

**CITY OF IONIA**  
**Planning Commission**  
**September 8, 2021**  
**Regular Meeting Minutes**

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**CALL TO ORDER**

Chairperson Hoppough called the Regular Meeting of the City of Ionia Planning Commission for September 8, 2021 to order at 4:30 PM.

**ROLL CALL**

Present: Commissioners David Cook, Mike Donaldson, Tim Lee, Ryan Videtich, Boomer Hoppough, and Judy Swartz (4:32 PM).

Absent: None

Also Present: Planning Consultant Brad Kotrba, City Manager Precia Garland, and Assistant to the City Manager Jonathan Bowman.

**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 Cook and seconded by Commissioner Donaldson to approve the agenda as presented. MOTION CARRIED.

**APPROVAL OF MINUTES**

Minutes from the regular meeting of August 11 were reviewed. It was moved by Cook, seconded by Lee to approve the minutes from August 11. MOTION CARRIED.

**PUBLIC COMMENTS**

None.

**PUBLIC HEARINGS**

Public Hearing to receive comments on rezoning 500 Skyview Drive, previously a portion of 502 Skyview Drive, from B-1 Neighborhood Business District to R-2 One-Family Residential District. The aforementioned rezoning would be enacted through proposed Ordinance No. 559.

Chairperson Hoppough opened the floor to receive comments on the Public Hearing.

Staff introduced the rezoning request and informed the Commission that this followed a staff administered lot split at 502 Skyview Drive. The newly created parcel located on the north end of 502 Skyview Drive has been given the address 500 Skyview Drive.

Chairperson Hoppough closed the Public Hearing at 4:31 PM following no public comments.

It was moved by Cook and seconded by Swartz to recommend to City Council the approval of Ordinance No. 559 that amends the Zoning Chapter of the City Code by rezoning 500

Skyview Drive from B-1 Neighborhood Business District to R-2 One-Family Residential District. MOTION CARRIED.

## **OLD BUSINESS**

None.

## **NEW BUSINESS**

### Planning Commission Priorities - Discussion

City Manager Garland introduced the priorities discussion by bringing to the Commission a Master Plan ranking list that the Planning Commission had previously completed. The ranking corresponded to goals from the 2019 Master Plan. Garland also brought forth the “Rock the Block” program offered by Habitat for Humanity.

Commissioners had a robust discussion ranging from code enforcement, parks and recreation, priority corridors, rental occupied versus homeowner occupied properties, and Master Planning. It was decided that the City should try to partner with Habitat for Humanity on its “Rock the Block” program and learn how this program can be most successful. It was discussed that the framing of property maintenance is vital. The City aims to provide support and encourage pride in properties rather than conveying a message of condescension. Commissioners reached the consensus that by engaging with property owners who buy into the program, the City can see the best result.

City Manager Garland noted that city staff will keep these priorities in mind as the Commission moves forward with other business and will bring forward opportunities as they arise. She intends to reach out to Habitat to Humanity for collaboration and will report back.

### Draft Ordinance No. 558 Amending Chapter 1234 Signs – Discussion

Planning Consultant Kotrba outlined the major proposed changes in the sign ordinance, and City Manager Garland outlined the timeline for implementation. She explained that this draft version is a working copy and a final version will be brought to the next Planning Commission meeting in October. At this time, a public hearing will be held. A recommendation will then be made to City Council who will introduce the ordinance and hold another public hearing at the following meeting. All questions, comments, and feedback were welcomed as part of discussion on the draft ordinance.

Feedback was received on numerous areas such as banners, incidental signage, and abandoned signs. The Commission discussed among themselves some of the history behind the current sign ordinance and expressed a need for clarity on specific items. Commissioners appreciated the newly added charts and diagrams included in the ordinance, which make it easier to understand and apply.

Minor changes were suggested based on the language in incidental signage and staff noted that these would be reflected in the final version next month.

It was moved by Commissioner Donaldson and seconded by Cook to bring a final version of Ordinance 558 to the next Planning Commission meeting and conduct a public hearing. MOTION CARRIED.

**COMMISSIONER COMMENTS**

None

**ADJOURNMENT**

It was moved by Commissioner Cook and seconded by Commissioner Videtich to adjourn the meeting at 6:08 PM. MOTION CARRIED

Respectfully Submitted,

Precia Garland, Recording Secretary,  
for David Cook, Secretary