

CITY OF IONIA
Planning Commission
May 8, 2013
Regular Meeting Minutes

- CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for May 8, 2013 was called to order by Chairperson Mark Jennings at 4:00 PM.
- ROLL CALL Roll Call revealed Commissioners Dave Cook, Mark Jennings, Gordon Kelley, 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 Chairperson Jennings reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Ulmer to approve the agenda for the May 8, 2013 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES The Commission reviewed the minutes of the April 10, 2013 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Ulmer to approve the minutes of the April 10, 2013 Commission meeting as presented. MOTION CARRIED.
- PUBLIC HEARING Chairperson Jennings opened the Public Hearing to receive comments on a proposed ordinance which, if approved, revises Chapters 1248 and 1250 of the City Code and revises the City's official zoning map.
- No comments were received.
- PUBLIC COMMENTS None.
- OLD BUSINESS Proposed City Code Amendment – Ordinance No. 500 – Non-Conforming Lots, Structures and Uses: The City Manager reported that at its May 7, 2013 regular meeting, the City Council approved the ordinance on second reading. The ordinance will go into effect ten days after publication in the May 12, 2013 edition of the *Sentinel-Standard Weekender*.
- Proposed Zoning Ordinance Amendment – Rezoning/Text Changes: The City Manager advised that this amendment was the subject of the Public Hearing earlier in the meeting.

He stated that if approved the amendment achieves 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 and addresses several zoning map “clean-up” items.

After discussion, it was moved by Commissioner Cook, seconded by Commissioner Lee to recommend to the City Council that it approve the proposed ordinance which revises portions of Chapter 1248 and 1250 of the City Code as well as amends the City’s official zoning map. MOTION CARRIED.

Steele Street Corridor PUD District: Planning Consultant Johnson continued his review with the Commission an outline containing proposed provisions of a PUD District for Steele Street.

The Commission discussed the recommended provisions and offered suggestions. The Commission also re-reviewed the conceptual plan for the future redevelopment of the Steele Street corridor considering recent flooding that occurred in the area. Several suggestions/revisions were offered. Mr. Johnson will work with RJM Design to develop a couple of revised concepts for the corridor.

NEW BUSINESS None.

COMMISSIONER COMMENTS The Commission received an update regarding various development projects occurring in the City.

ADJOURNMENT It was moved by Commissioner Ulmer, seconded by Commissioner Lee to adjourn the meeting at 5:10 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Boomer Hoppough, Secretary