

CITY OF IONIA
Planning Commission
May 12, 2021
Regular Meeting Minutes

CALL TO ORDER

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for May 12, 2021 to order at 4:31 PM.

ROLL CALL

Present: Commissioners Mike Donaldson, Tim Lee, Judy Swartz and Boomer Hoppough.
Absent: Commissioners David Cook and Ryan Videtich
Also Present: Planning Consultant Jan Johnson, City Manager Precia Garland, DDA Director Linda Curtis, Assistant to the City Manager Jonathan Bowman and several members of the public.

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 Donaldson to approve the agenda as presented. MOTION CARRIED.

APPROVAL OF MINUTES

Minutes from the regular meeting of April 14 and special meeting of April 21 were reviewed. A minor correction was noted to the April 21 special meeting minutes to restate the second sentence of the first paragraph under Old Business as follows: “She noted the proposed change to Part-Twelve – Planning and Zoning Code, Title Six – Zoning, Chapter 1266 – PUD Planned Unit Development District, section 1266.05 was necessary to comply with a change in state statute, which requires the City Council approving body to hold a public hearing when giving final consideration of a PUD.” It was moved by Donaldson, seconded by Swartz to approve the minutes from April 14 as presented and the minutes of April 21 as corrected. Motion carried.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

Public hearing to receive comments on an ordinance to add a new chapter designated as Chapter 1292 – Austin Pines Planned Unit Development District of Title Six – Zoning of Part Twelve – City of Ionia Planning and Zoning Code.

There were no public comments.

Public hearing to receive comments on an ordinance to amend section 1266.05 Application and Processing Procedures of Chapter 1266 PUD Planned Unit Development District, and to add a new chapter designated as Chapter 1291 – AUH-PUD Attached Urban Housing

Planned Unit Development District of Title Six – Zoning of Part Twelve – City of Ionia
Planning and Zoning Code.

There were no public comments.

OLD BUSINESS

Consider request by Scott and Toni Feehan. for site plan approval and special land use permit approval for a Plant Material Nursery to be located at 260 S. Dexter Street.

Commissioner Hoppough noted that 260 S. Dexter recently sold to another party and that the proposal from Scott and Toni Feehan was no longer being actively pursued. However, it was noted that the Planning Commission had previously conducted a public hearing regarding this matter and still needed to take official action regarding the application.

Consultant Johnson noted that either insufficient information had been provided from the applicant in order to address each of the standards, or it did not appear to satisfy the standards for special land use approval contained in Section 1274.04 of the Code of Ordinances. Those standards and the associated comments/findings by Planning Commissioners are as follows:

(a) Be designed, constructed, operated and maintained so it will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not significantly change the essential character of the area in which it is proposed.

Commissioner Lee indicated the proposed use was not harmonious with the intended character of the general vicinity.

(b) Be adequately served by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities and schools.

Consultant Johnson indicated not enough information was provided by the applicant to make this determination.

(c) Not create excessive additional requirements at public cost for public facilities and services.

Consultant Johnson indicated not enough information was provided by the applicant to make this determination.

(d) Not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

Consultant Johnson indicated not enough information was provided by the applicant to make this determination

(e) Be consistent with the intent and purpose of the zoning district in which such use will be located.

Commissioner Lee noted the proposed use is inconsistent with current zoning and does not meet the intent of the Steele Street Corridor Plan.

It was moved by Commissioner Lee and seconded by Commissioner Donaldson that, based on a finding that the proposed use does not comply with the standards of Section 1274.04 (a) through (e) of the Code of Ordinances as detailed and discussed above, the special land use permit for the Plant Material Nursery be denied at 260 S. Dexter Street. MOTION CARRIED.

NEW BUSINESS

Consider ordinance to add a new chapter designated as Chapter 1292 – Austin Pines Planned Unit Development District of Title Six – Zoning of Part Twelve – City of Ionia Planning and Zoning Code.

City Manager Garland noted that recent research regarding the structure at 2022 S. State Road led to the discovery that the PUD ordinance for Austin Pines was never completed and formerly approved. Therefore, Consultant Johnson was asked to review and finalize this ordinance, which she noted would still apply to undeveloped land now under new ownership, but part of this PUD zoning approval.

It was moved by Commissioner Lee, seconded by Commissioner Swartz to recommend approval of the Austin Pines PUD District Ordinance and forward it to the Ionia City Council for first reading.

Consider ordinance to amend section 1266.05 Application and Processing Procedures of Chapter 1266 PUD Planned Unit Development District, and to add a new chapter designated as Chapter 1291 – AUH-PUD Attached Urban Housing Planned Unit Development District of Title Six – Zoning of Part Twelve – City of Ionia Planning and Zoning Code.

City Manager Garland noted that creation of an AUH-PUD Attached Urban Housing Planned Unit Development District has been under discussion by the Planning Commission since at least the 2019 edition of the City of Ionia Master Plan. The proposed ordinance in front of the Planning Commission is now a product of those discussions, as well as a situation on W. Washington Street where it appears the ordinance could assist in permitting an AUH use that otherwise is not allowed by current zoning.

Planning Consultant Johnson noted a few minor edits she would make to the final version of the ordinance, adding the City of Ionia in several places where only Ionia is now referenced and also making a correction to the streets as listed in 1291.02.

It was moved by Commissioner Donaldson, seconded by Commissioner Swartz to recommend approval of the AUH-PUD District Ordinance and forward it to the Ionia City Council for first reading.

COMMISSIONER COMMENTS

Commissioner Donaldson inquired about the city's code enforcement efforts, noting where he seen several areas of blight. City Manager Garland indicated the city is currently handling code enforcement on a more reactive verses proactive basis due to a shortage in staffing, which is anticipated to be corrected within the next four-five months, once two vacancies within the Public Safety Department are filled. She also noted that the city is planning to

employ a seasonal code enforcement assistant this summer who will be responsible for canvassing the city and noting areas of non-compliance, to then be addressed by the code enforcement officer.

ADJOURNMENT

It was moved by Commissioner Swartz and seconded by Commissioner Lee to adjourn the meeting at 5:35 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,
for David Cook, Secretary