

**CITY OF IONIA**  
**Planning Commission**  
**February 10, 2016**  
**Meeting Minutes**

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- CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for February 10, 2016 was called to order by Chairperson Chris Young at 4:35 PM.
- ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Mark Jennings, Gordon Kelley (arrived at 4:42 PM), Tim Lee, and Chris Young present.
- 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 Cook, seconded by Commissioner Hoppough to approve the agenda for the February 10, 2016 meeting as presented. MOTION CARRIED.
- APPROVAL OF MINUTES The Commission reviewed the minutes of the January 13, 2016 Regular Meeting. After review it was moved by Commissioner Hoppough, seconded by Commissioner Lee to approve the minutes of the January 13, 2016 Commission meeting as presented. MOTION CARRIED.
- PUBLIC COMMENTS None.
- OLD BUSINESS Sign Ordinance – Recent United States Supreme Court Decision: Planning Consultant Tim Johnson introduced discussion on this topic at the Commission’s December meeting. He reported that the recent Supreme Court decision in Reed v Gilbert has prompted many communities throughout the country to revisit their sign regulations and determine if updates are needed. As a follow-up to the Commission’s discussion on this topic at its January meeting, Mr. Johnson prepared information regarding changes necessary to the City’s sign ordinance to address the concerns expressed in the court decision. The Commission began its review of the outline of changes needed including changes that revise the sign ordinance by removing reference to specific types of signs (ie – community special event signs, garage sale signs, real estate signs, etc) to sign categories (temporary, permanent, etc) and discussed how these categories should be applied to the various zoning districts in the City.

The Commission will continue its review of Mr. Johnson's proposed amendments at its March meeting.

Zoning Ordinance – “Little Houses”/Minimum Square Footage for Dwellings: Commissioner Kelley shared with the Commission information that he has collected regarding “little houses”. He introduced discussion on this topic at the Commission's December meeting. He stated that through discussions with building officials in communities in Kentucky he learned that the minimum square foot required for these small dwellings is 400. He also learned that several communities have “subdivisions” of these small homes. He is expecting additional information from officials in these communities and will share it with the Commission when received.

#### NEW BUSINESS

2015 Planning Commission Annual Report: The Planning Commission reviewed with the Commission the proposed 2015 Planning Commission Annual Report which is proposed to be presented to Council at its March 1, 2016 meeting. After review, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the 2015 Planning Commission Annual Report. MOTION CARRIED.

#### COMMISSIONER COMMENTS

The City Manager updated the Commission on the matter pertaining to the apparent zoning violation at 410 Swartz Court due to the growing of medical marihuana. He stated that the City's Attorney will be appearing in court on the matter on February 22<sup>nd</sup>.

#### 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