

CITY OF IONIA
Planning Commission
April 10, 2013
Regular Meeting Minutes

CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for April 10, 2013 was called to order by Vice-Chairperson Chris Young at 4:02 PM.

ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Tim Lee, Evonne Ulmer 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 April 10, 2013 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the March 13, 2013 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the minutes of the March 13, 2013 Commission meeting as presented. MOTION CARRIED.

PUBLIC COMMENTS None.

OLD BUSINESS Proposed City Code Amendment – Ordinance No. 500 – Non-Conforming Lots, Structures and Uses: The City Manager reported that the proposed amendment was placed before the City Council for review at its April 9, 2013 regular meeting. After review, the City Council conducted the first reading of the ordinance and scheduled a Public Hearing regarding the amendment for its May 7, 2013 regular meeting. Contingent upon public comment, the City Council is expected to approve the amendment at the May meeting.

Proposed Zoning Ordinance Amendment – Rezoning/Text Changes: As a follow-up to the March meeting, the City Manager reviewed with the Commission a proposed amendment which, if approved, accomplishes the following:

- Revises the R-1, R-2, and R-3 District by removing the option of securing a special land use permit for a two-family dwelling;

- Revises the RT District by adding the option of securing a special land use permit for a two-family dwelling;
- Rezones several parcels as recommended by the future land use map contained in the updated master plan. This includes areas along the Grand River (rezone from industrial to single family residential) and Cyrus/East Lincoln Avenue area (rezone from multiple family residential to single family residential). In addition, over the past couple of years, the Commission has identified several zoning map “clean-up” items which are proposed to be addressed through the amendment. This includes zoning the public school properties (single family residential), rezoning the Lovell Professional Building (multiple family residential to neighborhood business) and rezoning two parcels at the north east corner of the West Lincoln Avenue/State Street intersection (general business to two-family residential).

After review of the proposed ordinance, it was moved by Commissioner Cook, seconded by Commissioner Lee to schedule a Public Hearing on the proposed ordinance for 4:00 PM, Wednesday, May 8, 2013 at City Hall. MOTION CARRIED.

Steele Street Corridor PUD District – Discussion: Planning Consultant Johnson reviewed with the Commission an outline that he prepared containing the next steps and suggestions for developing a planned unit development zoning district for the properties along Steele Street. The intent of the district is to incorporate the concepts/recommendations contained in the Steele Street Corridor plan that was developed last year as part of developing the new Master Plan.

Goals for the new district shared by Commissioners included:

- A “street diet” for Steele Street which includes narrowing the street and adding bicycle lanes within the street to link the new rail trail with the river trail;
- Residential uses which are limited to two story, are set close to the street and have a townhouse/row house feel with parking/garages

located internally within a larger scale development;

- Increased density subject to certain development standards.

The Commission will continue its discussion regarding Mr. Johnson's outline at the May meeting.

NEW BUSINESS None.

COMMISSIONER COMMENTS

ADJOURNMENT It was moved by Commissioner Cook, seconded by Commissioner Ulmer to adjourn the meeting at 5:31 PM.
MOTION CARRIED.

Respectfully Submitted,

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