

**CITY OF IONIA**  
**Planning Commission**  
**February 9, 2011**  
**Regular Meeting Minutes**

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CALL TO ORDER                   The Regular Meeting of the City of Ionia Planning Commission for February 9, 2011 was called to order by Vice-Chairman Ted Paton at 4:06 PM.

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

Commissioners Boomer Hoppough and Mark Jennings were excused.

Others in attendance included City Manager Jason Eppler, Officer Doug DeVries, City Engineer Steve Teitsma, DDA Director Linda Curtis, John Prominski and Jeff Parker (on behalf of Resurrection Life Church), Mike and Vicki Kennedy and Vicki Sweet.

APPROVAL OF AGENDA       Vice-Chairman Paton reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Ulmer to approve the agenda for the February 9, 2011 meeting presented. MOTION CARRIED.

APPROVAL OF MINUTES       The Commission reviewed the minutes of the January 12, 2011 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Young to approve the minutes of the January 12, 2011 Commission meeting as presented. MOTION CARRIED.

PUBLIC HEARING               Vice-Chairman Paton called to order the Public Hearing to receive comments on a request submitted by Vicki Sweet for site plan and special land use permit approval to operate a group day care at 330 East Main Street.

The City Manager reported that notice of the Public Hearing was published in the January 23, 2011 edition of the *Sentinel-Standard Weekender* and mailed to the owners and/or occupants of properties located within three hundred feet of the subject property. He further reported that he has not received any comments regarding the request.

The City Manager explained that Ms. Sweet desires to increase the number of children that she cares for from less than 6 to between 6 and 12. With the expansion Ms. Sweet's

operation is considered a group day care which requires special land use permit approval from the City.

Vice-Chairman Paton called for comments regarding the Sweet request. Ms. Sweet provided an overview of her plans and addressed questions regarding drop-off and pick-up times and associated parking, as posed by members of the Commission.

Hearing no further comments Vice-Chairman Paton closed the Public Hearing regarding the Sweet request.

Vice-Chairman Paton called to order the Public Hearing to receive comments on a request submitted by Resurrection Life Church for the rezoning of certain properties located in the 400 block of West Main Street from B-2 Community Business District to PUD Planned Unit Development and for site plan approval to renovate and expand their existing facility located at 426 West Main Street.

The City Manager reported that notice of the Public Hearing was published in the January 23, 2011 edition of the *Sentinel-Standard Weekender* and mailed to the owners and/or occupants of properties located within three hundred feet of the subject properties. He further reported that he has not received any comments regarding the request.

Vice-Chairman Paton introduced Jeff Parker, architect, to present an overview of the Resurrection Life Church project. He explained that the Church intends to purchase neighboring properties, remove the buildings on these properties in order to expand the size of the Church and available parking.

The City Manager explained the steps involved in processing and reviewing the Resurrection Life Church project.

Mike Kennedy inquired about parking and expressed concern about some of the problems that are currently experienced along the 400 Block of West Main Street when both the Church and the City (Armory) have evening activities. The City Manager reviewed the parking formula for churches as contained in the City Code and also explained the 300' radius option for providing on and off street parking. He reported that considering the formula for parking contained in the City Code, the Church exceeds the minimum parking requirements.

Hearing no further comments Vice-Chairman Paton closed the Public Hearing regarding the Resurrection Life Church request.

PUBLIC COMMENTS

None.

OLD BUSINESS

Resurrection Life Church Project: Vice Chairman Paton introduced discussion regarding the request for site plan and PUD approval as submitted by Resurrection Life Church. The City Manager reviewed with the Commission the staff reports provided by Tim Johnson, City Planning Consultant and Steve Tietsma, City Engineer. He also shared with the Commission concerns that he had regarding the design of the dumpster enclosure, need for ornamental lighting along Steele and Washington Streets, curbed and landscaped parking lot islands and options for addressing concerns regarding the angled parking in the parking lots.

Jeff Parker shared with the Commission options for addressing concerns regarding the angled parking. He explained that the Church's plan proposes angled parking spaces at 73 degrees but provided revised layouts illustrating angles at 60 degrees (results in 6 fewer parking spaces) and 67 degrees (results in 3 fewer parking spaces). He provided thoughts regarding the pros and cons of each option.

Vice Chairman Paton asked Mr. Tietsma for his opinion regarding the various parking options. Mr. Tietsma recommended that the angles be relaxed in order to improve safety.

Commissioner Kelley introduced discussion regarding concerns over the Church needing to expand again in the future. Pastor Prominski stated that likely if the Church grows to the point where the sanctuary (at 500 seats) is not sufficient, additional service times will be added rather than expanding the Church.

The City Manager reviewed proposed Ordinance No. 486 which, if approved by the City Council, will approve the site plan for the Church owned property and also rezone the Church owned/optioned property from B-2 to PUD. He further explained that a separate motion will be necessary to act on the site plan as it applies to non-church owned property, but is included in this project.

Commissioner Kelley inquired about support from the owners of the non-church owned property. The City

Manager explained that written support has been received from each property owner but for the City which will consent to the project through the site plan approval process.

After further discussion, it was moved by Commissioner Cook, seconded by Commissioner Ulmer to recommend to the City Council that it approve Ordinance No. 486 which, if approved, amends the Zoning Chapter of the City Code creating a Resurrection Life Church Planned Unit Development (PUD) District and approves the Resurrection Life Church site plan dated January 24, 2011 for 426, 430 and 434 West Main Street and 419 West Washington Street subject to the following conditions:

- The parking in the off-street parking lot currently drawn at a 73 degree angle be changed to a 60 degree angle;
- The site plan be revised on Page 4 of 4 to include illustration of the easement needed to provide the parking contiguous to Zion United Methodist Church;
- The design for the two dumpster enclosures be revised so as to match the City owned dumpsters in the City's large parking lot on Adams Street;
- The lighting plan be revised to include ornamental streetlights along the Steele and Washington Street sides of the parking lots with two additional ornamental lights in islands located in the parking lot;
- That three curbed, landscaped islands be included in the parking lot including the area that accommodates the dumpster for 420 West Main Street and the southern portions of the areas in the middle parking row of the parking lot;
- Staff proposing to the City Council that Dallas Alley be made a one-way alley (Main Street to Washington Street) and that staff recommend in the future a parking lot maintenance agreement between the City and the Church.

MOTION CARRIED.

It was moved by Commissioner Ulmer, seconded by Commissioner Cook to approve the site plan dated January 24, 2011 submitted by Resurrection Life Church for the properties located at 416 West Main Street, 418 West Main Street, 420 West Main Street and 117 North Steele Street subject to approval by the City Council of Ordinance No. 486 and subject to the conditions identified by the Planning Commission in its motion recommending that Ordinance No. 487 be approved by the City Council. MOTION CARRIED.

## NEW BUSINESS

Vicki Sweet Request – 330 East Main Street: Vice Chairman Paton introduced discussion regarding the request for site plan and special land use permit approval for the group day care center proposed by Vicki Sweet at 330 East Main Street. After further discussion, it was moved by Commissioner Cook, seconded by Commissioner Young to approve the request submitted by Vicki Sweet for site plan approval and a special land use permit to operate a group day care at 330 East Main Street based on the request complying with the standards contained in the Zoning Ordinance for special land use permits. MOTION CARRIED (Ulmer abstained).

Review Draft Lafayette Street Reconstruction Plans: The City Manager presented draft plans for this year's Lafayette Street Reconstruction Project which involves reconstructing Lafayette Street (utility, street, sidewalk replacement) between Union and Jackson Streets, Davis Court and Union Street between Lafayette and Washington Streets. He reported that the existing sidewalk network will be removed and replaced. He also reported that traffic calming measures (bump outs), as recommended by the Planning Commission and contained in the City's 2009 Traffic Calming Study, will be installed at the Lafayette Street/Rich Street intersection. The project is scheduled to begin in early May and be completed by August 1<sup>st</sup>. The Commission discussed school bus maneuverability at this intersection and impact at parking at the funeral home.

Review Draft 2010 Planning Commission Annual Report: The City Manager distributed the draft 2010 Planning Commission Annual Report. He reported that the Commission's By-Laws and Rules of Procedure and State law require the Commission to present an annual report of its activities to the City Council. He further reported that Chairman Jennings is scheduled to deliver the report to the City Council at its March 1, 2011 meeting.

It was moved by Commissioner Ulmer, seconded by Commission Cook to approve the 2010 Planning Commission Annual Report. MOTION CARRIED.

Review/Discuss Remaining Master Plan Action Items: The City Manager introduced discussion regarding the three remaining action items contained in the 2007 Master Plan Implementation Plan. He asked Commissioners to review these items and to be prepared to prioritize them at the March meeting.

COMMISSIONER COMMENTS Commissioners discussed the upcoming updating of the 2007 Master Plan.

ADJOURNMENT

It was moved by Commissioner Cook, seconded by Commissioner Young to adjourn the meeting at 5:35 PM.  
MOTION CARRIED.

Respectfully Submitted,

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