



4:30 PM, Wednesday, January 8, 2025
IONIA CITY HALL, COUNCIL CHAMBERS

I. CALL TO ORDER

Assistant City Manager Bowman called the January 8, 2024, regular meeting of the City of Ionia Planning Commission to order at 4:30 PM.

II. OATH OF OFFICE

Assistant City Manager Bowman administered the oath of office to Commissioners Logan Bailey and Michael Donaldson for reappointed 3-year terms on the Planning Commission.

III. ROLL CALL

Roll call revealed a Quorum with Planning Commissioners Tim Lee, Logan Bailey, Keturah Kelley, Jason Perry (4:32), Michael Donaldson, Ryan Gregory, and Judy Swartz present.

IV. ELECTION OF OFFICERS

(IV.1.) Chairperson

Planning Commissioner Gregory made a motion, seconded by Planning Commissioner Kelley, to nominate and elect Logan Bailey as Chairperson.

MOTION CARRIED BY VOICE VOTE.

(IV.2.) Vice-Chairperson

Planning Commissioner Swartz made a motion, seconded by Planning Commissioner Gregory, to nominate and elect Tim Lee as Vice-Chairperson.

MOTION CARRIED BY VOICE VOTE.

(IV.3.) Secretary

Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Gregory, to nominate and elect Judy Swartz as Secretary.

MOTION CARRIED BY VOICE VOTE.

V. APPROVAL OF AGENDA

Chairperson Bailey introduced the agenda and asked if there were any requested changes. Planning Commissioner Lee made a motion, seconded by Planning Commissioner Kelley, to approve the agenda as presented.

MOTION CARRIED BY VOICE VOTE.

VI. APPROVAL OF MINUTES

(VI.1.) December 11, 2024 – Regular Meeting

Minutes from the regular meeting of December 11, 2024, were reviewed. Planning Commissioner Kelley made a motion, seconded by Planning Commissioner Swartz, to approve the December 11, 2024, meeting minutes as presented.

MOTION CARRIED BY VOICE VOTE.

VII. PUBLIC COMMENTS

None.

VIII. PUBLIC HEARINGS AND ASSOCIATED ACTION

None.

IX. OLD BUSINESS

None.

X. NEW BUSINESS

(X.1.) 2024 Planning Commission Annual Report

Assistant City Manager Bowman presented a draft 2024 Planning Commission Annual report and requested input. The report highlighted action taken by Planning Commission and the Zoning Board of Appeals over the previous year as well as data related to code enforcement, permits, and rental inspections.

Planning Commissioner Lee made a motion, seconded by Planning Commissioner Kelley, to approve the 2024 Planning Commission Annual Report as presented and submit it to City Council at its next meeting on February 5, 2025.

MOTION CARRIED BY VOICE VOTE.

(X.2.) Chapter 1278 - Nonconforming Lots, Structures and Uses

Assistant City Manager Bowman presented on the City's procedures for handling nonconforming lots, structures, and uses as identified in Chapter 1278 of the City's Codified Ordinances. He provided a summary of nine similar municipalities' ordinances as related to nonconformities. Seven of the nine comparisons had similar restrictions in place for prohibiting a nonconforming building or structure to be rebuilt in its nonconforming state if the replacement cost is between 50-60% of its value.

After robust discussion and questions from the Planning Commission, consensus was reached to leave Chapter 1278 of the City's Codified Ordinances as written.

(X.3.) City Board Portal

Assistant City Manager Bowman shared with the Commissioners how to utilize the new meeting agendas and minutes portal. He explained how the tool will provide easy access to meeting materials for all of the City's boards and commissions to both board members and the general public.

XI. COMMISSIONER COMMENTS

None.

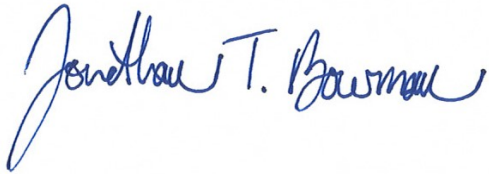
XII. ADJOURNMENT

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

MOTION CARRIED BY VOICE VOTE.

The meeting was adjourned at 5:52 PM.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Jonathan T. Bowman". The signature is written in a cursive, flowing style.

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