

**CITY OF IONIA**  
**Planning Commission**  
**November 12, 2014**  
**Regular Meeting Minutes**

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CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for November 12, 2014 was called to order by Chairperson Chris Young at 4:30 PM.

ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Gordon Kelley (arrived at 4:40 PM), Tim Lee and Chris Young present. Commissioners Mark Jennings Evonne Ulmer were excused.

City Manager Jason Eppler and Planning Consultant Tim Johnson were also present.

Resident Olivia Lee was also present.

APPROVAL OF AGENDA Chairperson Young reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the agenda for the November 12, 2014 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the October 8, 2014 Regular Meeting. After review it was moved by Commissioner Hoppough, seconded by Commissioner Cook to approve the minutes of the October 8, 2014 Commission meeting as presented. MOTION CARRIED.

PUBLIC COMMENTS None.

OLD BUSINESS Reuse of Current Sparrow Ionia Hospital Facility: Mr. Johnson reviewed with the Commission the components involved in preparing a sub-area plan for the current Sparrow Ionia Hospital property. He stated that based on his professional opinion developed as a result of the recent Commission tour of the hospital facility, it is unlikely that there is an adaptive reuse for the facility. He further stated that since Sparrow is interested in continuing to use both the Balice Clinic building as well as the Tannheimer building, it is likely that Sparrow will want to locate new parking on the north side of Washington Street to more conveniently serve both of the buildings to be retained (versus the current parking area on the south side of Washington Street). He

reviewed with the Commission a conceptual parking plan for the north side of Washington Street (containing 50 parking spaces) illustrating how much of the property would be needed to meet the parking needs of both buildings.

Mr. Johnson stated that the remaining unused property to the west of the Balice Clinic could be used for residential purposes as well as the current parking lot on the south side of Washington Street. Residential options include single family, attached condo and assisted living facilities.

Commissioner Cook stated that there is an abundance of vacant residential lots in the City and doubts that additional single family lots are needed in this area of the City.

Commissioner Lee stated that there may be an abundance of vacant residential lots in the City, this particular area of the City is prime based on the quality of the neighborhood, close proximity to health care (based on the future continued use of the Balice Clinic by the hospital), close proximity to downtown (within walking distance), and the view southward from the property on the south side of Washington Street.

Chairperson Young stated that he felt there was a need for additional senior housing in the community and this area may be prime for this use.

Commissioners also discussed the future rezoning of the Sparrow properties from B-1 to residential in order to control future uses. This matter will be discussed further at an upcoming meeting.

Mr. Johnson will continue to develop concepts for the reuse of the property for the Commission to consider at future meetings.

2015 East Fargo/Jackson/Jefferson Project: The City Manager reported that the City's engineers should have additional concepts for the Commission to review at the December meeting for both addressing the reconstruction of Fargo Street between Division and Jackson Streets and traffic calming options on Jefferson Street.

Chairperson Young left the meeting at 5:00 PM. Commissioner Hoppough assumed the Chair.

Ordinance Amendment – Off-Street Parking & Loading: Mr. Johnson reviewed with the Commission suggested changes to

the off-street parking and loading standards contained in the zoning chapter of the City Code. He requested feedback from the Commission on several areas needing updating/improving. A lengthy discussion was held regarding parking lot widths particularly for certain angled parking standards. It was the consensus of the Commission to retain the current 10' rather than the proposed 9'. Several other comments were offered. The City Manager will work with Mr. Johnson in preparing the proposed amendment to the City Code to incorporate the updates to the off-street parking and loading standards.

NEW BUSINESS

2015 Commission Meeting Schedule: The Commission reviewed the proposed meeting schedule for 2015. After review, it was moved by Commissioner Cook, seconded by Commissioner Lee to approve the following meeting schedule for 2015, with meetings held at City Hall and beginning at 4:30 PM:

January 14, 2015	July 8, 2015
February 11, 2015	August 12, 2015
March 11, 2015	September 9, 2015
April 15, 2015	October 14, 2015
May 13, 2015	November 18, 2015
June 10, 2015	December 9, 2015

COMMISSIONER COMMENTS

None.

ADJOURNMENT

It was moved by Commissioner Lee, seconded by Commissioner Cook to adjourn the meeting at 5:37 PM.  
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler  
City Manager  
Recording Secretary for Dave Cook, Secretary