

CITY OF IONIA
Planning Commission
August 8, 2012 - Regular Meeting Minutes

CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for August 8, 2012 was called to order by Vice-Chairperson Chris Young at 4:00 PM.

ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Mark Jennings (arrived at 4:05 PM), Gordon Kelley, Tim Lee, Evonne Ulmer and Chris Young.

City Manager Jason Eppler, Planning Consultant Tim Johnson and Public Safety Officer Doug DeVries were also present.

APPROVAL OF AGENDA Vice-Chairperson Young reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the agenda for the August 8, 2012 meeting as presented. **MOTION CARRIED.**

APPROVAL OF MINUTES The Commission reviewed the minutes of the July 11, 2012 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Ulmer to approve the minutes of the July 11, 2012 Commission meeting as presented. **MOTION CARRIED.**

OLD BUSINESS None.

NEW BUSINESS Implementation of Master Plan Action Items and Recommendations: The City Manager reported that the Commissions is scheduled to conduct the Public Hearing and adopt the Master Plan at its September 12, 2012 meeting. He further stated that the plan has a number of recommendations/action items that are proposed to be completed by the Commission over the effective period of the plan. He suggested that the Commission consider prioritizing the recommendations/action items and begin work on the priority projects shortly after the plan is adopted. He further stated that some of the action items are zoning ordinance based, or more procedural in nature, while others are project based and will require inclusion in the City's capital improvements plan and project funding.

Planning Consultant Johnson reviewed Pages 50 and 51 from the proposed plan which contain the various recommendations and action items.

After discussion, it was the consensus of the Commission to prioritize the recommendations/action items as follows:

Zoning Ordinance Recommendations:

1. Amend the Zoning Ordinance to delete the RT Zoning District and analyze the practicality of rezoning RT parcels to R-1 Zoning being careful to avoid the creation of multiple non-conforming situations. Consider removing the provision which allows two family dwellings in the R-1, R-2 and R-3 Zones as a Special Land Use being Section 1248.02(1).
2. Rezone the parcels on the north side of West Lincoln Avenue, west of Cyrus Street from RM to R-1.
3. Amend the setback requirements of the B-2 Zone (CBD) to require new buildings to have a zero setback or perhaps a minimum in order to preserve the historical building setback environment in the downtown area especially along Main Street.
4. Rezone the lands along the Grand River from Industrial to the designation recommended on the Future Land Use Map.
5. Assess options for the redevelopment of the current Sparrow Ionia Hospital site.
6. Prepare new zoning regulations for the Steele Street Corridor District described in Chapter 5 and then rezone those parcels which are recommended for this District on the Future Land Use Map.
7. Assess options for the redevelopment of the former Clothing Care site on West Washington Street.

Project Action Items:

1. Analyze streets to determine which would be good candidates for incorporating the design concepts of "complete streets" as required by the Michigan Planning Enabling Act. Develop a list of priority areas where traffic calming measures and/or pedestrian safety devices would be of value. In particular, those areas of concern are where all local streets intersect M-21 and M-66.
2. Provide public restroom facilities downtown.
3. Review Zoning Ordinance regulations pertaining to the downtown area and revise as necessary so that a broader range of complementary uses are allowed.
4. Prepare a wayfinding signage plan which will include the uses for which directional location signs are desired as well as the probable placement and design of those signs. Take into account the locations that function as gateways to the City, such as the Dexter Street Corridor, Steele

Street Corridor, portions of M-21, Steele Street, Main Street, and others which may be identified.

5. Work with surrounding townships to prepare attractive and inviting entrance points into the City on M-66 and M-21.

The City Manager reported that he and Mr. Johnson will soon begin work on the analysis of the RT/R-1 zoning districts as contained in the first priority under zoning ordinance recommendations.

COMMISSIONER COMMENTS None.

ADJOURNMENT

Upon a motion by Commissioner Cook, seconded by Commissioner Hoppough, the meeting was adjourned at 4:52 PM. MOTION CARRIED.

Respectfully Submitted,
Jason Eppler, Rec. Sec. for Boomer Hoppough, Secretary

