

CITY OF IONIA
Planning Commission
June 12, 2013
Regular Meeting Minutes

- CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for June 12, 2013 was called to order by Vice-Chairperson Chris Young at 4:02 PM.
- ROLL CALL Roll Call revealed Commissioners Dave Cook, Tim Lee, Evonne Ulmer and Chris Young present.
- City Manager Jason Eppler, Planning Consultant Tim Johnson, Pastor John Prominski and Jeffery Parker (on behalf of Resurrection Life Church) and others 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 Ulmer to approve the agenda for the June 12, 2013 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES The Commission reviewed the minutes of the May 8, 2013 Regular Meeting. After review it was moved by Commissioner Ulmer, seconded by Commissioner Cook to approve the minutes of the May 8, 2013 Commission meeting as presented. MOTION CARRIED.
- PUBLIC COMMENTS None.
- OLD BUSINESS Proposed Zoning Ordinance Amendment – Rezoning/Text Changes: The City Manager advised that the Commission recently recommended Ordinance No. 504 to the City Council which amends both the zoning ordinance text and zoning map. More specifically this amendment:
- 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.

He stated that the Council approved the ordinance on first reading and scheduled the Public Hearing on the proposed amendment for its July 2, 2013 meeting.

Steele Street Corridor PUD District: The City Manager reported that at the May meeting, the Commission requested that Planning Consultant Johnson work with Landscape Architect Jim Morgan in revising the conceptual plan considering new information regarding flooding within the corridor. Mr. Johnson explained that after meeting with Mr. Morgan it was apparent that professional engineering assistance was needed to confirm the location of the floodway, floodplain, wetlands and surface elevations. As a follow-up a meeting was held with the City's engineer from Fishbeck, Thompson, Carr and Huber along with the City Manager and the City's Emergency Management Coordinator to further discuss the corridor. The meeting resulted in the City's engineer agreeing to do an analysis of the flooding in this area and an assessment of options for filling in the future should proposed development warrant such action. Mr. Johnson said that additional information should be available to the Commission within the next couple of months.

NEW BUSINESS

Resurrection Life Church – Proposed Project: Pastor John Prominski and Architect Jeffrey Parker were present to share with the Commission the Church's preliminary plans for expansion of their Church facility on West Main Street. Pastor Prominski updated the Commission on past efforts to expand west which did not materialize despite receiving both site plan and zoning approvals from the City. Pastor Prominski stated that the Church still has a need to expand and desires to do so downtown. He also stated that the Church is currently assessing options for expanding east which involves closing Dallas Alley and purchasing and removing the buildings located at 418 and 420 West Main Street. He advised that the Church currently has an option on both properties subject to zoning approvals. The Church's Architect, Jeffrey Parker, distributed a preliminary site plan sketch illustrating the Church's expansion plans. Access to the parking lots from West Main Street is proposed via a new driveway which is proposed to be constructed in the approximate location of 418 West Main Street. The former NAPA building on West Washington Street which the Church now owns is proposed for removal and to accommodate a new parking lot. Mr. Parker also stated that ideally the Church would like to construct the project in two phases. The first phase is proposed to be the removal of 418 West Main Street and the construction of the parking lot.

The second phase is the removal of 420 West Main Street and the construction of the Church addition. A lengthy discussion was held by the Commission regarding the proposed site plan and project phasing. Mr. Parker advised that the Church will take into consideration the input/comments offered by the Commission as a formal site plan is prepared.

Planning Consultant Johnson reviewed with this Commission the process to be followed when reviewing the requests from the Church once submitted. He stated that the process will be similar to the process followed during 2011 when the Church's west expansion was proposed.

Donation Drop Box Standards: The matter of discussing proposed standards for the placement of donation drop boxes was deferred to the July Commission meeting.

COMMISSIONER COMMENTS The Commission received an update regarding various development projects proposed around the City.

ADJOURNMENT

It was moved by Commissioner Cook, seconded by Commissioner Lee to adjourn the meeting at 5:03 PM.
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Boomer Hoppough, Secretary