



## City of Jonesville Planning Commission 2021 Annual Report

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This report is provided in accordance with the Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008. It reports the Commission's operations during the 2021 calendar year and the status of planning activities.

### **Development Activities**

The following development applications were reviewed by the Planning Commission in 2020:

- Special Land Use for an in-home daycare with a capacity of up to 12 children in the residence located at 450 Greenbriar Place was approved in March.
- Rezoning of the former Grace Episcopal Church located at 360 E. Chicago Street from Single Family Residential (R-2) to Downtown Edge (D-2) was recommended for approval in March. The City Council subsequently approved the application.
- Site Plan Review for additional commercial storage units at the CR Storage property located at 126 Concord Road was approved in May.

### **Ordinance Amendments**

The Planning Commission has appointed a standing **Ordinance Subcommittee** for the review and recommendation for potential amendments on an as-needed basis. There were no amendments proposed in 2021.

### **Master Plan**

The Planning Commission approved the revised Master Plan at their meeting on January 9, 2019. The City Council subsequently approved the Plan by resolution on January 16, 2019. Per the MPEA, at least every 5 years after adoption of a Master Plan, a Planning Commission shall review the plan and determine whether to commence the procedure to amend or adopt a new plan.

Chapter 5 of the Master Plan includes an implementation plan and identifies priorities to be completed by various City boards and committees. The following highlights several accomplishments to date:

- The Downtown Development Authority (DDA) hosted a building open house and issued a Request for Development Proposals for **the former Klein Tool Building** in the last quarter of the year. The Planning Commission appointed representatives to an RFP Review Committee in October. The Committee reviewed one proposal that was received and requested additional detail from the submitter. The DDA will be discussing next steps of the marketing of the building in 2022.
- Engineering has begun on DDA **future capital projects**, including streetscape improvements and the rehabilitation of the south public parking lot behind Saucy Dogs and County National Bank. The DDA is engaging with the Michigan Department of Transportation (MDOT) to coordinate construction with a planned resurfacing project.
- With assistance from the Economic Development Partnership (EDP) of Hillsdale County, the Local Development Finance Authority (LDFA) was able to secure a Site Readiness Grant from the Michigan Economic Development Corporation for the extension of coaxial and fiber **broadband**

**internet in the Jonesville Industrial Park.** The project was completed in the summer of 2021, with service now available to businesses in the park.

- Conceptual plans have been completed for improvements to facilities at Carl Fast Park and Wright Street Park. Funds have been budgeted this fiscal year to update the 5-year **Recreation Master Plan** so that the City can seek grant funds for improvements.
- Engineering is currently being completed for future improvements to **Maumee Street and West Street**. Underground infrastructure is being evaluated for possible upgrade in conjunction with these projects.
- The DDA and LDFA held **joint informational meetings** to provide activity reports and information updates, as required by Public Act 57 of 2018. Reports are posted on the DDA and LDFA sections of the City website.

Additional information regarding the updated Master Plan can be found on the City's website at <http://jonesville.org/Boards/PlanningCommission/MasterPlanandEconomicDevelopment.aspx>.

### **Redevelopment Ready Communities**

The Michigan Economic Development Corporation (MEDC) **Redevelopment Ready Communities (RRC) program** is designed to promote effective redevelopment strategies through a set of best practices. In order to engage in the program, interested communities must complete training, a self-evaluation of current practices, and pass a resolution expressing intent to participate in RRC. The City engaged in the program in 2018 and has been updating practices toward certification.

The Planning Commission hosted its RRC Planner in November and received an update regarding changes to the certification program, which is called RRC 2.0. Based on feedback from that meeting, a permitting and construction page has been added to the website to address common development questions. The site went live in December and can be viewed here:

<http://jonesville.org/Departments/ZoningPermitsCommunityDevelopment.aspx>

Our RRC Planner reports that the City has accomplished 70% of the objectives to meet RRC Essentials expectations. Completion of additional Essentials expectations will be a future goal.

### **Capital Improvement Planning**

The Planning Commission completed a review of near- and long-term infrastructure projects, through the review of the 2021-22 through 2026-27 **Capital Improvement Program (CIP)**. The review included a discussion of the interface of this planning document with the annual budget, including the budget allocations for priorities identified in the Master Plan.

Review of the CIP by the Planning Commission is important to assure that budget objectives are consistent with the long-range plan of the community.