

CITY OF IONIA
Planning Commission
December 9, 2015
Regular Meeting Minutes

The Regular Meeting of the City of Ionia Planning Commission for December 9, 2015 was called to order by Chairperson Chris Young at 4:30 PM.

ROLL CALL

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

City Manager Jason Eppler and City 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 Lee, to approve the agenda for the December 9, 2015 meeting as presented. MOTION CARRIED

APPROVAL OF MINUTES

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

PUBLIC HEARING

Chairperson Young opened the Public Hearing to receive comments on a proposed amendment to the City's 2012 Master Plan regarding the re-use of the former Sparrow Ionia Hospital property located on Lafayette and East Washington Streets.

No comments were received.

PUBLIC COMMENTS

None.

OLD BUSINESS

Master Plan Amendment – Lafayette/East Washington Street Sub-Area Plan: The City Manager reviewed with the Commission the proposed amendment to the 2012 City Master Plan which, if approved by the City Council, revises the plan by incorporating the Lafayette/East Washington Street Sub-Area Plan into the plan. The sub-area plan was developed by the Commission to address the future re-use of

the site of the former Sparrow Ionia Hospital property in the Lafayette/East Washington Street area of the City. The City Manager reviewed with the Commission the timeline for developing and approving the sub-area plan. He stated that no comments regarding the sub-area plan were submitted by Ionia County or the Townships contiguous to the City. He stated that the next step in the approval process is for the Commission to recommend approval to the City Council. If such action is taken, Council will be asked to approve the sub-area plan at its January 2016 meeting.

After discussion, it was moved by Commissioner Jennings, seconded by Commissioner Cook, to recommend to the City Council that it approve the Lafayette/East Washington Street Sub-Area Plan amendment to the City's 2012 Master Plan. MOTION CARRIED.

NEW BUSINESS

Demolition of Former Sparrow Ionia Hospital Building: The City Manager reported that Sparrow Ionia Hospital recently held an auction at the old hospital to sell surplus furnishings and equipment. He further stated that Sparrow staff has advised that bids for the asbestos abatement work have been solicited and one will soon be accepted. Asbestos abatement work is to begin in January with actual demolition work to occur in the late winter/spring 2016.

2016 Planning Commission Meeting Schedule: The City Manager reviewed with the Commission meeting schedule for 2016 which calls for the Commission to continue meeting the second Wednesday of each month at 4:30 PM at City Hall.

It was moved by Commissioner Cook, seconded by Commissioner Jennings to approve the following regular meeting schedule for the Planning Commission for 2016:

January 13, 2016	July 13, 2016
February 10, 2016	August 10, 2016
March 9, 2016	September 14, 2016
April 13, 2016	October 12, 2016
May 11, 2016	November 9, 2016
June 8, 2016	December 14, 2016

MOTION CARRIED.

COMMENTS:

The City Manager updated the Commission on House Bill No. 4862 regarding State level regulations pertaining to local regulation of donation drop boxes.

The City Manager also distributed a Memorandum prepared by the City's Planning Consultant, Tim Johnson, regarding a recent US Supreme Court decision pertaining to specifically to directional signs. Mr. Johnson suggests that in the New Year the Commission review the current sign standards in light of the Court decision (Reed v Gilbert).

Commissioner Kelley introduced discussion regarding "little houses". He suggested that the Commission review the current minimum square footage standards contained in the Zoning Ordinance for the various residential zoning districts. He also suggested that Commissioners do internet searches to learn more about this popular movement and possibly watch one of the episodes of a television show that airs on HGTV on this subject.

ADJOURNMENT

It was moved by Commissioner Lee, seconded by Commissioner Kelley to adjourn the meeting at 5:28 PM.
MOTION CARRIED

Respectfully Submitted,

Jason Eppler, Recording Secretary
for Dave Cook, Secretary