

**CITY OF IONIA**  
**Planning Commission**  
**December 10, 2014**  
**Regular Meeting Minutes**

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CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for December 10, 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, Tim Lee (arrived at 4:37 PM), Evonne Ulmer (arrived at 4:47 PM) and Chris Young present. Commissioner Mark Jennings was excused.

City Manager Jason Eppler and Planning Consultant 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 Hoppough to approve the agenda for the December 10, 2014 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the November 12, 2014 Regular Meeting. After review it was moved by Commissioner Hoppough, seconded by Commissioner Cook to approve the minutes of the November 12, 2014 Commission meeting as presented. MOTION CARRIED.

PUBLIC COMMENTS None.

OLD BUSINESS Reuse of Current Sparrow Ionia Hospital Facility: Planning Consultant Johnson reviewed with the Commission a Memorandum he prepared dated December 2, 2014 regarding the options pertaining to the future zoning designation of the current Sparrow Ionia Hospital. Mr. Johnson stated that the properties owned by Sparrow on both the north and south sides of East Washington Street are zoned B-1 – Neighborhood Business District. He further stated that upon the hospital vacating the property, the property (and any remaining buildings) may be used for any use permitted in the B-1 Zoning District. One or more of these uses may not be consistent with uses that the Commission would like to see in this area. Mr. Johnson suggested that the Commission consider the following option:

- 1) Rezone the portion of the property currently occupied by the hospital to R-1 – One Family Residential.
- 2) Rezone the portion of the property currently occupied by the Balice Clinic and the Home Health Care Building O – Office.
- 3) Rezone the hospital property on the south side of East Washington Street (the parking lot) R-1 – One Family Residential.
- 4) Rezone the office building located at 601 East Washington Street (Hospice Building) to O – Office.

Mr. Johnson further stated that these rezonings could be “interim” in nature with a future rezone occurring when actual re-development occurs (which, for example, could be a Hospital Property Re-Use Planned Unit Development).

The Commission discussed the rezoning option. After discussion, the Commission requested that the City Manager discuss the proposed rezonings with Sparrow staff and, pending outcome, draft a proposed rezoning ordinance for consideration at the January meeting. The Commission also discussed the process of beginning to identify future redevelopment priorities/options. This discussion was prompted by two conceptual plans for residential re-use of the hospital property and options for soliciting comments from those residing in the area. The Commission will continue this discussion at its January meeting.

2015 East Fargo/Jackson/Jefferson Project: The City Manager provided an update on the preparation of the engineering plans for reconstructing portions of each of these streets during the 2015 construction season. He reported that East Fargo Street between Division and Jackson Streets will likely remain open, that the hill on this section of this street can likely be cut back/relaxed with the addition of a retaining wall along the south side of this section and that traffic calming options are being reviewed for mid-block North Jefferson Street (between Lincoln Avenue and the north City limits).

Ordinance Amendment – Off-Street Parking & Loading: The City Manager reviewed with the Commission the proposed final draft of an amendment to the Zoning Ordinance regarding off-street parking and loading (proposed Ordinance No. 518). A draft was previously reviewed by the Commission at its November meeting. After discussion, it

was moved by Commissioner Cook, seconded by Commissioner Hoppough to schedule a Public Hearing on proposed Ordinance No. 518 regarding off-street parking and loading standards for 4:30 PM, Wednesday, January 14, 2015 at City Hall. MOTION CARRIED.

NEW BUSINESS                      None.

COMMISSIONER COMMENTS  
None.

ADJOURNMENT                      It was moved by Commissioner Hoppough, seconded by Commissioner Ulmer to adjourn the meeting at 5:40 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler  
City Manager  
Recording Secretary for Dave Cook, Secretary