

CITY OF IONIA
Planning Commission
October 9, 2013
Regular Meeting Minutes

CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for October 9, 2013 was called to order by Vice-Chairperson Chris Young at 4:02 PM.

ROLL CALL Roll Call revealed Commissioners Dave Cook, Mark Jennings (arrived at 4:10 PM) Gordon Kelley, Tim Lee, Evonne Ulmer and Chris Young present.

City Manager Jason Eppler, City Clerk Lynn Lafler, DDA Director Linda Curtis, Public Safety Officer Doug DeVries and Planning Consultant Tim Johnson were also present.

Others present included:
Jeff Parker, John Prominski, Pete Sanford, Betty Weaver, Fred Miller, Sherry Miller and Alberta Leary.

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 October 9, 2013 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the September 11, 2013 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Ulmer to approve the minutes of the September 11, 2013 Commission meeting as presented. MOTION CARRIED.

PUBLIC HEARING Vice-Chairperson Young opened the Public Hearing to receive comments on the request submitted by Resurrection Life Church for the rezoning of certain properties located in the 400 Block of West Main Street from B-2 Community Business District to Resurrection Life Church Planned Unit Development District and for site plan approval to renovate and expand their facility located at 426 West Main Street.

No comments were received.

PUBLIC COMMENTS None.

OLD BUSINESS Resurrection Life Church – Request for Rezoning and Site Plan Approval: The City Manager suggested that the Commission address the possible conflict of interest in the

part of Commissioner Lee based on his periodic attendance at services at the Church. The City Manager reviewed with the Commission Section 2.3 entitled Incompatibility of Office/Conflict of Interest of the Commission's By-Laws and Rules of Procedure as adopted by the Commission on September 10, 2008. He further stated that if there is a question of whether a conflict of interest exists, the question shall be placed before the Commission.

After discussion, it was moved by Commissioner Ulmer, seconded by Commissioner Cook to find that Commissioner Lee does not have a conflict of interest regarding Resurrection Life Church's request for approval for its proposed project. MOTION CARRIED (Commissioner Lee abstained from voting).

The Church's architect, Jeffrey Parker, reviewed with the Commission the latest rendering of the north and south elevations (dated October 9, 2013) and the updated project site plan (dated October 2, 2013). He shared with the Commission revisions/additions since the drafts reviewed by the Commission at its September 11, 2013 meeting.

Planning Consultant Johnson reviewed with the Commission his memorandum dated October 9, 2013 regarding the latest draft plans presented by the Church. Mr. Johnson suggested the following:

- 1) The plan should provide details on the green colored areas (landscaping, ground cover, etc).
- 2) The plan should provide lighting along the walkways between the buildings.
- 3) A detail should be provided which illustrates the second story building connector.
- 4) Sheet 4 should be revised to reflect all necessary easements and correct zoning of all project and adjoining parcels.
- 5) The plan should include details associated with the exterior building materials.
- 6) The plan should be revised to show six, rather than four, handicap parking spaces.
- 7) The plan should be revised to include directional signage.

Mr. Parker addressed each item noting that the final set of plans will include Mr. Johnson's suggestions.

Commissioner Kelley reminded Mr. Parker that when the previous set of plans for the Church's project were approved,

the Church agreed to provide a letter stating that in the future it will not object to the issuance of liquor licenses for businesses to be located in buildings within a 500' proximity of the Church. Pastor Prominski stated that he is prepared to fulfill this promise upon final approval of the project plans.

After discussion, it was moved by Commissioner Ulmer, seconded by Commissioner Cook to recommend that the City Council approve the request submitted by Resurrection Life Church for the rezoning of certain properties located in the 400 Block of West Main Street from B-2 Community Business District to Resurrection Life Church Planned Unit Development District and for site plan approval to renovate and expand their facility located at 426 West Main Street. MOTION CARRIED.

Donation Drop Box Standards: As a follow-up to the September meeting, Planning Consultant Johnson reviewed with the Commission a proposed amendment to the zoning ordinance regarding the prohibition of donation drop boxes in the City.

After discussion, it was moved by Commissioner Cook, seconded by Commissioner Young to schedule a Public Hearing for 4:00 PM, Wednesday, November 13, 2013 at City Hall for the purpose of receiving comments on a proposed amendment to Chapter 1286 of the City Code entitled Miscellaneous Regulations that, if approved, will prohibit donation drop boxes in the City. MOTION CARRIED.

Steele Street Corridor PUD District – Continue Discussion: The City Manager reported that he, Planning Consultant Johnson, Jim Morgan and Claire Schwartz from Fishbeck, Thompson, Carr & Huber recently met to review Ms. Schwartz's findings regarding her analysis of the floodplain/floodway along Steele Street. He further reported that the impact of the river on the Steele Street corridor is more extensive than expected. Finally, he reported that Ms. Schwartz was asked to prepare an exhibit to share with the Commission at an upcoming meeting that illustrates floodplain/floodway areas along Steele Street and areas where surplus soil can be removed and areas can be filled.

NEW BUSINESS

None.

COMMISSIONER COMMENTS

Commissioner Kelley introduced discussion about the future relocation of the Farmers Market Pavilion from the Adams Street parking lot to the former Steele Street Plaza property. Commissioners discussed possible project schedule, funding, etc.

ADJOURNMENT

It was moved by Commissioner Cook, seconded by Commissioner Young to adjourn the meeting at 5:35 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Boomer Hoppough, Secretary