

CITY OF IONIA
Planning Commission
June 14, 2023
Regular Meeting Minutes

CALL TO ORDER

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for June 14, 2023, to order at 4:30 PM.

ROLL CALL

Present: Commissioners Mike Donaldson, Ryan Gregory, Boomer Hoppough, Tim Lee, and Judy Swartz.

Absent: Commissioners Logan Bailey and Keturah Kelley.

Also Present: City Manager Precia Garland, Planning Consultant Bradley Kotrba, Parks and Recreation Director Matt Painter, DDA Director Linda Curtis, Tim McAllister from the *Daily News*, Jon Ledy from Paradigm Design, and representatives from Sparrow Ionia Hospital.

APPROVAL OF AGENDA

Chairperson Hoppough introduced the agenda and asked if there were any requested changes. No changes were requested. It was moved by Commissioner Donaldson and seconded by Commissioner Swartz to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of May 10, 2023, were reviewed. It was moved by Lee, seconded by Swartz to approve the minutes from May 10. MOTION CARRIED.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

Public Hearing to receive comments on the final site plan review request made by Sparrow Ionia Hospital for a proposed medical rehabilitation facility at 205 S. Dexter Street

Chairperson Hoppough opened the floor to receive comments on the Public Hearing at 4:32 PM.

Consultant Kotrba highlighted the key aspects of the site plan review by discussing setback, parking space, and landscaping requirements.

The Commission discussed the importance of landscaping and the challenges imposed by the property's placement on the corner of Adams and Dexter Streets. Consensus was reached that the landscaping requirements should be reduced to account for existing ornamental trees and to ensure clear vision at the busy intersection. The Commission reviewed all the following site plan standards of approval from Section 1276.07.

1. The Planning Commission shall have the authority to limit the number of driveways for a site, to require parking lots on contiguous parcels to be connected, that driveways for contiguous parcels be shared, and that opposite driveways be directly aligned.
2. Landscaping shall be provided and designed in accordance with the City's landscape provisions.
3. All elements of the site plan shall be designed to take into account the site's topography, the size and shape of the lot, the character of adjoining property, and the type and size of buildings. The site shall be developed not to impede the normal and orderly development or improvement of surrounding property for uses permitted in the Zoning Code.
4. The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography that are reasonably necessary to develop the site according to the requirements of the Zoning Code.
5. Areas of natural drainages, such as swales, wetlands, ponds, or swamps, shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
6. The site plan shall provide all dwelling units with reasonable visual and sound privacy. As appropriate, fences, walls, barriers, and landscaping shall be used to accomplish these purposes.
7. All buildings or groups of buildings shall be arranged to permit necessary emergency vehicle access as requested by the Fire Department.
8. In recognition that a sidewalk system along City streets would enhance pedestrian safety and conserve energy through non-motorized transportation opportunities, sidewalks shall be required as determined by the Planning Commission during the site plan review process. Sidewalks, if required, shall be constructed in accordance with the City of Ionia sidewalk standards. Additions or renovations of buildings existing as of the effective date of this Chapter, which require a site plan review, shall be subject to the requirements herein. In determining the need for sidewalks, the following shall be considered:
 - a. The amount of current and future pedestrian traffic by the site.
 - b. Whether a sidewalk would enhance the safety of pedestrians currently walking by the site and the safety of future pedestrians.
 - c. The existing and future volume of traffic on the street abutting the site.
 - d. The existence or probability of sidewalks being constructed on adjacent properties in order to create or complete a usable sidewalk system.
 - e. The location of the proposed use.
 - f. The location of pedestrian attractors such as schools, churches, public buildings, and shopping opportunities.
9. The arrangement of public or common ways for vehicular traffic and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area. Roads and drives which are part of a current or planned street pattern serving adjacent development shall be of a condition appropriate to the traffic volume and the type of traffic they will carry.
10. Appropriate measures shall be taken to ensure that the removal of all surface waters will not adversely affect neighboring properties or the public stormwater drainage

system. Provisions shall be made to accommodate stormwater, prevent erosion, particularly during construction, and prevent dust formation. The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. The Planning Commission may, at its discretion, require catch basins to contain oil filters or traps to prevent contaminants from being discharged into the natural drainage system.

11. Exterior lighting shall be arranged so that illumination is deflected away from adjacent properties and so that it does not interfere with the vision of the motorist along adjacent streets. Flashing or intermittent lights shall not be permitted. Excessive lighting of buildings or structures shall be minimized to reduce light pollution. Street lights that conform to the City of Ionia specifications for street lighting shall be installed within the right-of-way along the streets abutting the parcel. The Planning Commission may, at its discretion, require these same street lights to be installed on the parcel at locations that are close to the street in order to maintain a consistent lighting theme along the City streets.
12. Outside storage areas, including areas for trash storage, shall conform to the regulations contained in Chapter 1060 of these Codified Ordinances.
13. Maneuvering space for trucks using on-site loading areas shall be provided on-premises and shall not necessitate the use of public rights of way.
14. Site Plans shall conform with all applicable requirements of County, State, and Federal statutes, and approval may be conditioned on the applicant receiving necessary County, State, and Federal permits before final site plan approval or any occupancy permits are granted.

Jon Ledy of Paradigm Design on behalf of Sparrow Ionia Hospital commented that Sparrow would follow the direction of the Planning Commission for all landscaping requirements and noted that these changes would not cause any issues with the site plan.

Chairperson Hoppough closed the Public Hearing at 4:59 PM.

Moved by Lee and seconded by Gregory to approve the final site plan for a proposed medical rehabilitation facility at 205 S. Dexter Street. This decision is based on the findings that the proposed use and plan comply with the Site Plan Standards of Chapter 1276 of the Code of Ordinances, as detailed and discussed above, subject to the conditions listed below.

MOTION CARRIED

Listed Conditions

1. No demolition or earthwork shall be undertaken on the site until a building permit has been issued consistent with this site plan approval.
2. Before issuance of any permits, the applicant shall have paid all application, permit, and other fees related to this request.
3. The landscaping requirements shall be modified to include four evergreen trees and six shrubs on Adams Street, three canopy or ornamental trees on Dexter Street, and three trees in the green space near the building.
4. Building materials shall be compatible with the existing buildings on the site.

5. Any outdoor light fixtures shall be directed downward and be fully cut-off features and meet the standards listed in Section 1286.04 of the City Code of Ordinances.
6. All proposed signs must meet the standards listed in Section 1284.07 of the Code of Ordinances

OLD BUSINESS

Parks and Recreation Plan – Goals and Objectives

Consultant Kotrba provided updates on the progress of the Parks and Recreation Plan. Parks and Recreation Director Matt Painter discussed the goals and objectives from the 2019-2023 Plan and explained progress that has been made.

The Commission provided direction on goals and objectives thought to be relevant for the new plan.

NEW BUSINESS

None.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

It was moved by Commissioner Gregory and seconded by Commissioner Donaldson to adjourn the meeting at 5:41 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,
for Judy Swartz, Secretary