



**CITY OF ITHACA
PLANNING COMMISSION
Regular Meeting Agenda
Tuesday, June 13, 2023 @ 5:00pm
City Council Chamber**

1. Call to Order
2. Pledge of Allegiance to the American Flag
3. Approval of Minutes from the Regular Meeting of May 9, 2023
4. Public Comments *(regarding items on this agenda)*
5. Unfinished Business *(none)*
6. New Business
 - a) Oath of Office – Mary Beth Mates
 - b) Site Plan Review
 - a. ZFS – 1266 E Washington Road
7. Public Comments
8. Adjournment

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
Tuesday, May 9, 2023 @ 5:00pm

The regular meeting of the Ithaca Planning Commission was called to order by Chair Teal at 5:00pm, followed by the Pledge of Allegiance to the American Flag.

Present: Commissioners Richard Teal, Kristyn Roethlisberger, Jerry Timmons, Jared Macha and Mayor Brett Baublitz

Absent: None

Staff Present: City Clerk Cathy Cameron and City Treasurer Barbara Fandell

Audience Present: None

Moved by Timmons, second by Baublitz to approve minutes of the regular meeting held May 9, 2023. Motion carried.

Public Comments

Chair Teal asked for any public comments. There was none.

Unfinished Business

There was none.

New Business

Clerk Cameron reported that Mary Beth Mates was unable to attend, as she was out of state. The oath of office will be held at the next meeting.

Treasurer Fandell presented the 2023-2029 Capital Improvement Plan for review. Discussion was held.

Moved by Roethlisberger, second by Macha to approve the 2023-2029 Capital Improvement Plan, authorizing it to be presented to the City Council for their approval. Motion Carried.

Public Comments

Chair Teal asked for any public comments. There was none.

Moved by Baublitz, second by Timmons to adjourn the meeting at 5:12pm. Motion carried.

Kristyn Roethlisberger, Secretary

CITY OF ITHACA ZONING APPLICATION

23-239



Application for:

- ☐ Rezoning ☐ Variance
☐ Special Use ☐ Land Division
☐ Site Plan Review ☐ Other

This application will not be accepted if incomplete. All required materials including Site Plan Reviews, must be submitted at least 10 business days prior to the next Planning Commission meeting. Planning Commission meetings are held on the second Tuesday of each month.

APPLICANT/OWNER INFORMATIONName: ZFS ITHACA, LLCPhone: 616-748-1874 Fax () E-mail steven@zfsinc.comAddress: 2525 84th AVE, ZEELAND, MI. 49464PROPERTY INFORMATIONAddress or Location: 1200 E. WASHINGTON RDPermanent Parcel# 52-005-008-00Current Zoning: 301 INDUSTRIALProperty Size: 232.53 ACRESTYPE OF IMPROVEMENT and/or PROJECT

- ☐ New Construction ☒ Addition ☐ Alteration ☐ Repair ☐ Demolition ☐ Relocation
☐ Mobile Home Set-up ☐ Pre-manufacture ☐ Other _____

PROPOSED USE of BUILDINGResidential

- ☐ One Family
☐ Two or more family - # of units _____
☐ Hotel/motel - # of units _____
☐ Attached garage
☐ Detached garage
☐ Other _____

Non-Residential

- ☐ Amusement ☐ Office/bank
☐ Church, religion ☐ Public utility
☒ Industrial ☐ School/library
☐ Parking garage ☐ Store
☐ Service Station ☐ Tanks, towers
☐ Hospital, institution ☐ Other _____

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

I HEREBY GRANT PERMISSION FOR EMPLOYEES, STAFF, AND MEMBERS OF THE CITY OF ITHACA, PLANNING COMMISSION, BOARD OF APPEALS AND/OR ZONING ADMINISTRATOR TO ENTER THE ABOVE DESCRIBED PROPERTY (OR AS DESCRIBED IN THE ATTACHED DOCUMENTS) FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION.

Signature of Applicant

Date

5/3/23



1855

"SEE ATTACHED
AERIAL"

DO NOT WRITE BELOW THIS LINE

Application Fee Paid \$ 150-

Planning Commission or City Council Meeting Date: June 13, 2023

☐ Denied (explanation) _____

Approved by: _____ Title: _____

Zoning Plan Examiners Notes

District: _____

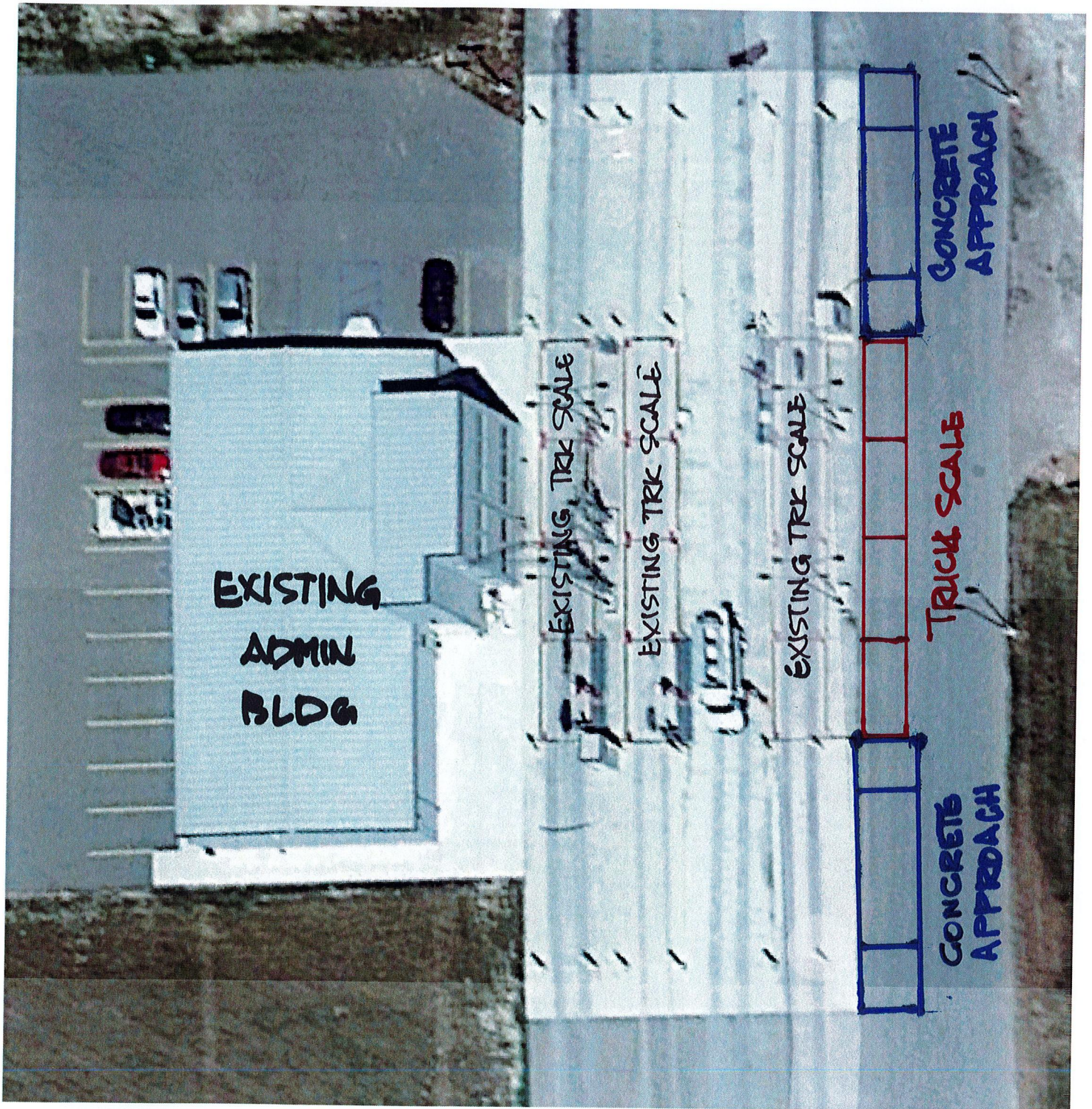
Use: _____


Front Yard: _____

Side Yard: _____ Side Yard: _____

Rear Yard: _____

Notes:




PLANT
NORTH

4th TRUCK SCALE
N.T.S.

ZFS

1266 E. Washington Rd.

Project: Truck scale (adding a 4th scale)

ZFS is proposing a fourth scale to their system. As the site plan shows, it will run along the East side of their existing scales.

For all new or expanded uses in an I-1 District , a site plan shall be submitted for review and approval in accordance with Article 21.

***This proposed project is to add a fourth truck scale to the East of their three existing scales.
Recommendation is for approval of this addition.***

Jamey Conn
City Manager