

**CITY OF IONIA**  
**Planning Commission**  
**March 13, 2013**  
**Regular Meeting Minutes**

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- CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for March 13, 2013 was called to order by Vice-Chairperson Chris Young at 4:13 PM.
- ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Gordon Kelley and Chris Young present.
- City Manager Jason Eppler, Planning Consultant Tim Johnson and Officer Doug DeVries 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 March 13, 2013 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES The Commission reviewed the minutes of the February 13, 2013 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the minutes of the February 13, 2013 Commission meeting as presented. MOTION CARRIED.
- PUBLIC HEARING Vice-Chairperson Young opened the Public Hearing to receive comments on proposed Ordinance No. 500 which, if approved, amends Chapter 1278 of the City Code regarding Non-Conforming Lots, Structures and Uses. The City Manager reported that notice of the Public Hearing was published in the February 17, 2013 edition of the *Ionia Sentinel-Standard Weekender*. He reported that he has not received any public comments on the proposed amendment.
- Vice-Chairperson Young called for public comment on the proposed ordinance. No comments were offered.
- PUBLIC COMMENTS None.
- OLD BUSINESS 2012 Planning Commission Annual Report: The City Manager reported that Chairman Jennings presented the Commission's annual report to the City Council on March 5, 2013. He stated that the City Council thanked the Commission for their efforts and hard work during 2012.

Proposed City Code Amendment – Ordinance No. 500 – Non-Conforming Lots, Structures and Uses: The City Manager reported that now that the Public Hearing on the proposed amendment has been held by the Commission, it may now take action on the amendment by recommending its adoption to the City Council. If such action is taken, the City Council will review the amendment at its April 9, 2013 meeting. It was moved by Commissioner Cook, seconded by Commissioner Hoppough, to recommend to the City Council that it approve proposed Ordinance No. 500, which amends Chapter 1278 of the City Code regarding non-conforming lots, structures and uses. MOTION CARRIED.

NEW BUSINESS

Discuss Short-Term Zoning Priorities in the Master Plan Implementation Plan: At the February meeting the Commission reviewed and prioritized the work items contained in the recently updated Master Plan. The work items were categorized into short-term, mid-term and long-term priorities. The short-term priorities include:

- 1) Rezone properties in the West Lincoln Avenue/Cyrus Street area from RM-1 to R-1. The Commission reviewed a map illustrating the parcels to be rezoned as identified in the future land use map. The Commission requested that an ordinance be drafted for review at the April meeting that, if approved, rezones the properties.
- 2) Rezone properties west of Cleveland Street and south of the former C&O Railroad right-of-way from I to R-1. The Commission reviewed a map illustrating the parcels to be rezoned. The City Manager reviewed the map with the Commission and recommended that some of the properties proposed to be rezoned (as identified on the future land use map) not be rezoned due to current uses. After discussion, the Commission requested that an ordinance be drafted for review at the April meeting that, if approved, rezones several of the properties identified on the future land use map for rezoning. The ordinance will need to contain a provision providing for agriculture uses in the I district (similar to the language in the R-1, R-2 and R-3 district).
- 3) Delete the RT zoning district and rezone the properties currently zoned RT to R-1. Planning Consultant Johnson reviewed this matter in detail

with the Commission. He stated that upon further review of this matter he has determined that new lots in the RT zone are required to meet the minimum lot size and setback requirements of the R-1 district, thus alleviating some of the concerns of Commissioners regarding new home construction on small lots (ie – 4,000 square feet). He also discussed with the Commission the matter of rezoning the current RT properties to R-1. He advised that this may not be necessary based on the minimum lot size consistency between RT and R-1. He also stated that based on the Commission's desire to remove the option of converting single family homes to duplexes in the R-1, R-2 and R-3 districts, it may be practical to keep the RT zone so that there are two districts (the other being RM) which provide for the conversion. It was the consensus of the Commission to not delete the RT zoning district, to not rezone properties and proceed with amending the R-1, R-2 and R-3 zones to delete the provision providing for the conversion of single family homes to duplexes with a Special Land Use Permit.

- 4) Zoning standards for implementing the concepts proposed by the Steele Street Corridor Redevelopment Plan. Planning Consultant Johnson reviewed with the Commission a memorandum he prepared regarding incorporating the concepts proposed by the Steele Street Corridor Redevelopment Plan as contained in the Master Plan into the Zoning Ordinance. Mr. Johnson proposed that the Commission develop a Steele Street PUD District to encourage future development along Steele Street to occur in a manner consistent with the corridor plan. The Commission discussed the area to be included in the PUD District and, preliminarily, the Commission expressed interest in the area described as Dexter Street on the west; Adams Street on the north; the east property line of the Steele Street Plaza (extending north and south); and the Grand River on the south. Mr. Johnson stated that he will work with the City Manager in developing a more detailed outline regarding the proposed PUD District for review at the next meeting.

COMMISSIONER COMMENTS    Commissioner Cook thanked Planning Consultant Johnson on the thoroughness of his memorandums on planning matters.

ADJOURNMENT                    It was moved by Commissioner Ulmer, seconded by Commissioner Hoppough to adjourn the meeting at 5:12 PM.  
MOTION CARRIED.

Respectfully Submitted,

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