



City of Jonesville Planning Commission 2023 Annual Report

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 2023 calendar year and the status of planning activities.

Development Activities

The following development applications were reviewed by the Planning Commission in 2023:

- The Planning Commission recommended a rezoning for a Planned Unit Development proposed by Key Opportunities, Inc. The project would provide housing and support services to persons with disabilities, senior citizens, and veterans. It includes 57 dwelling units, comprised of single-family, two-family, and fourplex units. The City Council subsequently acted to approve the Planned Unit Development.
- The Planning Commission reviewed the concept plan submitted by DH Roberts Construction for the potential redevelopment of the former Klein Tool building for the Riverview Flats project. The site would include retail space and a multi-story market-rate apartment building. The Downtown Development Authority and City Council have subsequently approved entering into a development and purchase agreement with the company to proceed with the project. The company is working with State agencies regarding financial incentives to assist with the costs associated with development of the brownfield site.

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 considered in 2023.

Recreation Plan

Following a public input session and recreation survey in late 2022, the Planning Commission focused considerable effort on an update to the Recreation Master Plan, to be incorporated into the development Master Plan. With the assistance of Region 2 Planning Commission, a draft plan has been developed to address future improvements to both Carl Fast Park and Wright Street Park. In addition, opportunities for improvement to the sidewalk and trail network have been identified.

The draft plan was released for a 30-day public comment period following the December 12, 2023 meeting. A public hearing on adoption of the plan is scheduled for the January 16, 2024 meeting, with action by City Council tentatively scheduled for January 17th. If approved, the Plan will be forwarded to the Michigan Department of Natural Resources, so that the City may be eligible to apply for MDNR recreation grants.

Master Plan

The Planning Commission approved the revised development 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) and City Council have finalized a development and sale agreement for **the former Klein Tool Building**. This project was the top community priority in the Master Plan. If the project is successful, the site will be developed for mixed-uses, including retail near Chicago Street and a multi-story market rate apartment building.
- The DDA is collaborating with the Michigan Department of Transportation (MDOT) on **future capital projects**, including streetscape improvements and a potential “road-diet” for Chicago Street through Downtown. Public meetings were held in late 2023 and this project is currently in engineering design and tentatively will be in MDOT’s construction plans in 2026.
- **Maumee Street** was resurfaced from Chicago Street to Adrian Street, with a left-turn lane added south of Adrian Street near the school facilities. Sidewalk ramp improvements and water service upgrades were also completed with the project. This project was funded in large part through a State Small Urban Grant.

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.

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 2023-24 through 2028-29 **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.