

CITY OF IONIA
Planning Commission
July 9, 2014
Regular Meeting Minutes

- CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for July 9, 2014 was called to order by Chairperson Chris Young at 4:35 PM.
- ROLL CALL Roll Call revealed Commissioners Boomer Hoppough, Gordon Kelley (arrived at 4:43 PM), Tim Lee, and Chris Young present. Commissioners Mark Jennings and Evonne Ulmer were excused.
- City Manager Jason Eppler and Planning Consultants Tim Johnson 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 July 9, 2014 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES The Commission reviewed the minutes of the May 14, 2014 Regular Meeting. After review it was moved by Commissioner Hoppough, seconded by Commissioner Lee to approve the minutes of the May 14, 2014 Commission meeting as presented. MOTION CARRIED.
- PUBLIC HEARING Chairperson Young opened the Public Hearing to receive comments on proposed Ordinance No. 514 which, if approved, revises Chapter 1280 of the City Code regarding wireless communication towers. No comments were received.
- PUBLIC COMMENTS None.
- OLD BUSINESS Reuse of Current Sparrow Ionia Hospital Facility: Planning Consultant Johnson reviewed with the Commission a proposed work plan dated June 11, 2014 for developing a sub-area plan for the Sparrow Ionia Hospital properties on East Washington Street. He suggested a several step process involving both an assessment of the current properties/buildings along with the development of concept plans as to how the properties/buildings may be used in the

future. He suggested that the Commission consider rezoning all of the properties from B-1 to R-1 in order to prevent B-1 uses in the future until such time as the Commission, working with the Hospital, identifies appropriate future uses for the future.

Commissioners discussed the properties, the hospitals proposed timeline for moving, etc.

After discussion, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve proceeding with completing a sub-area plan for the Sparrow Ionia Hospital properties on East Washington Street per the June 11, 2014 work plan proposed by Mr. Johnson with Option B being pursued for preparing concept plans for the future use of the properties. MOTION CARRIED.

Wireless Communications Tower Chapter – Update: The City Manager reported 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.

It was moved by Commissioner Cook, seconded by Commissioner Lee to recommend to the City Council that proposed Ordinance No. 514 which revises Chapter 1280 of the City Code regarding wireless communication towers be adopted. MOTION CARRIED.

NEW BUSINESS

Ordinance Amendment – Medical Marihuana: The City Manager reported that due to a recent Michigan Supreme Court decision (*Ter Beek v City of Wyoming*), it is necessary for the City to revise certain chapters of the City Code regarding Medical Marihuana. He further reported that he contacted the Hubbard Law Firm, Lansing, to assist with drafting the necessary amendments. This firm advised the City during 2010 when the City Code was last amended to address recent statutory changes pertaining to Medical Marihuana.

Commissioners reviewed the proposed amendment, discussed building code parameters and discussed limitations on the number of plants that can be grown versus limiting the total square footage of a principal building that can be dedicated to growing plants.

After discussion, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to schedule a Public Hearing for 4:30 PM, Wednesday, August 13, 2014 at City Hall for the purpose of receiving comments on proposed Ordinance No. 515 which, if approved, amends Chapter 1240 and Chapter 1286 of the City Code regarding Medical Marihuana. MOTION CARRIED.

COMMISSIONER COMMENTS None.

ADJOURNMENT It was moved by Commissioner Hoppough, seconded by Commissioner Cook to adjourn the meeting at 5:38 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Dave Cook, Secretary