

CITY OF IONIA
Planning Commission
January 11, 2012
Regular Meeting Minutes

CALL TO ORDER

Annual Meeting:

The City Manager called the Annual Meeting of the City of Ionia Planning Commission to order at 4:00 PM. The purpose of the Annual Meeting is to select officers for 2012. Current officers are Mark Jennings, Chairperson; Ted Paton, Vice-Chairperson; and, Boomer Hoppough, Secretary.

It was moved by Commissioner Cook, seconded by Commissioner Ulmer, to select the following officers for 2012:

Mark Jennings, Chairperson
Chris Young, Vice-Chairperson
Boomer Hoppough, Secretary

MOTION CARRIED.

CALL TO ORDER

Regular Meeting:

The Regular Meeting of the City of Ionia Planning Commission for January 11, 2012 was called to order by Vice-Chairman Chris Young at 4:05 PM.

ROLL CALL

Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Mark Jennings (arrived at 4:15 PM), Gordon Kelley, Ted Paton, Evonne Ulmer and Chris Young present.

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

APPROVAL OF AGENDA

Vice-Chairman Young reviewed the agenda with the Commission. After review, it was moved by Commissioner Ulmer, seconded by Commissioner Hoppough to approve the agenda for the January 11, 2012 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the December 14, 2011 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the minutes of the December 14, 2011 Commission meeting as presented. MOTION CARRIED.

PUBLIC COMMENTS

None.

OLD BUSINESS

Master Plan Update: Planning Consultant Johnson reported that since the last Commission meeting he has completed two stakeholder interviews. He also reported that he is scheduled to meet with the DDA Board of Directors on January 18th to review the downtown development component of the existing plan. Mr. Johnson introduced Jim Morgan from RJM Design, Inc., who will be assisting the Commission in developing concepts for the redevelopment of the Steele Street corridor. Mr. Johnson stated that he would like to accomplish two particular tasks with the Commission at this meeting. First, brainstorm on the redevelopment options/goals for Steele Street. Second, discuss the future redevelopment of the Sparrow-Ionia Hospital site considering the future relocation by Sparrow of the hospital.

Commissioners shared with Mr. Johnson ideas for Steele Street. They also discussed the results of the citizen survey and mobile workshops in relation to the redevelopment of this corridor. The Commission stated that the planning area for the Steele Street sub-plan should include the area described as Adams Street on the north, Matcor on the South, Dexter on the west and the City owned property located east of the former Kmart Plaza on the east. This area includes the proposed trailhead and is traversed by the proposed Fred Meijer Grand River Valley Rail Trail. The City Manager reviewed with the Commission plans for the trailhead (as designed by Mr. Morgan) and the status of securing grant funding for the construction of the trail.

Mr. Johnson stated that he and Mr. Morgan will develop “bubble” drawings which contain options for the redevelopment of Steele Street.

Commissioner Hoppough left the meeting at 4:45 PM.

Mr. Johnson introduced discussion regarding the current Sparrow – Ionia Hospital site. Mr. Johnson shared that he, prior to the meeting, met with Bill Roeser, Hospital CEO, to discuss the future of the site. Mr. Roeser advised that Sparrow will likely remove the buildings although the future of the site has not been discussed at length by Sparrow officials. The Commission reviewed an aerial of the property and discussed options for the sites future use including redevelopment into senior housing; removal of the hospital and use of the property for single family residential; converting the site into a park; reuse of the clinic for library or professional offices.

After further discussion it was the consensus of the Commission to include a narrative in the updated master plan describing potential future uses of the site which are acceptable to the Commission (rather than drawings containing concepts for the future use of the site).

Chairperson Jennings left the meeting at 5:12 PM.

The Commission discussed other land use related issues that should be included in the updated plan. The Commission also concluded that it is not interested in seeing any changes in the future land use of properties located along M-21 (Lincoln Avenue).

Mr. Johnson stated that at the February meeting the Commission will begin reviewing the text of the proposed updated plan.

NEW BUSINESS None.

COMMISSIONER COMMENTS None.

ADJOURNMENT It was moved by Commissioner Ulmer, seconded by Commissioner Cook to adjourn the meeting at 5:24 PM.
MOTION CARRIED.

Respectfully Submitted,



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