

CITY OF IONIA
Planning Commission
August 13, 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 4:33 PM.
- ROLL CALL Roll Call revealed Commissioners Dave Cook, Tim Lee, Evonne Ulmer and Chris Young present. Commissioners Boomer Hoppough, Mark Jennings and Gordon Kelley were excused.
- City Manager Jason Eppler and Public Safety Officer Doug DeVries 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 Ulmer to approve the agenda for the August 13, 2014 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES The Commission reviewed the minutes of the July 9, 2014 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Ulmer to approve the minutes of the July 9, 2014 Commission meeting as presented. MOTION CARRIED.
- PUBLIC HEARING Chairperson Young opened the Public Hearing to receive comments on proposed Ordinance No. 515 which, if approved, revises several chapters of the City's Planning and Zoning Code regarding the regulation of medical marihuana. No comments were received.
- PUBLIC COMMENTS None.
- OLD BUSINESS Reuse of Current Sparrow Ionia Hospital Facility: The City Manager reviewed with the Commission maps pertaining to the property owned by Sparrow Ionia Hospital on East Washington Street. In total (between the property on the north side of East Washington Street and the south side) the Hospital owns 8 acres of land. The City Manager also reported that he has been working with Planning Consultant Johnson on the various components of the proposed sub-

area plan that the Commission directed, at its July meeting, be prepared for the site. The framework of the plan will be presented to the Commission at the September meeting.

Commissioner Ulmer, former CEO of Ionia County Memorial Hospital (the predecessor of Sparrow Ionia Hospital) provided a brief history of the construction of the hospital, additions, etc.

Ordinance Amendment – Medical Marihuana: The City Manager reminded Commissioners that the need for amendment to the City Code regarding medical marihuana (proposed Ordinance No. 515) is based on a recent Michigan Supreme Court decision (*Ter Beek v City of Wyoming*) on the subject. He further stated at the July meeting Commissioner Kelley suggested that some of the existing language contained in the current code and proposed for removal as part of Ordinance No. 515 pertaining to building code requirements be retained. The City Manager reported that based on this suggestion, and concurrence by legal counsel, the language has been included in the latest draft of the ordinance.

After discussion, it was moved by Commissioner Young, seconded by Commissioner Cook to recommend to the City Council that Ordinance No. 515, an amendment to various chapters of the City Code pertaining to medical marihuana, be attempted. MOTION CARRIED.

NEW BUSINESS

Ordinance Amendment – Flood Plain Overlay District: The City Manager reported that FEMA recently updated the FIRM (Flood Insurance Rate Maps) for Ionia County. In the City's case, the updated maps replace maps previously prepared by FEMA in 1983. He further stated that since the City has a Flood Plain Overlay District in the City Code, it is necessary to amend the Code to both incorporate the 2014 FIRM maps and to make other minor changes which reflect that the County, rather than the City, issues building permits in the City.

Public Safety Officer DeVries provided an overview of the purpose of the maps, how the FIRM program works, and shared that the entire County has now been mapped by FEMA.

After discussion, it was moved by Commissioner Ulmer, seconded by Commissioner Cook to schedule a Public Hearing for 4:30 PM, Wednesday, September 10, 2014 at City Hall for the purpose of receiving comments on proposed

Ordinance No. 517 which, if approved, amends Chapter 1264 of the City Code entitled Flood Plain Overlay District. MOTION CARRIED.

Request for Site Plan Approval Extension – 120 South Dexter Street: The City Manager reported that the City has received a request from RJM Design, Inc., on behalf of Ben Muller Realty Company, for a one-year extension to the approved site plan for 120 South Dexter Street (former Burger King restaurant). The City Manager further reported that the Commission approved the site plan at its August 14, 2013 meeting and that Section 1276.09(b) of the City Code permits the Commission to grant a one-year extension.

It was moved by Commissioner Ulmer, seconded by Commissioner Lee to extend the approval period for the site plan for 120 South Dexter Street by one-year as permitted by the City Code (new expiration date of August 14, 2015). MOTION CARRIED.

2015 East Fargo/Jackson/Jefferson Project: The City Manager reported that design work is underway for the reconstruction of East Fargo (Division to Jefferson); North Jackson Street (Lincoln Avenue to East Fargo Street); and, North Jefferson Street (Lincoln Avenue to North City Limit). Surveyor crews have been on-site during the past two weeks collected needed data. He further stated that the most challenging design component of the project is the block of East Fargo Street between Division Street and North Jackson Street. Due to topographical/geometric issues along this block it may be difficult to construct a curbed street with a sidewalk along the south side (to link the sidewalk on the south side of East Fargo Street both east and west of this block) without extensive excavation/retaining wall construction. He stated that the Commission may want to consider recommending to the City Council that the street be removed along this block but not reconstructed and instead the right-of-way be used for utility and sidewalk use only. He shared with the Commission a recent traffic study completed by the City's engineers (Fishbeck, Thompson, Carr & Huber) stating that there would be "no significant impact to local road operations due to re-routing East Fargo Street traffic from the closure of East Fargo Street between Jackson and Division Streets" should this block of East Fargo Street be closed.

The Commission discussed the study. The City Manager stated that at the September meeting he will provide some

topographic information for this block as collected by the surveyors and a design option or two for reconstructing the street at this location with a sidewalk along the south side.

COMMISSIONER COMMENTS The Commission received an update on the former K-Mart Plaza property on Steele Street. The City Manager stated that earlier in the week the City received the permit from the MDEQ for completing the site grading/site balancing at this location.

ADJOURNMENT It was moved by Commissioner Cook, seconded by Commissioner Lee to adjourn the meeting at 5:25 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Dave Cook, Secretary