

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

- CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for July 10, 2013 was called to order by Vice-Chairperson Chris Young at 4:10 PM.
- ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Tim Lee, and Chris Young present.
- City Manager Jason Eppler, Planning Consultant Tim Johnson, Bruce Kwekel and others on behalf of JD Properties of Michigan, LLC and resident Tracy Reynolds (arrived at approximately 4:30 PM).
- APPROVAL OF AGENDA Vice-Chairperson Young reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Lee to approve the agenda for the July 10, 2013 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES The Commission reviewed the minutes of the June 12, 2013 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the minutes of the June 12, 2013 Commission meeting as presented. MOTION CARRIED.
- PUBLIC HEARING Vice-Chairperson Young opened the Public Hearing to receive comments on the request submitted by BDD Construction on behalf of JD Properties of Michigan, LLC, for the rezoning of 508 West Washington Street from RM-1 Multiple Family Residential District to B-3 General Business District. He also opened the Public Hearing to receive comments on the request for site plan approval for 508 West Washington/201 North Dexter Streets for the construction of a 1,434 square foot retail/office building.
- No comments were received.
- PUBLIC COMMENTS None.
- NEW BUSINESS Request for Rezoning of 508 West Washington Street – RM-1 Multiple Family Residential District to B-3 General Business District. The City Manager reviewed the request and also discussed the process for rezoning the property which involves the Planning Commission making a

recommendation to the City Council regarding the request and then the City Council pursuing the regular ordinance adoption process. Mr. Johnson reviewed his staff report dated July 2, 2013 regarding the request. He reported that the request for the rezoning is consistent with the City's 2012 Master Plan and, if approved, when combined with the adjacent property which is currently zoned B-3 will create a more buildable parcel. Mr. Johnson also reported that the B-3 uses would not be incompatible with adjacent land uses should the rezoning request be approved.

After discussion, it was moved by Commissioner Cook, seconded by Commissioner Young to recommend to the City Council that the request submitted by BDD Construction on behalf of JD Properties of Michigan, LLC, for the rezoning of the property located at 508 West Washington Street from RM-1 Multiple Family Residential to B-3 General Business District based on the request meeting the standards contained in Chapter 1240 of the City Code. MOTION CARRIED.

Request for Site Plan Approval – 508 West Washington/201 North Dexter Streets – Construction of Retail/Office Building. Vice-Chairman Young introduced discussion regarding the request submitted by BDD Construction on behalf of JD Properties of Michigan, LLC, for site plan approval to construct a 1,434 square foot retail/office building at 508 West Washington/201 North Dexter Streets. Bruce Kwekel, on behalf of JD Properties of Michigan, LLC, reviewed with the Commission an updated site plan dated July 10, 2013 for the site. Mr. Kwekel advised that the owner of the property intends to remove the current Instant Cash Advance building and replace it with a new commercial building. He reported that the current building was built as part of the former Clark Gas Station, is a very small building and does not meet the current needs of the business. He reviewed with the Commission the updated site plan stating that the updated plan was intended to address the comments offered by Mr. Johnson in his July 2, 2013 staff report on the subject.

Mr. Johnson reviewed the site plan with the Commission. There was a discussion regarding the hours of operation for the business. Mr. Kwekel advised the hours are currently Monday-Friday from 10:00 am to 6:00 pm and Saturday from 10:00 am to 3:00 pm. Several suggestions were offered by Commissioners regarding the revised plan.

After discussion, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the site plan submitted by BDD Construction on behalf of JD Properties of Michigan, LLC, and dated July 10, 2013 for the construction of a 1,434 square foot retail/office building at 508 West Washington/201 North Dexter Streets subject to the following:

1. Rezoning of the property located at 508 West Washington Street from RM-1 Multiple Family Residential District to B-3 General Business District;
2. Revisions to the landscaping plan along the North Dexter Street side of the lot by replacing the majority of the trees currently proposed with a continuous hedge that will parallel Dexter Street and be planted on approximately the right-of-way line;
3. The identification on the plan of a designated off-street handicap parking space with the appropriate signage;
4. Identification on the plan as to the post project site drainage plan/pattern;
5. The addition of a notation on the site plan that an on-site dumpster is not permitted and if there is a desire to utilize an on-site dumpster in the future that the dumpster's placement and associated screening must meet City standards;
6. Addition of specifications on the site plan regarding the manufacturer, style and method of installation of the ornamental streetlight that will be installed by the applicant along the east side of the site;
7. Identification of the "lawn" area on the site plan.

MOTION CARRIED.

Mr. Kwekel advised that JD Properties of Michigan, LLC, may desire to utilize a portable office trailer for the Instant Cash Advance business while the construction of the new building occurs. Mr. Johnson advised that the City's Zoning Board of Appeals is charged with determining if a portable trailer may be used along with confirming installation location and length of time of use. Mr. Kwekel advised that he would review this with the business owners and submit a site plan that illustrates where such a trailer would be located on the property should it be utilized.

OLD BUSINESS

Steele Street Corridor PUD District: The City Manager advised that Fishbeck, Thompson, Carr & Huber is currently completing the flood plain/flood way analysis in the Steele Street corridor area. Once their analysis is complete, the results will be shared with the Commission.

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

COMMISSIONER COMMENTS The Commissioners held a discussion with resident Tracy Reynolds regarding the Perry Park project and the history of this property.

ADJOURNMENT Vice-Chairman Young adjourned the meeting at 5:15 PM.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Boomer Hoppough, Secretary