

CITY OF IONIA
Planning Commission
December 8, 2010
Regular Meeting Minutes

CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for December 8, 2010 was called to order by Chairman Mark Jennings at 4:00 PM.

ROLL CALL Chairman Jennings welcomed Chris Young to the Planning Commission. Mr. Young was appointed to the Commission by the City Council at its December 7, 2010 meeting. He replaces former Commissioner Julie Milewski who resigned earlier in the year.

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

City Manager Jason Eppler, Office Doug DeVries, and John Prominski and Jeff Parker (on behalf of Resurrection Life Church) were also present.

APPROVAL OF AGENDA Chairman Jennings reviewed the agenda with the Commission. After review, it was moved by Commissioner Hoppough, seconded by Commissioner Ulmer to approve the agenda for the December 8, 2010 meeting presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the November 10, 2010 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the minutes of the November 10, 2010 Commission meeting as presented. MOTION CARRIED.

PUBLIC COMMENTS None.

OLD BUSINESS Resurrection Life Church – Update on Development of Conceptual Elevations and Site Plan: Jeff Parker, architect for Resurrection Life Church, reviewed with the Commission an updated elevation for the proposed Resurrection Life Church project. He stated that a business community luncheon was recently held by the Church in order to receive feedback from the business community regarding the Church's expansion plans and proposed designs. He stated the majority of those present preferred the more distinctive

downtown "anchor" design compared to the traditional design plan. He further stated that based on comments offered by the Commission at the November meeting, the "anchor" design was modified slightly with additional drawings developed for the west elevation of the building. He also reviewed with the Commission an updated conceptual site plan for the property currently owned by the Church as well as properties that are optioned. A lengthy discussion was held regarding the proposed parking lot, north entrance to the building and the façade of the buildings currently owned and used by the Church.

Commissioner Kelley advised Mr. Parker that it will be necessary to have proposed building elevations for the two building fronts currently owned by the Church. He asked Mr. Parker if designs had been developed for these two facades. Mr. Parker advised that preliminarily the Church is proposed to remove the mansards from both buildings and restore the facades to original. The Church is currently searching for period photographs of both buildings.

Mr. Parker stated that the goal of the Church is to have a preliminary PUD/site plan submitted for the Commission's review at its January 12, 2011 meeting.

The City Manager stated that the PUD amendment currently before the City Council which will facilitate the Resurrection Life Church project is proposed to be adopted on second reading at the Council's January 4, 2011 meeting with the amendment effective on January 17, 2011.

NEW BUSINESS

None.

COMMISSIONER COMMENTS

Commissioner Kelley provided an update on action taken by the City Council at its December 7, 2010 meeting regarding two matters forwarded to Council by the Commission. He reported that the City Council passed, on second reading, the proposed medical marihuana amendment on a 6-3 vote. He stated that representatives from the Hubbard Law Firm were present to answer questions regarding the proposed amendment. He further stated that several Councilmembers expressed interest in having the Commission review the City's newly adopted medical marihuana regulations on a regular basis as more unfolds at the State level and in the courts on this matter. He also reported that the Council passed, on first reading, the PUD amendment on a 6-3 vote. He stated that it will be necessary to send to Council a very detailed PUD package regarding the

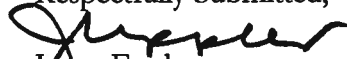
Resurrection Life Church project when appropriate based on some of the concerns expressed by Council.

The City Manager reported that the January 12, 2011 meeting will be the annual meeting of the Planning Commission.

ADJOURNMENT

It was moved by Commissioner Paton, seconded by Commissioner Hoppough to adjourn the meeting at 5:25 PM.

Respectfully Submitted,



Jason Eppler

City Manager/Recording Secretary

for

Boomer Hoppough, Secretary