



## City of Jonesville Planning Commission 2020 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 2020 calendar year and the status of planning activities.

### **Development Activities**

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

- Site Plan Review for a 22,425 square foot addition to the Martinrea facility located at 260 Gaige Street for storage and improvements to the entrance was approved in March.
- Site Plan Review for an 11,200 square foot warehouse addition and a 1,200 square foot truck dock addition at the Martinrea facility located at 260 Gaige Street was approved in May.
- Site Plan Review for an outdoor patio in the Chicago Street/US-12 sidewalk at Ramshackle Brewing Company located at 209 E. Chicago Street was approved in July.
- Site Plan Review for a new fuel canopy and reconfiguration of the parking and on-site circulation and parking improvements at the Citgo gas station located at 475 E. Chicago Street.
- Special Land Use for commercial storage units at the CR Storage property located at 126 Concord Road

### **Ordinance Amendments**

The Planning Commission has appointed a standing **Ordinance Subcommittee** for the review and recommendation for potential amendments on an as-needed basis. Due to challenges with in-person meetings this year, no amendments were advanced. The planned review of the HC (Highway Commercial) zoning district will be considered in 2021, as conditions permit.

### **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:

- An environmental site assessment was prepared for **the former Klein Tool Building** by the Michigan Department of Energy, Great Lakes, and Environment (EGLE) in late 2020. The Downtown Development Authority (DDA) had anticipated a contractor's opinion of costs for addressing environmental issues for reuse of the building in the first quarter of 2020, but that work was postponed, due to the COVID-19 pandemic. The DDA has named the redevelopment its top priority and appointed a marketing committee. The effort is being branded the Chicago Street Riverfront Redevelopment.

- The DDA and City have provided financial support for the Michigan Department of Transportation (MDOT) **signal modernization** project Downtown. Following construction and pandemic delays, the project was completed in the fall of 2020.
- Through the development of the FY 2020-21 budget, the DDA has developed priorities for **future capital projects**, including streetscape improvements and the rehabilitation of the south public parking lot behind Saucy Dogs and County National Bank. The DDA has budgeted to begin project engineering during this fiscal year.
- 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 will assist existing businesses in the park and improve the marketability of vacant land. The project is currently in design, with a construction date to be determined in the near future.
- 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.
- Joint meetings between the **City's development boards** to review and discuss the Economic Development Strategy were postponed this year, due to complications with scheduling in-person meetings. It is hoped that this process can be resumed later in 2021 or early 2022.

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 RRC program has announced that the certification process is being updated and staff anticipates that information about the updates will be available in the first quarter of 2021.

### **Capital Improvement Planning**

The Planning Commission completed a review of near- and long-term infrastructure projects, through the review of the 2020-21 through 2025-26 **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.