

CITY OF IONIA
Planning Commission
April 21, 2021
Special Meeting Minutes

CALL TO ORDER

Chairperson Hoppough called the Special Meeting of the City of Ionia Planning Commission for April 21, 2021 to order at 4:32 PM.

ROLL CALL

Present: Commissioners David Cook, Mike Donaldson, Judy Swartz, Ryan Videtich and Boomer Hoppough.
Absent: Commissioners Tim Lee and Ted Paton
Also Present: Planning Consultant Jan Johnson, City Manager Precia Garland and several members of the public.

APPROVAL OF AGENDA

Chairperson Hoppough introduced the agenda and asked for approval. It was moved by Commissioner Cook and seconded by Commissioner Donaldson to approve the agenda as amended. MOTION CARRIED.

APPROVAL OF MINUTES

None.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

None.

OLD BUSINESS

Discussion of Proposed Attached Urban Housing Planned Unit Development District Ordinance
Planning Consultant Jan Johnson initiated a review of the proposed ordinance. 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 state statute, which requires the approving body to hold a public hearing when giving final consideration of a PUD.

She then proceeded to review the proposed new chapter, Chapter 1291 – AUH-PUD Attached Urban Housing Planned Unit Development District. Under 1291.02 PUD Authorization, discussion ensued regarding where AUH-PUD use would **not** be allowed. Subsection (1) R-2 One Family Residential District except on parcels with frontage on East or West Lincoln Avenue was discussed and agreed. Consultant Johnson indicated she will add a statement of rationale to this subsection. Subsection (3) RT Two Family Residential District except on parcels with frontage on East or West Lincoln Avenue or with frontage on North State Street was also discussed and agreed. Consultant Johnson will also add rationale to this subsection. Subsection (7) will be edited to add all side streets

previously listed by the DDA as not acceptable for first floor residential use, in addition to all parcels that face on Main Street. All other subsections were found to be agreeable as presented.

In discussion of 1291.04 Development Requirements, subsection (e) was discussed at length. It was agreed that section would be modified to add language, allowing Planning Commission discretion when it comes to conversions and modifications of existing structures; the development requirements as written would apply to all newly constructed units so as to better blend with the surrounding neighborhood. It was agreed subsection (7) shall be edited to include setback **and design** of any porches. It was also the consensus of the group that subsection (8) would be modified to allow one parking space, rather than two parking spaces per residential unit and available parking within 300 feet of a residential unit would also count toward satisfying this requirement.

Motion was made by Commissioner Donaldson, seconded by Commissioner Cook, to schedule a public hearing regarding this proposed ordinance for Wednesday, May 12, 2021 at 4:30 PM, to be held during the next regular meeting of the Planning Commission. MOTION CARRIED.

NEW BUSINESS

None.

ADJOURNMENT

It was moved by Commissioner Cook 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