

CITY OF IONIA
Planning Commission
November 13, 2013
Regular Meeting Minutes

- CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for November 13, 2013 was called to order by Chairperson Mark Jennings at 4:01 PM.
- ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Mark Jennings, Gordon Kelley, Tim Lee, and Chris Young present. Commissioner Evonne Ulmer was excused.
- City Manager Jason Eppler and Planning Consultant Tim Johnson were also present.
- Others present included:
Jeff Parker, John Prominski and Betty Weaver.
- APPROVAL OF AGENDA Chairperson Jennings reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the agenda for the November 13, 2013 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES The Commission reviewed the minutes of the October 9, 2013 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Young to approve the minutes of the October 9, 2013 Commission meeting as presented. MOTION CARRIED.
- PUBLIC HEARING Chairperson Jennings opened the Public Hearing to receive comments on a proposed amendment to Section 1286 of the Zoning Chapter of the City Code prohibiting the placement of donation drop boxes and collection bins in the City.
- No comments were received.
- PUBLIC COMMENTS None.
- OLD BUSINESS Resurrection Life Church – Request for Rezoning and Site Plan Approval: The City Manager provided the Commission an update regarding the City Council’s review of the proposed project by stating that the Council had approved the proposed PUD ordinance on first reading at its November 5, 2013 meeting. He stated that at that meeting the Council also scheduled a Public Hearing on the proposed

PUD ordinance for its December 3, 2013 meeting. the City Manager reviewed with the Commission the items identified by the Commission at its October 9, 2013 as needing to be addressed in the next site plan/site renderings of the proposed Resurrection Life Church project. These items included:

- 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. Jeff Parker, architect for Resurrection Life Church, reviewed with the Commission the latest plans for the project. He stated that all seven items were addressed in the latest plans including the development of a lighting plan and landscape plan for the project.

The Commission discussed the matter of the site lighting including the lighting in the two pedestrian walkways. Mr. Parker stated that the Church currently proposes to have the lights operate on a motion sensor rather than on a timer or photo eye. Commissioners expressed a desire to have the lights on from dusk to dawn considering the need to promote pedestrian safety. The City Manager will explore the option of connecting these lights into the City's street lighting system along either West Main Street or Steele Street.

Mr. Tim Johnson stated that he believed the latest set of plans adequately address all of the items that were identified by the Commission at its October 9, 2013 meeting. He stated that the Commission should make a similar finding.

After further discussion, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the latest set of project plans submitted by Resurrection Life Church based on the plans addressing the items identified by

the Commission during its review of the project at its October 9, 2013 meeting. MOTION CARRIED.

Mr. Parker stated that assuming the City Council takes similar action the Church expects to begin construction during May 2014.

Zoning Ordinance Amendment - Donation Drop Box: The Commission continued its review of the proposed zoning ordinance amendment which, if approved, prohibits drop boxes and donation bins in the City.

After discussion, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to recommend to the City Council that the proposed zoning ordinance amendment which prohibits the placement of drop boxes and donation bins in the City be approved.

ROLL CALL VOTE:	Cook	YES
	Hoppough	YES
	Jennings	YES
	Kelley	NO
	Lee	YES
	Young	YES

MOTION CARRIED.

Steele Street Corridor PUD District – Continue Discussion: The City Manager reported that he, Landscape Architect 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. Basically, Ms. Schwartz’s findings revealed that a large portion of the Steele Street corridor is in both the floodway and flood plain. This limits the ability to redevelop portion of the corridor. The City Manager further stated that both Mr. Johnson and Mr. Morgan will be present at the December Commission meeting to review with the Commission options for revising the Steele Street Corridor Master Plan.

NEW BUSINESS

2014 Planning Commission Meeting Schedule: The City Manager presented the proposed 2014 Commission meeting schedule which calls for meetings to continue to be held the second Wednesday of each month at 4:00 PM.

The Commission discussed work schedules and it was suggested that meetings should begin at 4:30 PM rather than 4:00 PM.

It was moved by Commissioner Young, seconded by Commissioner Lee to approve the following Commission meeting schedule for 2014 with meetings beginning at **4:30 PM**:

January 8, 2014	July 9, 2014
February 12, 2014	August 13, 2014
March 12, 2014	September 10, 2014
April 9, 2014	October 8, 2014
May 14, 2014	November 12, 2014
June 11, 2014	December 10, 2014

MOTION CARRIED.

COMMISSIONER COMMENTS

Commissioners discussed the following topics:
Cleveland Street bridge project/re-opening schedule;
Demolition of the former Steele Street Plaza;
South Façade of buildings along the south side of West Main Street;
Letter from the Orange Township Planning Commission regarding their intent to plan (update existing Master Plan).

ADJOURNMENT

It was moved by Commissioner Cook, seconded by Commissioner Young to adjourn the meeting at 5:24 PM.
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Boomer Hoppough, Secretary