CITY OF IONIA
Planning Commission
October 13, 2010
Regular Meeting Minutes

CALL TO ORDER
The Regular Meeting of the City of Ionia Planning Commission for October 13, 2010 was called to order by Chairman Mark Jennings at 4:05 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 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 Paton, seconded by Commissioner Cook to approve the agenda for the October 13, 2010 meeting as revised (moving Resurrection Life Church presentation to Public Comment). MOTION CARRIED.

APPROVAL OF MINUTES
The Commission reviewed the minutes of the September 8, 2010 Regular Meeting. After review it was moved by Commissioner Cook, seconded by Commissioner Paton to approve the minutes of the September 8, 2010 Commission 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 sale and use of medical marijuana in the City. No public comments were received.

PUBLIC COMMENTS
None.

NEW BUSINESS
Resurrection Life Church - Proposed PUD Amendment/Proposal: Pastor John Prominski and Architect Jeff Parker both on behalf of Resurrection Life Church were present to share with Commissioners conceptual plans for expanding the existing Church facility located at 426 West Main Street. The Church proposes purchasing the former Coe Accounting building on West Main Street, removing the building and expanding the existing Church facility west to...
the east property line of the City's proposed Gateway Park. Additionally, the Church is proposing to purchase the former NAPA building located on West Washington Street (contiguous to the current Church facility) remove the building and use the site for parking.

Mr. Parker also reported that the addition to the Church would include a sanctuary with seating for 500, a lounge area and restrooms. Initially, the second floor of the addition will remain unfinished until the Church congregation grows at which time this space will be finished for offices. Mr. Parker also reviewed with the Commission the proposed parking configuration for the project which proposes to use a combination of off-street (public/private) parking and on-street parking to meet the needs of the expanded facility.

Mr. Parker also reviewed with the Commission the proposed building elevations and explained that the goal is to have the facility similar (but not identical) to existing Main Street buildings. He stated that in the future the façade of the existing Church would be improved to match the new facility.

Based on the timeframe for approvals for the project and the development of construction plans, Mr. Parker advised that the goal is to move into the new facility by Easter, 2012.

The City Manager reviewed with the Commission the current zoning of the properties to be utilized for the project. He explained that in this particular instance conditional zoning is not an option. He recommended that the Commission consider an amendment to the existing Planned Unit Development zoning district which would permit sites less than 2 acres in size to be rezoned to PUD.

Chairman Jennings called for comments from Commissioners. Comments shared included the following:
- Status of environmental assessment work at the Coe Accounting and NAPA sites;
- Storm sewer capacity for increased impervious surfaces;
- Possible need for emergency exits from worship space;
- Need for the building to make more of a statement design wise than is proposed considering that it occupies a very visible “anchor” location on Main Street at Dexter Street;
- As proposed, adequate parking exists;
- Need for approvals for façade plans for existing Church facility.
The Commission then reviewed the proposed PUD District amendment. As proposed, the City Council, upon recommendation of the Commission, can approve the use of a PUD for non-residential purposes for sites less than 2 acres. Several Commissioners proposed removing all references to minimum land area for a PUD based on PUD's now being used State wide more for re-development projects in urban areas rather than new development projects in rural areas.

After further discussion, it was moved by Commissioner Hoppough, seconded by Commissioner Paton to schedule a Public Hearing on proposed Ordinance No. 482 which, if approved, removes the minimum lot size requirements for a PUD as contained in Section 1266.03 of the City Code and schedule a Public Hearing on the proposed amendment for 4:00 PM, Wednesday, November 10, 2010 at City Hall. MOTION CARRIED.

OLD BUSINESS

Home Occupations Amendment: No action taken. Chairman Jennings asked that this proposed amendment remain tabled until action is taken by the City Council regarding Medical Marihuana.

Limited Industrial Amendment: No action taken. Like the Home Occupations Amendment, Chairman Jennings asked that the Limited Industrial Amendment remain tabled until action is taken by the City Council regarding Medical Marihuana.

Medical Marihuana Amendment: The City Manager reviewed with the Commission the proposed amendment to the Zoning Chapter of the City Code dealing with Medical Marihuana. He reported that at the September meeting Commissioners requested that the amendment be revised to address dwelling units located in the non-residential zoning districts in the City. He reviewed with the Commission the changes made by the City's attorney to address this concern.

Although the amendment is drafted to prohibit medical marihuana activities in structures accessory to residential units, Commissioners requested that this prohibition be more clearly defined in the amendment. The Commission also suggested that the amendment reflect the need for proper permitting and compliance with applicable property maintenance codes if someone is going to grow marihuana as permitted by the amendment, subject to conditions.
After further discussion, it was moved by Commissioner Paton, seconded by Commissioner Hoppough to recommend to the City Council that Ordinance No. 481, an ordinance to amend the Zoning Chapter of the City Code regarding medical marihuana, be approved by the City Council. MOTION CARRIED.

NEW BUSINESS

None (handled under Public Comment).

COMMISSIONER COMMENTS

None.

ADJOURNMENT

It was moved by Commissioner Ulmer, seconded by Commissioner Hoppough to adjourn the meeting at 6:11 PM.

Respectfully Submitted,

[Signature]

Jason Eppler
City Manager/Recording Secretary

for

Boomer Hoppough, Secretary