

CITY OF IONIA
Planning Commission
December 11, 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 Vice-Chairperson Chris Young at 4:04 PM.

ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Mark Jennings (arrived at 4:06 PM), Gordon Kelley, Evonne Ulmer and Chris Young present. Commissioner Tim Lee was excused.

City Manager Jason Eppler and Planning Consultants Tim Johnson and Jim Morgan were also present.

Others present included:
Rick Poole, Kim Poole, Jeanne Vandersloot, Wayne DePotty, John O'Toole, Aaron Catlin, Bill Roeser and Ryan O'Dell.

APPROVAL OF AGENDA Chairperson Jennings reviewed the agenda with the Commission. After review, it was moved by Commissioner Hoppough, seconded by Commissioner Cook to approve the agenda for the December 11, 2013 meeting as presented. **MOTION CARRIED.**

APPROVAL OF MINUTES The Commission reviewed the minutes of the November 13, 2013 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the minutes of the November 13, 2013 Commission meeting as presented. **MOTION CARRIED.**

PUBLIC HEARING Before the opening of the Public Hearing, Chairperson Jennings stated that he believed that he had a conflict of interest regarding the request from Richard Poole based on Mr. Poole being a client of Mr. Jennings. After discussion, it was moved by Commissioner Ulmer, seconded by Commissioner Hoppough to find that the Chairperson has a conflict of interest and excuse him from participating in any discussion/action on Mr. Poole's request. **MOTION CARRIED.**

Vice-Chairperson Young opened the Public Hearing to receive comments on a request from Richard Poole regarding site plan approval and a special land use permit to operate a bed and breakfast at 306 Union Street.

Mr. Poole reviewed his request with the Commission. The City Manager reviewed the zoning ordinance standards that pertain to bed and breakfast operation in the City, site plan approval and special land use permit approval.

No comments were received.

PUBLIC COMMENTS

None.

NEW BUSINESS

Request from Richard Poole – SLUP/Site Plan Approval – Bed & Breakfast – 306 Union Street: The City Manager reviewed with the Commission Mr. Poole’s request. He reported that a Bed & Breakfast is permitted in the RT Zoning District (which 306 Union Street is zoned) with a Special Land Use Permit and subject to site plan approval. He also reported that one condition is adequate parking for both the homeowner as well as patrons of the Bed & Breakfast. Mr. Poole’s plan proposed seven off-street parking spaces – two for the homeowner and one space for each bedroom to be rented. This is consistent with the ordinance.

After further discussion, it was moved by Commissioner Cook, seconded by Commissioner Ulmer to approve the request from Richard Poole for both a Special Land Use Permit and site plan approval to operate 306 Union Street as a Bed & Breakfast based on the details contained in Mr. Poole’s site plan dated November 25, 2013 and based on the request’s compliance with the standards contained in Section 1274.04 of the City Code. MOTION CARRIED (Jennings abstained).

Chairperson Jennings assumed the Chair.

Informal Site Plan Review – Sparrow Ionia Hospital: The City Manager reported that the property proposed to be developed by Sparrow Health System for the new Sparrow Ionia Hospital was transferred from Orange Township into the City in 2008. As part of the transfer agreement, Orange Township retains planning and zoning control but prior to approving any developed plans for the property must first solicit input from the City’s Planning Commission. He further stated that the representatives from Sparrow before the Commission were present to fulfill this requirement. The City Manager introduced Aaron Caitlin engineer for Sparrow who reviewed the proposed Hospital project site plan with the Commission. Mr. Caitlin explained the proposed circulation on the site, layout of the hospital, location of a

future medical office building, site utilities and access driveway. He also reviewed with the Commission the planned upgrades to M-66 in the vicinity of the proposed Sparrow driveway which include a turn-lane and a deceleration lane. He advised the Commission that Sparrow plans to begin construction during March 2014 and be completed by May 2015.

Jeanne Vandersloot, Orange Township Zoning Administrator, advised the Commission that the Orange Township Planning Commission will be reviewing the site plan on January 21, 2014. She invited Commissioners to attend this meeting.

OLD BUSINESS

Resurrection Life Church – Request for Rezoning and Site Plan Approval: The City Manager reported that the City Council again reviewed the proposed project and associated Planned Unit Development Ordinance as well as conducted the Public Hearing on the project at its December 3, 2013 meeting. After discussion, the Council approved the ordinance on second reading with the ordinance effective ten days after publication.

Zoning Ordinance Amendment - Donation Drop Box: The City Manager reported that the City Council reviewed the proposed amendment at its December 3, 2013 meeting and approved the ordinance on first reading. The Council also scheduled a Public Hearing on the proposed amendment for its January 7, 2014 meeting at which time Council may consider approving the ordinance on second reading.

Steele Street Corridor PUD District – Continue Discussion: The City Manager introduced Planning Consultants Tim Johnson and Jim Morgan to review with the Commission an updated master plan for the Steele Street corridor. Mr. Morgan reported on the recent analyses and associated meetings with Claire Schwartz from Fishbeck, Thompson, Carr & Huber regarding the impact that the floodway and floodplain has on this area. He further reported that based on Ms. Schwartz's findings, the previously adopted plan needs significant modification. Much of the corridor is within the floodway.

Both Mr. Johnson and Mr. Morgan reviewed with the Commission details of the most recent plan. Commissioners asked questions and offered comments on the land use concepts and layout. Commissioners will continue their discussion on the draft master plan at the January meeting.

The City Manager reminded the Commission that the Parks and Recreation Commission will also be asked to offer thoughts regarding the concept. In addition, if a revised plan is favored both the Master Plan and Recreation Master Plan will need to be amended to incorporate the new plan into each document.

COMMISSIONER COMMENTS

None.

The City Manager reminded Commissioners that the next meeting will be held Wednesday, January 8, 2014 starting at 4:30 PM at City Hall.

ADJOURNMENT

It was moved by Commissioner Young, seconded by Commissioner Cook to adjourn the meeting at 5:23 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Boomer Hoppough, Secretary