

**CITY OF IONIA**  
**Planning Commission**  
**November 10, 2010**  
**Regular Meeting Minutes**

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- CALL TO ORDER** The Regular Meeting of the City of Ionia Planning Commission for November 10, 2010 was called to order by Chairman Mark Jennings at 4:00 PM.
- ROLL CALL** Roll Call revealed Commissioners Dave Cook, Boomer Hoppough, Mark Jennings, Gordon Kelley and Evonne Ulmer present.
- City Manager Jason Eppler, Officer Doug DeVries, and John Prominski and Jeff Parker (on behalf of Resurrection Life Church) were also present.
- APPROVAL OF AGENDA** Chairman Jennings reviewed the agenda with the Commission. After review, it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the agenda for the November 10, 2010 meeting as presented. MOTION CARRIED.
- PUBLIC HEARING** Chairman Jennings opened the Public Hearing to receive comments regarding a proposed text amendment to the Zoning Chapter of the City Code regarding the minimum lot size requirement for parcels to be rezoned to PUD – Planned Unit Development. Chairman Jennings stated that the Commission has proposed the elimination of the two acre minimum.
- No comments were received.
- APPROVAL OF MINUTES** The Commission reviewed the minutes of the October 13, 2010 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Hoppough to approve the minutes of the October 13, 2010 Commission meeting as presented. MOTION CARRIED.
- PUBLIC COMMENTS** None.
- OLD BUSINESS** Resurrection Life Church Project – Update: Pastor John Prominski invited Commissioners to an open house luncheon at the Church on Thursday, November 18<sup>th</sup> at Noon. This will be an opportunity for the Church to share with the business community its plans to renovate and expand. The Church's Architect, Jeff Parker, provided the Commission with a revised elevation of the proposed Church expansion

project which incorporates suggestions offered by the Commission at the October meeting. Mr. Parker reviewed the revisions with the Commission. He stated that the design is more indicative of a public building rather than a commercial storefront as shown in the last version. He highlighted the need for a right-of-way encroachment easement to accommodate the canopies proposed on the West Main Street side of the building. Commissioners shared their opinions regarding the revised elevation. Comments shared included:

- What are the plans for the façade of the existing Church building? Mr. Parker advised that it will eventually be renovated likely in a manner to complement, rather than copy, the new building.
- Considering all of the glass (windows) proposed in the latest elevation drawings, the public spaces within the building will “spill out” onto Main Street and be very inviting from Dexter Street.
- Previous version preferred but like the design of the west wall of the latest version.

Mr. Parker stated that he will likely take both versions and attempt to develop a third version which contains the favorable elements of the previous two versions. He also discussed the proposed Gateway Park design and a desire to integrate the Park and Church designs.

Commissioners agreed that the next step in the design process is to have Mr. Parker attempt to finalize the building elevations and begin developing a more detailed site plan to review at the December meeting.

Home Occupations Amendment: The City Manager stated that the Council is scheduled to again review the proposed Medical Marijuana zoning ordinance amendment at its December meeting. Assuming that the amendment passes at that meeting, Council will then be asked to act on the Home Occupation zoning ordinance amendment at its January meeting.

Commissioner Ulmer suggested that the language in Section 1286.10(c)(8) of the proposed amendment be slightly modified to avoid confusion regarding customers coming to the home of the individual operating the home occupation. The City Manager stated that the language would be clarified prior to the amendment being introduced to Council.

Limited Industrial Amendment: No action taken.

Planned Unit Development Amendment: The City Manager reported that this proposed amendment was first reviewed by the Commission at its October meeting at which time revisions were made. The amendment proposes the elimination of the minimum acreage requirement for a site to be zoned PUD. Currently, there is a two acre minimum.

After review, it was moved by Commissioner Cook, seconded by Commissioner Ulmer to recommend to the City Council that Ordinance No. 482, an ordinance to amend the Zoning Chapter of the City Code regarding the Planned Unit Development District, be approved by the City Council. MOTION CARRIED.

NEW BUSINESS

2011 Planning Commission Meeting Schedule: The City Manager presented the proposed 2011 meeting schedule for the Planning Commission. The schedule proposes that the Commission meet on the following dates at 4:00 PM at City Hall during 2011:

January 12, 2011  
February 9, 2011  
March 9, 2011  
April 13, 2011  
May 11, 2011  
June 8, 2011  
July 13, 2011  
August 10, 2011  
September 14, 2011  
October 12, 2011  
November 9, 2011  
December 14, 2011

COMMISSIONER COMMENTS The City Manager reported that Mayor Balice will be appointing Mr. Chris Young, 249 Ridgewood Court, to the Commission at the December 7, 2010 Council Meeting. Mr. Young will fill the vacancy created due to the resignation of Julie Milewski.

ADJOURNMENT

It was moved by Commissioner Cook, seconded by Commissioner Ulmer to adjourn the meeting at 5:07 PM.

Respectfully Submitted,

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