

CITY OF IONIA
Planning Commission
April 13, 2011
Regular Meeting Minutes

CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for April 13, 2011 was called to order by Secretary Boomer Hoppough at 4:00 PM.

ROLL CALL Roll Call revealed Commissioners Boomer Hoppough, Gordon Kelley, Evonne Ulmer and Chris Young present. Commissioner Ted Paton arrived at 4:13 PM.

Commissioners Dave Cook and Mark Jennings were excused.

Those also in attendance included Hannah Barber-Ross, Mike Longley, Officer Doug DeVries, City Consulting Engineer Steve Teitsma and City Manager Jason Eppler.

APPROVAL OF AGENDA Secretary Hoppough reviewed the agenda with the Commission. After review, it was moved by Commissioner Ulmer, seconded by Commissioner Kelley to approve the agenda for the April 13, 2011 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the March 9, 2011 Regular Meeting. After review it was moved by Commissioner Ulmer, seconded by Commissioner Young to approve the minutes of the March 9, 2011 Commission meeting as presented. MOTION CARRIED.

PUBLIC HEARING Secretary Hoppough opened the Public Hearings as follows:

- A Public Hearing to receive comments on a request submitted by Hannah Barber-Ross for a Special Land Use Permit to operate a group day care at 333 High Street; and,
- A Public Hearing to receive comments on a request from Bravogrand, Inc., for Site Plan Approval to construct a new Burger King restaurant at 243 South Dexter Street.

The City Manager reported that no written comments on either request have been received by the City.

Hearing no comments, Secretary Hoppough closed the Public Hearings.

PUBLIC COMMENTS None.

OLD BUSINESS

Review Proposed Amendment – Sign Ordinance – Roof/Wall Sign Definitions: The City Manager reported that at the March meeting the Commission reviewed a memorandum from City Planning Consultant Tim Johnson regarding the need to address the lack of provisions in the sign ordinance for roof signs. As a result of reviewing the memorandum the Commission asked the City Manager to draft a proposed amendment to the sign ordinance. The proposed amendment was distributed to the Commission for review prior to the meeting. The City Manager reviewed the proposed amendment with the Commission. Commissioners suggested that language be added to clarify how the size of the roof is measured and that lighted roof signs be permitted with the lighting standards per Section 1234.07(c) be referenced.

After further review it was moved by Commissioner Ulmer, seconded by Commissioner Paton to recommend to the City Council that the proposed amendment to the sign ordinance regarding roof signs (as amended) be approved. MOTION CARRIED.

The City Manager advised that the amendment would be placed on the City Council's May 3, 2011 agenda.

NEW BUSINESS

Barber-Ross Group Day Care Special Land Use Permit – 333 High Street: The City Manager reported that the City has received a request from Hannah Barber-Ross for a Special Land Use Permit to operate a group day care at 333 High Street. He introduced Ms. Barber-Ross who reported that she currently operates a family day care (caring for 6 or less children) on Jackson Street and is in the process of purchasing the home at 333 High Street where she will reside and would like to operate a group day care (caring for 7 to 12 children). She advised that if approved she will be assisted by one "helper". She also advised that there is parking for up to four vehicles in the driveway at 333 High Street and shared with the Commission the likely drop-off/pick-up schedule. She also advised that on-street parking is permitted on High Street as well as part of Baldie Street.

The City Manager reviewed her application with the Commission. He explained that 333 High Street is zoned RT – Two Family Residential which permits group day cares with a Special Land Use Permit. He also reviewed his staff report regarding the request.

After discussion it was moved by Commissioner Ulmer, seconded by Commissioner Young to approve the request submitted by Hannah Barber-Ross for a Special Land Use Permit to operate a group day care at 333 High Street. MOTION CARRIED.

Bravogrand Inc., Site Plan Approval – 243 South Dexter Street: The City Manager reported that the City has received a request from Bravogrand, Inc., for site plan approval for the construction of a new Burger King restaurant at 243 South Dexter Street (on part of the former Ionia Ford property). The City Manager introduced Mike Longley from Quality Dining, owner of Bravogrand, Inc.). Mr. Longley shared with the Commission that Bravogrand acquired the Burger King restaurants in the Grand Rapids market in 2004. The Ionia restaurant is leased from the former operator and despite negotiations they have not been able to purchase it from him. The lease expires later this year and they desire to build the new restaurant. Since seventy percent of the business is drive-thru, the new restaurant (per standard Burger King corporate requirements) will be smaller than the current. Mr. Longley reviewed with the Commission the proposed site plan for the project.

The City Manager reviewed with the Commission the memorandum dated March 31st from City Planning Consultant Tim Johnson. Mr. Johnson reviewed the site plan based on the standards for site plan approval contained in the Zoning Ordinance. He concluded that the project is consistent with the City's zoning standards and offered a few suggestions for improving the project which have been conveyed to Quality Dining. The City Manager noted that the directional signs needed to be reduced in size to be consistent with the City's sign ordinance and that Quality Dining had made application for a variance for the pole sign which is proposed to be relocated from the current Burger King site on Dexter Street to the new site. The Sign Board of Appeals will be reviewing the variance request on April 26th.

The City Manager introduced Steve Teitsma, City Consulting Engineer, to review his site plan review letter dated April 11, 2011. Mr. Teitsma reported that many of the issues that he identified in his letter have been addressed by the applicant or are in the process of being addressed. He provided an update on each item and shared the following with the Commission:

- 1) Barrier free parking space location. He reported that he felt that where they are located on the site plan are too far from the entry door. Mr. Longley

reported that prior to opening any of their restaurants they have an architect complete an ADA compliance report. He will provide the report to the City to assure that all aspects of their finished project comply with the ADA standards.

- 2) Dumpster location and ability for waste truck to access it. Mr. Teitsma reported that the applicant provided a turning template and the dumpster location will work.
- 3) Floodplain permit requirement for construction on the site. This information has been provided to the applicant and Mr. Longley advised that they are in the process of making application to the State for approval. Mr. Teitsma stated that any action by the Planning Commission will be conditioned upon the State's approval of the floodplain permit.
- 4) Storm water calculations – need to identify permeability of the site (pre and post project) and the need to revise the calculations to reflect a 24 hour (rather than 2 hour) storm event. Mr. Teitsma reported that both of these issues have been addressed.
- 5) Cross drive catch basin location (Wells Street to project site). Mr. Teitsma advised that the catch basins should be located as close to Wells Street as possible to prevent cross-street sheet drainage. He stated that there are three different options for addressing this issue. Mr. Longley stated that this issue will be addressed but that the option that ends up being implemented will be determined based on the environmental restrictions currently on the site.
- 6) Water quality measures. Mr. Teitsma recommended that Catch Basin No. 5 have storm water treatment measures included in its construction due to its close proximity to the dumpster enclosure. Mr. Longley shared with the Commission current waste management techniques utilized by their staff including the removal of grease. Commissioners expressed a desire to have a “hooded” catch basin system included in this catch basin based on its close location to the dumpster enclosure and the close location of the site to the Grand River.
- 7) Site grading along northern property line – secondary access drive to the wastewater treatment plant. Mr. Teitsma stated that

additional grading information is needed for the north side of the site considering the grade difference between the improved site and the former railroad right-of-way/access drive to the wastewater treatment plant located north of this site. Mr. Longley advised that their engineer is currently preparing this information. The City Manager stated that the applicant will need to direct the City's access drive to the wastewater treatment plant by shifting it north along the north east side of the applicant's property and improving the surface with crushed limestone/driveway gravel.

- 8) Utility connections (water/sanitary sewer) for the site. Mr. Teitsma reported that based on the Public Works Department's recommendation the water/sanitary sewer utility connections will be from the north rather than from the east.

Commissioners discussed the project. It was requested that to improve "stacking" in the entrance that the two parking spaces (one on the north side of the driveway and one on the south side of the driveway) be removed. The applicant agreed considering that the site has more parking spaces than the minimum required by the Zoning Ordinance. This will improve stacking and prevent vehicles from projecting into the driving lanes of M-66.

After further discussion it was moved by Commissioner Ulmer, seconded by Commissioner Paton to grant the request submitted by Bravogrand Inc., for site plan approval for the construction of a new Burger King restaurant at 243 South Dexter Street in accordance with their site plan dated March 10, 2011 subject to the revisions identified by the Planning Commission and subject to final approval by the City Manager that the comments offered in the staff reviews have been sufficiently addressed. MOTION CARRIED.

Mr. Longley thanked the Commission for the approval and advised that work will likely begin on the project on May 1st with completion around August 15th.

COMMISSIONER COMMENTS

Commissioner Kelley shared the following with the Commission:

- The City Council will be reviewing the City's dog ordinance and may solicit input from the Planning Commission;
- A new business has opened in the former Standard Lumber building on South Jefferson Street. The business recycles Styrofoam.
- There may be a need in the future to revise the uses permitted in the I-Industrial zoning district.

ADJOURNMENT

It was moved by Commissioner Paton, seconded by Commissioner Young to adjourn the meeting at 5:45 PM.
MOTION CARRIED.

Respectfully Submitted,

Jason Eppler
City Manager/Recording Secretary
for
Boomer Hoppough, Secretary