

CITY OF IONIA
Planning Commission
May 9, 2012
Regular Meeting Minutes

CALL TO ORDER The Regular Meeting of the City of Ionia Planning Commission for May 9, 2012 was called to order by Acting Chairperson Boomer Hoppough at 4:03 PM..

Chairperson Mark Jennings arrived at 4:05 PM.

ROLL CALL Roll Call revealed Commissioners Boomer Hoppough, Chris Young, Dave Cook, Evonne Ulmer, Gordon Kelley, Tim Lee, and Mark Jennings.

Planning Consultant Tim Johnson, Doug DeVries, and Acting Recording Secretary Gail Gesselman in the absence of Jason Eppler were also present. .

APPROVAL OF AGENDA Chairperson Mark Jennings reviewed the agenda with the Commission. After review, it was moved by Commissioner Dave Cook, seconded by Commissioner Evonne Ulmer to approve the agenda for the May 9, 2012 meeting as presented. **MOTION CARRIED.**

APPROVAL OF MINUTES The Commission reviewed the minutes of the April 11, 2012 Regular Meeting. After review it was moved by Commissioner Dave Cook, seconded by Commissioner Tim Lee to approve the minutes of the April 11, 2012 Commission meeting as presented. **MOTION CARRIED.**

OLD BUSINESS Planning Consultant Tim Johnson commented that this meeting would act as the final review prior to forwarding the draft Master Plan to Council for review and distribution. He reviewed a revised concept planning map for Steele Street.

Members reviewed the concept map plans for the City and 425 Act, taking into consideration and discussing the suggestions conveyed by the City Manager.

Hall Street - Commissioners discussed the current commercial use of the east side of Hall Street (car wash, adjacent lots, Muffler Man) and of the hardship in entry back onto Lincoln Avenue from Hall Street. Members commented of the existing homes (RT) located on the west side of Hall Street, and Planning Consultant Johnson suggested changing the Hall Street lots to HDR as five (5) lots are currently zoned

residential (RT) and to reflect current use therein for the master plan.

Commissioner Ulmer made a motion to revise the future land use map to indicate HDR on the west side of Hall Street. Motion seconded by Commissioner Hoppough. All in favor, motion passed.

Cyrus Street - Planning Consultant Johnson brought discussion of Cyrus Street to the table and indicated the City Manager suggested future land use zoning of single family residential. Commissioner DeVries commented that one home located on the corner of Cyrus and Lincoln Avenue is a duplex which is currently zoned (RM1) multi-family.

Commissioner Ulmer made a motion to keep what is currently consistent on Cyrus Street and change from RM1 to R1. Motion Seconded by Commissioner Hoppough. All in favor, motion passed.

Steele Street – Planning Consultant Johnson discussed the map’s new concept plan for Steele Street which was generated from the recreation committee’s recommendations. Planning Consultant Johnson presented the Steele Street recommendations:

1. New Zoning Category
2. Change Zoning district to zero set-back (no current ordinance) or to no further back than 5 to 15 feet.
3. Consider removing R1, R2, and R3. The current ordinance allows two family homes by special land use or by right.

Planning Consultant Johnson stated he would add the Steele Street recommendations under the Steele Street Park section and further commented that the State requires looking into changing some streets to include bicycle lanes under the “Complete Streets Analysis”.

Zoning – RT Chapter narrative; Planning Consultant Johnson commented on removing the RT Chapter and the Planning Board Members were in agreement.

Commissioner Cook made motion to accept the new concept map with revisions noted and present it to City Council. Motion Seconded by Commissioner Young. All in favor, motion passed.

COMMISSIONER COMMENTS

Commissioner Hoppough indicated that he needed to leave the meeting and departed at 5:01 PM.

Commissioner Kelley inquired about creating a bicycle lane on West Main Street, reiterating the need for traffic/speed control. Commissioner Jennings echoed Commissioner Kelley's comments stating the same problem occurs on Adams Street between Steele Street and Depot Street, Commissioner Chris Young agreed, and also mentioned that bicycle lanes would be most welcomed as even cross country runners have a hard time figuring out a path to run consistently on without interruption as to where to go. Planning Consultant Johnson made notes to add these ideas and concerns to be discussed at future meetings.

ADJOURNMENT

Upon a motion by Commissioner Dave Cook, seconded by Commissioner Chris Young, the meeting was adjourned at 5:08 PM. MOTION CARRIED.

Respectfully Submitted,

Gail Gesselman in the absence of City Manager Jason Eppler,
Recording Secretary
for
Boomer Hoppough, Secretary