

CITY OF IONIA
Planning Commission
May 14, 2014
Regular Meeting Minutes

- CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for May 14, 2014, 2014 was called to order by Chairperson Chris Young at 4:35 PM.
- ROLL CALL Roll Call revealed Commissioners Boomer Hoppough, Gordon Kelley, Tim Lee, Evonne Ulmer and Chris Young present. Commissioners Dave Cook and Mark Jennings were excused.
- City Manager Jason Eppler, Public Safety Officer Doug DeVries, Planning Consultants Tim Johnson, Dr. Robert Payne, Tim Allspach, Cathy Hoppough and Pete Sanford were also present.
- APPROVAL OF AGENDA Chairperson Young reviewed the agenda with the Commission. After review, it was moved by Commissioner Ulmer, seconded by Commissioner Hoppough to approve the agenda for the May 14, 2014 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES The Commission reviewed the minutes of the March 12, 2014 Regular Meeting. After review it was moved by Commissioner Ulmer, seconded by Commissioner Lee to approve the minutes of the March 12, 2014 Commission meeting as presented. MOTION CARRIED.
- PUBLIC HEARING Chairperson Young opened the Public Hearing to receive comments on the request submitted by Dr. Robert Payne, DDS, for site plan approval for permission to construct a professional office building on property zoned B-1 General Business District and located at 412 Brown Boulevard. No comments were received.
- PUBLIC COMMENTS None.
- OLD BUSINESS None.

NEW BUSINESS

Request from Dr. Robert Payne, DDS, for Site Plan Approval – 412 Brown Boulevard: The City Manager provided an overview of the request before the Planning Commission as submitted by Dr. Payne and introduced Dr. Payne's architect, Tim Allspach. Mr. Allspach reviewed the proposed site plan for 412 Brown Boulevard with the Commission. He stated that the necessary floodplain permits have now been received from the State of Michigan. He also stated that Dr. Payne is in the process of having documents drafted which will permit shared use of the driveway proposed to this lot and the associated dumpster enclosure. Dr. Payne also owns 416 Brown Boulevard and will soon be marketing the developable property.

The City's Planning Consultant, Tim Johnson, reviewed with the Commission his memorandum dated May 1, 2014 regarding the Payne site plan. He reported that the site plan is well prepared and the location and design of the proposed building is consistent with the Commission's Steele Street Corridor Master Plan. He stated that his memorandum regarding this request includes a desire to see changes in the proposed landscape plan for the project. He reviewed the proposed changes with the Commission and suggested that the site plan be approved as presented with the caveat that final approval be granted by staff once the landscape plan has been revised.

The City Manager reported that Commissioner Hoppough advised that pursuant to the Commission's Rules of Procedure, he believes he has a conflict and should not deliberate nor vote on Dr. Payne's request for site plan approval.

It was moved by Commissioner Ulmer, seconded by Commissioner Lee to recuse Commissioner Hoppough from both debate about and action on the request from Dr. Payne due to a conflict of interest. MOTION CARRIED.

After further review, it was moved by Commissioner Ulmer, seconded by Commissioner Lee to approve the April 22, 2014 request submitted by Dr. Robert Payne, DDS, for site plan approval for permission to construct an office building on property zoned B-1 Neighborhood Business District and located at 412 Brown Boulevard based on the site plan's compliance with Section 1276.07 of the City Code subject to final approval of the landscape plan by the City Manager. MOTION CARRIED (Hoppough abstained).

Reuse of Current Sparrow Ionia Hospital Facility: The City Manager reported that site work is underway for the new Sparrow Ionia Hospital. He further reported that the hospital plans to vacate the current hospital during June 2015 and the adjacent medical office building a couple of years later. He stated that the Planning Commission should begin discussions regarding the development of a sub-area plan for the re-use/redevelopment of the hospital property as identified as an action item in the 2012 Master Plan. Mr. Johnson stated that the current site of the hospital is zoned B-1 Neighborhood Business District which permits a variety of uses that may not be consistent with the residential uses that surround the hospital. He recommended, short-term, that the property be rezoned to residential. Mr. Johnson then provided an overview of the process that should be followed to develop the sub-area plan and the possibility of introducing the form based code concept for the property. There are a number of options for the plan depending on if the current hospital facility remains and is redeveloped or if the hospital facility is removed and the property is redeveloped.

Chairperson Young asked the City Manager to work with Mr. Johnson in developing an outline for the development of the sub-area plan that can be presented for the Commission's review at the June 11th meeting.

Wireless Communication Tower Chapter – Update: Mr. Johnson advised that Chapter 1280 of the City Code currently contains the zoning standards pertaining to the locating/constructing of wireless communication towers in the City. He stated that recent statutory changes in addition to court decisions have prompted the need to update/expand the City's current standards. He reviewed with the Commission a proposed re-write of Chapter 1280, highlighting the changes from the current Chapter.

After discussion, it was moved by Commissioner Ulmer, seconded by Commissioner Lee to schedule a Public Hearing for 4:30 PM, Wednesday, June 11, 2014 at City Hall for the purpose of receiving comments on a proposed amendment to Chapter 1280 of the City Code regarding Commercial Wireless Communication Towers in the City. MOTION CARRIED.

COMMISSIONER COMMENTS The Commission received updates regarding the various construction projects that are underway around the City.

ADJOURNMENT

It was moved by Commissioner Hoppough, seconded by
Commissioner Ulmer to adjourn the meeting at 5:55 PM.
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Dave Cook, Secretary