

CITY OF IONIA
Planning Commission
March 10, 2010
Regular Meeting Minutes

CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for March 10, 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. There were no Commissioners absent (currently one vacancy).

City Manager Jason Eppler, DDA Director Linda Curtis and Free Fair Manager Bev Clark were also present.

APPROVAL OF AGENDA Chairperson Jennings reviewed the agenda with the Commission. After review, it was moved by Commissioner Ulmer, seconded by Commissioner Paton to approve the agenda for the March 10, 2010 meeting as presented. **MOTION CARRIED.**

APPROVAL OF MINUTES The Commission reviewed the minutes of the January 13, 2010 Regular Meeting. After review it was moved by Commissioner Ulmer, seconded by Commissioner Paton to approve the minutes of the January 13, 2010 Commission meeting as presented. **MOTION CARRIED.**

PUBLIC HEARING Fairgrounds Zoning District: Chairperson Jennings opened the Public Hearing regarding the proposed amendment to the Zoning Ordinance creating the Fairgrounds Zoning District. He briefly explained the purpose of the amendment. The City Manager advised that the proposed amendment was forwarded to the Free Fair for comment. Fair Manager Clark advised that she had reviewed the amendment and was comfortable with the content. The City Manager suggested that agricultural uses be permitted on a by-right as permitted in residential districts.

There being no further comment, it was moved by Commissioner Cook, seconded by Commissioner Paton to close the Public Hearing. **MOTION CARRIED.**

Wind Energy Systems: Chairperson Jennings opened the Public Hearing regarding the proposed amendment to the Zoning Ordinance establishing standards for wind energy systems in the City. The City Manager advised that the

changes proposed by the Commission at the January meeting were incorporated into the current draft.

There being no further comment, it was moved by Commissioner Cook, seconded by Commissioner Paton to close the Public Hearing. MOTION CARRIED.

Solar Energy Systems: Chairperson Jennings opened the Public Hearing regarding the proposed amendment to the Zoning Ordinance establishing standards for solar energy systems in the City. The Commission discussed the revised height standard for ground mounted systems constructed in side and rear yards.

There being no further comment, it was moved by Commissioner Cook, seconded by Commissioner Paton to close the Public Hearing. MOTION CARRIED.

PUBLIC COMMENTS

None.

OLD BUSINESS

Free Fair Zoning District: Chairperson Jennings stated that since the required Public Hearing has been held and considering the many months the Commission had worked on the draft amendment, it should be forwarded to City Council for adoption. The City Manager advised that, if approved, this will be Ordinance #473.

It was moved by Commissioner Ulmer, seconded by Commissioner Paton to recommend to the City Council that the proposed Free Fair Zoning District amendment to the Zoning Ordinance be adopted. MOTION CARRIED.

Solar and Wind Energy Systems: Chairperson Jennings advised that like the Free Fair Zoning District, both the Solar and Wind Energy Systems ordinances should be forwarded to the City Council for consideration. The City Manager advised that, if approved, the Solar Energy Systems amendment will be Ordinance #474 and the Wind Energy Systems amendment will be Ordinance #475.

It was moved by Commissioner Ulmer, seconded by Commissioner Cook to recommend to the City Council that both the proposed Solar Energy Systems amendment and the Wind Energy Systems amendment to the Zoning Ordinance be adopted. MOTION CARRIED.

Non-Residential Uses in Residential Zoning Districts: The City Manager reported that at the January meeting, the

Commission reviewed two proposed amendments to the Zoning Ordinance pertaining to non-residential uses in residentially zoned properties in the City. The first amendment, if approved, will permit two levels of home occupations on residentially zoned properties.

A Level 1 Home Occupation is a home occupation which employs only those that reside in the dwelling, is a use that generates very little traffic and utilizes no more than 25% of the total floor area of the dwelling. Although there are specific standards for operating a Level 1 Home Occupation, a permit from the City to operate a Level 1 Home Occupation is not required.

A Level 2 Home Occupation is a home occupation which employs 1 person who does not reside in the dwelling, in addition to those who reside in the dwelling that may be involved in the business, generates more traffic than a Level 1 Home Occupation, and may have customers coming to the dwelling for services or products offered by the Home Occupation on a more than occasional basis. A Level 2 Home Occupation requires a Special Land Use Permit approved by the Planning Commission.

Commissioner Paton left the meeting at 4:45 PM.

Chairperson Jennings introduced discussion on the proposed amendment. The Commission suggested change to the sign regulations for a Home Occupation (change proposed 2 square feet to 4 square feet) and an expanded definition of employee (“A Level 2 Home Occupation is a Home Occupation which has one employee or one individual involved in the operation of the business outside of the family members who reside on the premises....”). The Commission also discussed the number of trips permitted for both Level 1 and Level 2 Home Occupations. The Commission requested that both be revised to permit more (additional) trips per week than currently proposed.

After further discussion, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to schedule a Public Hearing on the proposed Home Occupation amendment to the Zoning Ordinance for 4:00 PM, Wednesday, April 14, 2010 at City Hall. MOTION CARRIED.

The City Manager also reported that at the January meeting the Commission reviewed a proposed amendment to the

Zoning Ordinance pertaining to Limited Industrial Uses in certain residential districts. He stated that the intent of the amendment is to recognize the lack of small, utility served industrial zoned parcels in the City and to make certain lots located along M-66 and M-21 available for incubator type start up businesses. The types of uses proposed included fabrication and assembling from previously prepared materials, machine shops, tool and die establishments, small engine repair shops, computer repair shops, etc. The City Manager estimated that there are 35 lots that meet the minimum square footage requirement of the proposed amendment that are zoned appropriately that would be eligible for a Special Land Use Permit for the limited industrial use per this proposed amendment.

Chairperson Jennings introduced discussion on the proposed amendment. The following changes/additions were proposed:

- Permit the use in the RT zoning district in addition to R-1 and R-2.
- Clarify Section 1248.03(h)(3) by stating that a residence on a lot proposed for a limited industrial Special Land Use Permit is not required.
- Require new buildings constructed for the limited industrial use to be residential in character.

A lengthy discussion was held by the Commission regarding the future character of both M-21 and M-66.

After further discussion it was moved by Commissioner Cook, seconded by Commissioner Hoppough to schedule a Public Hearing on the proposed Home Occupation amendment to the Zoning Ordinance for 4:00 PM, Wednesday, April 14, 2010 at City Hall. MOTION CARRIED.

NEW BUSINESS

Medical Marijuana Moratorium – City Council Resolution:

The City Manager reported that at its March 2, 2010 meeting, the City Council approved a Resolution establishing a 6 month moratorium on the issuance of permits for the dispensation of medical marijuana in the City to permit the Commission time to recommend amendments, if any, to the Zoning Ordinance regarding this issue. The City Manager stated that he would be attending a Michigan Municipal League sponsored class on this subject in latter part of March.

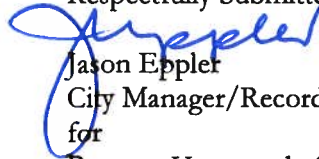
COMMISSIONER COMMENTS

The Commission discussed the City's current abandoned vehicle regulations as contained in the City Code.

ADJOURNMENT

It was moved by Commissioner Cook, seconded by Commissioner Ulmer to adjourn the meeting at 5:40 PM.

Respectfully Submitted,



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