

CITY OF IONIA
Planning Commission
May 9, 2018
Regular Meeting Minutes

- CALL TO ORDER** The Regular Meeting of the City of Ionia Planning Commission for May 9, 2018 was called to order by Chairperson Lee at 4:33 PM.
- ROLL CALL** Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Gordon Kelley, and Tim Lee, present. Mark Jennings arrived at 4:38 PM. Commissioner Judy Swartz was excused. Others in attendance included Planning Consultant Jan Johnson, Library Director Dale Parus, DDA Director Linda Curtis, and two citizens.
- APPROVAL OF AGENDA** Chairperson Lee reviewed the agenda with the Commission. After review, it was moved by Commissioner Hoppough, seconded by Commissioner Cook to approve the agenda for the May 9, 2018 meeting as presented. **MOTION CARRIED.**
- APPROVAL OF MINUTES** The Commission reviewed the minutes of the April 11, 2018 Planning Commission Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the minutes of the meeting as presented. **MOTION CARRIED.**
- PUBLIC COMMENTS** None.
- OLD BUSINESS** Ionia Community Library Update: Director Dale Parus updated the Commission on efforts of identifying a location for a replacement library. Options include: 1) Addition to the existing Hall Fowler library which is the most expensive option but draw backs including lack of parking; 2) A new facility at Balice Park (currently investigating soils to see whether or not it can handle a new structure. The anticipated costs could go up to \$600,000 because of soil issues); 3) Steele Street corridor and looking into buying land from the City. Original plan (Eyde Building) no longer an option, but with that, would still need to buy/use city land. Newest option will just be extension of additional needed land. After discussion, it was moved by Commissioner Cook, seconded by Commissioner Jennings to offer support for the use of the City's property on Steele Street (north side of trail) for use as a site for a new library. **MOTION CARRIED.**
- Steele Street Corridor Masterplan: Planning Consultant Jan Johnson continued her discussion with the Commission as a follow-up to last month's meeting regarding possible updates to the Steele Street Corridor Plan based on the floodplain analysis completed by FTC&H and other changes along the

corrido. Commissioners offered input. She will work with RJM design to update the current plan and provide a draft for the Commission's review.

Citizen Survey Results: Mrs. Johnson reviewed with the Commission the results of the recent citizen survey prepared as part of the Master Land Use/Recreation Plan update process. Senior citizen population was the lowest group to take the survey, but many 18-34 years olds participated. Items that scored the highest on the survey were; current trends such as breweries and distilleries, food service and retail sales, high-tech industries, software development, medical marihuana facilities, owner occupied dwellings, additional Parks and Recreation programs and facilities to include cooking classes, music classes, exercise classes, day trips, and support services and resources for seniors. Occupying vacant commercial properties, adding more restaurants downtown, providing a more contemporary feel, access to free Wi-Fi, outdoor concert/band shell, dog park, an auxiliary field house, and public restrooms for the downtown re-development all ranked as high priority items.

Medical Marijuana Discussion: Per the City's Citizen Survey results; support for medical marijuana dispensaries providing proper regulation; was favored. The two citizens present commented about the positive effects of medical marijuana, and of the tax revenue and employment that one or more dispensaries could impact in the community. Commissioner Kelley shared with the Commission recent conversations that the City Council has held regarding this topic.

After further discussion, it was moved by Commissioner Cook, seconded by Commissioner Jennings to ask the City Council for permission to proceed with drafting amendments to the City's Zoning Ordinance for "opting in" pursuant to the Michigan Medical Marihuana Facilities Licensing Act. MOTION CARRIED.

Street Resurfacing Project: Chairperson Lee referenced the 2018 Street resurfacing project in the northwest area of the City and the need to fill gaps in the current sidewalk network in this area as part of the project, which is planned for fall.

It was moved by Commissioner Hoppough, seconded by Commissioner Cook to direct City staff to pursue as part of the street resurfacing project sidewalk improvements/sidewalk gap infilling along Brooks Street, Chapman Street, Forest Street, Kaiser Street, and West Fargo Street based on input from the City's consulting project engineer. MOTION CARRIED

