

CITY OF IONIA
Planning Commission
February 12, 2014
Regular Meeting Minutes

- CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for February 12, 2014 was called to order by Chairperson Chris Young at 4:32 PM.
- ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough (arrived at 4:45 PM), Gordon Kelley, Tim Lee, Evonne Ulmer and Chris Young present. Commissioner Mark Jennings was excused.
- City Manager Jason Eppler, Parks and Recreation Director Matt Painter and Planning Consultants Tim Johnson and Jim Morgan were also present.
- APPROVAL OF AGENDA 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 February 12, 2014 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES The Commission reviewed the minutes of the January 8, 2014 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Lee to approve the minutes of the January 8, 2014 Commission meeting as presented. MOTION CARRIED.
- PUBLIC COMMENTS None.
- OLD BUSINESS Steele Street Corridor Master Plan: Planning Consultants Jim Morgan and Tim Johnson reviewed with the Commission the latest draft of the proposed Steele Street Corridor conceptual plan. They highlighted the following from the previous draft:
- Current draft reflects most recent comments offered by the Commission (December 2013 meeting);
 - No future redevelopment identified for the Matcor facilities. The plan does illustrate a more “formal” parking lot/parking arrangement along the north and east sides of the Matcor property located on the east side of Steele Street;
 - No residential development proposed east of Steele Street and south of the rail trail;

- Live/work units proposed along the south side of Adams Street, east of Steele Street and north of the rail trail;
- Downtown gateway extension along Steele Street south of Adams Street and north of the rail trail;
- Enhanced public gathering space along the west side of Steele Street and north of the detention basin;
- Use of Consumers Energy property for parking and future farmers market pavilion relocation;
- Variety of recreational fields on and around the former Steele Street plaza property.

The Commission conducted a lengthy discussion regarding the most recent draft of the plan. Commissioner Lee shared information regarding his discussion with local Matcor officials, their future plans and potential leasing of a portion of their property for recreational fields and joint parking. The City Manager stated that he would like the portion of the plan involving the former Steele Street plaza property finalized so that site grading/restoration work can be completed at the site during 2014. He also reported that the next step for review is input from the Parks and Recreation Commission. The Parks and Recreation Commission will be reviewing the plan later this month. The DDA Board of Directors will also be asked to review the draft plan once the Parks and Recreation Commission completes its review.

NEW BUSINESS

2013 Planning Commission Annual Report: The City Manager reviewed with the Commission the Commission's proposed annual report of activities for 2013. He stated that if approved by the Commission, the Chairperson will present the report to the City Council at its March 4, 2014 meeting.

After review, it was moved by Commissioner Ulmer, seconded by Commissioner Cook to approve the Planning Commission's 2013 Annual Report. MOTION CARRIED.

Annual Planning Commission Training Session: The City Manager reported that annually the Commission conducts a training exercise which provides an opportunity for Mr. Johnson to update the Commission on current planning and zoning related topics. He suggested that the Commission consider utilizing the March meeting for the training session. Mr. Johnson discussed possible topics for discussion at the training session including placemaking, redevelopment readiness, complete streets and recent legislative actions.

After discussion, it was the consensus of the Commission to hold the annual training as part of the March meeting which will be held at 4:30 PM, Wednesday, March 12th at City Hall.

COMMISSIONER COMMENTS

- The City Manager updated the Commission on two rail trail related projects. He advised that work should begin during 2014 on the second phase of the rail trail (M-66 to Prairie Creek) including the construction of the pedestrian bridge over M-66. He also reported that the City Council will be asked to approve the submission of a grant application to the Michigan Natural Resources Trust Fund for the trailhead park. If successful, construction could begin during mid-2015.
- Commissioner Kelley reminded Commissioners of the upcoming Community Theatre performance of Fiddler on the Roof.
- The City Manager introduced discussion with Mr. Johnson regarding the City's wireless communications tower ordinance and recent Federal and State legislative changes/legal decision. After discussion, the Commission asked Mr. Johnson to review Chapter 1280 of the City Code and recommend ordinance changes.

ADJOURNMENT

It was moved by Commissioner Lee, seconded by Commissioner Hoppough to adjourn the meeting at 5:46 PM.
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Dave Cook, Secretary