

CITY OF IONIA
Planning Commission
August 12, 2015
Regular Meeting Minutes

The Regular Meeting of the City of Ionia Planning Commission for August 12, 2015 was called to order by Chairperson Chris Young at 4:30 PM.

ROLL CALL

Roll Call revealed Commissioners Chris Young, Tim Lee, Gordon Kelley, and David Cook. Commissioners Evonne Ulmer, Mark Jennings, and Boomer Hoppough were absent.

Planning Consultant Tim Johnson, Jim Morgan of RJM Design, Cathy Hoppough, and Gail Gesselman, 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 Lee, to approve the agenda for the August 12, 2015 meeting as presented. MOTION CARRIED

APPROVAL OF MINUTES

The Commission reviewed the minutes of the July 8, 2015 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Kelley to approve the minutes of the July 8, 2015 Commission meeting as presented. MOTION CARRIED.

PUBLIC HEARING

Chairperson Young opened the Public Hearing regarding the proposed site plan for the former Burger King property at 120 South Dexter Street. No comments were received.

PUBLIC COMMENTS

None.

OLD BUSINESS

Reuse of Old Hospital Site: Mr. Johnson reviewed with the Commission his memorandum dated August 12, 2015 regarding the creation of a Lafayette/East Washington Sub-Area Plan for the former Sparrow Ionia hospital property. He stated that the current Master Plan should be updated to reflect the future uses of the Sparrow properties which include the following:

- Detached single family housing on the property between East Washington Street and Lafayette Street, west of the Balice Clinic.
- Attached townhouses on the property south of East Washington Street (parking lot area).

- Balice Clinic (office use) to continue with the addition of a contiguous parking lot to serve the clinic.

Mr. Johnson will be working with the Commission in preparing the necessary documents for updating the Master Plan to reflect these changes/additions.

NEW BUSINESS

Trierweiler Realty, LLC -120 S. Dexter Street: Mr. Jim Morgan, on behalf of the applicant, reviewed with the Commission the site plan for the proposed redevelopment of the property located at 120 South Dexter Street. The plan calls for the removal of the existing former Burger King restaurant building with the construction of a new 6,006 square foot commercial/retailing building with 35 off-street parking spaces. Much of the existing landscaping is to remain.

Mr. Johnson reviewed with the Commission his staff report dated August 4, 2015 regarding the request for site plan approval for 120 South Dexter Street.

He expressed the following in his report:

- Several issues should be discussed by the Planning Commission, including the need for landscaping at this prominent corner, parking area setback, and the possible need for sidewalks.
- Several items required for Site Plan review are missing and should be provided on the Site Plan.
- The goals of the DDA along Dexter Street, including appearance, access standards, landscaping, signs, sidewalks, and building facades are of community importance.
- The presence of the planned trail head of the Fred Meijer Grand River Valley Rail-Trail to the south across Adams Street, and the presence of the bridge crossing, places special emphasis on this corner in terms of community image.

After review of the site plan, Chairperson Young called for comments from Commissioners.

Commissioner Cook asked why the developers were not proposing to re-use the current building.

Mr. Morgan stated that the current building's load bearing and masonry walls of the interior, and too much metal and glass, did not fit the new design concept.

Mr. Morgan also stated that the site plan for the new building shows four doors for four business bays, or for two businesses should they choose to occupy more than one. The natural back of the new building will have service doors that will accommodate small deliveries that can be handled by a two-wheel cart, since the businesses that will be occupying will not be large retail.

In terms of signage, Commissioner Kelly suggested that a free standing pedestal or monument sign may work best, but that was something the owner(s) would need to work out.

Commissioner Kelley suggested a new sidewalk along the Adams Street side of the property. Discussion ensued. Mr. Johnson commented that there was not room along Adams Street for a sidewalk because of the size of the parking spaces for the new construction. Commissioner Cook asked if the parking spaces could be reduced, or reduce the size of the building? Mr. Morgan stated that he did not think this would be possible.

Mr. Morgan also stated that there is a 3 foot x 66 foot encroachment where the former Burger King pavement has been on the Armory property for a long time. He stated that this property is needed for the project and would be working with City administration regarding an easement or property conveyance.

Mr. Johnson stated that directional signs will be needed to direct traffic. Commissioner Kelley commented that MDOT may dictate a right-turn only for exiting traffic on to Dexter Street to avoid cross traffic accidents.

After further discussion, it was moved by Commissioner Cook, seconded by Commissioner Lee to approve the site plan for 120 South Dexter Street as prepared by RJM Design subject to the following conditions:

1. The landscape plan is subject to the review and approval of the Community Development Director.
2. The encroachment of the existing access aisle onto the Armory Community Center City owned property must be resolved by City officials.

3. The two proposed parking spaces on the west side of the proposed building which are closest to Dexter Street entrance shall be removed and replaced with a landscape island.

4. A sidewalk shall be provided as generally shown on the attached drawing. The applicant shall provide easements to the City to allow for public use of this walkway. Where applicable the sidewalk shall be constructed to City specifications. Where the walkway is located across a driveway or within a parking lot the walkway shall be stamped concrete or similar material approved by the Community Development Director.

5. The existing evergreen tree at the south west corner of the site shall be removed.

6. The existing setback for the parking spaces along Adams Street is approved.

7. Two way parking aisles shall be 25 feet wide.

8. Location of lights planned for the parking area must be shown; the heights of the light poles, not to exceed 35 feet, must be noted on the Site Plan.

9. Directional signs should be provided at entrances to the site to distinguish one-way from two way drives, and should be provided interior to the site as well. These signs should be shown on the Site Plan.

10. The following items which are missing from the site plan shall be provided on the site plan as required by the Community Development Director:

- Existing and proposed elevations at 2-foot intervals and to a distance of 50 feet outside the boundary of the site;
- Direction of storm water drainage and how storm water runoff will be handled;
- Building height;
- Driveways/curb cuts within 100 feet. The curb cut serving the parcel adjacent on the east should be shown. Also, that area directly to the south across Adams Street (with the exception of that area planned for the trail head) consists of open curbs with parking;

- Location and size of all water and sanitary sewer lines and storm drainage lines, as well as fire hydrants, catch basins, and utility easements;
- Label existing asphalt areas to be replaced with meadow grass;
- Rooftop or outdoor equipment and method of screening;
- Parking area surface;
- Vegetation to remain onsite, if any;
- Land use on adjacent properties.
- Architectural drawings. Elevations of the remaining three sides of the proposed building should be provided.

MOTION CARRIED.

COMMENTS:

None

ADJOURNMENT

It was moved by Commissioner Chris Young, seconded by Commissioner Cook to adjourn the meeting at 5:37 PM.

MOTION CARRIED

Respectfully Submitted,
Gail Gesselman Recording Secretary
for Dave Cook, Secretary