

CITY OF IONIA
Planning Commission
October 8, 2014
Regular Meeting Minutes

- WALKING TOUR** Planning Commissioners met at 4:00 PM at the current Sparrow Ionia Hospital to tour the hospital and clinic facility. The purpose of the tour was to provide background information for the Commission as it develops a sub-area plan for the current hospital/hospital property. Those present for the tour included Commissioners Dave Cook, Boomer Hoppough, Tim Lee, Evonne Ulmer and Chris Young. Also present was City Manager Jason Eppler and City Planning Consultant Tim Johnson. Hospital representatives included William Roeser, Pete Vesteguard and Mike from the maintenance staff.
- Mr. Roeser provided an overview of hospital operations stating that currently the hospital employs 250 FTE with approximately 50 FTEs to remain at the current hospital campus (Balice Clinic and Tannheimer Building) after the hospital moves to the M-66 site. He stated that he anticipates that both the Balice Clinic and Tannheimer Building will be used for several years after the hospital relocates.
- CALL TO ORDER** The Regular Meeting of the City of Ionia Planning Commission for October 8, 2014 was called to order by Chairperson Chris Young at 4:50 PM in the Guild Room of Sparrow Ionia Hospital.
- ROLL CALL** Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Tim Lee, Evonne Ulmer and Chris Young present. Commissioners Mark Jennings and Gordon Kelley were excused.
- City Manager Jason Eppler, Planning Consultant Tim Johnson and Hospital President William Roeser 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 October 8, 2014 meeting as presented. **MOTION CARRIED.**

APPROVAL OF MINUTES The Commission reviewed the minutes of the September 10, 2014 Regular Meeting. After review it was moved by Commissioner Ulmer, seconded by Commissioner Lee to approve the minutes of the September 10, 2014 Commission meeting as presented. MOTION CARRIED.

PUBLIC COMMENTS None.

OLD BUSINESS Reuse of Current Sparrow Ionia Hospital Facility: Commissioners discussed their observations and conclusions regarding the current hospital facility as a result of the tour.

Some observations shared included the following:

- May be difficult to re-use portions of the current hospital considering that the heating/cooling system is not zoned – relatively inefficient to operate.
- The layout of the current hospital may make it difficult to be converted to a new use considering the small rooms, concrete construction, asbestos and age.
- If the current hospital is razed, the parking for the Balice Clinic and Tannheimer Building should be relocated to the west side of both buildings.
- If the current hospital is razed, Pearl Street may be extended south between Lafayette Street and East Washington Street to provide access to a new parking lot on the west side of the Balice Clinic and Tannheimer Building and to provide for residential lots on the west side of the extended street.
- Hospital property should be rezoned from B-1 to a residential designation as the Commission develops the sub-area plan.
- The large parking lot/helipad owned by the hospital on the south side of East Washington Street may be suitable for cottage style senior residences.

The Commission expressed interest in interacting with Sparrow Facility Development staff at an upcoming meeting.

2015 East Fargo/Jackson/Jefferson Project: The City Manager reported that the City’s project engineers continue to look at grades/cross sections for the section of East Fargo Street between Ridgewood Drive and North Jackson Street. He also stated that per the Commission’s request, the project engineers are looking at options for “traffic calming” on North Jefferson Street.

Ordinance Amendment – Off-Street Parking & Loading:
Commissioners were reminded to continue their review of the outline prepared by Mr. Johnson regarding suggested changes to the off-street parking and loading standards contained in the City Code.

NEW BUSINESS None.

COMMISSIONER COMMENTS

The Commission discussed the rails to trails project.

ADJOURNMENT

It was moved by Commissioner Hoppough, seconded by Commissioner Lee to adjourn the meeting at 5:35 PM.
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Dave Cook, Secretary