the City's adopted processes or policies.

(6) Upon completion, inspection and City approval of any Public Improvement, the Developer (or successor owner) shall transfer and convey all interests in such Public Improvements to the City (or other appropriate governmental entity) without cost to the City and shall execute all documents required, as reasonably determined by the City, to effectuate the transfer and conveyance. The City may refuse to accept any Public Improvement based upon tests, inspections, or reports performed by the City, the Developer, or its agents or consultants; provided, however, that the City will not unreasonably withhold, condition, or delay its acceptance of Public Improvements and agrees after City acceptance to operate, maintain, repair, and replace the same in the same manner as other public facilities except as otherwise expressly provided in this

Agreement. The Developer (or successor owner) shall, as a condition of the City's acceptance of any Public Improvement provided for herein, guarantee and warrant each Public Improvement against defects, in the form of a maintenance bond for an amount up to 50% of the performance bond for the phase to the City, for a period of one (1) year following the City's written acceptance of the Public Improvement. The City may require that the Developer file or post with the City an adequate bond, irrevocable letter of credit or other means of financial guarantee reasonably satisfactory to the City to cover such warranty and guarantee.

(7) The Developer (or successor owner) may not proceed with construction of any Public Improvements for the Development until the City: (a) receives adequate and satisfactory financial commitments for the full completion of construction and installation of all such Public Improvements for such portions of that phase of the Development in the form of performance guarantees per **Section 9.**, below; (b) receives copies of all recorded easements, licenses and rights-of-way necessary for the construction and installation of Public Improvements for such portion(s) of such phase of the Development; (c) receives copies of all environmental permits for such portion of such phase of the Development as required by law or this Agreement; (d) receives copies of all applicable construction permits required or necessitated by such portion of the Development; (e) receives full inspection escrow payment from the Developer (or successor owner) as determined by the City Engineer, and (f) obtains and provides all required City approvals.

(8) All activities associated with the construction and installation of any Public Improvement outside of the property owned by the Developer (or successor owner) shall occur in such a manner as to reasonably minimize obstruction to the traveling public, minimize public inconvenience, and must be approved in advance by the City Engineer.

(9) The relevant Public Improvements shall all be fully completed, inspected and approved by the City before a final certificate of occupancy is issued by the Ionia County Building Department for the specific phase of the Development involved. Notwithstanding the foregoing, the Parties shall work cooperatively to address scheduling difficulties associated with the construction of the Public Improvements, and the City will not oppose issuance of a certificate of occupancy for items in the phase of the Development involved based solely on the fact that (i) any specific Public Improvement has not been completed provided that the Public Improvements that have been completed are sufficient to fully and safely support the building(s) and appurtenances for the phase of the Development involved, for which certificate(s) of occupancy are requested taking into account public health and safety at the time a certificate of occupancy is requested or (ii) a non-material Public Improvement has not been completed at the time a certificate of occupancy is requested for a building in a particular phase of the Development and adequate provision has been made by the Developer (in the City's opinion) to assure the Public Improvements' timely and ultimate completion.

(10) Prior to installing any outdoor lighting in a public street right-of-way, the Developer (or successor owner) desiring such installation shall obtain the City Engineer's approval of the proposed lighting and photometrics plan, which shall comply with all applicable City ordinances. The City's approval of the proposed lighting and photometrics plan shall not be unreasonably withheld, delayed or conditioned. All outdoor lighting on any parcel or lot must be included within and approved pursuant to the Site Plan approval by the City for individual sites.

E. *Storm Water Permit Escrow.* If the Developer (or successor owner) determines to proceed with construction of any portion of the Development, the Developer (or successor owner) shall deposit with the Ionia County Drain Commissioner the escrow of monetary security as

required by the County to fund expenses, fees, and costs associated with processing, reviewing and approving or denying a storm water permit application.

F. *Indemnification.* Except as specifically otherwise provided herein and as provided in Subsection 4.D.(5) hereof (i.e. the one year warranty/guarantee), the Developer (and successor owner) shall hold the City (including its officers, officials, employees, and agents) harmless from, indemnify it for, and defend it (with legal counsel reasonably acceptable to the City) for, from, and against any and all demands, claims, liabilities, attorney fees, costs, obligations, damages, causes of action, awards, judgments, administrative or criminal penalties, or other losses or expenses that arise out of the Developer's (or successor owner's) design or construction of the Public Improvements as set forth herein. Notwithstanding the foregoing, the Developer and its assigns shall not be required to indemnify the City for any of the City's acts as sovereign.

G. *"As Builts".* The Developer (or successor owner) shall provide the City with "as built" drawings, in an electronic format certified and stamped by a licensed engineer, showing the location of all Public Improvements completed by the Developer (or successor owner) and any deviations from the approved engineering plans. Such drawings must be submitted to the City within 30 days of acceptance by the City of the Public Improvement involved.

H. *Unforeseen Circumstances.* If, in or during the course of constructing or installing any Public Improvement as provided for in this Agreement, the Developer (or successor owner) or its contractor(s) experiences an unforeseen circumstance (e.g., environmental contamination, materials delay, etc.), then the City will utilize its best reasonable efforts to coordinate action with the Developer (or successor owner) and public agencies as necessary to resolve impediments to development. However, the Developer (or successor owner) when constructing or installing such

Public Improvement shall be fully responsible for any additional costs, expenses, delays, etc. caused, prompted or necessitated by any such unforeseen circumstance, delay or problem.

I. *Maintenance and upkeep of all landscaping, fences, yards, fixtures, light posts and similar items.* For homes built for lease and owned by the developer or its affiliates, all landscaping (including, but not limited to, trees, bushes, shrubs, landscaping timbers, and similar items) and every fence, yard, lawn, fixture, light post, structure, flag pole, and other similar items not owned by the City shall be kept in good condition, good repair, and be fully maintained at all times by the owner(s) of the lot, parcel, or property where such item is located. Such affirmative duty of maintenance, repair, and keeping each such item in good condition at all times shall be a permanent deed restriction/restrictive covenant which shall run with the lands involved. If the owner(s) of the lot, parcel, or property where such item is located does not keep any such item in good repair, good maintenance, and good working order, then the City may repair, maintain, or replace the item involved after giving the owner(s) of the lot, parcel or land involved a written 30-day prior notice indicating that the item has not been fully repaired, maintained or put in good working order. The City may impose and record a lien with the Ionia County Register of Deeds records for any and all costs and expenses incurred by the City in repairing, maintaining, or replacing any such item should the landowner(s) fail to do so. Should the City incur any attorney fees or costs in enforcing the good repair, maintenance, and condition requirement or in enforcing the City's lien, then the City may recover its reasonable attorney fees and costs in any related court action, should the City prevail in whole or in part. The City may impose a single-lot special assessment and special assessment district on the lot, parcel, or property involved for the costs of the City in repairing, maintaining, or replacing any such item and the landowner(s) shall be deemed to have consented and agreed to the imposition of such special assessment and special assessment district.

Section 5. No Liability for City Reviews. The Parties acknowledge and agree that any plan or other reviews conducted by the City, its officers, officials, employees, or agents will be limited to a determination of compliance with City ordinances, rules, and approvals and that the City does not, and shall not, be construed as having or assumed any duty, obligation, or liability for the design, preparation, quality, or appropriateness of the plans or specifications for improvements or other matters made or submitted by the Developer (or successor owner).

Section 6. Insurance. So long as any part of the Development is under construction, the Developer (or successor owner) when engaging in such construction shall maintain general liability insurance in full force and effect naming the City, its officers, officials, contractors, and employees as additional insureds with a limit of at least \$2,000,000 per occurrence. This amount of insurance may be maintained by a combination of primary and excess/umbrella policies. Such general liability insurance shall expressly provide that it may not be canceled, modified, or terminated without at least 30 days prior written notice to the City. A copy of the certificate(s) and policy(ies) of insurance shall be provided to the City prior to the commencement of any construction. In addition, the Developer (or successor owner) shall assure that all legally necessary workers' disability compensation, unemployment compensation, and other insurance has been obtained and maintained by its subcontractors.

Section 7. Other Rates, Fees and Charges. Except as specifically otherwise provided herein, this Agreement shall not affect rates, fees, or charges for any City services or matters. Accordingly, the Developer (or successor owner) when seeking or requiring connections or public services shall pay on a timely basis all rates, fees, and charges due under the ordinances, rules, regulations, policies and permit requirements of the City including, without limitation, for:

A. *Utilities.* The Developer will pay all tap fees as required to connect to all water, sanitary sewer, and storm sewer systems.

B. *Construction and other Permits.* Building, electrical, plumbing, mechanical, foundation, site preparation, stormwater, occupancy, and other construction permits, approvals, and plan reviews.

C. *On-going Maintenance.* Except as covered elsewhere in this Agreement or as otherwise agreed to by the Parties, the City (or other appropriate governmental entity) will be responsible for the costs associated with the ongoing maintenance of the Public Improvements, after acceptance by the City (or other appropriate governmental entity), and the Developer (or successor owner) will be responsible for the on-going maintenance and repair for all private improvements and fixtures located on the Overall Property. However, within the one-year warranty/guarantee period as specified in Subsection 4.D.(5) hereof, the Developer (or successor owner) shall remain fully liable and responsible to repair any defects in or to the Public Improvements.

Section 8. Utility Construction. This Agreement shall govern the construction and installation of the public utilities provided for herein as part of the Public Improvements. Escrows to cover the City's (or other appropriate governmental entities') review and inspection costs will be deposited by the Developer (or successor owner) with the City in the amount of 7.5% of the construction cost for the public utility improvements to be made by the Developer (or successor owner). Any unused escrow amount will be returned to the Developer (or successor owner). Any increased City (or other government entity) charges due to delays in construction or the complexity of the activity relative to a public utility improvement will be billed monthly to the Developer (or successor owner) constructing such utility, and the Developer (or successor owner)

agrees to pay those fees to the City (or other government entity) promptly and before any building or other permits will be issued. Without limiting the foregoing, and with respect to the construction and installation of the public utilities, the Parties agree that all of the following provisions shall apply:

A. *Field Staking.* Prior to construction, the Developer (or successor owner) shall field stake the public utility and street improvements in accordance with normal City Standards.

B. *Plan Changes.* No changes in plans or specifications shall be made without prior approval by the City Engineer.

C. *Road and Street Improvements.* The Developer agrees that the road and street improvements to be made by the Developer, namely within the public Right-of-Way, shall include all catch basins, catch basin leads, sand, gravel, bituminous or cement pavement, curbs, hydrants, signage, sidewalks, streetlights, and all appurtenant items and work in public streets or public easements. The Developer agrees that the sidewalks adjacent to open spaces and right-of-way extensions shall be constructed at the time of the street or road construction per each Phase of Development. The sidewalks along the frontages of each site condominium unit shall be constructed in conjunction with the housing unit involved at the time of building construction. In the event a housing unit is not built within five (5) years of the completion of the adjacent street or road, within the corresponding Phase of Development, the Developer (or successor owner) will install the sidewalk.

D. *Field Inspection.* Field inspection of the sanitary sewer, water main, and street and road improvements (and the testing and chlorination of the water main) will as be directed by the City Engineer.

Section 9. Performance Guarantees. Commercially reasonable monetary performance guarantees acceptable to the City to ensure that all Public Improvements are completed in accordance with approved plans and this Agreement shall be posted with the City by the Developer (or it assigns) as a condition of the City Engineer's approval of plans for Public Improvements for all Phases of the Development. Such performance guarantees shall relate to the public infrastructure and improvements required to be constructed in connection with the applicable phase of the Development, shall be issued by a company authorized to do business in Michigan, and shall be in a form and amount reasonably satisfactory to the City to guarantee completion of all Public Improvements related to the Development the full value of which is estimated at \$3,825,716, per the approved Brownfield Plan for Austin Pines West. The final value is subject to change and will be mutually agreed upon by the Developer and City. Such performance guarantees shall remain in effect until the completion, inspection, City approval, and City receipt of "as built" drawings for all Public Improvements and the City shall promptly release and return performance bonds upon approval of the improvements associated with the performance bond. If Developer fails to complete any Public Improvements in accordance with this Agreement, the City may, after providing written notice and a reasonable opportunity to cure, draw upon the performance guarantees as use the proceeds to complete, repair, or correct the Public Improvements, together with all necessary administrative, engineering, legal, inspection, and construction costs incurred by the City. The City's exercise of its rights under any performance guarantee shall not limit any other remedies available to it under this Agreement or applicable law.

Section 10. Escrow. Pursuant to the City's adopted Municipal Standards, the Developer (or successor owner) shall maintain with the City an escrow account to reimburse the City for legal, engineering, and other professional fees associated with the development. At least \$5,000

shall be maintained in this account from which the City may draw on periodically to pay its actual costs incurred for services associated with the development and construction of the portion of the Development which the Developer (or successor owner) is pursuing and which costs are not otherwise reimbursed to the City by the imposition of the land use permit or other City service fees. The City shall provide the Developer (or successor owner) with copies of invoices (except for attorney bills/statements) and other supporting documentation for any draws made by the City from the escrow account. The Developer (or successor owner) shall promptly replenish its escrow fund with the City if and when it falls below \$5,000. Escrow funds (if any) remaining after issuance of a final certificate of occupancy for the portion of the Development that the Developer (or successor owner) is pursuing will be refunded to the Developer (or successor owner). An escrow account will be maintained consistent with City policy for construction engineering and inspections; an escrow account will be maintained with the Ionia County Drain Commissioner for soil erosion permit inspections.

Section 11. Public & Private Utilities. Electricity, street lights, natural gas, water service, and sanitary sewer service (collectively, the "Utilities") shall be provided by the Developer to all parcels, units, and lots in every portion of any phase of the Development constructed by the Developer. Utilities (except streetlights) shall be installed and maintained underground if required by the City. The Developer shall provide, at no cost to the City, all public and private easements reasonably necessary to effectuate the terms of this Section 11, in such locations as are approved by the relevant utility service provider. The City will identify, at the time of any Site Plan review, the nature and scope of any utility easements required of which the City is aware. All utilities easements, as detailed in the City of Ionia Municipal Standards will be

procured by the Developer and transferred to the City prior to final acceptance of any Public Improvements.

Section 12. Traffic Enforcement and Private Street Obligations. The Developer (or successor owner) shall grant to the City the right to set and enforce speed limits and traffic regulations within the Development. Unless otherwise agreed between the parties, with respect to those streets and alleys within the Development which are not dedicated to the City, the Developer (or successor owner) shall fully maintain and snowplow the same and the Developer (or successor owner) shall also install and maintain traffic striping, signage and other traffic enhancements, consistent with the striping and signage plans within the overall plan set, as approved by the City's Engineer.

Section 13. Fire and Police. The City will provide fire and police services to the Development similar to any other development in the City.

Section 14. Zoning Permits. No zoning permit shall be issued for any building unless and until all code and other requirements are met.

Section 15. Time Limits. All time limits contained in any City Code, ordinance, site plan or other approval shall be met.

Section 16. Violation of this Agreement. Without limiting any of the foregoing, the Parties agree that the remedies at law are inadequate in the event of a material breach of this Agreement and the Parties shall have the right to pursue all legal and equitable remedies including, without limitation, mandamus, specific performance and injunctive relief. Accordingly, the Parties expressly agree that in the event of a violation of this Agreement, the non-breaching party shall be entitled to receive specific performance and any other applicable remedy. Nothing herein shall be deemed to be a waiver of the City's rights to seek enforcement of this Agreement or any zoning

approvals previously granted, to the extent otherwise authorized by law. The rights and remedies provided in this Agreement are cumulative and not exclusive of any rights and remedies provided by law or equity. Violation or alleged violations of the terms and conditions of this Agreement shall entitle the prevailing party, in the event of litigation, to enforce this Agreement and to receive its reasonable attorney and consulting fees incurred.

Section 17. Amendment. This Agreement may only be amended in writing, signed by all Parties and recorded with the Ionia County Register of Deeds, following review and approval by the City Attorney.

Section 18. Recording and Binding Effect. The obligations and requirements under this Agreement are covenants and restrictions that touch and concern the land and shall run with the land, and shall permanently bind all successors in title and their assigns. It is the Parties' intent that this Agreement after execution shall be recorded with the Ionia County Register of Deeds at the Developer's expense. A copy of the same shall be provided to the City after recording.

Section 19. Headings and Recitals; Miscellaneous. The section and other headings in this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Agreement; provided, however, that the Recitals set forth above are accurate, reflect the Parties' understanding and form an integral part of this Agreement. This Agreement is the entire agreement between the Parties with respect to its subject matter. It supersedes and replaces all previous or contemporaneous, express, or implied, written, or oral statements, covenants, representations, or agreements. However, all zoning and other City approvals and conditions shall remain valid and fully in effect. The Parties specifically acknowledge that, in entering into and executing this Agreement, they are relying solely upon the representations and agreements contained in this Agreement and no others. This Agreement may be executed in any

number of counterparts and each such counterpart shall be considered a valid original. Both Parties consulted with legal counsel and had significant input into the drafting of this Agreement; it should therefore be construed as if it were mutually or jointly drafted.

Section 20. Miscellaneous.

A. *Severability.* The invalidity or unenforceability of any provision of this Agreement shall not affect the enforceability or validity of the remaining provisions of this Agreement, and this Agreement shall be construed in all respects as if any invalid or unenforceable provision were omitted.

B. *Notices.* All notices permitted or required to be given shall be in writing and sent either by mail, personal delivery, or nationally recognized overnight delivery service (e.g., Federal Express, UPS, etc.) to the address first above given. The Parties may, by written notice, designate any further or different address first to which subsequent notices, demands, or communications may be given or the method of such written notice.

C. *Waiver.* Except as otherwise provided for in this Agreement, no failure or delay on the part of any party in exercising any right, power, or privilege under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or privilege under this Agreement preclude the further exercise thereof or the exercise of any other right, power, or privilege.

D. *Governing Law.* This Agreement is being executed and delivered and is intended to be performed in the State of Michigan and shall be construed and enforced in accordance with, and the rights of the Parties shall be governed by, the laws thereof. Venue shall be in Ionia County, Michigan.

E. *Authorization.* The Parties affirm that their representatives executing this Agreement on their behalf are authorized to do so and that all resolutions or similar actions necessary to approve this Agreement have been adopted and approved. The Developer further affirms that it is not in default under the terms of any land contracts or mortgages for all or part of the Overall Property.

F. *Assignment.* The Developer shall have the right to transfer any or all of its interest associated with this Agreement to a party acquiring an interest in the Overall Property. However, Subsection 21 of this Agreement shall apply to the Developer's continued obligations after the transfer of any such interest.

G. *Recitals and Exhibits.* The Recitals first set forth above and Exhibits A, B and C as attached hereto are incorporated by reference as if fully restated verbatim in this Agreement.

H. *Governmental Immunity.* Nothing in this Agreement shall be construed as a waiver or lessening of governmental immunity or any other defenses to liability or otherwise of the City or any officer, official, or employee of the City.

Section 21. Successor Owners; Necessary Later Amendments to this Development Agreement for Future Phases.

In general, this Development Agreement touches and concerns the lands involved, shall run with the same and shall both bind and benefit the Developer as well as the Developer's successors, transferees, assigns, creditors and contractors for, in and to any and all portions of any property or interest transferred, encumbered or devised to a third party. As of the date of this Development Agreement, the Developer is fully responsible for all of the Development and all development, construction and undertakings on, of and for the Overall Property. If and when the Developer transfers any portion of the Overall Property (or any interest(s) therein) to another developer, owner, or transferee (generally, a successor owner), then that successor owner shall be

responsible for complying with all aspects of this Development Agreement with regard to the portion of the Development involved. The Developer may be partially released by the City in writing from the Developer's requirements and obligations under this Agreement as to that transferred portion of the Development if the City is reasonably satisfied that the successor owner (a) has the financial means to complete that portion of the Development, (b) has the qualifications and experience necessary to complete that portion of the Development and (c) is a firm or company in good standing in Michigan. Such release by the City of the Developer shall not be unreasonably withheld by the City. In addition, to the extent that there are portions or later phases of the Development which are not expressly covered by all aspects of this Development Agreement, then prior to construction of those portions or phases of the Development, the Developer (or successor owner) shall enter into a written amendment to this Development Agreement for that phase or portion of the Development with the same corresponding terms and requirements of this Development Agreement.

Section 22. Expiration of Parts of this Development Agreement.

This Development Agreement shall expire as to specific phases of the Development once all of the following has occurred for that specific phase of the Development:

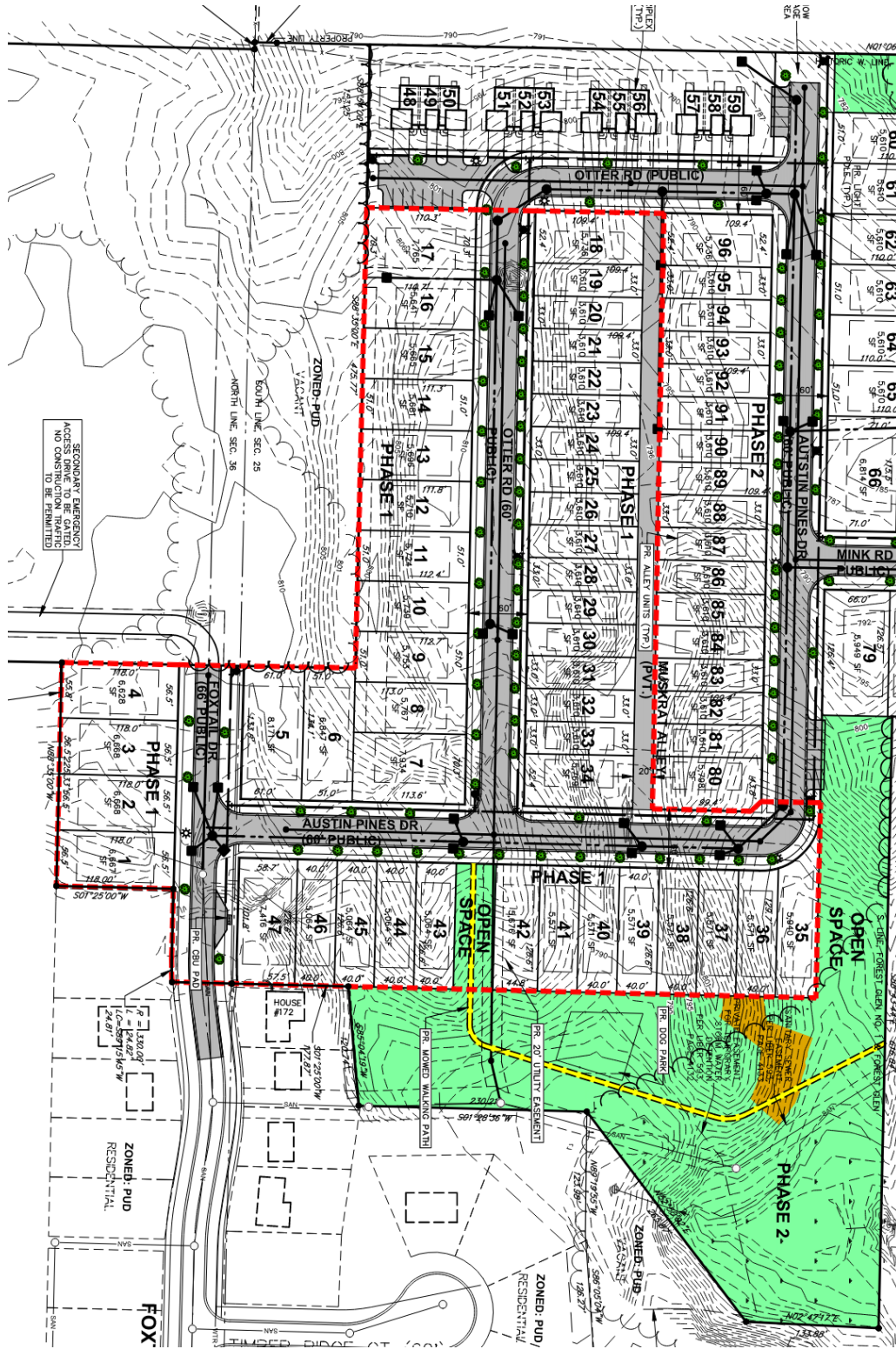
- A. All Public Improvements for that portion of the Development have been installed, completed and accepted by the City.
- B. All buildings, structures, fixtures and improvements have been completed, inspected and approved by the City.
- C. All aspects of this Agreement have been completed and complied with for that portion of the Development.

However, this Agreement shall remain in effect and binding for any phase or part of the Development for which all of the above matters have not yet then occurred.

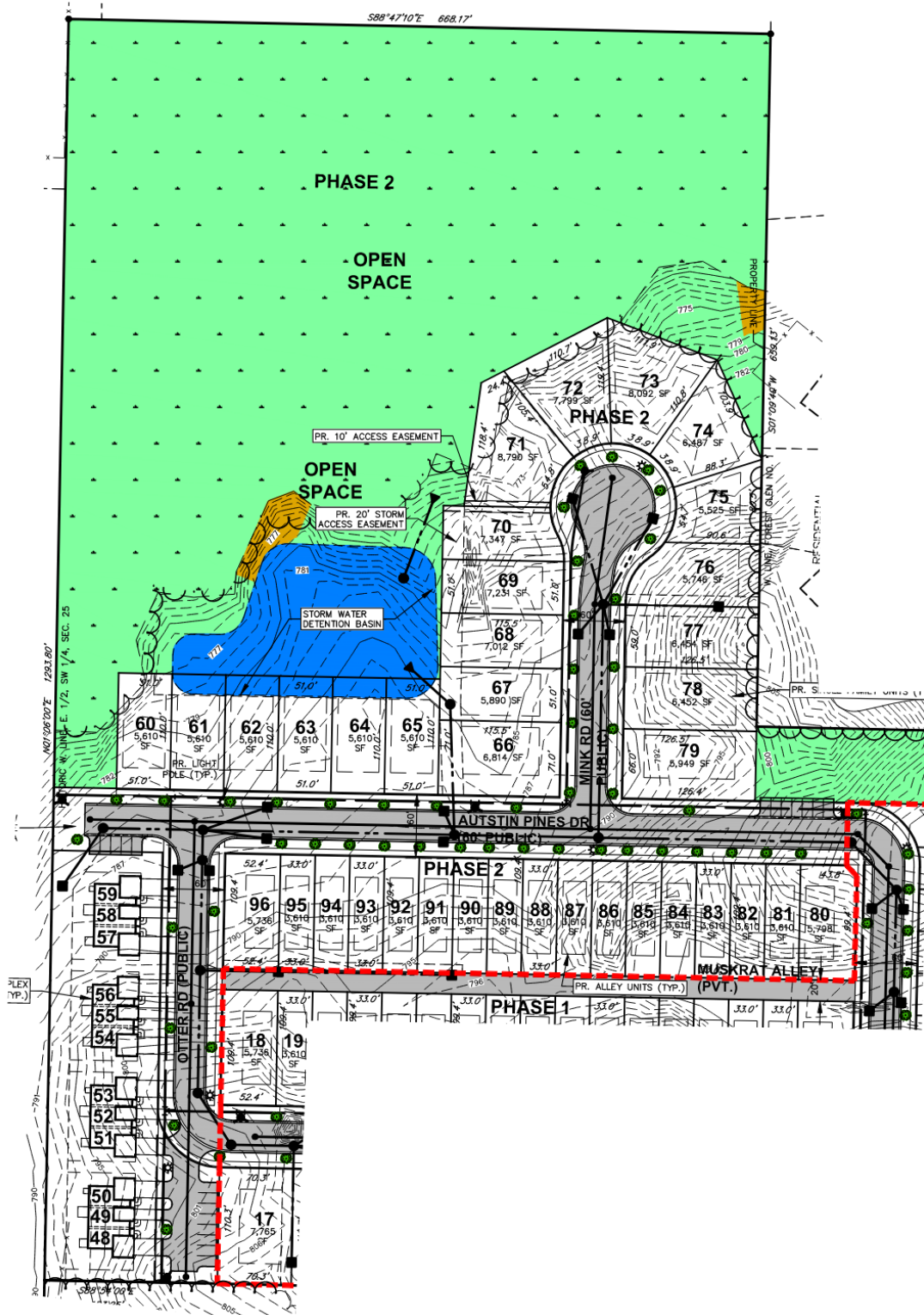
Exhibit A

Part of the SE 1/4 of Section 25, and part of the NE 1/4 of Section 36, all in T7N, R7W, Berlin Township, Ionia County, Michigan, described as: Commencing at the SE corner of said Section 25; thence N01°07'08"E 33.00 feet along the East line of said Section; thence N88°39'08"W 117.92 feet parallel with the South line of said Section 25; thence Southwesterly 110.97 feet along the arc of a 333.00 foot radius curve to the left, the long chord of which bears S81°48'03"W 110.46 feet; thence Southwesterly 50.04 feet along the arc of a 267.00 foot radius curve to the right, the long chord of which bears S77°37'20"W 49.97 feet; thence S01°07'08"W 3.03 feet; thence Southwesterly 39.27 feet along the arc of a 270.00 foot radius curve to the right, the long chord of which bears S87°14'59"W 39.24 feet; thence N88°35'00"W 131.23 feet; thence N01°25'00"E 110.00 feet; thence N88°35'00"W 94.84 feet; thence N01°25'00"E 83.00 feet; thence N13°35'17"W 107.81 feet; thence N50°06'57"W 126.31 feet; thence S86°05'04"W 126.27 feet; thence N89°19'55"W 123.98 feet to the Point of Beginning; S01°28'36"W 230.21 feet; thence S85°04'19"W 120.74 feet; thence S01°25'00"W 177.87 feet; thence Southwesterly 24.82 feet along the arc of a 350.00 foot radius curve to the left, the long chord of which bears S89°15'45"W 24.81 feet; thence N88°35'00"W 69.22 feet; thence S01°25'00"W 118.00 feet; thence N88°35'00"W 225.33 feet along the North line of Countryside Estates as recorded in Liber 4 of Plats, Page 34, Ionia County Records; thence N01°05'40"E 296.01 feet; thence N88°35'00"W 475.77 feet; thence N88°54'00"W 153.25 feet; thence N01°06'00"E 120.06 feet along the Historic West line of the East 1/2 of the SW 1/4 of said Section 25; thence S88°47'10"E 668.17 feet; thence S01°09'40"W 659.13 feet along the West line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, Ionia County Records; thence S88°43'45"E 616.84 feet along the South line of Forest Glen No. 1 as recorded in Liber 4 of Plats on page 30, and the South line of Forest Glen as recorded in Liber 4 of Plats on pages 12 and 13, Ionia County Records; thence S02°47'14"W 133.88 feet; thence S52°50'02"W 265.87 feet to the Point of Beginning.

Exhibit B Phase 1



S88°47'10"E 668.17'



CITY OF IONIA
STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.4

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: August 5, 2026

RE: Redevelopment Ready Communities (RRC) Memorandum of Understanding

Background:

Since 2017, the City of Ionia has been engaged with the Michigan Economic Development Corporation's (MEDC) Redevelopment Ready Communities (RRC) program. The goal of the program is to make Michigan communities vibrant and competitive by planning for new investment and reinvestment, identifying assets and opportunities, and focusing limited resources. The City completed its RRC certification in 2020 after working to align with the required six RRC best practices. The best practices generally focus on improving development and zoning processes to streamline necessary approvals and provide transparency to the public. Certification involves annual reporting and maintenance activities as well as recertification every 5 years. The City was recertified in July 2025.

Because of the City's certified status, there is access to a variety of MEDC resources and grant funding. For example, the City has access to \$50,000 in technical assistance funding throughout each 5-year certification period. During the last cycle, this funding was used to create the City's new website and support the Master Plan update. The MEDC's Redevelopment Services Team (RST) is another resource available to certified communities, which provides additional funding for development-related activities. The City is currently working with the RST to prepare a new housing plan.

To participate in the RRC program, MEDC requires a memorandum of understanding (MOU) with communities to outline expectations. The City's original MOU was signed in 2017 and has since expired. MEDC has drafted a new joint MOU that includes an evergreen clause, which eliminates the need for future renewals. Instead, once executed, either party may terminate the MOU for any reason with 30-days notice.

Requested Action / Motion:

It is recommended that the Ionia City Council consider a motion to approve the Redevelopment Ready Communities Joint Memorandum of Understanding and authorize City Manager Precia Garland to execute the necessary documentation.

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____
	Millard	_____	Waterman	_____
	Starr	_____	Cowling	_____
	Milewski	_____		



Redevelopment Ready Communities® Joint Memorandum of Understanding

This Memorandum of Understanding (“MOU”) by and between the Michigan Economic Development Corporation (“MEDC”), 300 North Washington Square, Lansing, Michigan and City of Ionia (“Community”), 114 North Kidd Street, Ionia, Michigan 48846, jointly referred to as the “Parties” and individually as the “Party” is effective as of July 21, 2026 (“Effective Date”).

The Community is interested in engaging with the Redevelopment Ready Communities® Program (“Program”) administered by the MEDC to achieve Redevelopment Ready Communities Designation (“RRC Essentials Designation” or “RRC Certified Designation”) as a Redevelopment Ready Community (RRC), and access benefits reserved for communities who have achieved an RRC Essentials Designation or RRC Certified Designation.

The MEDC is interested in evaluating the Community and making recommendations for the Community to streamline and modernize planning, zoning, and economic development efforts to ultimately attain an RRC Essentials Designation or RRC Certified Designation under the Program and providing ongoing technical assistance to the Community.

Therefore, the Parties have come together in a strategic collaboration to achieve the above stated goals. This collaboration is based on the following understandings for the period prior to the formal achievement of an RRC Essentials Designation or an RRC Certified Designation:

Community Responsibilities

1. Identifying a primary Program contact who will serve as the lead representative for the Community.
2. Respond in a timely manner to communication from the Program when responses are requested. Provide adequate staff personnel to attend trainings, perform research collection and assessment of current practices of the Community, and to implement the needed actions to achieve an RRC Essentials Designation or RRC Certified Designation, after the evaluation.
3. Within thirty (30) days of receiving the Community Snapshot from the MEDC, provide comments and any additional documentation, if necessary.
4. Document Community’s progress to the MEDC of the RRC Essentials Designation or RRC Certified Designation achievement process via the online project management system.
5. Make best efforts to complete thoughtful implementation of the MEDC’s recommendations to achieve RRC Essentials Designation or RRC Certified Designation, as necessary, to meet the Program best practices.
6. Provide documentation that the Community meets the Program best practices, as determined by the MEDC, prior to being awarded the RRC Essentials Designation or RRC Certified Designation and prior to being awarded a renewal as an RRC.

MEDC Responsibilities

1. Provide general training on the Program.
2. Provide clear guidance on how to achieve an RRC Essentials Designation or an RRC Certified Designation.



3. Provide general technical support to the primary Program contact of the Community in collecting the information necessary to complete the Program evaluation and implementation of the best practices.
4. Evaluate information collected from the Community and produce a Community Snapshot.
5. If requested by the Community, provide additional guidance related to the Community Snapshot, outlining, if necessary, recommendations of steps to meet the Program best practices as identified by the MEDC.
6. If Program criteria are met by the Community, the MEDC will provide formal approval of the achievement of an RRC Essentials Designation or RRC Certified Designation, as applicable.

In the event the Community achieves an RRC Essentials Designation or an RRC Certified Designation, the Parties' collaboration is based on the following understandings for the period following the formal achievement of an RRC Essentials Designation or an RRC Certified Designation:

Community Responsibilities

1. Identify a primary Program contact who will serve as the lead contact and provide overall technical support on behalf of the Community.
2. Provide adequate staff personnel and resources to achieve and maintain best practices related to the Program.
3. Provide progress updates to the MEDC and any other information reasonably requested by the MEDC in order to verify and monitor the Community's participation, progress, utility, status, effort, and eligibility for the Program via the online project management system.

MEDC Responsibilities

1. Provide general training on the Program.
2. Provide assistance to Community to market its status as having achieved a RRC Essentials Designation or an RRC Certified Designation.
3. Provide the benefits commensurate with an RRC Essentials Designation or an RRC Certified Designation, as applicable, which may include technical assistance support and marketing assistance.
4. If necessary, make recommendations of steps to improve Community's alignment with Program best practices as identified by the MEDC.
5. Provide clear instructions on how to renew the Community's RRC Essentials Designation or RRC Certified Designation, as applicable, and assist Community in the re-application process.

This MOU sets forth the intent of the Parties only and does not, and is not intended to, impose any binding obligations on the Parties, nor shall it be the basis for any legal claims or liabilities by or among the Parties. Any liability of the Parties, whether in contract, tort or under any other legal or equitable theory, arising out of or in connection with this MOU shall be explicitly excluded. Neither Party shall be entitled to claim compensation for any expenses or losses incurred in bad faith if the intention of this MOU cannot be reached entirely or in part.

This MOU constitutes the entire agreement between the Parties hereto. This MOU may be modified, altered, revised, extended or renewed by mutual written consent of all Parties, by the issuance of a written amendment, signed and dated by all the Parties.

This MOU may be signed in multiple copies and in counterparts which, when taken together, shall constitute the executed MOU. Faxed or scanned copies shall be considered an original.

This MOU is effective from the Effective Date until the one-year anniversary of the Effective Date, unless terminated earlier. This MOU shall automatically renew each year on the anniversary of the Effective Date for another one-year term. However, either Party may terminate the MOU at any time for any reason by providing notice in writing to the other Party thirty (30) days in advance of the termination. This MOU shall replace any previous MOU with the MEDC regarding this subject matter.

IN WITNESS WHEREOF, the Parties hereto have caused this MOU to be executed by their respective authorized representatives.

Precia Garland, City Manager
City of Ionia

Date

Linda Asciutto, Chief General Counsel
Michigan Economic Development Corporation

Date



CITY OF IONIA
STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.5

TO: Mayor Milewski and Councilmembers
 FROM: Precia Garland, City Manager
 DATE: August 5, 2026
 RE: Sidewalk Replacement Project Bids

Background:

On May 6, 2026, City Council approved Resolution 2026-12, which identified specific properties throughout the City where sections of sidewalk were to be removed and replaced due to disrepair. The resolution further directed the adjoining property owner to make such replacements within 30-days of its approval. Property owners who did not complete the required work within that timeframe were to be included in a City-wide bid solicitation, through which a contractor would be hired to complete all the remaining work and each adjoining property owner billed its proportionate share. The resolution provided that the City would fund 25% of the project cost, leaving 75% of the cost to the property owners.

Two bids were received by the deadline for the bid opening on July 30 at 10:00 AM. After reviewing the bids for accuracy and completeness, staff recommend the low bid from Distinctive Concrete, LLC of Jenison, MI be awarded. Distinctive Concrete completed the sidewalk replacement project for the City the last two years as well. A cost breakdown by address using the pricing from Distinctive Concrete follows this communication. A handful of the sidewalks on the list have already been fixed by the adjoining property owner prior to the deadline and will not need to be fixed by the City's contractor. However, they are still eligible to submit their costs to the City for reimbursement in accordance with Resolution 2026-12. A summary of the two submitted bids is provided below.

Bidder	Location	Timeline	Bid Amount	Bid Amount Cont.	
Distinctive Concrete LLC	Jenison, Michigan	Estimated Start:	4” thick sidewalk	6” thick sidewalk	
		14 business days from award	3.5’ wide sidewalk:	4’ wide sidewalk:	
			\$42 /LF	\$60 /LF	
		Days to Complete Project:	4’ wide sidewalk:	5’ wide sidewalk:	
			\$42 /LF	\$65 /LF	
		8 business days	4.5’ wide sidewalk:	5’ wide sidewalk:	
			\$47.25 /LF	\$78 /LF	
				5’ wide sidewalk:	Sidewalk Grinding
				\$52.50 /LF	
				6’ wide sidewalk:	
		\$65 /LF	5’ Edge: \$450		
			6’ Edge: \$475		

			15' Edge: \$925	
			409 Rice	
			Street: \$475	
Trumble Trucking & Excavating Inc.	Olivet, Michigan	Estimated Start:	4" thick sidewalk	6" thick sidewalk
		30 days from award	3.5' wide sidewalk:	4' wide sidewalk:
			\$150 /LF	\$185 /LF
		Days to Complete	4' wide sidewalk:	5' wide sidewalk:
		Project:	\$160 /LF	\$200 /LF
		30 days	4.5' wide sidewalk:	5' wide sidewalk:
			\$170 /LF	\$215 /LF
			5' wide sidewalk:	
			\$180 /LF	Sidewalk Grinding
			6' wide sidewalk:	5' Edge: \$80
			6' Edge: \$95	
			15' Edge: \$195	
			409 Rice	
			Street: \$1,000	

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to accept the bid from Distinctive Concrete LLC from Jenison, Michigan for the 2026 Sidewalk Improvement project, which will be paid in accordance with Resolution 2026-12 (75% homeowner/25% City of Ionia).

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____
	Millard	_____	Waterman	_____
	Sarr	_____	Cowling	_____
	Milewski	_____		

Appendix C - Scheduled Sidewalk Replacement

Address	Parcel ID	Name/Owner	Width	Length	Total Cost	25%	Difference
Sidewalk Replacement							
434 HIGH*	201-130-000-047-00	SSPP Catholic Church	5	80	\$ 4,200.00	\$ 1,050.00	\$ 3,150.00
117 N KIDD	201-050-000-122-00	US POSTAL SERVICE	5	7	\$ 367.50	\$ 91.88	\$ 275.63
111 E MAIN**	203-130-000-010-00	FIRST UNITED METHODIST CHURCH	4	24	\$ 1,008.00	\$ 252.00	\$ 756.00
115 E MAIN**	201-050-000-530-00	MELTON DEVELOPMENT	4	60	\$ 2,520.00	\$ 630.00	\$ 1,890.00
236 E MAIN	203-090-000-305-00	KEVIN MILLER	6	18	\$ 1,170.00	\$ 292.50	\$ 877.50
240 E MAIN	203-090-000-300-00	RICHARD CARTEN	6	60	\$ 3,900.00	\$ 975.00	\$ 2,925.00
246 E MAIN	203-090-000-295-00	AMY HARRINGTON	6	12	\$ 780.00	\$ 195.00	\$ 585.00
148 MILL	204-090-000-210-00	JIM SISLER	4	5	\$ 210.00	\$ 52.50	\$ 157.50
327 MORSE	204-180-000-030-00	LORI WALCZAK	4	5	\$ 210.00	\$ 52.50	\$ 157.50
409 RICE***	202-170-001-525-00	TOM KAUFFMAN	4	8	\$ 475.00	\$ 118.75	\$ 356.25
509 UNION	201-160-000-015-00	JESSICA FRITZ	5	15	\$ 787.50	\$ 196.88	\$ 590.63
241 E WASHINGTON	203-090-000-380-00	CAROL HEILMAN	5	10	\$ 525.00	\$ 131.25	\$ 393.75
Sidewalk Edge Grinding							
434 HIGH	201-130-000-047-00	SSPP Catholic Church	5	15	\$ 925.00	\$ 231.25	\$ 693.75
232 E MAIN	203-090-000-310-00	OLASUA, DAN	6	18	\$ 475.00	\$ 118.75	\$ 356.25
427 RICE	202-170-001-515-00	PATRICK WELSH	4	5	\$ 450.00	\$ 112.50	\$ 337.50
642 UNION	202-190-000-035-00	TARA MERCHANT	4	5	\$ 450.00	\$ 112.50	\$ 337.50
650 UNION	202-190-000-020-00	KRAMER, CAITLYN & NOAH	4	5	\$ 450.00	\$ 112.50	\$ 337.50

TOTALS

352

* Some areas are side by side.

** Existing sidewalk is stamped red brick concrete, but will be replaced with regular concrete.

V. BID FORM: CITY OF IONIA SIDEWALK REPLACEMENT PROJECT

The undersigned hereby declares that the instructions and specifications, including all appendixes, have been carefully examined, and that sidewalk removal and replacement will be done for the price set forth in this bid. It is understood and agreed that all bid pricing shall remain in effect for at least one hundred twenty (120) days from the date of the bid opening to allow for the award of the bid and that if chosen the prices bid will remain firm. The undersigned bidder further agrees and understands that the City of Ionia reserves the right to reject any and all bids and the right to waive irregularities in bidding if it determines such action to be in the best interest of the city.

Bidding Company Distinctive Concrete
Address/City/State/ZIP 5164 37th Ave.
Phone 616-498-0843 E-mail Cody@distinctive-concrete.com
Authorized Representative/Title Cody Garnsey
Signature [Signature] Date 7/24/26

City of Ionia, MI – Sidewalk Replacement Project:

Sidewalk Replacement Rates - (includes demolition of old sidewalk & disposal; replacement with new concrete):

<u>4" thick sidewalk</u>	
3.5' wide sidewalk	<u>\$42.00</u> per linear foot
4' wide sidewalk	<u>\$42.00</u> per linear foot
4.5' wide sidewalk	<u>\$47.25</u> per linear foot
5' wide sidewalk	<u>\$52.50</u> per linear foot
<u>6' wide sidewalk</u>	<u>\$65.00</u> per linear foot
<u>6" thick sidewalk</u>	
4' wide sidewalk	<u>\$60.00</u> per linear foot
5' wide sidewalk	<u>\$65.00</u> per linear foot
<u>6' wide sidewalk</u>	<u>\$78.00</u> per linear foot
<u>Grinding of Sidewalk</u>	
Cost of grinding 5' Edge	<u>\$450</u>
Cost of grinding 6' Edge	<u>\$475</u>
Cost of grinding 15' Edge	<u>\$925</u>

Additional cost for curving sidewalk around tree at 409 Rice Street:

\$475

Length of time to project completion (in days)

8 business days
weather depending

Estimated start (in number of days) after receiving notice of award

14

Additional Questions required to complete bid form:

1. How is your company organized (corporation, partnership, etc.) and how long have you been in business? List the name and contact information for the owner, president, managing partner or CEO.

11-years Cody Garnsey 616-498-8843

2. Please provide the name and work experience of the project site supervisor you are assigning to this contract. This supervisor will be the main contact for the city and will oversee contract compliance, timeliness and work quality.

Cody Garnsey - 12 Years Concrete experience, Masters degree in business/management, was a Project manager for engineering firm for 5 years.

3. Has your company had a similar contract terminated for cause within the last three (3) years? If yes, please explain.

No

4. Please provide the names, phone numbers and email addresses of at least three customers for whom you have performed sidewalk replacement services within the last five years. If possible, these customers should be governmental or public entities:

City of Ionia - 2024, 2025

City of Walker - via Ruffum Homes

City of Kentwood - via Allen Edwin Homes & Baumann Building

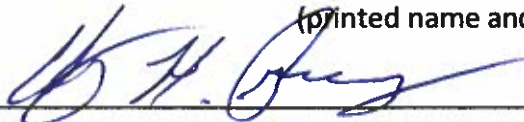
VI. NON-IRAN LINKED BUSINESS CERTIFICATION

Pursuant to Michigan law (Iran Economic Sanctions Act, Michigan PA 517 of 2012), before accepting any bid or proposal or entering into any contract for goods and services with any prospective vendor, the City of Ionia must obtain certification from the vendor that it is not an "Iran-Linked Business."

By signing below, I certify and agree on behalf of the company submitting this form and myself the following: (1) that I am duly authorized to legally bind the company submitting this proposal; (2) that the company submitting this proposal is not an "Iran-Linked Business," as that term is defined in Section 2(e) of the Iran Economic Sanctions Act, Michigan PA 517 of 2012; and (3) that I and the company submitting this proposal will immediately comply with any further certifications or information submissions requested by the city in this regard.

Company Name Distinctive Concrete

Authorized Representative Cody H. Garnsey
(printed name and title)

Signature  Date 7/24/24

CITY OF IONIA
STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.6

TO: Mayor Milewski and Councilmembers
FROM: Precia Garland, City Manager
DATE: August 5, 2026
RE: 2026 City Streets - Crack Sealing Project Bids

Background:

Every year bids are solicited for city street crack sealing services. Crack sealing aids in reducing damage caused by freeze and thaw cycles and extends the life of city streets. This year's bid solicitation was issued on June 22 and included approximately 1.68 miles of selected city streets for crack sealing. Two bids were received as follows:

Bidder	Location	Total Bid Amount
Thompson Asphalt Products	Coldwater, MI	\$17,730
Wolverine Sealcoating	Jackson, MI	\$11,076

Both bids were reviewed for completeness and accuracy; no errors were found. Wolverine Sealcoating has performed crack sealing services for the past several years in the city and staff has found the work to be completed in a timely fashion with good workmanship. In recent years, the low bid has fallen below the \$10,000 purchasing threshold, which has not required City Council approval.

Requested Action / Motion:

It is requested the Ionia City Council consider making a motion to approve the low bid of \$11,076 from Wolverine Sealcoating of Jackson, MI to perform the 2026 City Streets - Crack Sealing Project.

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____
	Millard	_____	Waterman	_____
	Starr	_____	Cowling	_____
	Milewski	_____		

V. BID FORM: CITY OF IONIA CRACK SEALING

The undersigned hereby declares that the instructions and specifications, including all appendixes, have been carefully examined, and that crack sealing of the specified City of Ionia street segments will be done for the price set forth in this bid. It is understood and agreed that all bid pricing shall remain in effect for at least one hundred twenty (120) days from the date of the bid opening to allow for the award of the bid and that if chosen the prices bid will remain firm. The undersigned bidder further agrees and understands that the City of Ionia reserves the right to reject any and all bids and the right to waive irregularities in bidding if it determines such action to be in the best interest of the city.

Bidding Company Wolverine Sealcoating LLC

Address/City/State/ZIP 3235 County Farm Rd, Jackson MI 49201

Phone 517-745-1390 E-mail Sales@Wolverineseal.com

Authorized Representative/Title Kit Wingle

Signature  Date 7-20-26

City of Ionia, MI – City Streets Crack Sealing Schedule of Work:

Location	Segment	Length	Bid
Brown Blvd.	M-66 to Steele St	925 ft	\$ <u>2,520</u>
Wells St.	M-66 St. to WWTP Gate	790 ft	\$ <u>1,750</u>
Lafayette St.	Stevenson St. to Lovell St.	280 ft	\$ <u>437</u>
Pleasant St.	High St. to Lytle St.	1,430 ft	\$ <u>992</u>
Tower St.	Union St. to Pleasant St.	430 ft	\$ <u>434</u>
Summit St.	Union St. to Pleasant St.	460 ft	\$ <u>372</u>
Center St.	M-21 to High St.	1050 ft	\$ <u>1,608</u>
Stiven Alley	Center St. to Baldie St.	480 ft	\$ <u>620</u>
High St.	Harter St. to M-66	380 ft	\$ <u>248</u>
N. State St.	M-21 to Marshall Ct.	1,430 ft	\$ <u>372</u>
Roselawn St.	Fargo St. to Forest St.	530 ft	\$ <u>868</u>
Taylor Ct.	Hackett St. to End	500 ft	\$ <u>360</u>
Brooks St.	Intersection at Branch St. only	60 ft	\$ <u>145</u>

Patches from repairs at Union St. & Fargo St. , Union St. 120 ft
& Summit St. , Rich St. & Summit St.

\$ 350
\$ _____

TOTAL BID

\$ 11,076

Length of time to project completion (in days)

2 Days

Estimated start (in number of days) after receiving notice of award _____

Additional Questions required to complete bid form:

1. How is your company organized (corporation, partnership, etc.) and how long have you been in business? List the name and contact information for the owner, president, managing partner or CEO.

Kit Winkle - President - 21 years

2. Please provide the name and work experience of the project site supervisor you are assigning to this contract. This supervisor will be the main contact for the city and will oversee contract compliance, timeliness and work quality.

Steven Pastor - 35 years experience

3. Has your company had a similar contract terminated for cause within the last three (3) years? If yes, please explain.

No

4. Please provide the names, phone numbers and email addresses of at least three customers for whom you have performed demolition services within the last five years. If possible, these customers should be governmental or public entities:

Jackson County Road Commission - 517-740-1926

Pavement Maintenance Systems - 269-953-2226 - Angela

Montezuma County Road Commission - Pat Denton

VI. NON-IRAN LINKED BUSINESS CERTIFICATION

Pursuant to Michigan law (Iran Economic Sanctions Act, Michigan PA 517 of 2012), before accepting any bid or proposal or entering into any contract for goods and services with any prospective vendor, the City of Ionia must obtain certification from the vendor that it is not an "Iran-Linked Business."

By signing below, I certify and agree on behalf of the company submitting this form and myself the following: (1) that I am duly authorized to legally bind the company submitting this proposal; (2) that the company submitting this proposal is not an "Iran-Linked Business," as that term is defined in Section 2(e) of the Iran Economic Sanctions Act, Michigan PA 517 of 2012; and (3) that I and the company submitting this proposal will immediately comply with any further certifications or information submissions requested by the city in this regard.

Company Name Wolverine Sealcoating LLC

Authorized Representative Kit Wingle - member
(printed name and title)

Signature  Date 7-26-26



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/03/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Walton Insurance Group 2929 Spring Arbor Rd. P.O. Box 3029 Jackson MI 49204	CONTACT NAME: Shannon Henman PHONE (A/C, No, Ext): (517) 787-2600 E-MAIL ADDRESS: shenman@waltoninsurancegroup.com FAX (A/C, No): (517) 787-3857																					
INSURED Wolverine Sealcoating LLC c/o Kit Wingle 3235 County Farm Road Jackson MI 49201	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>EMC Insurance Companies</td><td>524113</td></tr><tr><td>INSURER B:</td><td>Brickstreet Mutual Insurance Company</td><td>12372</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	EMC Insurance Companies	524113	INSURER B:	Brickstreet Mutual Insurance Company	12372	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A:	EMC Insurance Companies	524113																				
INSURER B:	Brickstreet Mutual Insurance Company	12372																				
INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES

CERTIFICATE NUMBER: 26-27 Master

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y	Y	6D50931	01/04/2026	01/04/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	6E50931	01/04/2026	01/04/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000	Y	Y	6J50931	01/04/2026	01/04/2027	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	Y	WCB1043124	01/04/2026	01/04/2027 ☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Ionia, all elected and appointed officials, all employees and volunteers, all boards, commissioners, and/or authorities and board members, including employees and volunteers thereof. It is understood and agreed by naming City of Ionia as an additional insured, coverage afforded is considered to be primary and any other insurance City of Ionia may have in effect shall be considered secondary and/or excess.

RECEIVED

CERTIFICATE HOLDER

MAR 03 2026

CANCELLATION

CITY OF IONIA City of Ionia 114 N. Kidd St. PO Box 496 Ionia MO 48846	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Ethan G Hair</i>
--	--

CITY OF IONIA
STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.7

TO: Mayor Milewski and Councilmembers
FROM: Precia Garland, City Manager
DATE: August 5, 2026
RE: Prein&Newhof - Professional Services Agreement Amendment

Background:

Following a competitive selection process completed in 2025, engineering firm Prein&Newhof (P&N) was selected out of ten firms to provide design and construction (Phase I & II) engineering services for the Deerfield High-Tech Industrial Park Project. An agreement for Professional Engineering Services was subsequently executed on May 8, 2025, for Phase I & II engineering services not to exceed \$290,200. Since that time, design engineering for the Park has commenced and now stands at 90% completion. As part of the design process, P&N has also assisted the City in applying for an Economic Development Administration (EDA) public infrastructure grant to fund future construction of the industrial park. Approval of the EDA grant is now pending, based on information that will be provided by the additional engineering services detailed below.

The City was also recently selected by the Michigan Economic Development Corporation (MEDC) to complete the Michigan Ready Sites Program. The MI Ready Sites Program will help the City to prepare and market the Deerfield High-Tech Industrial Park for future development. MEDC awarded the City a grant as part of its participation in this program so that additional field work can be completed, which is needed for EDA grant eligibility and to best position the park for future development. The grant will fund these additional activities, totaling \$98,280:

- Geotechnical and Seismic Investigations - \$41,600
- Phase II Environmental Site Assessment - \$12,500
- Documentation of Due Care (if necessary) - \$2,500
- Phase I Archeological Survey - \$46,100
- Grant Administration (5%) - \$4,680

P&N has prepared the following proposal to amend our existing Professional Engineering Services Agreement to provide the additional activities detailed above for an amount not to exceed \$98,280. All services will be subcontracted by P&N at cost, plus the 5% administration fee. Because of the MI Ready Sites Program Grant, there will be no cost to the City for these additional services.

Requested Action / Motion:

It is requested the Ionia City Council consider a motion to amend its Professional Engineering Services Agreement of May 8, 2025 to add \$98,280 in additional engineering services required to qualify the Deerfield High-Tech Industrial Park Project for EDA grant funding and participation in the MI Ready Sites Program. It is further requested City Manager Precia Garland be authorized to sign the amended Professional Engineering Services Agreement.

Motion By:

Seconded By:

Roll Call Vote:	Lee	_____	Winters	_____
	Cook	_____	Patrick	_____
	Millard	_____	Waterman	_____
	Starr	_____	Cowling	_____
	Milewski	_____		

Memorandum

Date:	July 6, 2026
To:	Precia Garland
Company:	City of Ionia
From:	Jason Washler, P.E. and Tyler DeNooyer, P.E.
Project #:	2250606
Re:	Deerfield-Riverside Industrial Park – MI Ready Sites Program Grant

This memo is intended to be a formal request to amend our engineering contract to account for additional scope related to the MI Ready Sites Program Grant.

The City of Ionia received a grant from the MI Ready Site Program Grant to complete Due Diligence Reports necessary to finalize the U.S. Economic Development Administration grant application. The scope of the work includes performing a Phase I Archaeological Study, completing a Phase II ESA and Due Care Plan (if necessary), performing a Geotechnical and Seismic Investigation of the property and providing grant administration services. The full scope of work for these activities are further described in the attached proposal dated March 18, 2026.

As a result of the increased scope of the design services noted above, we are requesting to increase the Design Engineering fee of the Deerfield-Riverside Industrial Park Project by **\$98,280**.

Please call if you have any questions.

Enc: Prein&Newhof Proposal dated March 18, 2026

March 18, 2026

Ms. Precia Garland
City of Ionia
114 N. Kidd St.
Ionia, MI 48846

RE: Additional Engineering Services for the MEDC MI Sites Program

Dear Ms. Garland:

It is our understanding that the City of Ionia would like the future Deerfield-Riverside Industrial Park property to be listed in the Michigan Economic Development Corporation's (MEDC's) MI Sites program. The benefit of the MI Sites program is that it assists the City with securing future park users/buyers. The MEDC has an application process to be listed in MI Sites. After the Deerfield-Riverside Industrial Park is listed in MI Sites, it qualifies the site for additional infrastructure funding through MEDC, which could be used toward the local match of the EDA Grant that has been applied for and is currently under review. We understand that the deadline to submit the entrance application is April 17, 2026.

We have reviewed the MI Sites 2026 Playbook for the Michigan Statewide Site Readiness Program. The Step 1 application typically requires a significant amount of resources and technical pre-planning. However, much of the required information and attachments have already been compiled or are in-process during our engineering design of the project. Based on our review of the gold site readiness designation requirements, we believe the Deerfield-Riverside Industrial Park is well-positioned to achieve this status. Much of the due diligence requirements have already been met and will require only reformatting and uploading into the application. The major items of work that have not been completed to date that would need to be completed to achieve gold status include further geotechnical investigation to comply with MI Sites requirements, completion of a Phase II Environmental Site Assessment (ESA), and performing of a Phase I Archeological Survey.

We have a running start on preparing this application because we are already intimately familiar with the complex history of this site, and we have much of the supplemental information needed for the Step 1 application. This letter is intended to be a proposal to assist the City with completing the incomplete services listed above (geotechnical investigation, Phase II ESA, Phase one Archeological Survey and grant administration).

Scope

We propose to complete the following scope of services:

Phase II ESA

The 2025 Phase I ESA completed by Fishbeck has identified two *recognized environmental conditions* (RECs) at the future Deerfield-Riverside Industrial Park 80-acre property. The ESA noted the following:

1. The Parent Parcel from which the (80 Acre) Subject Property [has been] split is identified as a “facility”, as defined by Part 201 of the Natural Resources and Environmental Protection Act, based upon assessment/response activities associated with historical prison operations conducted east of the Subject Property. Specifically, buried deposits of coal ash, asbestos containing materials (ACMs) and building materials were identified at multiple locations across eastern portions of the Parent Parcel. The identification of concerns, environmental impacts, and completion of response activities have been limited to eastern portions of the Parent Parcel associated with the most historical prison operations. Although excavation [activities have] removed the majority of the identified buried building materials and coal ash, select metals, including lead and arsenic, remain at the site at concentrations exceeding current EGLE GRC². The State Land Bank Authority reports additional removal of buried fill from eastern portions of the Parent Parcel is planned. Based upon the common ownership and use history, the potential cannot be precluded for similarly impacted buried material to be encountered on the Subject Property.
2. There is historical evidence of an approximately eight acre apparent orchard in the NW corner of the Subject Property from at least 1955 into the 1980s. Based upon the experience of Fishbeck, historical orchard operations often included the application of lead arsenate pesticides with a corresponding potential for elevated concentrations of arsenic and/or lead in shallow soils within former orchard areas.

These two RECs have not been investigated further as required for of the MI Sites Program. Additionally, gold status requires that recommended remediation must be remediated and/or resolved. We propose the following scope to investigate the identified RECs.

1. Phase II Environmental Investigation

- A. **Potential for Buried deposits of coal ash and building materials:** We have reviewed the historical aerial photographs for potential buried deposits and the building locations. Based on this review, we propose to drill six soil borings to approximately 10 feet deep for the purposes of collecting one soil sample per soil boring. In the soil from each boring we will inspect it for evidence of coal ash and/or building materials for the sampling purpose. If none is observed, the sample will be collected between the depths of 2 and 5 feet below ground surface because we would expect soil grading from this depth. The soil samples will be tested for the same indicator compounds tested and reported in the Baseline Environmental Assessment (BEA) completed by Fishbeck, as follows: volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polychlorinated biphenyls (PCB's), and the Michigan 10 Metals.
- B. **Former Orchard Area:** Incremental Sampling (IS) is designed to provide an unbiased, statistically valid estimate of the mean contaminant concentration (within a pre-defined volume of media), according to EGLE's RRD Resources Materials, Incremental Sampling Methodology and Applications, January 2018. The IS method produces a single Decision Unit (DU) sample created from 40 to 100 systematically random, equal volume and shape increments collected from throughout DU. Decision Unit-1 (DU-1) will consist of increments collected from the orchard area. We will use a Trimble GPS Unit to locate the

² GRC refers to the Part 201 Generic Residential Criteria.

sampling area. Three or more replicate IS samples are required to statistically evaluate the sampling precision of any particular DU. The relative standard deviation (RSD) between replicates is used to assess data precision and reproducibility (and, therefore, confidence) in the data. We will collect a triplicate sample from DU-1. The soil samples will be tested for arsenic and lead which are likely to be associated with the lead arsenate pesticide potentially applied.

2. Reports

- A. **Phase II Report** - A Phase II Report will be prepared to provide the results of the Phase II Environmental Investigation. Soil samples will be compared to their Part 201 GRC to determine if there is contamination at the property. The Phase II Report will include sampling descriptions and location maps, soil boring logs, summary tables, and analytical results. If there is no contamination, the Phase II Report will end the due diligence for the Property. The Phase II Report will be included in the reports submitted to MEDC in Step 2.

If the sampling results indicate that contamination is present at the Property at levels that exceed the Part 201 GRC, we would recommend submitting the Phase II Report to EGLE to supplement the previously submitted BEA. Additionally, a Due Care Plan would be required, as discussed below.

- B. **Documentation of Due Care Compliance** - If contaminants at the Property exceed Part 201 GRC, then a DDCC Report will be required to prevent exacerbation of contaminants at the site and to take actions to prevent unacceptable exposures to the contamination. This report will follow EGLE's format and help with managing the contamination during construction. This report will not be prepared if there is no contamination reported in Phase II ESA. This report will be included in the reports submitted to MEDC.
- C. **BEA Report** – A BEA report on the Subject Property for the benefit of the City of Ionia has been previously submitted by Fishbeck; therefore, a BEA Report will not be prepared.

Geotechnical Investigation

Attachment 23a of the MI Sites Program requires completion of a geotechnical investigation to achieve a gold designation. A minimum of four (4) soil borings or soundings are required at depths of 25+ feet in the development areas where a building would be expected. Furthermore, the investigation is required to indicate a specific Seismic Site Class per current International Building Code.

Twenty (20) soil borings have already been conducted within the City's 80-acre property and within the adjacent property owned by the State Land Bank along the alignment where utility installation is proposed. However, only one boring was completed over 25 feet in depth, and it is in an undevelopable area.

To meet the gold designation requirements for the Geotechnical Investigation, we propose to complete the following:

1. **Soil Borings** – Four (4) soil borings will be drilled at 25 feet in depth (with blow counts) in development areas where a building would be expected. If able to be completed in tandem with the Phase II Environmental Investigation discussed above, we would choose four of the six borings proposed for the environmental investigation to extend to 25 feet in depth.
2. **Seismic Study** – We propose to subcontract with SME to prepare a Seismic Study to determine a specific Seismic Site Class. SME’s Multi-channel Analysis of Surface Waves (MASW) and Microtremor Array Method (MAM) equipment provide non-invasive seismic methods to develop a shear wave velocity profile to assist structural engineers with their building designs.
3. **Geotechnical Report** – The data gathered from the additional four (4) soil borings will be compiled with the soil boring data already collected on site into a comprehensive geotechnical report describing the observed subsurface conditions. This will be included in the reports submitted to MEDC along with the Seismic Study.

Phase I Archeological Survey

To meet the requirements of the U.S. Economic Development Administration (EDA) environmental review requirements, the City has submitted a Section 106 Application to the Michigan State Historic Preservation Office (SHPO). Qualified historians/archaeologist at ORBIS Environmental Consulting (ORBIS) performed a desktop analysis and literature review of the property. It was noted in the application that archeological and cultural deposits may occur in intact soils in the project area, in addition to possible human remains or associated burial items from people at the former prison institutions. ORBIS determined that additional information is necessary to recommend a determination of effects. They recommended that a Phase I archaeological survey be conducted in any areas of proposed ground disturbance that may contain intact soils to determine the presence or absence of archaeological resources. While SHPO review and consultation is ongoing, we anticipate that SHPO will concur with the determination from ORBIS and require an archaeological survey to be conducted prior to earth disturbance.

We propose to subcontract with ORBIS to perform a Phase I Archeological Survey at the proposed Deerfield-Riverside Industrial Park property. The work will include surface reconnaissance and systematic subsurface testing (shovel test pits) to search for buried artifacts). The Phase I Archaeological Survey will determine if further evaluation (Phase II) is needed. The estimated fee provided below assumes that the survey results in a determination of No Historic Properties Affected / No Adverse Effect. The scope of this proposal does not include any mitigation, if required.

Fees

We propose to perform the services described above at our normal hourly rates plus expenses billed monthly for the following estimated professional service fees:

Geotechnical and Seismic Investigations.....	\$41,600
Phase II ESA.....	\$12,500
Documentation of Due Care Compliance (if necessary)	\$2,500
Phase I Archeological Survey.....	\$37,000
Grant Administration Services.....	<u>\$4,680</u>

Total Estimated Fees.....\$98,280

Enclosed with this letter is a copy of the Prein&Newhof 2026 Fee Schedule.

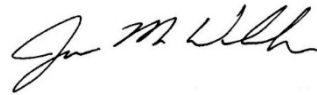
We appreciate the opportunity to submit this proposal and look forward to being able to serve the City in this capacity. Please call if you have any questions.

Sincerely,

Prein&Newhof



Tyler DeNooyer, P.E.



Jason M. Washler, P.E

Enclosures: Prein&Newhof 2026 Fee Schedule
Proposed Soil Sampling Location Map



CITY OF IONIA

STAFF REPORT FOR COUNCIL AGENDA ITEM

Agenda Item: VII.8

TO: Mayor Milewski and Councilmembers

FROM: Precia Garland, City Manager

DATE: August 5, 2026

RE: FY2026-2027 Budget Gap Discussion

Background:

Staff will provide a presentation on General Fund revenues to City Council. This agenda item is informational only and requires no action at this time.

Fiscal Year 2026-2027 Budget Gap

General Fund Revenues



What Makes Up Ionia's General Fund Revenues?

The Top Four:

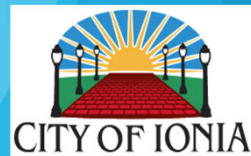
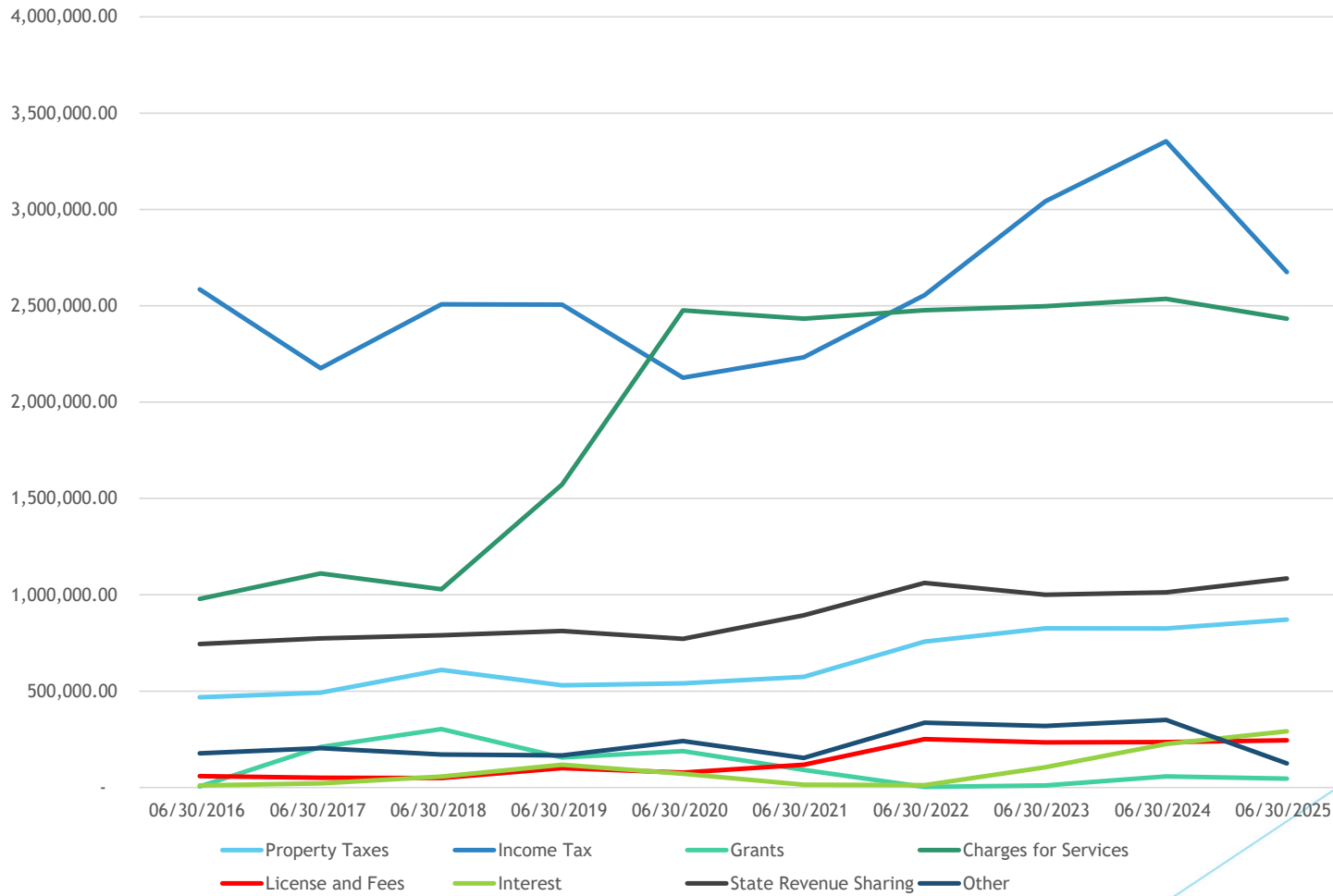
1. Income Taxes
2. Charges for Services
3. State Revenue Sharing
4. Property Taxes

Additional Revenues:

- ▶ Grants
- ▶ Licenses and Fees
- ▶ Interest
- ▶ Other
 - ▶ Rents
 - ▶ Donations
 - ▶ Fines
 - ▶ Miscellaneous



General Fund Revenue History



Breakdown of GF Revenues by Categories

► Income Taxes

- FY 2016 - \$2,585,809 (51%)
- FY 2017 - \$2,175,928 (43%)
- FY 2018 - \$2,508,019 (46%)
- FY 2019 - \$2,506,382 (42%)
- FY 2020 - \$2,127,141 (33%)
- FY 2021 - \$2,233,093 (34%)
- FY 2022 - \$2,555,831 (34%)
- FY 2023 - \$3,042,636 (38%)
- FY 2024 - \$3,353,821 (39%)
- FY 2025 - \$2,675,412 (34%)

► Charges for Services

- FY 2016 - \$979,206 (20%)
- FY 2017 - \$1,110,779 (22%)
- FY 2018 - \$1,028,417 (19%)
- FY 2019 - \$1,572,668 (26%)
- FY 2020 - \$2,476,717 (38%)
- FY 2021 - \$2,433,680 (37%)
- FY 2022 - \$2,476,959 (33%)
- FY 2023 - \$2,498,315 (31%)
- FY 2024 - \$2,536,155 (30%)
- FY 2025 - \$2,433,793 (31%)



Breakdown of GF Revenues by Categories

▶ State Revenue Sharing

- ▶ FY 2016 - \$744,594 (15%)
- ▶ FY 2017 - \$773,977 (15%)
- ▶ FY 2018 - \$790,144 (14%)
- ▶ FY 2019 - \$813,068 (14%)
- ▶ FY 2020 - \$772,037 (12%)
- ▶ FY 2021 - \$893,525 (14%)
- ▶ FY 2022 - \$1,061,874 (14%)
- ▶ FY 2023 - \$1,000,198 (12%)
- ▶ FY 2024 - \$1,012,676 (12%)
- ▶ FY 2025 - \$1,084,651 (14%)

▶ Property Taxes

- ▶ FY 2016 - \$468,112 (9%)
- ▶ FY 2017 - \$492,355 (10%)
- ▶ FY 2018 - \$610,439 (11%)
- ▶ FY 2019 - \$530,617 (9%)
- ▶ FY 2020 - \$541,140 (8%)
- ▶ FY 2021 - \$574,646 (9%)
- ▶ FY 2022 - \$757,150 (10%)
- ▶ FY 2023 - \$826,063 (10%)
- ▶ FY 2024 - \$824,826 (10%)
- ▶ FY 2025 - \$871,722 (11%)



Breakdown of GF Revenues by Categories

▶ Grants

- ▶ FY 2016 - \$5,141 (0%)
- ▶ FY 2017 - \$210,870 (4%)
- ▶ FY 2018 - \$303,132 (6%)
- ▶ FY 2019 - \$156,090 (3%)
- ▶ FY 2020 - \$188,969 (3%)
- ▶ FY 2021 - \$91,569 (1%)
- ▶ FY 2022 - \$3,048 (0%)
- ▶ FY 2023 - \$10,570 (0%)
- ▶ FY 2024 - \$57,821 (1%)
- ▶ FY 2025 - \$45,990 (1%)

▶ License and Fees

- ▶ FY 2016 - \$59,485 (1%)
- ▶ FY 2017 - \$50,581 (1%)
- ▶ FY 2018 - \$49,333 (1%)
- ▶ FY 2019 - \$100,988 (2%)
- ▶ FY 2020 - \$77,822 (1%)
- ▶ FY 2021 - \$118,444 (2%)
- ▶ FY 2022 - \$250,856 (3%)
- ▶ FY 2023 - \$234,691 (3%)
- ▶ FY 2024 - \$235,488 (3%)
- ▶ FY 2025 - \$245,377 (3%)



Breakdown of GF Revenues by Categories

► Interest

- FY 2016 - \$10,763 (0%)
- FY 2017 - \$21,734 (0%)
- FY 2018 - \$56,543 (1%)
- FY 2019 - \$118,136 (2%)
- FY 2020 - \$71,093 (1%)
- FY 2021 - \$14,691 (0%)
- FY 2022 - \$12,468 (0%)
- FY 2023 - \$105,358 (1%)
- FY 2024 - \$226,023 (3%)
- FY 2025 - \$291,584 (4%)

► Other

- FY 2016 - \$177,349 (4%)
- FY 2017 - \$204,720 (4%)
- FY 2018 - \$171,254 (3%)
- FY 2019 - \$166,652 (3%)
- FY 2020 - \$241,329 (4%)
- FY 2021 - \$153,741 (2%)
- FY 2022 - \$336,314 (5%)
- FY 2023 - \$319,957 (4%)
- FY 2024 - \$350,947 (4%)
- FY 2025 - \$124,913 (2%)



Income Tax Cities & associated Property Tax levy effort - How Ionia compares:

- ▶ 24 municipalities in the State have a local income tax
- ▶ 18 communities reviewed with 1% resident; 0.5% non-resident income tax
 - ▶ Average of the city millages levied 16.6727
 - ▶ Average of the operating millage levied 15.249
 - ▶ Ionia levies almost half the amount of property tax as comparables

City	Operating Millage	Voted/Other Millage*	TOTAL CITY MILLAGE
Albion	16.6455	2.9572	19.6027
Battle Creek	15.7580	0.0000	15.7580
Benton Harbor	11.8780	0.0000	11.8780
Big Rapids	17.4753	0.0000	17.4753
East Lansing	14.3612	0.0000	14.3612
Flint	18.5000	0.0000	18.5000
Grayling	17.8000	1.2500	19.0500
Hamtramck	21.5116	5.4530	26.9646
Hudson	11.9400	1.0000	12.9400
Ionia	8.2508	0.0000	8.2508
Jackson	17.2001	0.9500	18.1501
Lansing	19.4400	3.7600	23.2000
Lapeer	9.8000	0.0000	9.8000
Muskegon	12.7244	0.0674	12.7918
Muskegon Heights	16.8500	5.8982	22.7482
Pontiac	14.7281	3.2997	18.0278
Port Huron	17.0763	0.0000	17.0763
Portland	12.5434	0.9910	13.5344
AVERAGE	15.2490		16.6727

*Voted/Other Millage Footnotes:

Albion - 2.9572 for street improvements

Grayling - 1.25 for snow control

Hamtramck - 5.4530 for three different court orders

Hudson - 1.000 for ambulance service

Jackson - 0.9500 for City Hall debt

Lansing - 0.2600 for drain debt; 3.5000 for bond debt

Muskegon - 0.0674 for promotions

Muskegon Heights - 2.000 for debt; 3.8982 for streets

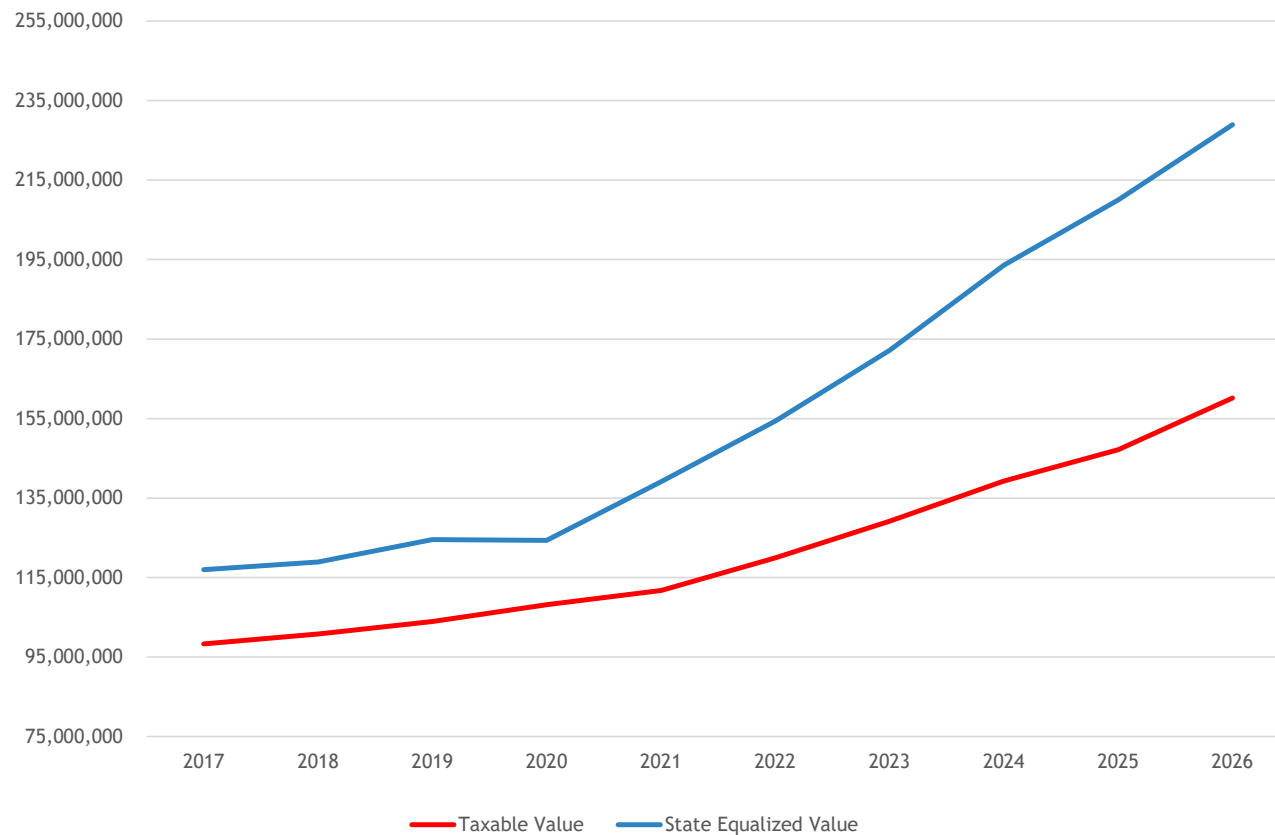
Pontiac - 1.3639 for Cap. Imprvmnts; 0.4839 for senior services; 1.4519 for Youth Center

Portland - 0.9910 for streets

All data from 2023 L-4029 reports for Michigan cities that also levy standard local income tax (standard local income tax = 1% for residents; 0.5% for non-residents)



City of Ionia - Taxable Value vs. State Equalized Value



Value affected by Proposal A - annual increase limited to 5% or rate of inflation, whichever is less, plus “pop-ups” and new construction



Property Tax Millage History

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027
City Operating	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000	3.0000
Dial-A-Ride	0.7492	0.7492	0.7492	0.7492	0.7492	0.7335	0.7347	0.7252	0.7233	0.7233	0.7158	0.6994
Enviro. Cleanup	0.9000	0.9000	-	-	-	-	-	-	-	-	-	-
Enviro. Response	0.6500	0.4000	0.2508	0.1008	0.1008	0.1165	0.1008	0.1008	0.1008	0.1008	0.1008	0.1008
Public Safety	0.5000	0.7500	1.0000	1.1500	1.1500	1.1500	1.1500	1.1500	1.1500	1.1500	1.1500	1.1500
Solid Waste	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	1.0000	1.0000
City Streets	1.2500	1.2500	1.0000	1.0000	-	-	-	-	-	-	-	-
Parks - Fac. Imp.	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	2.0000	2.0000
Theatre Fac. Imp.	-	-	-	-	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
DDA	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	2.0000	1.9986	1.9088	1.9088	1.9088	1.9011
Total	12.0492	12.0492	11.0000	11.0000	11.0000	11.0000	10.9855	10.9746	10.8829	10.8829	10.8754	10.8513

Steady, minor decline in property tax millage since 2016 = 1.1979 mills



Collection by Millage for FY 27

Property Tax Estimated Calculations

Real Property Taxable Value	150,329,286	
Personal Property Taxable Value	9,862,900	
	<u>160,192,186</u>	
	Millage	Revenue Estimates
General	3.0000	480,576.56
Public Safety Vehicle	1.1500	184,221.01
Theatre	1.0000	160,192.19
Parks Facilities Improvement	2.0000	320,384.37
Dial-A-Ride	0.6994	112,038.41
Solid Waste	1.0000	160,192.19
Envior - Operating	0.1008	16,147.37
	<u>8.9502</u>	<u>1,433,752.1031</u>

Only 3 mills for General Operations since 1995. City Charter allows up to 15 mills.



Next Steps

- ▶ The City is currently working with MML on potential legislation to “step-down” fire protection revenue loss over several years vs. immediate, full reduction. No guarantees this will happen.
- ▶ Consider available options to increase revenue in the General Fund.
 - ▶ Reallocate millages to the GF that currently support other funds
 - ▶ Increase the general operating millage (currently 3 mills; allowed up to 15 mills by City Charter, subject to Headlee Amendment)
 - ▶ Increase rates for fees
- ▶ Per last month’s presentation regarding Expenditures -- Reviewing options for GF expenditure reductions and all funds that receive GF support
- ▶ Utilize GF Fund Balance to offset budget gap as incremental changes are implemented in successive fiscal years to increase revenues and decrease expenses to eliminate funding gap.



Thoughts/
Suggestions/
Questions?





Minutes of Boards & Commissions

Monthly Department Reports

July 2026

CITY OF IONIA
DOWNTOWN DEVELOPMENT AUTHORITY
REGULAR MEETING MINUTES
8:00 AM, Wednesday, June 17, 2026
IONIA THEATRE

I. CALL TO ORDER

Chairperson John Krueger called the meeting of the Ionia Downtown Development Authority to order at 8:00 AM.

II. ROLL CALL OF MEMBERS

Roll call revealed a Quorum with Board Members Taryn Altobelli, Precia Garland, John Krueger, Mark Ludema, Tricia Meyers, Zachary Sheehan, Dustin Sommer, Benjamin Weller, Ryan Wilson present.

III. PUBLIC COMMENTS

Director Rice presented the Ionia High School Art Department with an \$800 contribution in recognition of its outstanding partnership and creative efforts on the Bulldogs Unleashed project. The students' artwork played a key role in the success of the initiative, which helped bring public art, community engagement, and increased visitation to downtown Ionia. Danna Fuller was present to accept the contribution on behalf of the Ionia High School Art Department. The Board expressed its appreciation for the students' talent and the department's collaboration in making the project a success.

IV. CONSENT AGENDA

(IV.1.) To approve the June 17, 2026 meeting agenda.

With no changes or additions, Board Member Garland made a motion, seconded by Board Member Sheehan, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

V. APPROVAL OF MINUTES

(V.1.) To approve the minutes from May 20, 2026 meeting.

Board Member Sommer made a motion, seconded by Board Member Ludema, to approve the May 20, 2026 meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

VI. FINANCIAL REPORT

(VI.1.) To accept the Account Payables for the DDA: April 26, 2026 - May 25, 2026 in the amount of \$3,831.44.

To accept the Account Payable for the DDA: April 26, 2026 - May 25, 2026 in the amount of \$11,358.19.

Board Member Weller made a motion, seconded by Board Member Altobelli to:

To accept the Accounts Payables for the DDA: April 26, 2026 – May 25, 2026 in the amount of \$3,831.44.

To accept the Accounts Payables for the Theatre: April 26, 2026 - May 25, 2026 in the amount of \$11,358.19.

MOTION CARRIED BY VOICE VOTE.

VII. DDA DIRECTOR REPORT

(VII.1.) Report included in Board Agenda Packet.

Director Rice reported continued business outreach, redevelopment coordination, and downtown marketing efforts, including Bulldogs Unleashed and planning for the Downtown Brick Adventure. Updates were provided on summer event planning, including Pickin' Through Ionia, the City Fireworks Display, and coordination of community events and street closures. Director Rice also reported continued participation in City meetings and collaboration with the Ionia Area Chamber of Commerce and community partners to support downtown development and promotional initiatives.

VIII. THEATRE REPORT

(VIII.1.) Report included in Board Agenda Packet.

Director Rice reviewed the May Theatre Report, highlighting admissions, concession sales, popcorn membership revenue, free movie attendance, and films shown during the month. An update was provided on the Glad All Over/404 Delux Benefit Concert and the growing number of private bookings and community rentals scheduled throughout the summer. Director Rice also highlighted the upcoming release of Toy Story 5 and anticipated increased attendance as part of the theatre's summer programming.

IX. BOARD DECISIONS AND ACTION ITEMS

(IX.1.) Staff Report - 2027 M66 Easements

Board Member Wilson made a motion, seconded by City Manager Garland, to approve granting of the requested drainage and grading easements to the Michigan Department of Transportation (MDOT) and authorize the DDA Secretary to execute the necessary documents on behalf of the

DDA.

MOTION CARRIED BY VOICE VOTE.

(IX.2.) Staff Report - Downtown Brick Adventures

Board Member Wilson made a motion, seconded by Board Member Sheehan, to approve the Downtown Brick Adventure pilot program for the 2026 season and authorize staff to implement the initiative with an initial budget not to exceed \$1,750, using available funds within the 2025-2026 marketing budget.

MOTION CARRIED BY VOICE VOTE.

X. DISCUSSION ITEMS

(X.1.) City of Ionia Fireworks Display

The Board reviewed the annual fireworks display and its long-term sustainability. While the event is highly valued by the community, staff noted rising costs, fundraising demands, and staffing capacity concerns.

The Board discussed several alternatives, including partnering with a nonprofit or private group, forming a volunteer committee, moving to a biennial schedule, incorporating the event into a larger festival, transferring management to another organization, or reallocating funds to support downtown events throughout the year.

No decision was made. The Board will revisit the item and take a formal vote at next month's meeting.

XI. OTHER

No other items discussed.

XII. ADJOURNMENT

Board Member Sommer made a motion, seconded by Board Member Garland, to adjourn.

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 9:06 am.

Respectfully Submitted,
Cassie Rice, Recording Secretary
for Taryn Altobelli, Secretary



CITY OF IONIA
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
6:00 PM, Monday, June 29, 2026
CITY HALL – COUNCIL CHAMBERS

I. CALL TO ORDER

Assistant City Manager Jonathan Bowman called the meeting of the Ionia Zoning Board of Appeals to order at 6:00 PM.

II. ROLL CALL

Roll call revealed a Quorum with Board Members Logan Bailey, Mike Kirgis, and Amanda Ondersma present. Board Member Troy Waterman was absent.

III. ELECTION OF OFFICERS

(III.1.) Chairperson

Board Member Bailey made a motion, seconded by Board Member Ondersma, to nominate and elect Mike Kirgis as Chairperson.

MOTION CARRIED BY VOICE VOTE.

(III.2.) Vice-Chairperson

Board Member Ondersma made a motion, seconded by Board Member Kirgis, to nominate and elect Logan Bailey as Vice-Chairperson.

MOTION CARRIED BY VOICE VOTE.

(III.3.) Secretary

Board Member Bailey made a motion, seconded by Board Member Kirgis, to nominate and elect Amanda Ondersma as Secretary.

MOTION CARRIED BY VOICE VOTE.

IV. APPROVAL OF AGENDA

Chairperson Kirgis introduced the agenda and asked if there were any requested changes. Board Member Bailey made a motion, seconded by Board Member Ondersma, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

V. APPROVAL OF MINUTES

(V.1.) January 6, 2025 – Regular Meeting

Minutes from the regular meeting of January 6, 2025, were reviewed. Board Member Bailey made a

motion, seconded by Board Member Ondersma, to approve the January 6, 2025, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

VI. PUBLIC HEARING

(VI.1.) Public Hearing to receive comments on the requests from Mark Purkey LLC (Even More Purks) located at 703 W. Lincoln Avenue for sign variances from Section 1284.14 of the City's Zoning Code.

(VI.1.a.) A variance of 4.06 feet from the height restrictions for monument signs found in Section 1284.14 to allow two connecting signs making a "V-shape" to be 10.06 feet tall.

(VI.1.b.) A variance of 3.80 square feet from the size display area restrictions for monument signs found in Section 1284.14 to allow two connecting signs making a "V-shape" to each have a 53.80 square feet display area.

Assistant City Manager Bowman explained the two variance requests for a monument sign at 703 W. Lincoln Avenue. Chairperson Kirgis requested the applicant to review the details of the variances.

As a representative of the property owner, Marty DuBois (Postema Signs) presented the requested variances to the Board and described how the standards were met for each variance. DuBois emphasized the unique configuration of the intersection and the property's location on a corner lot. He noted that the property is impacted by the right-of-way of M-21 and M-66 and cited unique topography challenges. DuBois mentioned that the new signage would replace an existing sign that is nonconforming, due to encroachment into the right-of-way. He also explained the illumination of the sign, expressing that there would be minimal impact on adjacent properties.

Bowman reviewed the six standards for non-use variances related to exceptional or extraordinary circumstances or conditions and the required practical difficulty standard. He provided background information on other past sign variances granted by the Board, and the precedence that the Board had set.

Board Members asked a few questions about the requests.

Chairperson Kirgis opened the floor at 6:25 PM to receive comments on the requested 4.06 feet height variance and 3.80 square feet display area variance for monument signs found in Section 1284.14 of the Zoning Code.

Assistant City Manager Bowman read a statement submitted by Liz Blankenship (728 W. Lincoln Avenue) noting concerns that the proposed sign height and illumination would adversely affect adjacent properties. Ms. Blankenship argued that increased visibility alone is not a reason to supersede the City's ordinances unless there is a compelling hardship.

Chairperson Kirgis closed the public hearing at 6:27 PM.

Board Members discussed the variance standards and unique circumstances affecting the property. The past precedence for sign variances was also discussed. Board Members noted that the sign would remove a nonconforming sign within the right-of-way and improve the safety of the intersection.

Board Member Bailey made a motion, seconded by Board Member Ondersma, to approve both requested variances, as listed below, for a monument sign at 703 W. Lincoln Avenue. The decision was reached by establishing reasonable evidence of practical difficulty, acknowledging compliance with the six non-use (dimensional) variance standards found in Section 1244.05 (b)(3)A, and determining that the proposed variations would not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase danger of fire or endanger public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Ionia

1. A variance of 4.06 ft. from the height restrictions for monument signs found in Section 1284.14 to allow two connecting signs making a "V-shape" to be 10.06 ft. tall. Section 1284.14 permits a monument sign to be a maximum of 6 feet tall.
2. A variance of 3.80 sq. ft. from the size display area restrictions for monument signs found in Section 1284.14 to allow two connecting signs making a "V-shape" to each have 53.80 sq. ft. of display area. Section 1284.14 permits a monument sign to have a maximum area of 50 sq. ft.

Roll Call Vote:

Ayes: Logan Bailey, Mike Kirgis, Amanda Ondersma

Nays: None

Abstentions: None

MOTION CARRIED

(VI.2.) Public Hearing to receive comments on the requests from Mr. Mann located at 710 Chapman Street for fence variances from Section 1286.06 of the City's Zoning Code.

(VI.2.a.) A variance of 30 in. (2.5 ft.) from the height restrictions for front yard fences found in Section 1286.06 to allow for a 6 ft. tall fence. Section 1286.06 (b)(2) permits fencing in the front yard of a residential district to be a maximum of 42 in. between 48 in. posts.

(VI.2.b.) A variance of 50% opacity from the front yard fence restrictions found in Section 1286.06 to allow 100% opacity meaning light cannot be seen through. Section 1286.06 permits front yard fencing to not exceed 50% opacity.

Assistant City Manager Bowman explained the two variance requests for a front yard fence at 710 Chapman Street. Chairperson Kirgis requested the applicant to review the details of the variances.

Jesse Mann and Hanah Klinger (710 Chapman Street) presented the requested variances to the Board and described how the standards were met for each variance. Mann emphasized the

property's topography. Klinger mentioned safety concerns for her children, due to the steep incline. The similar placement of other neighboring fences was also indicated.

Bowman reviewed the six standards for non-use variances related to exceptional or extraordinary circumstances or conditions and the required practical difficulty standard.

Board Members asked a few questions about the requests.

Chairperson Kirgis opened the floor at 6:44 PM to receive comments on the requested 30 in. (2.5 ft.) height variance and 50% opacity variance for a front yard fence found in Section 1286.06 of the Zoning Code. Chairperson Kirgis closed the public hearing at 6:45 PM.

Board Members discussed the variance standards and unique circumstances affecting the property. Chairperson Kirgis noted the unique lot configuration and topography. Board Member Bailey noted that the variances would not have a negative impact on the general standards.

Board Member Bailey made a motion, seconded by Board Member Ondersma, to approve the requested variances, as listed below, for a front yard fence at 710 Chapman Street. The decision was reached by establishing reasonable evidence of practical difficulty, acknowledging compliance with the six non-use (dimensional) variance standards found in Section 1244.05 (b)(3)A, and determining that the proposed variations would not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase danger of fire or endanger public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Ionia.

1. A variance of 30 in. (2.5 ft.) from the height restrictions for front yard fences found in Section 1286.06 to allow for a 6 ft. tall fence. Section 1286.06 (b)(2) permits fencing in the front yard of a residential district to be a maximum of 42 in. between 48 in. posts.
2. A variance of 50% opacity from the front yard fence restrictions found in Section 1286.06 to allow 100% opacity, meaning light cannot be seen through. Section 1286.06 permits front yard fencing to not exceed 50% opacity.

Roll Call Vote:

Ayes: Logan Bailey, Mike Kirgis, Amanda Ondersma

Nays: None

Abstentions: None

MOTION CARRIED

VII. PUBLIC COMMENTS

None.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

None.

X. MEMBER COMMENTS

None.

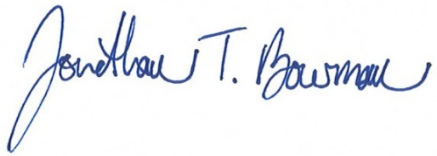
XI. ADJOURNMENT

Board Member Kirgis made a motion, seconded by Board Member Bailey, to adjourn.

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 6:46 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, looping initial 'J'.

Jonathan T. Bowman, Recording Secretary
for Amanda Ondersma, Secretary

CITY OF IONIA
Brownfield Redevelopment Authority
Board of Directors
July 13, 2026
Meeting Minutes

CALL TO ORDER

Vice-Chairperson Braman called the meeting of the City of Ionia Brownfield Redevelopment Authority Board of Directors for July 13, 2026, to order at 4:04 PM.

ROLL CALL

Present: Board Members Dan Balice, Ted Paton, Tom Dickinson and Melinda Braman; and Deerfield/Riverside Steering Committee Member Bill Vaarburg, Berlin Township

Absent: Mark Vroman, BRA; Logan Bailey, Steering Committee

Also Present: City Manager Precia Garland (via Zoom), Jonathan Bowman, Assistant City Manager, and Reporter Tim McAllister, The Daily News

APPROVAL OF AGENDA

A motion was made by Balice, seconded by Paton to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the special meeting of May 11 2026, were reviewed. It was moved by Dickinson, seconded by Paton to approve the minutes as presented. MOTION CARRIED.

PUBLIC COMMENTS – None.

FINANCIAL REPORT – The financial report was reviewed by Treasurer Dickinson. Noted revenues for the fiscal year included brownfield plan application fees (\$6,000) and interest earnings (\$1,550.20). A motion was made by Balice, seconded by Paton to accept the financial report as presented. MOTION CARRIED.

NEW BUSINESS

- a. **Brownfield Plan Reimbursement Agreement – Homes of Heritage Row** – Garland reviewed the details of the previous approval of the Act 381 Brownfield Plan for this project, which was recommended for approval by the BRA on May 11, 2026 and approved by the Ionia City Council on June 3, 2026. She explained the reimbursement agreement defines the specific rules by which tax increment revenues will be paid to the developer for eligible activities.

Motion was made by Paton, seconded by Dickinson to approve the Homes of Heritage Row Reimbursement Agreement as presented. MOTION CARRIED.

- b. **Brownfield Plan Reimbursement Agreement – Austin Pines West** - Garland reviewed the details of the previous approval of the Act 381 Brownfield Plan for this project, which was recommended for approval by the BRA on May 11, 2026 and approved by the Ionia City Council on June 3, 2026. She explained the reimbursement agreement defines the specific rules by which tax increment revenues will be paid to the developer for eligible activities.

Motion was made by Balice, seconded by Paton to approve the Austin Pines West Reimbursement Agreement as presented. MOTION CARRIED.

OLD BUSINESS

None.

ADJOURNMENT

Motion by Balice, seconded by Paton to adjourn the meeting at 4:41 PM. MOTION CARRIED.

Next meeting scheduled for Monday, October 12, 2026, at 4:00 PM, Ionia City Hall.

Respectfully Submitted,

Precia Garland, Recording Secretary

CITY OF IONIA ASSESSORS OFFICE

RANDY JEWELL, ASSESSOR
PO Box 496
IONIA, MI 48846

Ph 616-523-0146
Fax 616-527-0810
Email: rjewell@ci.ionia.mi.us

CITY OF IONIA
Board of Review
July 21, 2026
City Hall

CALL TO ORDER by Chairman Millard at 9:00am

Members present are Mike Golden, Jani Millard, Amanda Schanski, Randy Jewell, Assessor

The following items were presented for consideration:

204-200-000-040-00, Renee Misner, Poverty Exemption Application for consideration. Motion by Millard to approve the exemption; support by Schanski. All were in favor. Motion carried.

204-200-000-015-00, Makenzie & Brittany Miller. This property sold in 2025 and should have uncapped for 2026. Motion by Golden, support by Millard to uncap. All were in favor. Motion carried.

204-120-000-286-00, Cameron & Melanie Wagner, This sale was between family members and should not have uncapped. Motion by Schansk, support by Golden to recap. All were in favor. Motion carried.

204-090-000-540-00, Breanna Dahlke & Jessie Dahlke, This sale was between family members and should not have uncapped. Motion by Schansk, support by Golden to recap. All were in favor. Motion carried.

204-090-000-210-00, Hali Killion and Bruce Bell. This property sold in 2025 and should have uncapped for 2026. Motion by Golden, support by Millard to uncap. All were in favor. Motion carried.

202-160-000-095-00, Marci & James Levering, This property sold in 2025 and should have uncapped for 2026. Motion by Millard, support by Schanski to uncap. All were in favor. Motion carried.

201-070-000-075-02, Michael O'Malley, A deed was filed after the assessment roll was created indicating the parcel was being split. This is a new Child parcel from parent parcel 201-070-000-075-00. Motion by Golden, support by Millard to create the new parcel and distribute values. All were in favor. Motion carried.

CITY OF IONIA ASSESSORS OFFICE

RANDY JEWELL, ASSESSOR
PO Box 496
IONIA, MI 48846

Ph 616-523-0146
Fax 616-527-0810
Email: rjewell@ci.ionia.mi.us

201-070-000-075-01, Zackary & Alexis Perry, A deed was filed after the assessment roll was created indicating the parcel was being split. This is a new Child parcel from parent parcel 201-070-000-075-00. Motion by Golden, support by Millard to create the new parcel and distribute values. All were in favor. Motion carried.

201-070-000-075-00, Zackary & Alexis Perry, A deed was filed after the assessment roll was created indicating the parent parcel was being split. This parent parcel is being deleted and replaced by the two child parcels. Motion by Golden, support by Millard. All were in favor. Motion carried.

205-900-000-927-00. Sysmex America Inc. A timely filed personal property statement was filed and dated Feb 16, 2026 but was not received by the City until March 17. Form #5076 was included in the filing. Based on these factors the property should be exempt. Motion by Golden, support by Millard to uncap. All were in favor. Motion carried.

Adjourned at 10:00am

CITY OF IONIA
Ad-Hoc Ionia Theatre Committee
July 28, 2026
Regular Meeting Minutes

CALL TO ORDER

Mayor John Milewski called the meeting of the Ad-Hoc Ionia Theatre Committee for July 28, 2026 to order at 5:03 PM.

ROLL CALL

Present: Mayor John Milewski, Jim Killion, Karlee Bailey, Janet Balice, Tom Millard, Cassie Rice, Jonathan Bowman, and Precia Garland
Absent: Ashley Brownell, Mike Clark, and Rich Starr

APPROVAL OF AGENDA

It was moved by Killion and seconded by Balice to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

It was moved by Millard and seconded by Milewski to approve the agenda as presented. MOTION CARRIED.

PUBLIC COMMENTS

None.

FINANCIAL REPORT – Garland presented the Ionia Theatre Fund Financial Report for the FY25-26 through fiscal year 2025/2026, subject to run-off revenues and expenditures yet to be posted back to the fiscal year. Garland noted that revenues totaling \$292,235 had been received to date and expenditures totaling \$288,028 had been incurred to date, for an operating margin of \$4,207. With contributions from other funds removed from revenues, the operating gap for the year was approximately \$101,793. It was noted last year's operations were hampered by a poor selection of movies. A motion to accept the report as presented was made by Balice, seconded by Millard. MOTION CARRIED.

DISCUSSION & ACTION ITEMS

1. Collaboration opportunities & Discussion with Ionia Community Theater – A representative from Ionia Community Theater was not present at the meeting, but Rice indicated previous conversation with them indicated interest in a possible shadow cast show of the Rocky Horror Picture Show or a Haunted Theatre event, either of which would take place in October. An upcoming Ionia Community Theater Review event is also planned for August 8, which would include a small silent auction.
2. Movies/Events – Late Summer & Fall – Rice reviewed the schedule of upcoming movies and events through the end of the fiscal year. Notable upcoming live events mentioned included Jake Slater as Elvis with 177 tickets sold as of today, several upcoming private events (wedding party and corporate trainings), another comedy show performance, a metal

bands performance, a ladies review dance show and a few additional free movie opportunities.

3. Merch Store Update – Rice and Bowman showed a new merch design that had been created by our online store provider, which will add to existing merch options. The store will be reopened soon for new orders.

GOOD OF THE ORDER/COMMITTEE MEMBER COMMENTS – Rice mentioned a Fundraiser Gala concept was still in the development stages but targeted for February 2027. It would likely feature a strolling dinner and silent auction. Tickets would be priced around \$40 each. Also proposed is a comedy show/dinner promotion in February around Valentine’s Day.

ADJOURNMENT

It was moved by Millard, seconded by Milewski to adjourn the meeting at 5:45 PM. MOTION CARRIED. Next meeting: **AUGUST 25, 2026 at 5:00 PM**, Ionia City Hall.

Respectfully submitted,

Precia Garland
City Manager

EXPENDITURES

PERIOD: June 26th - July 25th

DATE: 7/27/2026

ACCOUNT	Description	7/1/2026	7/15/2026		HANDCHECKS	Total
	PAYROLL	\$ 183,981.28	\$ 188,217.77			\$ 372,199.05
	CITY'S SHARE OF FICA	\$ 13,496.95	\$ 13,821.26			\$ 27,318.21
	PAYROLL TOTAL	\$ 197,478.23	\$ 202,039.03	\$ -		\$ 399,517.26
ACCOUNT	Description	7/9/2026	7/23/2026		HANDCHECKS	Total
101	GENERAL FUND	\$ 186,619.18	\$ 119,549.12			\$ 306,168.30
202	MAJOR STREET	\$ 486.23	\$ 116,598.35			\$ 117,084.58
203	LOCAL STREET		\$ 90,976.79			\$ 90,976.79
228	SOLID WASTE	\$ 40,415.19				\$ 40,415.19
239	PARKS-FACILITIES IMPROVEMENT	\$ 130,686.30	\$ 5,795.75			\$ 136,482.05
245	INDUSTRIAL PARK					\$ -
247	BROWNFIELD DEVELOPMENT	\$ 131.25				\$ 131.25
249	RECREATION	\$ 3,077.90	\$ 1,943.61			\$ 5,021.51
265	DRUG FORFEITURE					\$ -
266	PUBLIC SAFETY DONATIONS	\$ 1,670.29				\$ 1,670.29
406	SIDEWALK					\$ -
412	ENVIRONMENTAL RESPONSE	\$ 1,105.00				\$ 1,105.00
420	CAPITAL PROJECTS					\$ -
588	DIAL-A-RIDE	\$ 15,033.45	\$ 9,721.74			\$ 24,755.19
590	SEWER	\$ 880.35	\$ 873,034.58			\$ 873,914.93
591	WATER	\$ 28,456.98	\$ 937,246.29			\$ 965,703.27
598	IRUA	\$ 74,012.02	\$ 19,333.95			\$ 93,345.97
661	CENTRAL GARAGE (DPW)	\$ 8,363.29	\$ 4,742.83			\$ 13,106.12
701	CURRENT TAXES					\$ -
703	PAYROLL CLEARING					\$ -
TOTAL CITY OF IONIA:		\$ 490,937.43	\$ 2,178,943.01	\$ -	\$ -	\$ 2,669,880.44

248	DDA	\$ 10,069.81	\$ 2,244.59			\$ 12,314.40
250	THEATRE	\$ 12,606.65	\$ 4,845.29			\$ 17,451.94
TOTAL DDA & THEATRE:		\$ 22,676.46	\$ 7,089.88	\$ -	\$ -	\$ 29,766.34

TOTAL OF CHECKS \$ 513,613.89 \$ 2,186,032.89 \$ - \$ - \$ 2,699,646.78

CHECKS OVER \$25,000

DATE	NAME	DESCRIPTON		TYPE	AMOUNT
7/9/2026	BERLIN TWP	SEWER CHGS - REIMB BY U OF M HEATLTH		AP	\$28,476.74
7/9/2026	CONSUMERS ENERGY	ENERGY SERVICES		AP	\$37,871.79
7/9/2026	EASTON TWP	REVENUE SHARING JUNE 2026		AP	\$48,790.92
7/9/2026	FCC CONSTRUCTION	STEELE PARK - PAY # 3		AP	\$130,686.30
7/9/2026	GRANGER CONTAINER SERVICE	CONTAINERS		AP	\$40,700.92
7/23/2026	CL TRUCKING	26 ST RESURFACING/LEAD REPLACEMENT		AP	\$193,243.70
7/23/2026	FISHBECK	ST RESURFACE/M-66 UTILITES/WWTP PARKING		AP	\$53,908.86
7/23/2026	IONIA COUTY TREASURER	BOND PRINCIPAL & INT		AP	\$1,753,978.76
7/23/2026	PRIORITY HEALTH	AUG 26 PREMIUMS		AP	\$61,139.45



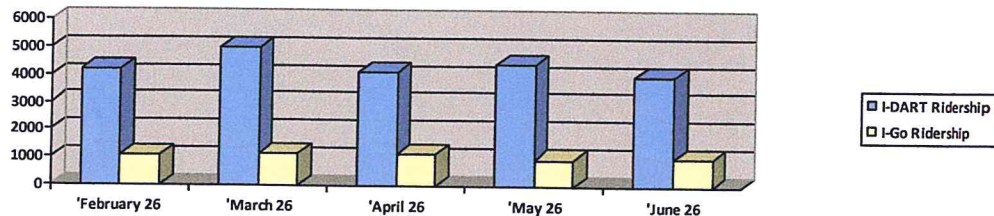
CITY OF IONIA

Dial-A-Ride

Monthly Update *July 2026*

Operations

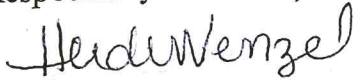
- Ionia Dial-A-Ride provided 154 lift equipped services for individuals with disabilities from June 1-30, 2026.
- Ionia Dial-A-Ride provided 3,953 passenger trips and our vehicles logged 14,578 revenue miles from June 1-30, 2026.



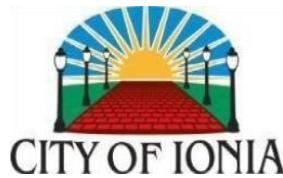
- I-Go provided 1030 passenger trips from June 1 – 30, 2026.
- The Saranac expansion has been going well and ridership is strong. In June there were 91 trips to and/or from Saranac. We have multiple people using it to get to work, school, appointments, and shopping.
- I have started conversations with the Saranac Village Manager to continue service to their community after the expiration of the Service Initiatives grant at the end of September. I am working to optimize a plan that will make it affordable for the community to participate.
- We have once again partnered with the Parks & Rec department to transport the Summer Camp kids to their special events.
- DPW helped us out with fixing an ongoing electrical issue with one of the I-Go vans.
- The application for service initiatives funding to conduct an economic impact study was approved. This will complement the TDP and COS plans that were recently completed. We contracted Grand Valley State University to complete the study and will begin work once the final award authorization is received.
- With the budget being signed into law on July 21st, MDOT has released an estimated LBO reimbursement of 36.2281% for FY27 which is almost 1.5% higher than FY26. With the new reimbursement estimate MDOT has opened up FY27 budgets for any needed adjustments. I will review what was submitted and make any necessary changes based on costs vs expected revenue.
- The grant application for IPAF funding from the FY26 budget to expand the I-Go service and launch out of county NEMT has been submitted. The last update received was that MDOT is working to have awards announced by the end of September.

- Took delivery of 2 new buses on July 16th. They are a different body than our current buses as that manufacturer no longer produces the small buses, and they are both Chauffeur license eligible 14 passenger vehicles. We are now waiting on new radios to be installed and decals to be placed. Once the vehicles are in service the old vehicles will be retired & sold at auction.
- Amanda Compo, our mobility manager, has been doing a great job with travel training & rider assistance as well as community outreach. Her efforts are meeting/exceeding the metrics of our funding program and increasing the efficiency of our service as a whole.
- We participated in Senior Day at the fair and were able to provide information to a large number of seniors from throughout Ionia County.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Heidi Wenzel".

Heidi Wenzel



Ionia Downtown Development Authority Director's Report July 2026

Economic Development & Business Engagement

- Continued outreach and collaboration with downtown business and property owners regarding redevelopment projects, infrastructure improvements, investment opportunities, and long-term revitalization efforts within the DDA district.
- Received notification that County Seat Brewing was awarded a Match on Main grant, supporting continued investment and business growth in Downtown Ionia.
- Responded to inquiries regarding future façade improvement opportunities and discussed the potential development of DDA incentive programs as Tax Increment Financing (TIF) revenues increase.
- Promoted regional entrepreneurial resources, including the MI Pitch funding opportunity, to encourage business growth and investment.
- Assisted downtown businesses and community partners with event planning, marketing, and strategies to capitalize on increased visitor traffic during the Ionia Free Fair and the summer event season.

Special Events & Community Programming

- Continued development and implementation of the Downtown Brick Adventures community engagement initiative, including program logistics, promotional materials, prize coordination, participant communications, and event planning.
- Coordinated public notifications and communications for downtown events and associated street closures.
- Evaluated logistics and feasibility for prospective community events, including a potential downtown criterium bicycle race and varying Freak Fair activities.

Collaboration, Meetings & Organizational Support

- Participated in regular City Council, Department Head, City Manager, and DDA Board meetings to coordinate projects, provide updates, and advance organizational priorities.
- Continued collaboration with the Ionia Area Chamber of Commerce, local organizations, regional partners, and City staff to support economic development initiatives, strengthen partnerships, and enhance downtown programming and promotion.

Respectfully submitted,

Cassie Rice, Ionia DDA and Theatre Director



July Report
Ionia Parks and Recreation



Programs

- Summer Day Camp: Session 1 Has ended July 2nd. Special thanks to Dial-A-Ride who transported the kids to the activities and when it rained to the Armory. Would like to thank Public Safety who on the last day of camp brought a fire truck to spray over the basketball courts for a fun splash day. Session 2 will run from July 13th through August 7th. We have 43 kids participating in session 2.
- Youth T-Ball: We have 12 teams total, 6 teams in a 3 and 4 age division and 6 teams in a 5 and 6 age division. We have around 120 tball participants. Games are played on Wednesdays June 3rd through July 15th at the Harwood Sports Complex at 5:30 and 6:30pm. Meijer is the Sponsor of Tball at \$1,500.
- Flag Football Grades 3rd-6th: We have 66 kids participating. Games are Tuesdays and or Thursdays at Harwood 5:30-7:30pm. Games started June 23rd and will run through July 30th. Ventra is the sponsor of this at \$500.
- Youth Tackle Football: Parent meetings and equipment handouts July 27th through July 30th for 4th through 8th grades. Practices start August 10th. We have 100 players between 4th and 8th grade. We are part of the Mid-Michigan Pony League for 4th -6th grade and the MHSAA middle school league for 7th and 8th grades. Games will start September 9th for 7th and 8th and September 12th for 4th -6th grades.
- Tumbling: Classes started June 15th. Classes are once a week for 8 weeks. The cost is \$80 for the 8-week session. Class ages offered are Mommy and me 18 months to ages 3, ages 3-5, and ages 6-9. Courtney Lepein is our instructor. This session we have 51 kids signed up.
- Ballet: Classes started June 16th. We have 2 classes, one on Tuesday and one on Thursday, ages are 4-6. Classes are held in the basement in the M1 tumbling center in the dance area. The instructor is Lauren Mulford. This is the first time we have offered the ballet classes. We have 15 participants this session. Classes are \$80 for 8 weeks.

Rentals

- Armory Lions Room: 7-8, 7-15, 7-20, 7-22, Arch Staffing, \$100 paid
- Hale Park: July 11th, Pilar \$42 paid
- Harper Park: July 12th, Peterson \$42 paid

Upcoming Programs

- Soccer ages 4-13
- Flag Football ages 4 -3rd grade

Projects

- Armory Carpet Project completed July 27th
- Harwood Lights sold on Ranger Bid for \$1,228

Assistant Director Position Highlights

- Working on sponsorships/relationships for upcoming programs
- Implementing 3rd-6th grade Flag Football
- Updating website and Facebook for our department
- Implementing Day Camp
- Planning and putting together information for Fall Soccer and Flag Football

Submitted by,

Matt Painter

Matt Painter



Department of Public Utilities

Joe Lafler, Director

*Staff: Scott Baker, Cullen Badder, Abram Butler, Jacob Trierweiler,
Al Helmes, Ryan Masengale, Denis Martindale, Curtis Blair*

July 2026

Produced 47.6 million gallons of water in June 2026

Treated 51.2 million gallons of wastewater in June 2026

DPU

- Responded to 82 work orders.
- Performed 77 MISS DIGS.
- Changed, repaired, or installed 16 water meters.
- DPU staff have completed our weekly generator inspections at Wells 10A,13A,14A, BPS, WWTP, Lift Station, Tower Site, IDAR.
- DPU Staff have been collecting consent forms for the upcoming water service line replacement project.

WWTP

- Monthly PFAS, Sulfate and Chloride sampling were completed as required by the NPDES Permit.
- DPU staff have been working with the contractor on the WWTP parking lot project.
- Northern Boiler are continuing the work on Boiler #1.
- DPU staff are preparing for an EGLE audit and walkthrough of the WWTP.

Well Field

- Analyzed several bacteriological samples for surrounding communities and private water systems.
- Monthly maintenance. (Clean chemical injectors and well pre-lube lines)
- DPU staff have started summer 2026 painting projects, including fire hydrant painting.
- DPU have been power washing and painting well piping at each well site.
- Clean Team is working to complete the power washing of two water towers.



Department of Public Works

*Staff; Geoffrey Petersen, Griff Lamphere, Christopher Springsteen,
Scott Ruehs, Chris White, Chris Perry, Bryan McKendry, Tony Humphreys, Steven Smith*

Monthly Report

July 2026

- Repair light poles on M-66 after a storm damaged them
- Trim Trees (at the boat launch)
- Watered Flowers/ Pull Weeds
- Mowed City properties /Code enforcement mowing
- Assisted Lyons with a water service repair
- Swept the City Streets
- Pick up trash in Parks and DDA
- Remove stumps at 642 Lafayette St and Oakhill Cemetery
- Restoration for sewer repair at Hale Park
- Spray weeds at DDA, Parks, and roadside landscaping beds
- Put out barricades for DDA events
- Patch potholes
- Dig out the stream at Balice Park
- Brush hog the Cleveland St dump and Hall St retention pond
- Clean the storm sewer on Stevenson St
- Repaired the storm sewer on Gregmark Ln and in the Adams St parking lot
- Jetted the sanitary sewer for maintenance cleaning
- Cleaned up downed limbs on city properties after high winds
- Clean up the homeless encampment on City property

Respectfully submitted,

Geoffrey Petersen, DPW Director

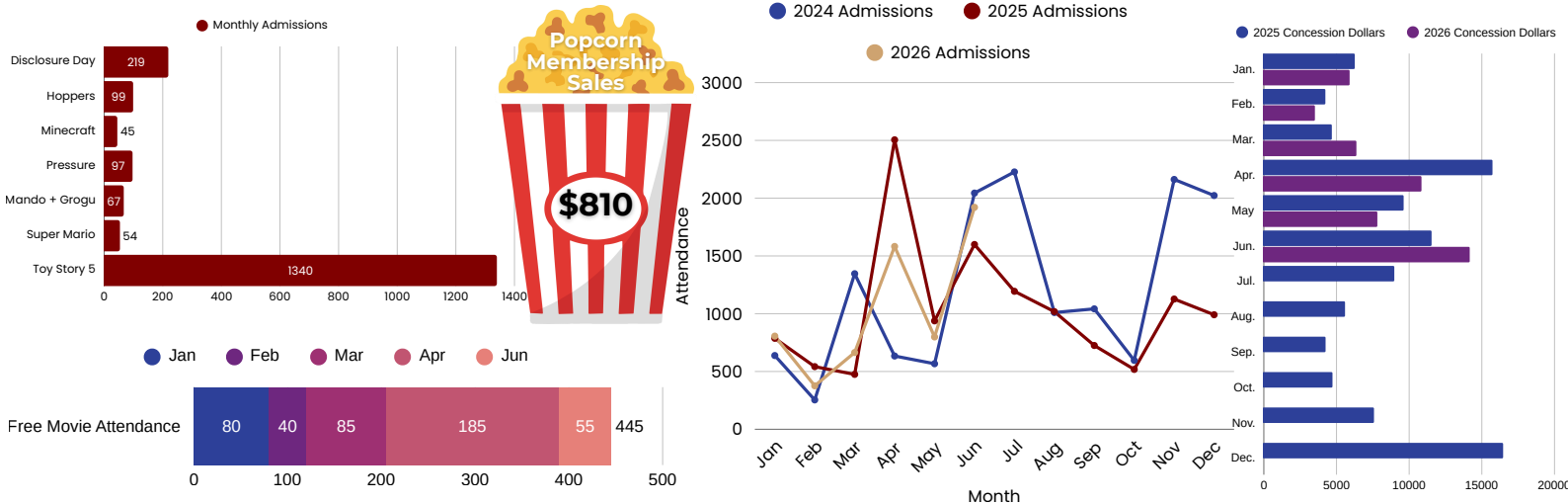
IONIA THEATRE MONTHLY REPORT



MOVIES PLAYED IN JUNE



BY THE NUMBERS...



UPCOMING @ THE THEATRE

07/17 IPR Camp	07/18 IFF Parade	07/24 IPR Camp	07/27 Session 2 - IPR Camp Bingo	07/31 IPR Camp Movie TBD	08/01 I Do Part 2	08/08 ICT Revue	08/09 ETA Jake Slater
9/8-9/12 Birthday Week	9/11 Next Stop Comedy	9/13 WION FREE MOVIE	10/22 Autumn Celebration	10/23 Potential Metal Concert	10/30-31 Potential Haunted Theatre	11/28 JL Hudson Documentary	

95 Years of Memories Campaign

Community members are invited to share their favorite memories, photos, and videos:

<https://www.cityofionia.org/FormCenter/Ionia-Theatre-11/Ionia-Theatre-Memories-for-95th-Birthday>



Corland J McDiarmid
Director

IONIA DEPARTMENT OF PUBLIC SAFETY

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



Kevin C. Heinlein
Deputy Director

July 30, 2026

Honorable Mayor John Milewski II
Members of Council
City Manager Precia Garland

For the month of July, the Department handled a total of three hundred and nine criminal complaints to this point. The breakdown of most of those complaints, including all significant incidents, is listed below:

- Sexual Assault – 2
- Assault - 9
- Larceny or Fraud – 5
- Motor Vehicle Theft - 1
- Destruction of Property – 4
- Controlled Substance Violations - 2
- Sex Offender Registration Violation - 1
- Resist / Obstruct Police - 1
- Warrant Arrest / Injunctive Order Violation – 11
- Disorderly Conduct – 2
- Operating While Intoxicated – 1
- Hit and Run Crash - 7
- License / Registration / Insurance Violation – 5
- Dog Bite – 3
- Trespass - 5
- Juvenile Complaint / Curfew / Vape – 7
- Fireworks - 1
- K-9 Search - 1
- Animal Complaint / Other – 5
- SOR Verifications - 13
- Mental Health Complaints – 4
- Motor Vehicle Crashes / Driving complaints – 12
- Parking / Abandoned Vehicle – 15
- Civil Complaints – 39
- Lost / Found Property – 13
- Natural Death - 1
- General Assistance – 75

Code Enforcement / Rental Inspections:

- Blight Inspections – 6
- Property Inspection – 1
- Vegetation Complaint - 25
- Rental Inspections – 36

There were 28 calls for fire service and 98 calls for medical emergencies to this point this month. Fire calls are listed below.

- Structure Fires - 2
- Township vehicle crashes – 6
- CO Alarms - 2
- Electrical Problems – 1
- False Alarms - 3
- Grass/Brush Fires – 1
- Gas Leak - 1
- Illegal Burn – 2
- Other Fires or Fire Related - 3
- Vehicle Fire - 1
- Smoke Investigation - 1
- Structure Fires – 1
- Wires Down / Arcing – 4

The 10 best days of summer took place this year from July 16th through July 25th. We were very pleased with how the fair went in 2026. The wildfire smoke was a concern the first two days, but beyond that the weather was fantastic. Attendance seemed to be up. Hopefully it was profitable for the Fair Association.

Sergeant Keegan Teitsma worked his last shift on July 22nd. He's started his new position at MDOC as a Probation/Parole Officer. In his first week he located some methamphetamine in a parolee's vehicle. He turned that contraband over to PSO Odette who made the arrest. Keegan seems to have hit the ground running.

We extended a conditional offer of employment, to replace Keegan, to a young man who recently completed the GVSU Police Academy. We're finishing up his background investigation and hope to have him on the road in Field Training within 1-2 weeks. If all goes well, he'll attend a Fire Academy this fall and winter and an MFR course next spring/summer. We hope to have him completely trained by next year's Free Fair.

Our training takes a bit of a break in July for the Fair. We conducted another boat operations training on July 1st. It went very well.

Next up, Billy Strings. I won't repeat what information I provided to you at last month's Council Meeting. I will, however, mention that plans are tracking very well, and we haven't hit any significant hurdles to this point.

You will find attached a copy of our statistics for the month of June, as well as a list of all Fire, Rescue, and Medical emergency calls for that month. If you have any questions or concerns, please feel free to call, e-mail, or stop by the Department.

Sincerely,

Corland J McDiarmid

Corland J McDiarmid
Director

Ionia Department of Public Safety

Monthly Statistics

July 2026

Individual Assignments

Director
Deputy Director / Captain
Sergeant
Det. / Sergeant
Chaplin
Administrative Assistant
Fleet Manager
(10) Public Safety Officers
(15) Paid on Call Firefighters
Code Enforcement Officer
Rental Inspector Officer



Hours

Criminal Complaint Hours	313.5
Traffic Related Hours	29
Patrol Time	538.5
Court & Prosecutor Office	26.5
M.F.R. Hours	87
Non-Criminal Report Writing	395.5
Fleet Manager	362.5
Fire Service Hours	180
Training Hours	89.5
School Liaison Officer	84
D.A.R.E. Hours	23
	0

Total Hours: 2129

Overtime Hours: 244.25

Total Arrests: 46

Complaints

Criminal Investigation	368
Patrol Originated	17

Follow-up Complaints	57
----------------------	----

Other Activity

Property Inspections	136
Liquor Inspections	0
Fire Inspections	0

Moving Violations

Parking Violations	4
Traffic Stops	64
O.W.I. Tickets	2
Hazardous Citations	3
Radar Citations	1
License Violations	3
Equipment Violations	1
Seatbelt Violations	0
Registration Violations	7
Insurance Violations	6
Verbal Warnings	44

Fire Runs

City of Ionia	21
Ionia Township	9
Easton Township	9
Mutual Aid	1
M.F.R. Runs	84

Total Fire/Medical Service

Runs: 124

Ionia Public Safety- Fire/ Medical Runs

Number	Date	Time	Street	F/M	Type of Call
0564	6/2/2026	6:52 PM	Batson St	F	Accidents PI
0571	6/5/2026	1:55 PM	N Jefferson St	F	Wires Down/Arcing
0572	6/5/2026	11:04 AM	Morse Street	F	Wires Down/Arcing
0574	6/6/2026	7:54 AM	Bellevue Dr Apt 7	F	Electrical Problems
0583	6/8/2026	11:12 AM	Harter St / W Lincoln Ave	F	Wires Down/Arcing
0593	6/10/2026	7:35 PM	S Dexter / Brown Blvd	F	Accident - Vehicle No Injury
0594	6/10/2026	7:36 PM	S Dexter St / Steele St	F	Wires Down/Arcing
0596	6/10/2026	7:40 PM	Johnson St	F	Wires Down/Arcing
0599	6/10/2026	7:59 PM	Harrison St	F	Wires Down/Arcing
0603	6/10/2026	9:12 PM	Welton St	F	Wires Down/Arcing
0612	6/12/2026	9:51 AM	Forest St	F	Wires Down/Arcing
0623	6/14/2026	6:49 PM	N Dexter St / W Lincoln Ave	F	Accident - Vehicle No Injury
0627	6/14/2026	11:07 AM	Baldie St / W Lincoln Ave	F	Wires Down/Arcing
0645	6/22/2026	2:34 PM	Rice St	F	Wires Down/Arcing
0646	6/22/2026	2:20 PM	Fargo St	F	Smoke Investigation
0653	6/23/2026	4:59 PM	Cyrus St	F	Illegal Burns
0655	6/24/2026	11:33 AM	E Main St	F	Wires Down/Arcing
0660	6/27/2026	1:12 AM	E Lincoln Ave	F	Gas Leak
0661	6/27/2026	2:22 AM	Cyrus St	F	Illegal Burns
0662	6/26/2026	8:42 PM	N Jefferson St	F	Structure Fires
0681	6/28/2026	11:01 PM	W Main St	F	Smoke Investigation
0558	6/1/2026	2:58 AM	E Main St Apt 1	M	Difficulty Breathing
0559	6/1/2026	9:54	Valley View Dr Apt 218	M	Difficulty Breathing
0560	6/1/2026	9:56 AM	E Lincoln Ave	M	Difficulty Breathing
0563	6/2/2026	5:10 AM	E Adams St	M	Unconscious/Unresponsive
0565	6/4/2026	2:48 PM	N Dexter / W Main St	M	Accidents PI
0568	6/4/2026	2:42 PM	Union St	M	Difficulty Breathing
0573	6/5/2026	10:27 PM	E Main St Apt 1	M	Abdominal Pain
0579	6/7/2026	5:53 PM	W Washington St / N Dexter St	M	Vehicle Accident w/Injury
0580	6/7/2026	6:23 AM	Crawford St Apt 5	M	Falls
0581	6/8/2026	4:35 AM	Bayard St	M	Falls
0584	6/8/2026	3:29 PM	E Washington St	M	Vehicle Accident w/Injury
0589	6/9/2026	1:16 PM	Morse St	M	Abdominal Pain
0591	6/10/2026	12:59 PM	Cyrus St	M	General Sickness
0592	6/10/2026	4:51 PM	Brown Blvd Rm 220	M	Seizure
0610	6/11/2026	1:26 PM	S Dexter St	M	Vehicle Accident w/Injury
0613	6/12/2026	8:15 PM	E Adams St	M	Falls
0615	6/13/2026	8:29 AM	Union St Apt 111	M	General Sickness
0616	6/13/2026	11:54 AM	W Main St	M	Head or Neck Pain/Injury
0617	6/6/2026	8:52 PM	Bellevue Dr Apt 12	M	Abdominal Pain
0618	6/14/2026	2:00 AM	W Main St	M	Falls
0619	6/12/2026	4:46 PM	W Lincoln Ave / N Dexter St	M	Vehicle Accident w/Injury
0620	6/13/2026	12:06 PM	Division Street	M	Chest Pain
0621	6/13/2026	6:31 PM	Prospect St Apt A	M	Other Medical

0628	6/15/2026	3:57 AM	N Dexter St	M	Chest Pain
0629	6/16/2026	5:06 PM	Melody Ln	M	Other Medical
0632	6/18/2026	6:29 PM	E Main St	M	Laceration
0638	6/21/2026	7:46 PM	E Adams St	M	Chest Pain
0639	6/21/2026	9:19 PM	Valley View Dr Apt 206	M	Back Pain/Injury
0640	6/22/2026	1:34 AM	Valley View Dr Apt 108	M	Possible Stroke
0641	6/22/2026	4:21 AM	West Meadows Dr	M	Falls
0648	6/22/2026	10:37 PM	Bellevue Dr Apt 9	M	Difficulty Breathing
0649	6/23/2026	11:53 AM	N Jackson St	M	Lift Assist to Life
0651	6/23/2026	12:48 PM	W Lincoln Ave / Baldie St	M	Vehicle Accident w/Injury
0656	6/24/2026	10:49 PM	N Jackson St	M	Possible Drug Overdose
0658	6/25/2026	4:12 PM	W Lincoln Ave	M	Pregnancy Related
0659	6/26/2026	6:16 PM	Lafayette St	M	Abdominal Pain
0670	6/29/2026	3:11 AM	S Dexter St	M	Unconscious/Unresponsive
0671	6/29/2026	4:47 AM	Valley View Dr Apt 205	M	Back Pain/Injury
0675	6/29/2026	11:34 PM	S Dexter St	M	Chest Pain
0676	6/30/2026	8:05 AM	E Main St / Library St	M	Falls
0677	6/30/2026	4:46 PM	Valley View Dr Apt F	M	Chest Pain
0679	6/30/2026	2:47 PM	Valley View Dr	M	Seizure
0680	6/30/2026	6:14 PM	W Meadows Dr	M	Laceration

Ionina Township- Fire/ Medical Runs

Number	Date	Time	Street	F/M	Type of Call
0576	6/6/2026	4:19 PM	North St	F	Wires Down/Arcing
0595	6/10/2026	7:40 PM	E Main St	F	Wires Down/Arcing
0597	6/10/2026	7:41 PM	E Main St /Fourth St	F	Wires Down/Arcing
0598	6/10/2026	7:47 PM	S State Rd	F	Wires Down/Arcing
0600	6/10/2026	8:02 PM	Nickleplate Rd	F	Wires Down/Arcing
0604	6/10/2026	9:19 PM	Stage Rd	F	Wires Down/Arcing
0605	6/10/2026	9:31 PM	Kelsey Hwy	F	Wires Down/Arcing
0633	6/18/2026	7:38 PM	E Tuttle Rd Lot 47	F	Gas Leak
0672	6/29/2026	6:08 AM	S State Rd	F	Illegal Burns
0562	6/1/2026	8:52 PM	Prairie Creek Rd	M	General Sickness
0569	6/3/2026	12:19 PM	E Tuttle Rd	M	Unconscious/Unresponsive
0575	6/6/2026	10:36 AM	E Tuttle Rd Lot 224	M	Difficulty Breathing
0577	6/6/2026	7:32 PM	E Stage Rd Lot 3	M	Difficulty Breathing
0585	6/8/2026	4:15 PM	N State Rd Lot 86	M	Difficulty Breathing
0586	6/9/2026	12:02 PM	E Riverside Dr	M	Other Medical
0587	6/9/2026	11:55 AM	E Fargo St	M	Laceration
0588	6/9/2026	3:52 PM	E Riverside Dr	M	Unconscious/Unresponsive
0607	6/11/2026	4:47 AM	E Riverside Dr	M	Lift Assist to Life
0609	6/11/2026	9:00 AM	North St	M	Abdominal Pain
0611	6/11/2026	1:44 PM	N State Rd Lot 109	M	Lift Assist to Life
0622	6/14/2026	5:05 PM	Somers Rd	M	Unconscious/Unresponsive
0625	6/15/2026	7:07 AM	Bates Rd	M	Unconscious/Unresponsive
0631	6/18/2026	5:21 PM	King St	M	Vehicle Accident w/Injury

0634	6/19/2026	1:58 PM	Farmview Dr	M	Possible Stroke
0635	6/19/2026	1:49 AM	Prairie Creek Rd	M	General Sickness
0636	6/20/2026	3:08 PM	E Tuttle Rd Lot 99	M	Other Medical
0642	6/22/2026	5:45 AM	S State Rd	M	Other Medical
0643	6/22/2026	8:35:00 AM	E Main St	M	General Sickness
0644	6/22/2026	11:54:00 AM	Somers Rd	M	Other Medical
0657	6/23/2026	6:36 PM	N Jefferson Rd	M	Difficulty Breathing
0674	6/29/2026	10:49 PM	E Tuttle Rd Lot 106	M	Diabetic
0678	6/30/2026	2:32 PM	Walnut Dr	M	Other Medical

Easton Township- Fire/ Medical Runs

Number	Date	Time	Street	F/M	Type of Call
0561	6/1/2026	8:18 PM	Jermyn St	F	Illegal Burns
0590	6/10/2026	11:19 AM	Hawkins Dr	F	Illegal Burns
0601	6/10/2026	8:05 PM	N State Rd / Dildine Rd	F	Wires Down/Arcing
0602	6/10/2026	8:12 PM	Lincoln Ave / Wall St	F	Wires Down/Arcing
0606	6/10/2026	10:18 PM	Wall St	F	Structure Fires
0608	6/11/2026	5:10 AM	Stanbro Rd / Haynor Rd	F	Accident - Vehicle No Injury
0637	6/20/2026	11:22 PM	W Main St	F	Illegal Burns
0650	6/23/2026	12:08 PM	W Bluewater Hwy / Lincoln Ave	F	Grass / Brush Fire
0669	6/28/2026	6:27 PM	Hackett St	F	Illegal Burns
0566	6/5/2026	1:14AM	W Bluewater Hwy	M	Chest Pain
0567	6/4/2026	11:15 PM	Stanbro Rd	M	Difficulty Breathing
0570	6/5/2026	11:05 AM	W Bluewater Hwy	M	Difficulty Breathing
0578	6/6/2026	5:53 PM	W Main St / Turkey Trail	M	Vehicle Accident w/Injury
0582	6/8/2026	8:38 AM	N State Rd / W Parmeter Rd	M	Vehicle Accident w/Injury
0614	6/13/2026	3:13 AM	W Bluewater Hwy / Turkey Trl	M	Vehicle Accident w/Injury
0624	6/15/2026	12:45 AM	N Bellamy Rd	M	Difficulty Breathing
0626	6/15/2026	7:41 AM	Dildine Rd	M	Other Medical
0630	6/18/2026	5:22 PM	Meadowlark Dr	M	Abdominal Pain
0652	6/23/2026	4:21 PM	N Johnson Rd	M	Vehicle Accident w/Injury
0654	6/24/2026	10:56 AM	Yeomans St Lot 257	M	Difficulty Breathing
0663	6/27/2026	7:03 AM	Yeomans St	M	Diabetic
0664	6/27/2026	10:03 AM	Yeomans St	M	General Sickness
0665	6/27/2026	3:39 PM	Yeomans St	M	General Sickness
0666	6/27/2026	2:02 PM	S Bellamy Rd	M	Other Medical
0667	6/28/2026	11:32 AM	W Main St / Wall St	M	Falls
0668	6/28/2026	1:09 PM	Dildine Rd	M	Falls
0673	6/29/2026	7:28 PM	N State Rd	M	Lift Assist to Life