



City of Jonesville Planning Commission 2019 Annual Report

This report is provided in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008. It reports the Commission's operations during the 2019 calendar year and the status of planning activities.

Development Activities

The following development applications were reviewed by the Planning Commission in 2019:

- Special Land Use for 503 E. Chicago Street to allow construction of a Biggby Creamery with drive-through facilities was approved in February.
- Rezoning of 402 E. Chicago Street from HC (Highway Commercial) to R-2 (Single Family Residential) to allow David Windle, the property owner, to use the property as a residence was recommended for approval in June. The City Council subsequently approved the application.
- Site Plan Review for 701 Beck Street to allow construction of a Consumers Energy maintenance and operations building was approved in December.

Ordinance Amendments

The Planning Commission has appointed a standing **Ordinance Subcommittee** for the review and recommendation for potential amendments on an as-needed basis. The Planning Commission acted on two amendments during 2019

- **Ordinance No. 217** prohibits Recreational Marihuana establishments and clarifies that the City has not opted to allow Medical Marihuana establishments. The Planning Commission recommended approval of this amendment in January. It was subsequently approved by City Council.
- **Ordinance No. 218** amended the Zoning Ordinance to allow covered porches and decks in residential districts to extend up to 10 feet into front or rear setbacks. It also provides regulations for electronic changeable copy signs. The amendment was recommended for approval in September and subsequently approved by City Council.

Master Plan

The Planning Commission held a public hearing and approved the revised Master Plan at their meeting in January. The City Council subsequently approved the Plan by resolution.

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 has completed a draft Request for Proposals for **reuse of the former Klein Tool Building**. They are awaiting results of an environmental site assessment by the Michigan Department of Energy, Great Lakes, and Environment (EGLE) to begin marketing the availability of the property.
- Preliminary **concept plans** have been completed for Carl Fast Park and Wright Street Park. Staff is working with the designer and property donor to improve the economic feasibility.

- The DDA and City have provided financial support for the Michigan Department of Transportation (MDOT) **signal modernization** project Downtown.
- The City's development boards met during the LDFA and DDA **Informational Meetings** to review projects and priorities. Community organizations provided updates, as well.
- The DDA has appointed a committee to explore **financial options** for future capital needs, including streetscape improvements.

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.

City staff has begun utilization of a new online dashboard and several objectives have been met. Staff provided an update and discussion of the new program at the November Planning Commission meeting.

Capital Improvement Planning

The Planning Commission completed a review of near- and long-term infrastructure projects, through the review of the 2019-20 through 2024-25 **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.