

CITY OF IONIA
Planning Commission
June 9, 2010
Regular Meeting Minutes

CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for June 9, 2010 was called to order by Chairperson Mark Jennings at 4:00 PM.

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

City Manager Jason Eppler, Public Safety Director Dave Bulling, Officer Doug DeVries and Jon Szerlag were also present.

APPROVAL OF AGENDA Chairperson Jennings reviewed the agenda with the Commission. After review, it was moved by Commissioner Paton, seconded by Commissioner Cook to approve the agenda for the June 9, 2010 meeting as presented. MOTION CARRIED.

APPROVAL OF MINUTES The Commission reviewed the minutes of the May 12, 2010 Regular Meeting. After review it was moved by Commissioner Paton, seconded by Commissioner Hoppough to approve the minutes of the May 12, 2010 Commission meeting as presented. MOTION CARRIED.

PUBLIC COMMENTS None

OLD BUSINESS Home Occupation Amendment: Chairperson Jennings explained that the Planning Commission had tabled action on the proposed amendment until the Commission has discussed the medical marijuana issue. The Home Occupation amendment will remain tabled until a decision has been reached on the best approach to address medical marijuana.

Limited Industrial Amendment: Commissioner Kelley reported that the proposed Limited Industrial amendment was placed before the City Council for first reading at its June 1, 2010 regular meeting. After discussion, the Council voted to refer the amendment back to the Commission based on concerns over certain aspects of the amendment. Commissioner Kelley shared with the Commission some of the concerns expressed by Council including future expansion of businesses that may be operating with a special land use

permit under the amendment should the amendment be approved. What constitutes a nuisance under the amendment and possibly identifying a smaller, more congregated area along either M-66 or M-21 where the limited industrial use pursuant to the amendment could operate.

The Commission discussed the comments offered by the Council. The City Manager explained that possibly there is too wide of a range of differences in terms of home occupation type use between what is proposed as a Type I and Type II home occupation and the intensity of the use that is proposed in the Limited Industrial amendment.

Commissioners discussed options for addressing the concerns expressed by Council including a maximum lot size, maximum accessory building size and a maximum number of employees. This matter will remain on the Commission's agenda for discussion at the July meeting.

Medical Marijuana: The City Manager reviewed with the Commission the materials that were distributed prior to the meeting regarding the Michigan Medical Marijuana Act. He also reported that the moratorium on zoning approval for medical marijuana based business activities remains in effect. He briefly reviewed options for addressing the issue ranging from not addressing the issue locally to prohibiting medical marijuana based business activity in the City. He introduced Public Safety Director Dave Bulling who was asked to share with the Commission his thoughts on the issue and review research that he has conducted on this topic.

Director Bulling stated that professionally, from a law enforcement perspective, he opposes permitting medical marijuana based business activity in the City. He stated, however, that if the Commission believes that there should be some types of medical marijuana based business activity in the City, he prefers the home occupation approach with tight standards rather than a storefront type operation along Main Street. He provided his rationale for this approach and touched on some of the standards that he felt should be applied to the home occupation approach.

The Commission discussed several components contained in the Act. They also reviewed sample ordinances from other communities for addressing medical marijuana based business activities.

After considerable discussion, Chairperson Jennings requested that Commissioners review the materials that have been provided regarding the Medical Marijuana Act and be prepared to make a decision on how the Commission wants to address this issue at the July meeting.

Properties to Rezone – Free Fair Area: The City Manager presented proposed Ordinance No. 479 which, if approved, rezones certain properties in the vicinity of the Ionia Free Fairgrounds from I-1 Industrial District to F-Fairgrounds District or from I-1 Industrial District to B-3 General Business District. He stated that the recent adoption of the F-Fairgrounds District prompted a review of the zoning of the properties in the Ionia Free Fairgrounds area and the drafting of Ordinance No. 479. The following properties are proposed for rezoning:

Area 1

Current Zoning: I-1- Light Industrial District
 Proposed Zoning: F-Fairgrounds District

<u>Property Location</u>	<u>Tax Identification Number</u>	<u>Owner</u>
Dexter Street	34-202-080-000-015-40	Ionia Free Fair
South Dexter Street	34-202-080-000-025-00	City of Ionia
West Riverside Drive	34-204-800-000-005-20	City of Ionia
South Dexter Street	34-204-850-000-010-00	City of Ionia
317 South Dexter St	34-204-850-000-015-00	Ionia Free Fair
West Main Street	34-204-850-000-020-00	County of Ionia
West Main Street	34-204-850-000-005-10	County of Ionia
West Main Street	34-204-850-000-005-20	County of Ionia

Area 2

Current Zoning: I-1 - Industrial District
 Proposed Zoning: B-3 – General Business District

<u>Property Address</u>	<u>Tax Identification Number</u>	<u>Owner</u>
South Dexter Street	34-202-080-000-005-00	Jon Caswell
243 South Dexter St	34-202-080-000-010-00	Jon Caswell
South Dexter Street	34-202-080-000-030-00	Jon Caswell
Wells Street	34-202-080-000-015-30	Jon Caswell

After discussion, it was moved by Commissioner Cook, seconded by Commissioner Ulmer, to schedule a Public Hearing for 4:00 PM, Wednesday, July 14, 2010 at City Hall for the purposes of receiving public comments on proposed Ordinance No. 479, which, if approved, rezones certain properties in the vicinity of the Ionia Free Fairgrounds. MOTION CARRIED.

NEW BUSINESS

Improvements to Prospect Street: The City Manager explained that the FY10-11 budget contains funds for improving Prospect Street. Specifically, sanitary sewer and street sub-base work will be completed between Morse Street and Johnson Street (this section of Prospect is curbed). The section of Prospect Street between Johnson Street and Crosswinds Apartments will be resurfaced (and is uncurbed). The City Manager stated that pursuant to the policy that the Planning Commission recommended in 2009 to the City Council regarding sidewalk installation, City staff will be assessing the possibility of installing sidewalk along the curbed section of Prospect Street between Morse Street and Johnson Street.

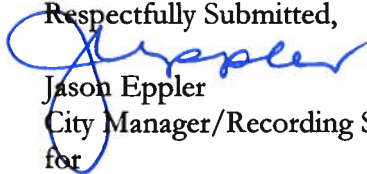
COMMISSIONER COMMENTS

Chairperson Jennings introduced discussion regarding traffic calming on Washington Street between Dexter Street and Rich Street. He suggested that the City consider completing the improvements recommended by the traffic calming study as soon as possible. The City Manager acknowledged the increase in traffic along Washington Street due to the M-21 reconstruction project and suggested that the street should be re-evaluated once the M-21 project is complete and is re-open to traffic.

ADJOURNMENT

It was moved by Commissioner Paton, seconded by Commissioner Hoppough to adjourn the meeting at 5:55 PM.

Respectfully Submitted,



Jason Eppler
City Manager/Recording Secretary

for
Boomer Hoppough, Secretary