

CITY OF IONIA
Planning Commission
May 13, 2015
Annual Meeting Minutes
Regular Meeting Minutes

The Regular Meeting of the City of Ionia Planning Commission for May 13, 2015 was called to order by Chairperson Chris Young at 4:39 PM.

ROLL CALL

Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Mark Jennings, Gordon Kelley, Tim Lee, Evonne Ulmer (arrived at 4:38 PM), and Chris Young present.

City Manager Jason Eppler and Planning Consultant Tim Johnson were also present, along with several members of the public.

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 May 13, 2015 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the March 11, 2015 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Lee to approve the minutes of the March 11, 2015 Commission meeting as presented. MOTION CARRIED.

PUBLIC HEARING

Chairperson Young opened the Public Hearing to receive comments on a request from Resurrection Life Church for approval of a revised site plan and approval of an amendment to Chapter 1271 of the City Code (Resurrection Life Church Planned Unit Development District).

Chairperson Young asked Pastor John Prominski from Resurrection Life Church to provide an update on their project and an overview of their latest request. Pastor Prominski reported that bank financing for the project has now been secured. He also reported that recent inspections of the buildings at 418 and 420 West Main Street has revealed that the southern portions of the buildings previously planned for preservation are not financially and structurally practical to preserve. As a result, the Church is requesting

permission to remove both buildings in their entirety and construct new buildings (with a footprint the same as was previously approved by the Commission and City Council during fall 2013). The West Main Street façade of the new building will mirror what was previously approved by the City. Pastor Prominski also stated that the project would be phased with the new building, parking lot and landscaping/walkway improvements as the first phase. Although a date for a second phase has not been determined, it will involve the renovation/restoration of the existing Church (426/430 West Main Street) and the construction of a connector between the existing Church and new Church.

Chairperson Young asked Planning Consultant Johnson to provide an overview, from a planning and zoning perspective, of the Church's request. Mr. Johnson reported that the Zoning Ordinance requires the Commission (and City Council) to again review and act on the updated site plan for the project since the change is considered "major". He also stated that since this project is a Planned Unit Development, the Resurrection Life Church Planned Unit Development District needs to be amended/ revised to reflect the latest site plan.

Chairperson Young called for public comments. Questions/comments from those present included:

- Financial guaranty from the Church to ensure the project is completed;
- Status of the historic district in the central business district;
- Concern over the condition of downtown building/loss of historic buildings;
- Public notification requirements for zoning changes;
- Demolition of historic buildings due to neglect;
- What economic benefit does a Church offer to the central business district.

The City Manager reported that both the DDA Board of Directors and City Council have previously embraced the idea of the Church project in the central business district, thus the establishing of the Resurrection Life Church Planned Unit Development District.

PUBLIC COMMENTS

None.

OLD BUSINESS

Reuse of Current Sparrow Ionia Hospital Facility – Public Workshop: The City Manager stated that the date for the workshop will be finalized soon. Mr. Johnson reviewed the purpose of the workshop which is to solicit public feedback to several concepts which show the re-use of the current Sparrow Ionia Hospital property. The meeting will be held at City Hall with the general public, and more specifically those residing in the “hospital neighborhood” invited to participate.

NEW BUSINESS

Request from Resident – Consideration of City Code Amendment – Chickens: Amanda Ondersma, 604 North Jackson Street, was present to discuss with the Commission her request to have the City Code revised in order to permit urban chickens. Information that she previously provided to the City Council on this subject was distributed to and reviewed by the Commission. Several questions were asked by the Commissioners. Commissioner Kelley suggested that if the animals ordinance/zoning ordinance was to be reviewed regarding permitting chickens, the matter of permitting goats in the City on a limited basis to abate invasive weed species should also be considered.

After further discussion, it was moved by Commissioner Ulmer, seconded by Commissioner Jennings to complete a review of both the animals ordinance and zoning ordinance at future meetings in order to determine if chickens (and possibly other livestock) should be permitted in the City. MOTION CARRIED (Commissioner Hoppough voted no).

The City Manager suggested that prior to spending resources on drafting updated ordinances on this topic, the Commission should first develop concepts and then solicit City Council input.

Request from Resurrection Life Church (Site Plan Approval/PUD Revisions): Prior to discussion, Commissioner Lee disclosed that he periodically attends Resurrection Life Church. He requested that the Commission, consistent with Section 2.3 of its By-Laws and Rules of Procedure, determine if he has a conflict. After discussion, it was moved by Commissioner Ulmer, seconded by Commissioner Kelley to find that Commissioner Lee does not have a conflict of interest regarding Resurrection Life Church’s request for approval for its proposed project. MOTION CARRIED (Commissioner Lee abstained from voting).

The City Manager again provided an overview of the request. He also reviewed Mr. Johnson's May 4, 2015 Memorandum regarding the Church's request which contained the following recommendations:

- 1) Sheet 4 of the plans should be revised to place the church dumpster within the City parking lot on Parcel 4. In addition, a dumpster easement should be added to the Easement Summary for Parcel 4.
- 2) Plans should be revised to reflect the existing zoning for Parcels 1, 2, 3, 7, and 8 as PUD rather than B-2.

Commissioner Kelley recommended an additional change to the plans suggesting that the "Note and Materials" sheet of the plans contain a revised note as follows:

"Salvage and Re-Use Roof & Storefront Cornices (Including Support Brackets) and Pediments @ Second Floor Windows, **if practicable**"

After further discussion, it was moved by Commissioner Jennings, seconded by Commissioner Cook to recommend to the City Council that it approve the request submitted by Resurrection Life Church approving revisions to Chapter 1271 of the City Code, the Resurrection Life Church Planned Unit Development District incorporating and approving the following plans:

- The site plan set dated April 22, 2015, prepared by Roosien and Associates (subject to the changes to the plans suggested by Mr. Johnson in his May 4, 2015 Memorandum);
- The landscape plan dated November 18, 2013 prepared by Cornelisse Design Associates;
- The building elevation drawings dated April 15, 2015 prepared by Jeffery Parker Architects (subject to the change to the Note and Material Sheet; and,
- The lighting plan dated November 5, 2013 prepared by Visual and the lighting specification sheets submitted by the applicant.

MOTION CARRIED.

COMMISSIONER COMMENTS

Commissioner Jennings stated that he would like the City to consider the construction of a dog park. The City Manager

suggested that Mr. Jennings meet with the Parks and Recreation Commission to discuss the concept.

ADJOURNMENT

It was moved by Commissioner Hoppough, seconded by Commissioner Jennings to adjourn the meeting at 6:03 PM.
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager
Recording Secretary for Dave Cook, Secretary