

CITY OF IONIA
Planning Commission
March 11, 2015
Annual Meeting Minutes
Regular Meeting Minutes

The Regular Meeting of the City of Ionia Planning Commission for March 11, 2015 was called to order by Chairperson Chris Young at 4:35 PM.

ROLL CALL

Roll Call revealed Commissioners Dave Cook, Gordon Kelley, Tim Lee, Evonne Ulmer, and Chris Young present. Commissioner Boomer Hoppough was excused and Commissioner Mark Jennings was absent.

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 Ulmer, seconded by Commissioner Lee to approve the agenda for the March 11, 2015 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the January 14, 2015 Regular Meeting. After review it was moved by Commissioner Ulmer, seconded by Commissioner Lee to approve the minutes of the January 14, 2015 Commission meeting as presented. MOTION CARRIED.

PUBLIC COMMENTS

Pastor John Prominski and Steve Fountain were present on behalf of Resurrection Life Church to update the Commission regarding their downtown project. Pastor Prominski shared with the Commission that the Church will soon be submitting a revised plan for its downtown project that proposes removal of the former bar building and adjoining commercial building rather than preserving portions of each building as part of their building project. The Church plans to recreate the West Main Street building façade as proposed in the currently approved project plan. Additionally, the revised plan will show the exterior improvements of the Church's current building being completed as a future phase along with the "connector" over the alley between the two buildings. Further investigation by Church architects, and concern over project expenses, has revealed that it is not practical to save portions of the former bar/adjoining commercial building as originally proposed.

Pastor Prominiski further stated that the updated plan will be submitted in time for Commission consideration at its April 15, 2015 meeting.

The Commission discussed the proposal and the process that will be followed per the Zoning Ordinance. The current Church PUD Chapter in the Zoning Ordinance will need to be amended meaning that City Council approval will be needed in addition to Commission approval. The Commission also discussed the Church's desire to proceed with demolishing the former NAPA building on West Washington Street and construction of the new parking lot. Since this portion of the currently approved plan will not be revised as part of the April submittal, it was the consensus of the Commission that the Church can proceed with this portion of the project.

OLD BUSINESS

Proposed Ordinance No. 519 – Rezoning of 520 and 601 East Washington Street: The Commission review proposed Ordinance No. 519 which, if approved, rezones the properties located at 520 and 601 East Washington Street from B-3 to R-1 and O. The Public Hearing regarding the proposed ordinance was held as part of the February 11, 2015 Commission meeting.

After discussion, it was moved by Commissioner Cook, seconded by Commissioner Lee to recommend to the City Council that proposed Ordinance No. 519, an amendment to the official zoning map of the City rezoning 520 and 601 East Washington Street, be approved. MOTION CARRIED.

Reuse of Current Sparrow Ionia Hospital Property: Planning Consultant Johnson reviewed with the Commission a Memorandum that he prepared and dated March 11, 2015 regarding options for soliciting public input through a workshop format regarding the redevelopment of the Sparrow Ionia Hospital properties. The workshop is proposed to be held in the Guild Room at the current hospital where attendees will be asked to offer comments on a number of conceptual plans illustrating potential redevelopment options. This input will then be helpful to the Commission as it continues its effort to develop a sub-area plan for the hospital properties.

Chairman Young led the Commission through a discussion regarding the proposed workshop process. After discussion it was determined that the redevelopment concepts presented at the workshop will include the following:

- Property used for single family lots;
- Property used for attached housing such as townhouses or attached condominiums for the parking lot on the south side of Lafayette Street;
- Offices on the parking lot property, multi-family or townhouses on the hospital site;
- Assisted living for the hospital site (either through a new building or conversion of the existing building) and single family lots on the parking lot property.

The City Manager will discuss timing, notification and logistics with the Hospital CEO.

NEW BUSINESS

2014 Planning Commission Annual Report: The Planning Commission reviewed with the Commission the proposed 2014 Planning Commission Annual Report which is proposed to be presented to Council at its April 14, 2015 meeting. After review, it was moved by Commissioner Cook, seconded by Commissioner Ulmer to approve the 2014 Planning Commission Annual Report. MOTION CARRIED.

Annual Training Session Topics/Dates: The City Manager discussed potential options/topics for an annual training session for the Commission. He stated that since there has not been many statutory changes in the municipal planning and zoning field since the last training session, possibly a bus tour of the City looking at current projects/proposed projects would be productive. Commissioners agreed. The City Manager will plan a tour for when the weather warms.

COMMISSIONER COMMENTS

Commissioner Kelley stated that at a future meeting he would like the Commission to resume its discussion regarding cottage industries in residential zoning districts in the City.

ADJOURNMENT

It was moved by Commissioner Cook, seconded by Commissioner Lee to adjourn the meeting at 6:02 PM. MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager

Recording Secretary for Dave Cook, Secretary