

CITY OF IONIA
Planning Commission
April 14, 2021
Regular Meeting Minutes

CALL TO ORDER

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for April 14, 2021 to order at 4:30 PM.

ROLL CALL

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

Absent: Commissioners David Cook, Mike Donaldson, and Ted Paton

Also Present: Planning Consultant Jan Johnson, Housing Consultant Sharon Woods, City Manager Precia Garland and several members of the public.

APPROVAL OF AGENDA

Chairperson Hoppough introduced the agenda and asked if there were any requested changes. One addition was requested under Old Business, to receive a presentation from Sharon Woods, regarding the “City of Ionia Residential Target Market Analysis.” This became Old Business Item A, bumping the Bylaws to Item B and “Special Character District” discussion to Item C. It was moved by Commissioner Lee and seconded by Commissioner Swartz to approve the agenda as amended.

MOTION CARRIED.

APPROVAL OF MINUTES

It was moved by Lee and seconded by Swartz to approve the organizational minutes of March 10, 2021 as presented. MOTION CARRIED.

PUBLIC COMMENTS

Jacob Milhorn of 439 W. Washington Street spoke briefly, indicating he is appreciative of the time and effort spent by members of the planning commission in studying matters and taking actions that are mutually beneficial to both property owners and the city.

PUBLIC HEARINGS

None.

OLD BUSINESS

Presentation from Sharon Woods of LandUse USA, “The City of Ionia, Michigan; Residential Target Market Analysis – The Final Market Study.”

Housing Consultant Sharon Woods presented the finalized version of the Residential Target Market Analysis for the City of Ionia. Highlights from her presentation included a discuss of “Lifestyle Clusters” identified in Appendix One. She also noted the city’s market potential includes at least 20 and up to 45 new homeowner households migrating to the city each year and up to 235 rental households per year. A unique finding she noted for Ionia is a much stronger demand by migrating households for detached units as compared to attached units.

Planning Commission Revised Bylaws

Planning Commission bylaws, as revised over two previous meetings were reviewed and discussed. After minor additional edits, and agreement that a review of Roberts Rules of Order would be conducted to ensure no conflict with proposed bylaw language, motion was made by Commissioner Lee, seconded by Commissioner Swartz, to approve the bylaws as presented, with minor edits as discussed. MOTION CARRIED.

Special Character District Analysis Discussion

Consultant Johnson briefly reviewed her staff report regarding this subject and following discussion, consensus of the Commissioners was that pursuing creation of an “Attached Urban Housing PUD Zoning District” seems to make the most sense when trying to accommodate requests such as the one by property owners at 439 W. Washington Street in permitting transitional residential uses. To keep the subject moving forward, it was agreed to schedule a special planning commission meeting in the next week to specifically discuss the Attached Urban Housing PUD Zoning District, so that a public hearing can be scheduled for the regular May meeting.

NEW BUSINESS

Staff report regarding Austin Pines PUD

City Manager Garland noted after an individual recently approached the city regarding reusing the large, gray brick house located at 2022 S. State Road, which turns out to also be identified as “Parcel A” and part of the Austin Pines PUD, it was determined that the Austin Pines PUD Ordinance was considered in 2004 and 2006 by the Planning Commission, but never finalized and forwarded to the City Council for adoption. As a result, it is suggested that last version of the proposed Austin Pines PUD Ordinance be reconsidered by the Planning Commission. It appears the rezoning of this area was already completed.

Motion was made by Commissioner Lee, seconded by Commissioner Videtich to schedule a public hearing at the May 12 Planning Commission meeting for the purpose of considering the Austin Pines PUD Ordinance. MOTION CARRIED.

Potential repeal of Ionia Springs PUD ordinance and zoning

Consultant Johnson mentioned that former City Manager Eppler had suggested prior to his retirement that the city should consider rescinding the Ionia Springs PUD ordinance and associated zoning, since this development never occurred. She further noted that the PUD zoning may encompass lot 7 in the Orchard View Industrial Park, even though the current zoning map shows I-1, light industrial. City Manager Garland indicated she would prefer to remove any cloud that might hang over the zoning of lot 7 and requested Consultant Johnson to look into the matter further. It was the consensus of the Planning Commission that this research proceed.

ADJOURNMENT

It was moved by Commissioner Videtich and seconded by Commissioner Swartz to adjourn the meeting at 6:45 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,
for David Cook, Secretary