



CITY OF IONIA
CITY COUNCIL
REGULAR MEETING MINUTES
6:30 PM, Wednesday, August 5, 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, Brenda Cowling, and Mayor John Milewski present. Councilmember Troy Waterman was absent.

Mayor Milewski made a motion, seconded by Councilmember Starr, to excuse the absence of Councilmember Troy Waterman.

MOTION CARRIED BY VOICE VOTE.

I. APPROVAL OF AGENDA

Councilmember Starr made a motion, seconded by Councilmember Winters, to amend the agenda to include a discussion item following agenda item number 7 under the City Manager's Report related to the City's prohibition of chickens within the City limits.

MOTION CARRIED BY VOICE VOTE.

Councilmember Winters made a motion, seconded by Councilmember Patrick, to approve the agenda as amended.

MOTION CARRIED BY VOICE VOTE.

II. APPROVAL OF MINUTES

(II.1.) July 1, 2026 – Regular Meeting

Minutes from the regular meeting of July 1, were reviewed. Councilmember Starr made a motion, seconded by Councilmember Millard, to approve the July 1, 2026, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

III. PROCLAMATIONS

(III.1.) Proclamation Honoring Christopher Springsteen

Mayor John Milewski read and presented a Proclamation honoring Christopher Springsteen.

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.

IV. PUBLIC COMMENTS

None.

V. PUBLIC HEARINGS AND ASSOCIATED ACTION

(V.1.) Ordinance 606: Amendment to Chapter 1286 — Miscellaneous Regulations

Mayor Milewski opened the public hearing for comments on Ordinance No. 606 at 6:38 PM and subsequently closed the public hearing at 6:39 PM following no comments from the public.

Councilmember Winters made a motion, seconded by Councilmember Lee, to conduct a second reading and approve 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.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, 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 August 5, 2026, at Ionia City Hall in the Council Chambers, Councilmember Winters, supported by Councilmember Lee, 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~~ 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 foot~~age~~ 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 ~~LL~~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 AppealsPlanning 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.

ORDINANCE NO. 606 DECLARED ADOPTED.

VI. COMMUNICATIONS

(VI.1.) Request from County Seat Brewing Co. for Street Closure with Mobile Food Vending Units - August 21, 2026

City Manager Garland presented a request for a street closure with a mobile food vending unit hosted by County Seat Brewing Company for a ribbon cutting and block party on Main Street. Councilmembers asked several questions of the applicant related to the food vendor and business operations.

Councilmember Millard made a motion, seconded by Councilmember Winters, to approve County Seat Brewing Co.'s application for a street closure with a mobile food vending unit, for August 21, 2026, contingent upon final staff approval.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Brenda Cowling, John Milewski
Nays: None
Abstentions: None

MOTION CARRIED

(VI.2.) Request from Ionia Farmers Market for Street Closure with Mobile Food Vending Units - August 27, 2026

Councilmember Winters made a motion, seconded by Councilmember Cowling, to approve Ionia Farmers' Market's application for street closure with up to four mobile food vending units, for August 27, 2026, contingent upon final staff approval.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Brenda Cowling, John Milewski
Nays: None
Abstentions: None

MOTION CARRIED

VII. CITY MANAGER'S REPORT

(VII.1.) Introduction and First Reading - Ordinance 608: Amendment to Chapter 440 - Parking

City Manager Garland explained that there have been complaints related to enclosed trailers, pole trailers, recreational vehicles, and other similar trailers being parked on city streets for extended periods of time, creating hazards and public nuisances for the normal use of city streets. Garland noted that the primary purpose of residential city streets is to provide safe public egress to private properties and neighborhoods. She indicated that Ordinance No. 608 was drafted to limit this type of parking on city streets to 24 hours.

Councilmember Cook requested that public parking areas be included in the restrictions to combat similar issues in downtown city parking lots.

Councilmember Winters made a motion, seconded by Councilmember Patrick, to introduce and conduct a first reading of Ordinance No. 608, an ordinance to amend Chapter 440 - Parking. The motion included scheduling a Public Hearing regarding the proposed ordinance for 6:30 PM, Wednesday, September 2, 2026, at Ionia City Hall.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, John Milewski
Nays: Brenda Cowling
Abstentions: None

MOTION CARRIED

**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.
<u>440.19</u>	<u>Utility Trailers, Boat Trailers and Similar Trailers.</u>
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.

~~(e)~~

~~(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)~~

~~1. "Residential District" means all areas within the City not within the Downtown District.~~

~~(f)(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.

~~(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.

~~1.~~

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:

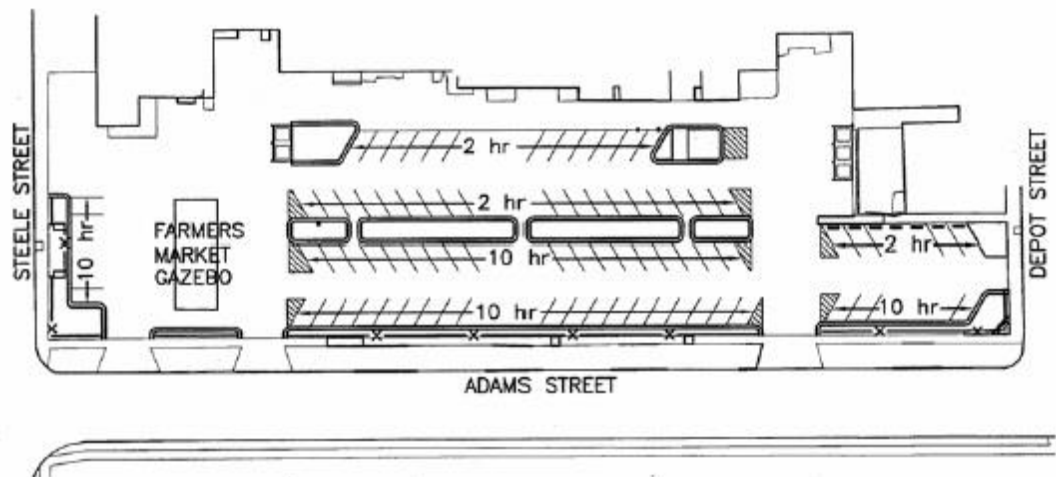
- (1) Washington Street;
- (2) Main Street;
- (3) Adams Street;
- (4) Steele Street;
- (5) Kidd Street;
- (6) Depot Street;
- (7) Hudson Street;
- (8) Library Street; and
- (9) Public parking lots located with the Downtown District.

- (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;

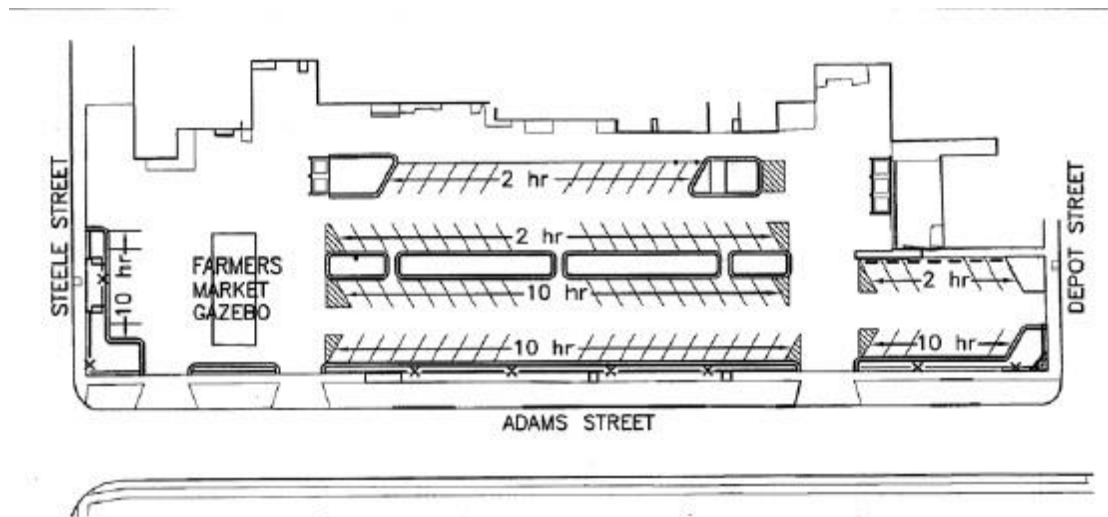


- C. The parking spaces in the large City parking lot north of Adams Street as identified in the drawing below.

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.

1. _____

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 public parking lots 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.

(VII.2.) Temporary Exception for Recreational Vehicles - Resolution 2026-21

City Manager Garland explained that Ordinance No. 606, which was approved by Council earlier in the meeting, includes a provision for City Council to authorize temporary exemptions to camping and recreational vehicle use when a public purpose is served. Garland highlighted the anticipated influx of

visitors for the upcoming Ionia Freak Fair event, and the increase in demand for short-term lodging accommodations. She presented Resolution 2026-21 as an opportunity for Council to allow the inhabitation of recreational vehicles on residential properties throughout the City for a limited time around the date of the event.

Councilmember Winters made a motion, seconded by Councilmember Millard, 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).

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

Resolution 2026-21



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

ABSENT: Troy Waterman

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

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 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; and

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.

RESOLUTION 2026-21 DECLARED ADOPTED.

(VII.3.) Austin Pines West Development Agreement

City Manager Garland presented a draft development agreement between the City of Ionia and Allen Edwin Homes for the Austin Pines West housing project. The agreement established terms for the reimbursement of the City for engineering expenses and a performance and maintenance bond for infrastructure improvements.

Councilmembers asked questions about the terms of the agreement.

Councilmember Winters made a motion, seconded by Councilmember Starr, 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.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

(VII.4.) Redevelopment Ready Communities (RRC) Memorandum of Understanding

City Manager Garland provided background on the City's historic involvement with the Michigan Economic Development Corporation's Redevelopment Ready Communities Program since 2017.

Councilmember Winters made a motion, seconded by Councilmember Millard, to approve the Redevelopment Ready Communities Joint Memorandum of Understanding and authorize City Manager Precia Garland to execute the necessary documentation.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

(VII.5.) Sidewalk Replacement Project Bids

Councilmember Winters made a motion, seconded by Councilmember Cowling, to accept the bid from Distinctive Concrete LLC from Jenison, Michigan for the 2026 Sidewalk Improvement project to be paid in accordance with Resolution 2026-12 (75% homeowner/25% City of Ionia).

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

(VII.6.) 2026 City Streets - Crack Sealing Project Bids

Councilmember Starr made a motion, seconded by Councilmember Lee, to approve the low bid of \$11,076 from Wolverine Sealcoating of Jackson, MI to perform the 2026 City Streets - Crack Sealing Project.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

(VII.7.) Prein&Newhof - Professional Services Agreement Amendment

Councilmember Cowling made a motion, seconded by Councilmember Patrick, 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. The motion also authorized City Manager Precia Garland to sign the amended Professional Engineering Services Agreement.

Roll Call Vote:

Ayes: Tim Lee, Margot Cook, Tom Millard, Richard Starr, Jeff Winters, Mary Patrick, Brenda Cowling, John Milewski
Nays: None
Abstentions: None

MOTION CARRIED

(VII.8.) Domestic Fowl Discussion

City Manager Garland reported on a couple of properties within the City that are violating the prohibition of domestic fowl in the City limits as established by Section 608.05 of City Code. Garland expressed that there have been complaints regarding the chickens and code enforcement action is in process. However, she informed Council that the property owners have requested City Council to update the Code to allow chickens under certain circumstances. Garland presented Resolution 2026-22 for Council's consideration, which, if passed, would formally direct staff to study possible options for permitting chicken keeping within the City. Garland noted that enforcement of the Code violations would continue unless an ordinance was passed by Council enacting a moratorium on Section 608.05.

Councilmembers discussed the implications of a moratorium and factors to keep in mind while considering the issue. Factors mentioned included property size, possible restrictions, uniqueness of properties, and Herbruck's Poultry Ranch.

Councilmember Starr made a motion, seconded by Councilmember Millard, to approve Resolution 2026-22, to request study of possible ordinance revisions to permit some form of chicken keeping in the City.

Roll Call Vote:

Ayes: Margot Cook, Tom Millard, Richard Starr, Brenda Cowling
Nays: Tim Lee, Jeff Winters, Mary Patrick, John Milewski
Abstentions: None

MOTION FAILED

Mayor Milewski noted that a moratorium ordinance was not needed, since the resolution was rejected.

Resolution 2026-22



**A RESOLUTION REQUESTING STUDY OF POSSIBLE ORDINANCE REVISIONS TO
PERMIT SOME FORM OF CHICKEN KEEPING**

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

ABSENT: Troy Waterman

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

WHEREAS, Chapter 608 Animals of the Codified Ordinances of the City of Ionia prescribes rules for keeping and caring for various animals in the City; and

WHEREAS, Section 608.05 DOMESTIC ANIMALS AND FOWL presently states, “No person shall keep or house any animals or domestic fowl within the City except dogs, cats, birds, or other animals commonly classified as pets;” and

WHEREAS, chickens are domestic fowl and are thus prohibited from being kept or housed within the City; and

WHEREAS, the Ionia City Council is interested in a potential amendment of Chapter 608 Animals that would allow the keeping or housing of chickens within the City under limited circumstances, such as have been commonly stipulated in other Michigan communities; now

THEREFORE, BE IT RESOLVED THAT, the Ionia City Council hereby directs the City Manager to study the issue of chicken keeping and to develop potential options to amend Chapter 608 Animals, which would permit chicken keeping in the City, and

BE IT FURTHER RESOLVED THAT, these options shall be reported to the City Council no later than the March 2027 regular Ionia City Council meeting.

MOTION FAILED RESOLUTION 2026-22 REJECTED.

(VII.9.) FY2026-2027 Budget Gap Discussion

Finance Director Hyzer presented to City Council a detailed look at the City's General Fund revenues and identified several options to prepare for the anticipated budget gap in the upcoming fiscal year. Director Hyzer and City Manager Garland answered questions from City Council about General Fund revenues.

VIII. APPOINTMENTS

None.

IX. CITY DEPARTMENT REPORTS AND MINUTES FROM BOARDS AND COMMISSIONS

(IX.1.) Accounts Payable

August 6 - Councilmember Patrick and/or Councilmember Waterman

August 20 - Councilmember Millard and/or Councilmember Cowling

(IX.2.) July 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 all election workers for their hard work in another successful election; (2) Reported voter turnout as follows:

Citywide Turnout: 1,164 (22%)

In-Person Election Day Voters: 599

Absentee Voters: 516

In-Person (Early Voting): 49

Countywide Early Voting Turnout: 407 (0.8%);

(3) Thanked Mike Donaldson for his assistance in setting up the Armory before the election and Michael Oszust for his help throughout the election.

City Manager Garland: Thanked City staff for running a smooth election.

Tom Millard: (1) Noted upcoming Community Theater and Elvis shows at the Ionia Theatre; (2) Provided a reminder for the Triple J Car Show at the Fairgrounds.

Mary Patrick: Gave a shutout to Jonathan for his work on the election.

Brenda Cowling: Thanked everyone who voted.

Mayor John Milewski: (1) Announced that all local millages on the ballot passed; (2) Commented on a great Fair including the numerous grandstand events; (3) Provided a reminder that school will be starting soon; (4) Noted preparation for the upcoming Ionia Freak Fair.

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 Patrick, to enter into closed session at 8:05 PM to consider material exempt from discussion or disclosure by state or federal statute 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, Brenda Cowling, John Milewski

Nays: None

Abstentions: None

MOTION CARRIED

Councilmember Starr made a motion, seconded by Councilmember Patrick, to end closed session and reenter open session at 8:27 PM.

MOTION CARRIED BY VOICE VOTE.

Mayor Milewski made a motion, seconded by Councilmember Starr, to reject the Pre-Ratified Proposal from the Police Officers Association of Michigan (POAM) and suggest continued labor negotiations through mediation.

Roll Call Vote:

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

Nays: None

Abstentions: None

MOTION CARRIED

XII. ADJOURNMENT

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

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 8:28 PM.

Respectfully Submitted,

Jonathan T. Bowman
Ionia City Clerk