



## City of Jonesville Planning Commission 2018 Annual Report

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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 2018 calendar year and the status of planning activities.

### **Development Activities**

The Planning Commission recommended, and the City Council subsequently approved, a request to rezone the property located at 530 W. Chicago Street from MHP (Manufactured Home Park) to R-1 (Residential). The 2.5 acre property had formerly been used for the management and sale of manufactured homes associated with Evergreen Estates. Following the sale of the Evergreen Estates to new management several years ago, the property has been vacant. Following approval of the rezoning request, the purchaser has used the property as a single-family residence.

### **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 did not act on any ordinance amendments during the 2018 calendar year. A review of sign regulations to consider the incorporation of **electronic signs** has been referred to the Subcommittee; action was deferred while the update to the Master Plan was the top priority for the year.

The Planning Commission has also discussed the recently approved proposal 18-1 that legalized **recreational marihuana** in the State of Michigan. A public hearing will be held in early 2019 to consider ordinance language to opt-out of recreational marihuana facilities within City limits.

### **Master Plan**

The top priority of the Planning Commission in 2018 was the update of the Master Plan. The Master Plan is a document that guides the future development of the community. Several tasks have been completed related to the update:

- **Community Survey** – Over 300 individuals responded to a survey seeking opinions about growth and development in Jonesville, City and commercial services, and community facilities.
- **Survey Reveal and Prioritization** – Approximately 40 people attended a Community Survey Reveal meeting at the Jonesville First Presbyterian Church. Participants learned the results of the survey and had the opportunity to help prioritize important future activities to make the plan a reality.
- **Economic Development Strategy** – The Planning Commission held a joint meeting with representatives of City Council, the Downtown Development Authority, Local Development Finance Authority and Zoning Board of Appeals. The purpose of the meeting was to discuss development priorities and to develop a shared economic development strategy. This strategy is intended to describe the shared vision of all of these boards in supporting the future growth and development of the City. The Economic Development Strategy has been subsequently approved by all of the boards and is incorporated as a part of the revised Master Plan.

- **Draft Plan Completed** – The Planning Commission held several sessions throughout the remainder of the year to incorporate the input received at these meetings into a draft Master Plan. The draft Plan has been distributed pursuant to the Michigan Planning Enabling Act for comment by surrounding units of government and other agencies. The 63-day comment period expired in mid-December. A public hearing to gather any additional comments has been advertised for the January 9<sup>th</sup> regular meeting of the Planning Commission.

Additional information regarding the updated Master Plan can be found on the City's website at [www.jonesville.org/FramingJonesvillesFuture](http://www.jonesville.org/FramingJonesvillesFuture).

### **Redevelopment Ready Communities**

Engagement in the Michigan Economic Development Corporation (MEDC) **Redevelopment Ready Communities (RRC) program** has been an important initiative in 2018. RRC 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.

In addition to completing the self-evaluation, the Planning Commission aligned the update of the Master Plan with the objectives of the RRC program. Brett Hanlon, RRC Planner, presented a favorable Baseline Report to City Council in December. The Council subsequently adopted a resolution indicating its intent to pursue RRC Certification.

### **Capital Improvement Planning**

The Planning Commission completed a review of short and long term infrastructure projects, through the review of the 2018-19 through 2023-24 **Capital Improvement Program (CIP)**. The review included a discussion of the interface of this planning document with the annual budget.

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.