

CITY OF IONIA
Planning Commission
December 14, 2011
Regular Meeting Minutes

CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for December 14, 2011 was called to order by Chairman Mark Jennings at 4:00 PM.

ROLL CALL Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Mark Jennings, Gordon Kelley, Ted Paton, Evonne Ulmer and Chris Young present.

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

APPROVAL OF AGENDA Chairman Jennings reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Ulmer to approve the agenda for the December 14, 2011 meeting as presented. MOTION CARRIED.

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

PUBLIC COMMENTS None.

OLD BUSINESS Master Plan Update: Planning Consultant Johnson provided the Commission with the final survey results and results of the four mobile workshops that were recently completed. He stated that between the two, almost 300 participants were involved. He further stated that there is a fair amount of consistency between the results of the survey and the mobile workshops. He drew the following conclusions from the responses from both:

- There is strong support for community events and community gathering spaces;
- There is concern regarding the condition of downtown buildings, a desire to see more commercial activity downtown and a desire for downtown to have a more contemporary feeling;
- He also stated that there is a desire to see the Steele Street corridor redesigned/redeveloped to incorporate mixed

uses and open spaces (perhaps open spaces that provide for community gatherings.

Mr. Johnson led the Commission in a discussion regarding future uses and the redevelopment of the Steele Street corridor. Several ideas were shared by Commissioners. The City Manager reviewed with the Commission the master plan for the trailhead site for the rail trail and stated that the redevelopment of this site could spawn further redevelopment along Steele Street. He suggested that the Commission consider meeting with the professionals the City has used to develop the trailhead plan to "brainstorm" about redevelopment/design options for Steele Street. He will facilitate a meeting.

Mr. Johnson reviewed with the Commission the goals and action items developed as part of the 2007 Master Plan Update. Most of the action items and some of the goals have been accomplished. Some of the goals need to carry over to the new plan but include updated action items. The Commission suggested that Mr. Johnson meet with the DDA Board of Directors to review the downtown development goals/action items from the 2007 plan with them and develop updated goals/action items for the new plan.

Mr. Johnson stated that at the January meeting the Commission will continue to review the goals/action items and develop some additional, new ones for the new plan. He will also begin discussions with the Commission about the development of a sub-plan that covers the redevelopment of the site of the existing hospital.

NEW BUSINESS

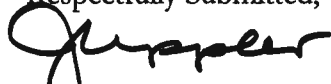
2012 Yeomans/West Washington Street Reconstruction Project: The City Manager reported that the City will be reconstructing Yeomans Street and West Washington Street (west of Yeomans Street) during the 2012 construction season. He reviewed with the Commission draft plans for the project. He reported that the sidewalk which is located along the north and east sides of Yeomans Street will be removed and replaced as part of the project. He also stated that the engineers analyzed the practicality of installing a sidewalk along the south and west sides of Yeomans Street but determined that such installation is not feasible based on the historic nature of Oak Hill Cemetery and due to topographical issues. He also reviewed with the Commission the plans for West Washington Street. The existing sidewalk along the north side of the street will be removed and replaced as part of the project. Again, due to topographical

issues, it is not feasible to install a sidewalk along the south side of the street. A "hammer head" turn-around will be constructed at the west end of West Washington Street to meet current AAHSTO/MDOT design requirements.

COMMISSIONER COMMENTS None.

ADJOURNMENT It was moved by Commissioner Cook, seconded by Commissioner Hoppough to adjourn the meeting at 5:30 PM.

Respectfully Submitted,



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