

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

---

**CALL TO ORDER** The Regular Meeting of the City of Ionia Planning Commission for March 9, 2011 was called to order by Secretary Boomer Hoppough at 4:00 PM.

**ROLL CALL** Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Gordon Kelley, Evonne Ulmer and Chris Young present (arrived at 4:15 PM).

Commissioners Mark Jennings and Ted Paton were excused.

City Manager Jason Eppler, was also present.

**APPROVAL OF AGENDA** Secretary Hoppough reviewed the agenda with the Commission. After review, it was moved by Commissioner Ulmer, seconded by Commissioner Cook to approve the agenda for the March 9, 2011 meeting presented. MOTION CARRIED.

**APPROVAL OF MINUTES** The Commission reviewed the minutes of the February 9, 2011 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Ulmer to approve the minutes of the February 9, 2011 Commission meeting as presented. MOTION CARRIED.

**PUBLIC COMMENTS** None.

**OLD BUSINESS** Review/Discuss Remaining Master Plan Action Items: Secretary Hoppough introduced discussion regarding the prioritization of the remaining Master Plan action items. After discussion it was the consensus of the Commission to prioritize the remaining items as follows:

- 1) Consider the adoption of an historic preservation ordinance for the City and re-activate the Citizens Advisory Committee on Historic Preservation.
- 2) Identify areas of significant scenic views in the City and provide public viewing points.
- 3) Develop and implement a plan which promotes the continued installation of period style lampposts through the City.

The City Manager stated that he would provide information relating to priority number one in the next month or two.

## NEW BUSINESS

Review Proposed Amendment – Sign Ordinance – Roof/Wall Sign Definitions: The City Manager reported that a discrepancy in the sign standards was recently discovered when reviewing a request for permission to replace the sign on the roof of the Rent-A-Center on Steele Street. The sign on the Rent-A-Center projects from the roof and therefore is not considered a wall sign or a roof sign (as defined a roof sign extends above the top of the roof line and is prohibited). Specifically, it was found that there are no rules regarding the size limitations of a sign that projects from the roof of a building nor a clear definition as to the type of sign this is based on the different sign definitions contained in the sign standards.

The City's Planning Consultant, Tim Johnson, provided three alternatives for addressing this situation. The first alternative involves amending the definition of a roof sign and adding regulations for roof signs. A second alternative is to implement the first alternative but limit a roof sign to a single story building only. A third alternative is to prohibit roof signs except for inflatable signs.

Secretary Hoppough introduced discussion on this topic. The Commission discussed the pros and cons of each alternative. After discussion it was the consensus of the Commission to recommend that City Council implement alternative one. The City Manager will draft the proposed amendment and place it on the agenda for the Commission's April meeting, for review.

Process Associated with Master Plan Update: The City Manager reported that per State statute the Commission is required to update the current Master Plan by the end of 2012. As part of the FY11-12 General Fund budget he would like to include funds for having MainStreet Planning assist with this project. In order to get a budget figure it is necessary for the Commission to develop the work plan for the update. He discussed with the Commission the different options for updating the plan. The Commission discussed the public input component of updating the plan and requested, at a minimum, that a citizen survey and a community workshop both be included as part of the work plan. The Commission also discussed including the updating of the City's Parks and Recreation Plan (which expired at the end of 2008) as part of the Master Plan update process. The

City Manager advised that he would discuss these items with Tim Johnson in order to develop a more definite work plan for the Commission to consider at an upcoming meeting.

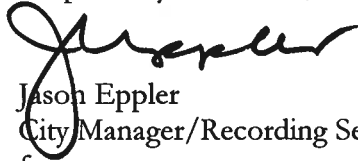
COMMISSIONER COMMENTS

Commissioners discussed the action taken by the City Council at its March meeting regarding the Resurrection Life Church project (PUD and site plan). The City Manager reported that the City Council would continue its discussions regarding the Resurrection Life Church project at its April 12<sup>th</sup> meeting.

ADJOURNMENT

It was moved by Commissioner Cook, seconded by Commissioner Young to adjourn the meeting at 4:55 PM.  
MOTION CARRIED.

Respectfully Submitted,



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