

CITY OF IONIA
Planning Commission
February 13, 2013
Regular Meeting Minutes

- CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for February 13, 2013 was called to order by Vice-Chairperson Chris Young at 4:00 PM.
- ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Mark Jennings (arrived at 4:05 PM), Gordon Kelley, Tim Lee, Evonne Ulmer and Chris Young present.
- City Manager Jason Eppler and Planning Consultant Tim Johnson were also present.
- APPROVAL OF AGENDA Vice-Chairperson Young reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the agenda for the January 9, 2013 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES The Commission reviewed the minutes of the January 9, 2013 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Ulmer to approve the minutes of the January 9, 2013 Commission meeting as presented. MOTION CARRIED.
- PUBLIC COMMENTS None.
- OLD BUSINESS Continue Discussion – Revisions to Non-Conformities Chapter: Mr. Johnson reported that since the last Planning Commission meeting he has been working with the City Manager on a proposed ordinance incorporating the Commission’s proposed revisions to the non-conforming Chapter of the Zoning Ordinance. He reviewed with the Commission the proposed draft ordinance and highlighted the final changes. The City Manager reported the next step in the revision process is for the Commission to schedule a Public Hearing on the proposed ordinance for the March meeting. It was moved by Commissioner Ulmer, seconded by Commissioner Cook to schedule a Public Hearing at 4:00 PM, Wednesday, March 13, 2013 at City Hall to receive comments on proposed Ordinance No. 500 which, if approved, revises Chapter 1278 regarding non-conforming land, structures and uses. MOTION CARRIED.

Results of MDOT Study Regarding Left-Turn Phasing M-21/M-66: The City Manager reported that about a year ago the Commission requested that the Michigan Department of Transportation (MDOT) consider installing a left turn arrow on M-21 at M-66 for use by traffic traveling west on M-21 and turning south onto M-66. He reported that based on the request MDOT did complete a study, the results of which were recently made available to the City. After studying the intersection, MDOT concluded that no change to the intersection should be made since the installation of a left turn arrow does not meet the standards contained in MDOT's *Left-Turn Phasing Signal Guidelines*. More particularly, MDOT staff did not recommend installing permissive/protected left-turn phasing at the intersection for the westbound approach based on the following:

1. Low occurrence of correctable crash pattern.
2. Lack of significant delay for the westbound left-turn movement.
3. Adding left-turn phasing for the westbound approach would increase overall intersection delay.
4. A field review revealed that left-turning traffic from the westbound approach did not have trouble clearing the intersection.

MDOT staff did note that the signaled intersections in Ionia are part of an upcoming re-timing project which will optimize the operation of the signal at this intersection with adjacent traffic signals.

NEW BUSINESS

2012 Planning Commission Annual Report: The City Manager distributed a proposed 2012 Planning Commission Annual Report for the Commission to review. After review it was moved by Commissioner Cook, seconded by Commissioner Ulmer to approve the proposed Report. MOTION CARRIED. Chairperson Jennings will present the report to the City Council at the March 5th City Council Meeting.

Master Plan Implementation Plan: The City Manager distributed a proposed implementation plan for the 2012 Master Plan. The implementation plan organizes the many action items contained in the Master Plan into short-term, mid-term, long-term and on-going priorities. The Commission suggested some adjustments in the priorities. After review, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the 2012 Master Plan Implementation Plan. MOTION CARRIED.

Chapter 1264 – Flood Plan Overlay District: The City Manager reported that FEMA recently prepared proposed new flood plain maps for Ionia County. The City was included in this process. Very few changes were noted from the current Flood Insurance Rate Map dated November 2, 1983. He reported that a zoning ordinance amendment will be required to incorporate the new maps into Chapter 1264, the Flood Plan Overlay District. The amendment will be proposed to the Commission once FEMA has issued their Letter of Final Determination.

COMMISSIONER COMMENTS The Commissioners discussed many of the new businesses opening along Main Street.

ADJOURNMENT It was moved by Commissioner Ulmer, seconded by Commissioner Hoppough to adjourn the meeting at 5:04 PM.
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager/Recording Secretary
for
Boomer Hoppough, Secretary