

CITY OF IONIA
Planning Commission
January 14, 2015
Annual Meeting Minutes
Regular Meeting Minutes

CALL TO ORDER

Annual Meeting

The City Manager called the Annual Meeting of the City of Ionia Planning Commission to order at 4:35 PM. The purpose of the Annual Meeting is to select a Chairperson, Vice-Chairperson and Secretary for 2015.

Chairperson: It was moved by Commissioner Cook, seconded by Commissioner Lee to select Commissioner Young as Chairperson for 2015. MOTION CARRIED.

Vice-Chairperson. It was moved by Commissioner Cook, seconded by Commissioner Lee to select Commissioner Hoppough as Vice-Chairperson for 2015. MOTION CARRIED.

Secretary. It was moved by Commissioner Cook, seconded by Commissioner Lee to select Commissioner Cook as Secretary for 2015. MOTION CARRIED.

The Annual Meeting was adjourned at 4:37 PM.

CALL TO ORDER

Regular Meeting

The Regular Meeting of the City of Ionia Planning Commission for January 14, 2015 was called to order by Chairperson Chris Young at 4:37 PM.

ROLL CALL

Roll Call revealed Commissioners Dave Cook, Gordon Kelley (arrived at 4:55 PM), Tim Lee, Evonne Ulmer, and Chris Young present. Commissioner Boomer Hoppough was excused and Commissioner Mark Jennings was absent.

City Manager Jason Eppler, Officer Doug DeVries 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 Ulmer, seconded by Commissioner Cook to approve the agenda for the January 14, 2015 meeting as presented. MOTION CARRIED.

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

PUBLIC HEARING Chairperson Young opened the Public Hearing to receive comments on proposed Ordinance No. 518 which, if approved, amends the Zoning Chapter of the City Code regarding off-street parking and loading. No comments were received.

PUBLIC COMMENTS None.

OLD BUSINESS Re-Use of the Current Sparrow Ionia Hospital Facility: The City Manager reviewed a proposed ordinance which, if approved, rezones the following properties as identified:

Parcel 1

Property Address: 520 East Washington Street
Legal Description: Lots 139, 140, 141, 142, 158, 159, 160 and 161 of Supervisor Inman's Addition to the City of Ionia
Property Tax ID No: A portion of 34-204-090-000-670-00
Rezone From: B-1 – Neighborhood Business District
Rezone To: O – Office District

Parcel 2

Property Address: 520 East Washington Street
Legal Description: Lots 143, 144, 145 and 146 of Supervisor Inman's Addition to the City of Ionia
Property Tax ID No: A portion of 34-204-090-000-670-00
Rezone From: B-1 – Neighborhood Business District
Rezone To: R-1 – One-Family Residential District

Parcel 3

Property Address: 520 East Washington Street
Legal Description: The North 147' of Lot 151, 155, 156 and 157 of Supervisor Inman's Addition to the City of Ionia
Property Tax ID No: A portion of 34-204-090-000-670-00
Rezone From: B-1 – Neighborhood Business District
Rezone To: R-1 – One-Family Residential District

Parcel 4

Property Address: 601 East Washington Street
Legal Description: Lots 7 and 8 of Forest Hill Park
Addition to the City of Ionia
Property Tax ID No: 34-204-070-000-025-00
Rezone From: B-1 – Neighborhood Business District
Rezone To: O – Office District

The proposed ordinance was prepared as follow-up to the Commission’s December meeting at which time the Commission discussed rezoning the hospital properties before the hospital moves so that the vacant facility cannot be used for business uses at this time. After review, it was moved by Commissioner Cook, seconded by Commissioner Lee, to schedule a Public Hearing on the proposed ordinance for 4:30 PM, Wednesday, February 11, 2015 at City Hall. MOTION CARRIED.

The Commission then discussed with Mr. Johnson options for proceeding with the development of a sub-area plan for the hospital property and options for soliciting public input/suggestions on how the building and/or property may be used in the future. Several options were discussed including a future meeting the hospital where residents from the hospital “neighborhood” would be invited to offer suggestions/mark-up maps, etc. Mr. Johnson suggested that the Commission first start the rezoning process and then continue discussions at next month’s meeting regarding the sub-area plan.

Proposed Ordinance No. 518 – Off-Street Parking & Loading: The Public Hearing on this proposed ordinance which, if approved, revises the off-street parking and loading standards contained in the City Code, was held earlier in the meeting. After further discussion, it was moved by Commissioner Cook, seconded by Commissioner Lee, to recommend to the City Council that Ordinance No. 518 be adopted. MOTION CARRIED.

The City Manager reported that the proposed ordinance will be on the City Council’s February 3rd meeting agenda.

2015 East Fargo/Jackson/Jefferson Project: The City Manager provided an update on the progress of developing the plans for the reconstruction of the subject streets. He stated that engineering plans are about 90% complete, should be finalized by the end of the month with the project then

available to bidders. Bids should be before the City Council at its April 14th meeting for consideration/approval.

The City Manager also provided an update on the proposed 2015 Johnson Street project. He reported that Johnson Street between M-21 and Prospect Street is to be reconstructed this construction season. He also reported that the portion of Johnson Street between Prospect Street and its north end (Wooded View Apartment drive) is to be resurfaced with minor curb repair. He further stated that the Commission will soon be asked to review the sidewalk network in this area and possibly recommend changes (consistent with its 2009 Sidewalk Policy).

NEW BUSINESS

Review of 2012 Master Plan Implementation Plan: The City Manager reviewed the status of the Commission's efforts to implement the goals/priorities contained in the 2012 Master Plan. He stated that the Commission accomplished many recommendations during 2014. He reviewed with the Commission thoughts still to be completed. The Commission expressed particular interest in working on the following items during 2015:

Assess complete street options for the following streets:

- Washington Street between Dexter Street and Rich Street (a portion is a Summer 2016 project);
- Steele Street between Adams Street and Dexter Street; also assess "road diet" (Summer 2017 project);
- West Main Street between the Adams Street extension and West City limit.

Amended the setback requirements of the B-2 Zone (CBD) to require new buildings to have a zero setback or perhaps a minimum in order to preserve the historical building setback environment in the downtown area, especially along Main Street.

Review Zoning Ordinance regulations pertaining to the downtown area and revise as necessary so that a broader range of complementary uses are permitted.

COMMISSIONER COMMENTS

Commissioner Cook inquired about the status of the proposed connector street between Adams Street and Wells

Street (west of the new Burger King). The City Manager stated that the right-of-way/access easements are in place if the City desires to construct the street in the future. Currently, based on limited street funds, the construction of this new street is not a priority.

ADJOURNMENT

It was moved by Commissioner Cook, seconded by Commissioner Lee to adjourn the meeting at 5:40 PM.
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Dave Cook, Secretary