

CITY OF IONIA
Planning Commission
January 12, 2022
Regular Meeting Minutes

CALL TO ORDER

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for January 12, 2022 to order at 4:33 PM.

ROLL CALL

Present: Commissioners Logan Bailey, Ryan Gregory, Boomer Hoppough, Tim Lee, Judy Swartz, and Ryan Videtich.

Absent: Mike Donaldson

Also Present: Planning Consultant Brad Kotrba, City Manager Precia Garland, Assistant to the City Manager Jonathan Bowman, City Clerk Mary Patrick, and DDA Director Linda Curtis.

APPROVAL OF AGENDA

Chairperson Hoppough introduced the agenda and asked if there were any requested changes. No changes were requested. It was moved by Commissioner Lee and seconded by Commissioner Swartz to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of November 10 were reviewed. It was moved by Lee, seconded by Videtich to approve the minutes from November 10. MOTION CARRIED.

OATH OF OFFICE

City Clerk Patrick administered the oath of office to new Planning Commissioners Logan Bailey and Ryan Gregory.

PUBLIC COMMENTS

Planning Consultant Brad Kotrba gave a presentation on the fundamental duties of the Planning Commission. This presentation served as a training session for new and returning commissioners.

ELECTION OF OFFICERS

Chairperson

Commissioner Videtich nominated Commissioner Boomer Hoppough to be Chairperson. Commissioner Lee seconded the nomination. MOTION CARRIED.

Vice-Chairperson

Commissioner Swartz nominated Commissioner Tim Lee to be Vice-Chairperson. Commissioner Videtich seconded the nomination. MOTION CARRIED.

Secretary

Chairperson Hoppough nominated Commissioner Judy Swartz to be Secretary. Commissioner Bailey seconded the nomination. MOTION CARRIED.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

2021 Planning Commission Annual Report

The Planning Commission reviewed the proposed 2021 Planning Commission Annual Report. The report was drafted for proposed presentation to City Council at its February 9, 2022 meeting. After review, it was moved by Commissioner Videtich and seconded by Commissioner Swartz to approve the 2021 Planning Commission Annual Report as presented and submit it to City Council at its February 9, 2022 meeting.

Ordinance No. 561 Amending Chapter 1250: RT Two-Family Residential District

City Manager Garland introduced Ordinance No. 561 to the Planning Commission. The ordinance would amend the RT Two-Family Residential District to allow two-family dwellings as a use by right. Garland explained that this change would more closely match the ordinance to the intent of the district as stated in section 1250.01.

It was moved by Commissioner Lee, seconded by Commissioner Swartz to set a public hearing date of February 9 for Ordinance No. 561 that amends section 1250.02 principal uses permitted and section 1250.03 special land uses of Chapter 1250 RT Two-Family Residential in Title Six – Zoning, of Part Twelve Planning and Zoning Code, of the Codified Ordinances of the City of Ionia. MOTION CARRIED.

RT Two-Family Residential District and Future Land Use – Discussion

Assistant to the City Manager Bowman explained that there have been multiple inquiries into the zoning of properties located on E. Main St. east of Jefferson St. After examining the Future Land Use Map included in the City's Master Plan, it was noticed that the intended future use of this area is high density residential.

Planning Consultant Kotrba described how communities can rezone specific sections of area at a time in order to bring them closer to the intended future land use.

The Commission discussed E. Main St. and decided it needs to examine the area in person. The Planning Commission decided to discuss this further at its next meeting, after each examining the area discussed to observe residential density.

COMMISSIONER COMMENTS

Swartz: Remarked that the training was a nice refresher for all Planning Commissioners.

Hoppough: Welcomed the two new commissioners and commented on overall City beatification and the idea of a social district downtown.

Videtich: Mentioned that the new commissioners should provide input on the Commissions future goals.

ADJOURNMENT

It was moved by Commissioner Lee and seconded by Commissioner Bailey to adjourn the meeting at 5:58 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,
for Judy Swartz, Secretary