



*Downtown Jonesville*

# **MASTER PLAN 2019 EDITION**

The 2019 edition of the City of Jonesville Master Plan was adopted by the City of Jonesville Planning Commission on January 9, 2019

---

City of Jonesville Planning Commission Chair

The 2019 edition of the City of Jonesville Master Plan was approved by the Jonesville City Council on January 16, 2019

---

City of Jonesville Clerk

Table of Contents

Chapter 1

Introduction ..... 1-1

Why Create a Master Plan? ..... 1-2

    What is a Master Plan? ..... 1-2

    Master Plan Principles ..... 1-2

    Future Land Use and Zoning ..... 1-3

    Use of the Master Plan ..... 1-4

    Keeping the Plan Current ..... 1-6

How Did the Plan Develop? ..... 1-6

Who Will Implement the Plan? ..... 1-6

    Planning Commission ..... 1-7

    Zoning Board of Appeals ..... 1-7

    Township Board ..... 1-7

    Other Planning Efforts ..... 1-7

Chapter 2

Community Description and Issue Identification ..... 2-1

Location ..... 2-2

    Regional Location ..... 2-2

    Local Location ..... 2-2

Demographic Summary ..... 2-3

Natural Resources ..... 2-5

    Topography ..... 2-6

    Aquatic Resources ..... 2-6

Public Services ..... 2-8

City Hall ..... 2-8

Police and Fire Protection and 911/211 Calls ..... 2-8

Schools ..... 2-9

Parks and Recreation ..... 2-9

Solid Waste Disposal ..... 2-10

Public Water and Sewer ..... 2-10

Other Utilities ..... 2-11

Transportation Facilities ..... 2-11

Economic Development ..... 2-12

Existing Land Use ..... 2-13

**Chapter 3**

**Framing Jonesville’s Future ..... 3-1**

Securing Jonesville’s Future ..... 3-2

    Development and Growth Issues ..... 3-2

    Community Facilities and Services ..... 3-3

    Commercial Services ..... 3-4

    Downtown Jonesville ..... 3-5

    Quality of Life ..... 3-6

    General Information ..... 3-8

Framing Jonesville’s Future ..... 3-8

Economic Development Strategy ..... 3-10

    Priorities ..... 3-11

    Actions ..... 3-11

    Partners ..... 3-11

    Future ..... 3-12



**Chapter 4**

**Municipal Policies and Plans** ..... 4-1

Community Vision, Goals, and Objectives ..... 4-2

    Community Vision ..... 4-2

    Residential Goals and Objectives ..... 4-2

    Downtown Jonesville and Objectives ..... 4-3

    Other Commercial Goals and Objectives ..... 4-4

    Industrial Goals and Objectives ..... 4-5

    Public and Private Institutional Land Goals and Objectives ..... 4-5

    Public Facilities, Services, and Infrastructure Goals and Objectives ..... 4-6

Future Land Use Plan ..... 4-7

    Residential Categories ..... 4-8

    Commercial Categories ..... 4-8

    Light Industrial Category ..... 4-9

    Overlay Categories ..... 4-9

Zoning Plan ..... 4-10

    Zoning Districts ..... 4-10

    Dimensional Standards ..... 4-12

    Evaluating Land Use Changes ..... 4-13

    Relationship to the Future Land Use Map ..... 4-13

**Chapter 5**

**Implementation** ..... 5-1

Appendices

**Appendix A**

**Demographics** ..... A-1

Population History ..... A-2

Population Projections ..... A-3

City of Jonesville & the Hillsdale Urbanizing Area ..... A-4

American Community Survey (ACS) ..... A-5

Households & Families ..... A-6

Race & Ethnicity ..... A-7

Generations & Gender ..... A-8

Disabilities ..... A-9

Educational Attainment ..... A-10

School Enrollment ..... A-11

Household Income ..... A-12

Hillsdale Urbanizing Area Comparative Income ..... A-13

Employment by Industry ..... A-14

Employment by Occupation ..... A-15

Dwellings & Vacancy Rates ..... A-16

Housing Types ..... A-17

Housing Costs ..... A-18

Means of Travel to Work ..... A-19

Travel Time to Work ..... A-20

**Appendix B**

**Mapping** ..... B-1

Base ..... B-2

Topography ..... B-3

Surface Waters ..... B-4

Watersheds, Flooding & Wellhead Protection ..... B-5

Act 51 System ..... B-6

NFC Classifications ..... B-7

Non-Motorized Transportation ..... B-8

Industrial & TIFA Districts ..... B-9

Existing Land Use ..... B-10

Future Land Use ..... B-11

2018 Zoning Map ..... B-12

**Appendix C**

**Securing Jonesville’s Future** ..... C-1

Development and Growth Issues ..... C-2

Community Facilities and Services ..... C-4

Commercial Services ..... C-7

Downtown Jonesville ..... C-12

Quality of Life ..... C-13

General Information ..... C-14

Responses to Open Ended Questions ..... C-17

## Table of Contents



*Grosvenor House*

CHAPTER 1

**INTRODUCTION**

## Why Create a Master Plan?

Municipalities have a vested interest in developing master plans. The master planning process provides an opportunity for municipalities to develop an overall vision for the next 20 years and to conduct a comprehensive review of their facilities and services. A successful plan also contributes to the public's understanding of the planning process by describing how its goals will be achieved.

Section 31 of the Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3831) requires each planning commission to prepare and adopt a "master plan as a guide for development within the planning jurisdiction." The MPEA authorizes a planning commission to "do all of the following, as applicable:

- Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions;
- Consult with representatives of adjacent local governments in respect to their planning so that conflicts in master plans and zoning may be avoided;
- Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek maximum coordination of the local unit of government's programs within these agencies."

## What is a Master Plan?

A master plan provides a framework to which the City of Jonesville can evaluate its present condition and develop a vision for the future. The master plan also serves as the guiding document for land use, development, and zoning decisions. A well-designed and implemented plan which is kept up-to-date will help the City to continue to be a highly desirable community in which to live, work, and visit.

## Master Plan Principles

Before using the master plan to guide future development, it is important to understand some of the basic principles upon which it is based:

- **The plan is flexible.** The document is not meant as a monument cast in stone, never to be adjusted or changed given that it plans for the next 20 years. The plan is a general guide to be used by the government to give direction for the future of City of Jonesville. It should be reviewed periodically and altered as general conditions in the community change.

- **The plan allows for orderly development.** The land use allocations reflected in the plan are based upon the best available projections of future population levels for the City of Jonesville. The plan must realistically provide sufficient land area to meet the anticipated needs and demands of residents and businesses, while at the same time protecting the overall quality of life and the physical environment. While the document does not require a use which might provide the greatest amount of return on investment in land, it does require that property owners receive a reasonable return on their investments.
- **The plan must encourage public understanding and participation.** The plan should be written in a way that aids the public's understanding of the planning process and describes how goals for City of Jonesville are to be achieved.
- **The plan must be the result of a general consensus of the community.** Plan elements must be clearly understood by all and followed consistently to minimize the possibility of arbitrary decision making. A clear consensus is needed during the planning process to ensure that the plan will be followed.
- **The plan must balance property rights.** The law requires that all property owners be granted a reasonable use of their property. This includes the rights of adjoining property owners to enjoy their property.
- **The plan is not a zoning map.** The document reflects the planned use of land, taking into consideration existing development, but does not depict a "new" zoning district map. Since the plan and zoning map are intended to be in reasonable harmony, it is likely that future zoning districts will take the shape of the plan as rezoning requests are received and reviewed by the community.
- **Zoning is not a substitute for a master plan.** The plan is a long range guide for community development. Zoning approvals are specific to a piece of property and are always attached to the land. They may not be restricted to an individual. Zoning approvals are always permanent, unless the use itself is temporary in nature.
- **Deviation from the plan puts zoning decisions at risk of invalidation.** Zoning decisions that are not based upon the plan risk invalidation if faced with a legal challenge. Decisions made on the basis of the document may be afforded additional validity, since the decision was not made in an arbitrary fashion, but follows a rational plan for City of Jonesville.

### Future Land Use and Zoning

The heart of the master plan is its depiction and descriptions for future land use. Determining the future use of land should be based on several factors, including:

- Community character
- Adaptability of land
- Community needs
- Available services
- Existing development
- Existing zoning

The connection between the master plan and the zoning ordinance of the City of Jonesville is often misunderstood. Accordingly, the relationship between the plan's future land use map and the zoning map is critical. That link is established through the zoning plan element of the master plan.

### Use of the Master Plan

Completion of the master plan is not the end of the planning process. Continuous and effective use of a plan is necessary to ensure its validity. Failure to follow a plan may discredit any attempt to use it as a defense for actions which may be challenged by property owners or developers.

Likewise, consistent and vigorous use of a plan will lend credibility to the community's implementation of controversial decisions on zoning actions. While state courts do not normally recognize the absolute authority of a master plan, they do lend more credibility to actions supported by careful planning than those which appear to be made arbitrarily. The more common uses of the master plan include:

- **Zoning Decisions.** Since the master plan determines the future use of land, rezoning decisions should be consistent with its provisions. This is not to say that all rezonings that are consistent with the future land use map should automatically be approved. However, if all of the preconditions of the master plan are met, approval of the request may logically be forthcoming.

On the other hand, a rezoning request different from that shown in the plan should not automatically be rejected, particularly if the plan has not been reviewed in some time. Instead, each request should be evaluated to see if the conditions originally considered when the plan was adopted have changed. If so, the plan may deserve reconsideration (but need not necessarily be changed).

- **Utility Extensions/Capital Improvements.** A useful function of the master plan is its designation of land use intensity when evaluating the need for improved utilities, new roadways and public buildings, and other improvements. This information may be included in a capital improvement program (CIP). The CIP is a six-year plan, updated annually, for capital expenditures necessary for plan



implementation.

Development of the CIP is the responsibility of the planning commission, with considerable input from municipal staff and/or consultants (e.g., engineers, planners, administrators, etc.) and the city council. Its principal elements include project names, descriptions, costs, priorities, years to be completed or begun, and potential or planned funding sources. This information provides property owners with some assurance that improvements necessary to implement the Plan are forthcoming, and shows a general schedule of those improvements.

- **Environmental Impact.** The master plan (as a reflection of the intensity of land use) should reflect the degree to which City of Jonesville desires to protect its environment and natural features. The plan should establish that value to the community and propose steps to implement the appropriate regulations.
- **Recreation Planning.** The master plan (through the provision of future residential lands) will create a need for recreation/open space land. The master plan can assist in the setting of priorities for park development. For example, parks and recreation plans pay special attention to the goals and objectives of the master plan. If additional recreation services are called for in the plan, these services may be noted in the parks and recreation plan.

A review of future land use is also important. If a master plan indicates that substantial new residential development will be forthcoming in a particular area, some indication should be made for the need to acquire and develop additional park land. However, the future land use map cannot indicate specific properties as park land, unless the land is in public ownership, or steps are already well underway to acquire that property.

In order to qualify for most grant programs at the state level, or federal grants administered at the state level, the Michigan Department of Natural Resources (MDNR) requires that the City of Jonesville has a current (i.e., no more than 5 years old) parks and recreation plan. The current edition of the *City of Jonesville and Fayette Township Joint Recreation Plan* is effective through December 31, 2019.

- **Approval of a public way, space, building or structure.** An often overlooked provision in state law is a requirement that the planning commission review any new street, park acquisition, public building, or other similar easement, street, or use, shown in the master plan, prior to any positive actions taken to implement such improvement. This ensures that the proposed improvement is in compliance with the provisions of the master plan. Although a denial may be overruled by the controlling authority, the review is still required.

- **Transportation Improvements.** There is a clear relationship between transportation and land use. As development proceeds, the need for new or improved roadways becomes obvious. By measuring the intensity of future development shown in the master plan, transportation planners can estimate needed rights-of-way widths, number of lanes, and the level of necessary access management.

### Keeping the Plan Current

An outdated plan that is not frequently reviewed can weaken the decisions that are based on that document. The planning commission should conduct an annual review of the plan to ensure that it is kept current. City officials and employees can assist by bringing issues not addressed in the document to the attention of the planning commission. Any amendments to the plan can be done at that time to keep it up to date and consistent with community philosophies. For example, some goals may have been achieved and new ones need to be established. Where uses have been approved contrary to the plan, the document should be amended to reflect these changes. By routinely following this procedure, the master plan will continue to be an up-to-date and reliable planning tool. Even though the plan has a 20 year horizon, a comprehensive update should occur at least every 5 years according to the Michigan Planning Enabling Act (MPEA).

### How Did the Plan Develop?

This document is the first edition of the *City of Jonesville Master Plan*. However, it is based upon two editions of a joint master plan produced in cooperation with Fayette Township.

Citizen participation is extremely important to the success of almost any planning effort. Citizen participation helps guarantee that the vision outlined for the future of the City of Jonesville accurately reflects the true goals of its residents. Direct and indirect public input opportunities included:

- Meetings of the planning commission where the Plan was included on the agenda (open to the public);
- A community planning survey;
- A public hearing on the Master Plan.

### Who Will Implement the Plan?

Three distinct bodies in the city are charged with planning and zoning: the planning commission, the zoning board of appeals, and the city council. All of their decisions and recommendations should be based upon the master plan. Decisions not based upon the plan should trigger the review and possible amendment of the document.

## **Planning Commission**

Development and approval of the master plan is an important responsibility of the planning commission. The commission is charged with the development of zoning and other ordinances (over which the city council has final authority). In this capacity the commission met to develop the Master Plan. The planning commission also recommends approval or rejection of requests to the city council for rezonings and various other zoning proposals.

## **Zoning Board of Appeals**

The zoning board of appeals (ZBA) decides dimensional variance requests (e.g., setback requirements). The ZBA also makes official interpretations of the zoning ordinance when the meaning or intent of the legislation is not clear. ZBA decisions are final. Appeals are made to the circuit court.

## **City Council**

As the legislative body for Jonesville, the city council is responsible for the passage of all ordinances, including the zoning ordinance and other planning-related legislation. It also appoints members to the planning commission and the ZBA.

## **Other Planning Efforts**

The City of Jonesville staff and other municipal committees may also undertake planning efforts on their own or in conjunction with the planning commission. These planning efforts may include economic development (i.e., the downtown development authority, the local development finance authority, etc.), transportation, recreation, the cemetery, and other issues. Future updates to those plans should complement the goals of the master plan. In turn, those documents should be consulted whenever the plan is amended or a new plan is adopted. This consultation should also extend to regional planning resources and efforts including, but not limited to: the Headwaters Recreation Authority, the Hillsdale County Economic Development Partnership (EDP), the Region 2 Planning Commission (R2PC), and Michigan Works! Southeast.

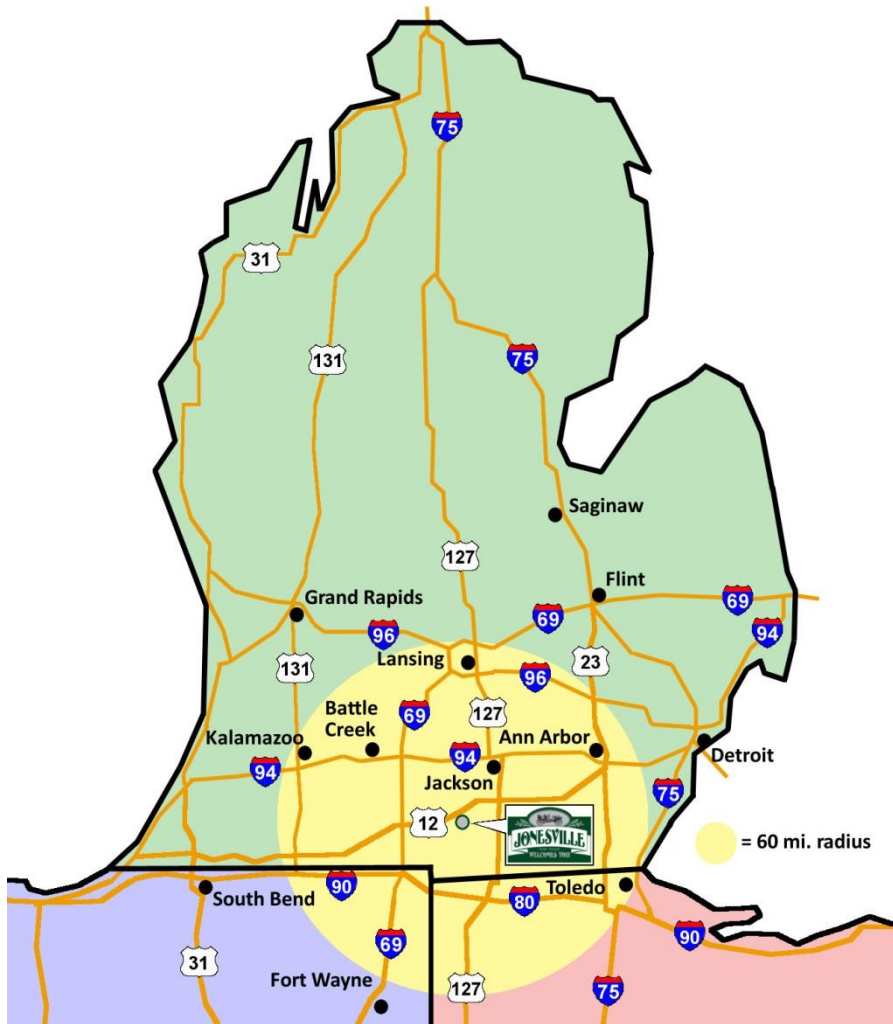




*St. Joseph River*

## CHAPTER 2

# **COMMUNITY DESCRIPTION & ISSUE IDENTIFICATION**



Jonesville is defined by the social and physical fabric of the City and its surrounding area. These combined elements provide a ‘picture’ of the community that helps identify the planning issues that must be addressed.

## Location

The location of the City of Jonesville is provided regionally as well as locally.

### Regional Location

Jonesville is located in the south-central portion of Michigan’s Lower Peninsula, near the border with Ohio and Indiana. As the adjacent map illustrates, the City is within 60 miles of the Jackson, Ann Arbor, Battle Creek, Kalamazoo, and Lansing metropolitan areas in Michigan and the Toledo metropolitan area in Ohio. The Fort Wayne metropolitan area in Indiana is just beyond that 60-mile limit. The regional network of major roads providing access to Jonesville includes US-12, US-127, US-23, I-94, I-69, I-75 and I-80.

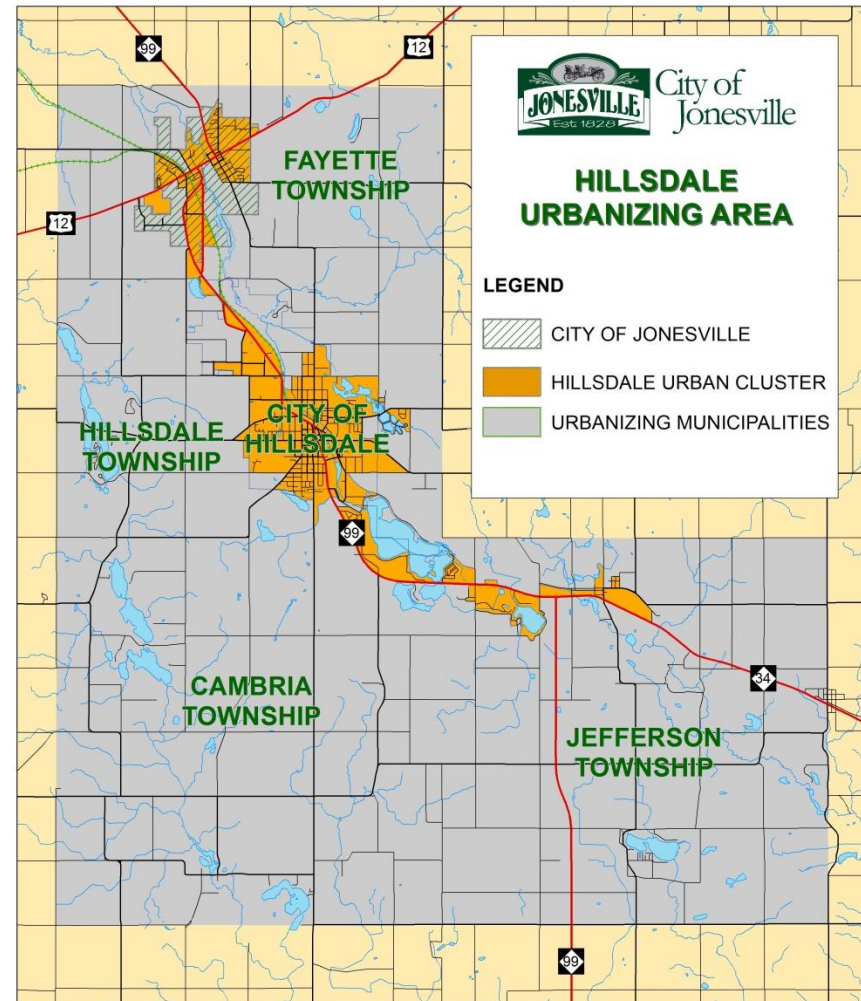
### Local Location

The City is located in the northwestern quadrant of Hillsdale County, north of the City of Hillsdale (via M-99). The Hillsdale Urban Cluster—as defined by the U.S. Census Bureau—extends extensively into the Cities of Jonesville and Hillsdale as well as portions of the neighboring Townships of Fayette, Hillsdale, Jefferson, and Cambria (please see the map on the following page). Those communities have been identified as the Hillsdale Urbanizing Area for the purposes of this Plan.

## Demographic Summary

See Appendix A for detailed population information. However, the data contained in that appendix is summarized below:

- General Population.** The population of the City of Jonesville was 2,258 residents in 2010. The City's population grew every decade from 1940 through 2000. However, there was a 3.4% decline in the population between 2000 and 2010. It is estimated that the population continued to decrease to 2,214 through 2015. However, the population is projected to increase to 2,399 people by 2040.
- Households & Families.** It is estimated that the City of Jonesville was comprised of 2,173 households during the 2011-2015 time period. The average household size was estimated to be 2.28 people. Families were estimated to comprise 62.1% of all households with an estimated family size of 2.97 people. Single-person households were estimated to comprise 35.2% of all households.
- Race & Ethnicity.** The racial and ethnic makeup of the City is very homogeneous. The majority of the population (94.2%) was estimated to be white (Caucasian) during the 2011-2015 time period. In contrast, it is estimated that only a small minority of the population of the Township (1.5%) considered themselves to be Hispanic or Latino/Latina.
- Generations & Gender .** The median age of City residents was estimated to be 42.0 years during the 2011-2015 time period, according to the American Community Survey. 'Millennials'





(i.e., people between 15 and 34 years of age in 2015) were estimated to be the largest generation, comprising an estimated 24.9% of residents. 'Baby Boomers' (i.e., people between 55 and 74 years of age in 2015) and 'Generation X' (i.e., people between 35 and 54 years of age in 2015) were close behind, comprising an estimated 24.8% and 24.4% of residents, respectively. The 'iGeneration' (i.e., people less than 15 years of age in 2015) comprised an estimated 17.6% of the population. The 'Silent Generation' and older people (i.e., people at least 75 years old in 2015) were estimated to comprise 8.3% of residents. Women comprised an estimated 52.7% of Jonesville's population during the 2011-2015 time period.

- **Disabilities.** An estimated 15.5% of Jonesville residents were disabled in some way during the 2011-2015 time period. The estimated proportion of people with an ambulatory disability increased with age. For example, an estimated 23.4% of the population at least 65 years of age had an ambulatory disability while only an estimated 7.4% of residents 18-64 years of age had an ambulatory disability.
- **Educational Attainment.** There were an estimated 1,483 City residents 25 years of age or older during the 2011-2015 time period. An estimated 91.8% of this population graduated high school. Of the estimated 8.2% of this population without a high school diploma, no one had less than a 9th grade education. An estimated 26.8% of the population had earned an associate's, bachelor's, or graduate/professional degree and an estimated 24.6% had some college education.
- **School Enrollment.** There were an estimated 659 City of Jonesville residents 3 years of age or older and attending school during the 2011-2015 time period. An estimated 40.4% and 33.1% of this population was enrolled in high school and elementary school, respectively. An estimated 16.7% of this population was enrolled in college or graduate school and an estimated 9.9% were enrolled in a nursery school, preschool, or kindergarten.
- **Household Income.** The median income of Jonesville households was estimated to be \$44,070 during the 2011-2015 time period. The median income of the City's family households was estimated to be \$56,406. The median income of Jonesville's non-family households was estimated to be \$25,500 and the per capita income was estimated to be \$23,135.
- **Employment by Industry.** There were an estimated 901 City residents 16 years of age or older and employed in the civilian workforce during the 2011-2015 time period. Educational services and health care and social assistance (27.0%) and manufacturing (22.2%) were the largest industries employing those residents. Retail trade (13.5%), public administration (7.2%), and arts, entertainment and recreation, and accommodation and food services (7.0%) industries were also significant sources of employment.
- **Employment by Occupation.** There were an estimated 901 City residents 16 years of age or older and employed in the civilian workforce during the 2011-2015 time period. Management, business, science, arts (30.7%) was the largest group of occupations employing those residents. Sales and office (24.3%), service (19.3%), and production, transportation, and material moving (18.4%) were also significant



groups of occupation employing those residents. The natural resources, construction, and maintenance (7.2%) group of occupations also employed a number of those residents.

- **Housing Vacancy.** The City of Jonesville had an estimated 989 housing units during the 2011-2015 time period. An estimated 9.8% of those units were vacant. However, although considered to be vacant by the U.S. Census Bureau, an estimated 5.3% of housing units were used seasonal/occasionally, reducing the actual estimated vacant housing units to 4.5%.
- **Housing Types.** Jonesville had an estimated 989 housing units during the 2011-2015 time period. An estimated 68.5% of those units were single-family homes. An estimated 17.4% of dwellings were located in multi-unit buildings. Mobile homes accounted for an estimated 14.1% of dwellings.
- **Housing Costs.** There were an estimated 197 renter-occupied households in the City during the 2011-2015 time period and an estimated 58.4% of those households spent at least 30% of their household income on rent. There were an estimated 358 owner-occupied households in the City with a mortgage and an estimated 20.7% of those households spent at least 30% of their household income on housing. There were an estimated 317 owner-occupied households in the City without a mortgage and an estimated 16.4% of those households spent at least 30% of their household income on housing.
- **Means of Travel to Work.** There were an estimated 878 residents at least 16 years of age for whom travel to work data was estimated. The majority of those residents commuted to work (97.7%) although 2.3% worked from home. An estimated 93.6% of commuters drove alone to work and an additional 4.3% carpooled. Only 2.1% walked, bicycled, or took some other means of transportation.
- **Travel Time to Work.** There were an estimated 858 residents at least 16 years of age who commuted to work. An estimated 5.4% of those residents had a commute of 5 minutes or less. An estimated 30.1% of those residents commuted 10-14 minutes and 24.0% commuted 15-29 minutes. An estimated 8.5% of residents had a commute of 30-59 minutes and an estimated 11.2% had a commute of at least an hour.

## Natural Resources

Most of Michigan's land forms were created by glaciers. Glaciers scratched the surface of the Earth and carried sediments. When the glaciers melted, they deposited the sediments that they carried. It is estimated that the most recent glacial period, the Wisconsin, began about 14,000 years ago and ended about 8,000 years ago. During the Wisconsin period, glaciers shaped the landscape of the City of Jonesville. This section discusses the results of glaciation including topography (slope), soils, rivers, streams, and lakes.

## Topography

The topography of the City of Jonesville is gently rolling, ranging between 1,045 and 1,182 feet above sea level, a difference of 137 feet (see the Topography Map, Appendix B). Jonesville's low point is found along the St. Joseph River, west of Evans Street (M-99), in the northwest quadrant of the City. Its highest point is in the Jonesville Industrial Park, south of Industrial Parkway, along the border with Fayette Township.

Topographic relief can provide visual interest to otherwise ordinary development projects. Small hills and ravines can be used to separate different, incompatible land uses, and can provide appealing views. Since the elevation differences within most of the area are not generally severe, preservation of existing topography should be readily accommodated in most locations. When reviewing individual development proposals, the topography of the site should be respected and utilized to the advantage of the development of the site.

## Aquatic Resources

The St. Joseph River, ponds and lake, and wetlands within Jonesville, and the local watersheds and groundwater sources which feed them, comprise the aquatic resources available to City residents.

- **Watercourses and Ponds.** The St. Joseph River flows through Jonesville from the southeast to the northwest (see the Surface Waters Map, Appendix B). The N.Y.C. impoundment of the river is located along the southeastern border of the City. Spiteri Lake, created by a gravel pit, is located nearby. Many of the areas around those ponds, lake, and river are ecologically fragile. The manicured lawns and other uses of developed waterfront properties can compromise these sensitive areas and land fronting on water continues to be in great demand.
- **Flood Hazards.** The Federal Emergency Management Agency (FEMA) maps the potential for flooding along watercourses. Properties located within a 100-year floodplain have a 1.0% chance of flooding in any given year and properties within a 500-year floodplain have a 0.2% chance of flooding in any given year. Properties along the St. Joseph River within Jonesville are located in its 100-year floodplain (please see the Watersheds, Flooding & Wellhead Protection Map, Appendix B). The remainder of the City is located in a minimal flood hazard area. No 500-year floodplain was identified within Jonesville nor was a floodway.
- **Wetlands.** Wetlands are defined by the State of Michigan as "land characterized by the presence of water at a frequency and duration sufficient to support—and that under normal circumstances does support— wetland vegetation or aquatic life, and is commonly referred to as a bog, swamp, or marsh." Wetlands in Jonesville are located principally along the St. Joseph River (see the Surface Waters Map, Appendix B). Various other wetlands are scattered throughout the City.

With an increased awareness of ecological values, attitudes towards wetlands are changing. Once considered wastelands or sources of mosquitoes, flies, and unpleasant odors, scientists have discovered that wetlands are valuable natural resources that provide many important benefits to people and their natural environment.

Among the qualities that wetlands can add to development are:

- Helping control storm water and floods
- Improving water quality through filtration of pollutants
- Serving as groundwater recharge areas
- Controlling erosion
- Providing critical habitat for wildlife
- Providing open space and aesthetic value

Significant wetlands in Michigan are protected by Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act (PA 451 of 1994). This act places restrictions on, and in some cases prohibits, dredging, filling, and/or development within a wetland that is above the ordinary high water mark of a lake and stream. Wetlands which are contiguous to a lake or stream are regulated regardless of their size. Noncontiguous wetlands (isolated from lakes or streams) are regulated by permit only if they are greater than five acres in size, or if designated as essential by the State, regardless of size. The Michigan Department of Environmental Quality (MDEQ) is responsible for reviewing development plans and requests for permits in wetland areas. Site determinations consider the following:

- Location of a proposed project in relation to mapped wetlands
- Existing soil types and vegetation
- Depth to the water table

Prior to the approval of site plans and other zoning approvals, the Jonesville Planning Commission should request the results of a wetlands determination —when considered necessary— in order to discover the impacts of the proposal on existing wetlands.

- **Watersheds.** The geographic area which drains storm water into a watercourse —and the water bodies and smaller watercourses that feed it— is defined as a watershed. Non-point source pollutants enter water bodies and watercourses via the storm water runoff. The St. Joseph Watershed drains the majority of Jonesville. However, the northernmost tip of the City extends into the Kalamazoo Watershed (please see Watersheds, Flooding & Wellhead Protection Map, Appendix B). Both watersheds eventually drain into Lake Michigan.

- **Non-Point Source Pollution.** One of the greatest threats to the quality of water bodies and watercourses is the overall quality of their surface waters. Of these threats, the greatest is non-point source pollution. Rather than occurring from one major source, like a sewage treatment plant or industrial use, non-point source pollution results from rainfall or snowmelt moving over and through the ground. As this runoff moves, it picks up and carries away natural and man-made pollutants, finally depositing them into lakes, rivers, wetlands, and groundwater. In Michigan, the greatest causes of non-point source contamination are agricultural practices, lawn chemicals, and soil erosion.

Non-point source pollution can be mitigated through the modification of a variety of activities, especially those related to land use. Soil erosion control measures can do much to eliminate non-point source contamination. Other effective protection measures include the use of storm water retention, where possible, to promote filtration, and the reduction of hard surface areas to reduce the rate and volume of runoff.

One of the most effective means of preventing non-point source contamination is through the protection of the water's edge. Buffer zones should be established around lakes and streams to prevent bank erosion. Development should be prohibited in those zones.

## Public Services

The public services available to Jonesville residents, businesses, and institutions complete the 'picture' of the City and will also help identify the planning issues that must be addressed. A variety of services are available to residents. Some of those services are provided by Jonesville while others are provided by other public agencies.

### City Hall

The Jonesville City Hall is located at the northwest corner of Chicago Street (US-12) and Evans Street (M-99) in Downtown Jonesville. The Jonesville City Council, the Planning Commission, and other City commissions, committees, and boards also hold their meetings in the Hall. Jonesville also maintains an online presence: [www.jonesville.org](http://www.jonesville.org).

**Jonesville City Hall**  
**265 E. Chicago Street**  
**Jonesville, MI 49250**  
**(517) 849-2104**

### Police and Fire Protection and 911/211 Calls

The Jonesville Police Department provides primary police protection to Jonesville residents and businesses. The Police Department consists of 3 full-time officers and 3-4 part-time patrol officers. Typical services include the following:

**Jonesville Police Dept.**  
**116 W. Chicago Street**  
**Jonesville, MI 49250**  
**(517) 849-2101**

- Crime response, investigation, and reporting
- Traffic crash reporting and traffic enforcement
- Ordinance enforcement, animal complaints
- Missing persons
- Lost and found property

The Hillsdale County Sheriff Office and the Jonesville Post of the Michigan State Police also serve City residents and businesses. For more information on the Sheriff Office and the Michigan State Police please refer to [www.hillsdalecountysheriff.com/](http://www.hillsdalecountysheriff.com/) and [www.michigan.gov/msp/](http://www.michigan.gov/msp/), respectively.

The Jonesville Fire Department (JFD) serves City residents and businesses as well as the residents and businesses in Fayette Township and Scipio Township. With 25 members, the Fire Department is one of the largest in Hillsdale County. Its duties are to respond to any fire (structural or wild land). The Department also responds to all accidents —as the station is equipped with the ‘Jaws of Life’— as well as good intent calls (e.g., animal rescues, odor investigations, etc.).

**Jonesville Fire Dept.  
114 W. Chicago Street  
Jonesville, MI 49250  
(517) 849-2104**

Jonesville residents can dial 9-1-1 to report an emergency. Dispatchers speak with the caller and coordinate assistance with the appropriate agency (e.g., police, fire, ambulance, etc.). People can provide important information about their households (e.g., number of people, ages, medications, pets, etc.) to dispatchers prior to an emergency call which can help to make sure the emergency response fits their needs. Known as Smart 911, the portal for the service is <https://www.smart911.com/smart911/registration/registrationLanding.action>. Residents can also dial 2-1-1 to receive information and referrals to health and human services. Please refer <http://www.centralmichigan211.org/> for more information.

## **Schools**

Jonesville Community Schools serve the City of Jonesville and the surrounding area. Williams Elementary School, Jonesville Middle School, and Jonesville High School are located in the City. The Hillsdale Intermediate School District also provides a variety of educational services to Jonesville residents. For more information on the school districts please refer to [www.jonesvilleschools.org/](http://www.jonesvilleschools.org/) and [www.hillsdale-isd.org/](http://www.hillsdale-isd.org/), respectively.

## **Parks and Recreation**

The City of Jonesville and Jonesville Community Schools are the primary providers of recreation facilities and programs to City residents. Carl Fast Memorial Park, Wright Street Park, the Jerry Russell Trail, and the Jonesville Comet’s track are the most visible recreation facilities. Sunset View Cemetery provides open space within the City. Private and quasi-public providers of recreation include the Jonesville District Library, the

Sauk Theater, the Mill Race Golf Course, and Grosvenor House Museum. The shopping and eating opportunities available in Jonesville and other nearby communities, as well as the presence of a number of historic buildings, also have recreation benefits. The Jonesville Department of Public Works (DPW) maintains the City's parks. Please refer to the *City of Jonesville & Fayette Township Joint Recreation Plan* for more details on available parks and recreation opportunities.

### **Solid Waste Disposal**

Residential trash and curbside recycling services within Jonesville are provided through Republic Services which bills customers individually and can be reached at (877) 268-3867. The City's Department of Public Works (DPW) is responsible for the collection of yard waste, including brush, and conducts an annual fall leaf collection program.

### **Public Sewer and Water**

Jonesville's water system is comprised of water production, treatment, and distribution facilities maintained and operated by the City's Department of Public Works (DPW). The Wastewater Department operates a wastewater treatment facility. Those systems are capable of serving new development.

- **Wastewater Treatment.** Jonesville's wastewater treatment facility removes both biochemical oxygen demand and ammonia nitrogen and disinfects the wastewater using trickling filters, clarifiers, pressure filters, and ultraviolet light (with a capacity of 610,000 gallons per day). Bio-solids are also stored and treated. These processes effectively treat the wastewater generated by Jonesville residents and businesses prior to discharge into the St. Joseph River.
- **Water Production, Treatment, and Distribution.** Jonesville's public water supply is produced by two wells each capable of pumping more than 500 gallons per minute. The water is disinfected with chlorine, fluoride is added, and iron is removed before it is pumped into the distribution system. A 500,000 gallon spherical water tower provides storage, fire protection, and water pressure throughout the City. The DPW is also responsible for maintaining approximately 19 miles of underground water mains, conducting meter readings, and inspections of all commercial and industrial properties to prevent the backflow or backsiphonage of contamination into the drinking water system (i.e., a cross connection control program).
- **Groundwater Protection.** Jonesville's municipal wells are located just west of the St. Joseph River; south of Olds Street (M-99) and north of Gaige Street. The City of Jonesville has adopted a wellhead protection plan and filed it with the Michigan Department of Environmental Quality (MDEQ). That plan delineates a 14,000-foot long and 2,800-foot wide wellhead protection area for the wells, extend-

ing from Beck Street northeastward into Fayette Township (please see the Watershed, Flooding, & Wellhead Protection Map, Appendix B). “A Wellhead Protection Area (WHPA)” —according to the plan—“is defined as the surface and subsurface areas surrounding individual water wells or well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the water well within a 10 year time-of-travel”. Various potential sources of contamination are identified including (but not limited to): various active and closed underground storage tank (UST) sites located within and just outside WHPA, 6 farms in/or around the WHPA, and 1 golf course. The plan also includes a table of management activities for the following issues of concern: agricultural practices, septic tanks, hazardous waste management, land use change, residential issues, storage tanks, future industrial and commercial development, drinking water quality, general plan outreach, and annual plan review. The recommended evaluation method for land use change is: “Encourage Planning & Zoning to incorporate a WHPAs layer onto land use maps and use it as a tool for decision making and to inform the water system of current/potential development and/or other activities within the WHPAs that have the potential to affect their source waters” (please see the Watershed, Flooding, & Wellhead Protection Map, Appendix B). Given that most of the well-head protection area is located east of the City, this information should also be provided to the Planning Commission and Township Board of Fayette Township for their use in planning and zoning decision-making.

### Other Utilities

Consumers Energy provides electric service to Jonesville residents, businesses and institutions and Michigan Gas Utilities provides natural gas. AT&T provides landline telephone and internet service. Comcast (i.e., xfinity) provides cable television and internet services. DMCI Broadband also provides internet service.

### Transportation Facilities

There are several providers of transportation facilities in Jonesville and its surrounding area.

- **Roads and Streets.** US-12 (Chicago Street) and M-99 (Evans Street north of US-12 and Olds Street south of US-12) are state highways operated by the Michigan Department of Transportation (MDOT) as is Beck Street. All other streets within the City are operated and maintained by Jonesville’s Department of Public Works. It is important to note that MDOT contracts with the Jonesville DPW to perform maintenance activities on its roads within Jonesville. Other adjacent roads within Fayette Township are operated and maintained by the Hillsdale County Road Commission. Road and street maintenance includes roadside cleanup, snow removal, and repairs. The DPW works with private contractors when street resurfacing or reconstruction is necessary.

State (Act 51) and federal funds are available for the maintenance of municipal roads and streets. However, that funding is dependent upon the importance of a roadway. For example, thoroughfares classified as ‘city major streets’ (i.e., ‘county primary roads’ outside of Jonesville) through Act 51 receive more state gas tax revenue for maintenance and reconstruction than roadways classified as ‘city minor streets’ (i.e., ‘local county roads’ outside of the City) (see the Act 51 System Map, Appendix B). Thoroughfares classified as ‘principal arterials’, ‘minor arterials’, or ‘urban/major rural collectors’ by the National Functional Classification (NFC) System are eligible to receive federal funding for reconstruction and expansion projects (see the NFC Classifications Map, Appendix B).

- **Sidewalks and Trails.** Many of the main streets in Jonesville include public sidewalks which provide non-motorized access to some recreation facilities and other destinations. The sidewalks also connect with the ‘Jerry Russell Trail’ and the ‘Hill-Jo Trail’, an MDOT facility providing non-motorized access to Hillsdale along M-99 (see the Non-Motorized Transportation Map, Appendix B). The City’s DPW maintains the sidewalk system.
- **Hillsdale Municipal Airport.** The City of Hillsdale operates a municipal airport which has become the leading destination for corporate and business aviation in Hillsdale County, including Jonesville. The airport can handle commercial air traffic with its recently upgraded 5,000 foot runway.

## Economic Development

Economic development contributes to the character of Jonesville. Accordingly, the development of a coherent economic development strategy is essential to its general welfare.

- **Commercial and Industrial Areas.** Commercial areas within the City are located along US-12 (Chicago Street) and M-99 (Olds Street) south of US-12 (see the Industrial & TIFA Districts Map, Appendix B). The central business district is located in the vicinity of intersection of US-12 (Chicago Street) with M-99 (Evans Street, north of US-12, and Olds Street, south of US-12). The industrial park is located south of US-12 and west of M-99, with direct access to Chicago Road (US-12). Another industrial area within the City is located along Beck Street.
- **Financing Alternatives.** Michigan law provides several ways in which municipalities can fund improvements which benefit specific districts and the community at large:
  - **Local Development Finance Authorities.** The Local Development Financing Act (PA 281 of 1986, MCL 125.2151-125.2174) is designed to promote economic growth and job creation by allowing municipalities to extend sewer and water lines, construct roads,



and service manufacturing, agriculture processing or high technology operations within a defined district. Upon the adoption of a development plan and a tax increment financing plan, a Local Development Financing Authority (LDFA) can capture the incremental growth of local property taxes over a period of time to fund public infrastructure improvements. By borrowing against the future tax increments, the LDFA is able to finance these public improvements, which can lead to new development opportunities.” The Jonesville LDFA district includes the Jonesville Industrial Park and other industrial property (see the Industrial & TIFA Districts Map, Appendix B).

- **Jonesville Downtown Development Authority (DDA).** The Downtown Development Authority Act (PA 197 of 1975, MCL 125.1651-125.1680) is designed to be a catalyst in the development of a community’s downtown district. The DDA provides for a variety of funding options including a tax increment financing mechanism, which can be used to fund public improvements in the downtown district and the ability to levy a limited millage to address administrative expenses” upon the adoption of a development plan and a tax increment financing plan by the local municipality. The Jonesville DDA district encompasses downtown Jonesville, the Jonesville Plaza, and Jonesville Crossing (see the Industrial & TIFA Districts Map, Appendix B).
- **PA 425 Agreements.** Annexation is legally difficult, tends to pit neighbor against neighbor, and causes important economic development projects to become victims of a lack of annexation cooperation. However, a ‘425 Agreement’ through the Intergovernmental Conditional Transfer of Property by Contract Act (PA 425 of 1984, MCL 124.21-125.29) allows both municipalities involved in land negotiation great flexibility. For example, a municipality has the needed infrastructure to support new development but insufficient vacant land. A neighboring jurisdiction lacks the needed infrastructure but possesses an adequate amount of land for the development. A conditional land use agreement, which can last for up to 50 years, would allow a project to be developed, the extension of needed utilities, and the sharing of tax revenues resulting from the transfer. The City does not have any existing PA 425 agreements.

### Existing Land Use

Property assessment data for 2018 was used as a substitute for an existing land use survey (please see the Existing Land Use Map, Appendix B).

- **Agricultural Assessment.** Only a few properties located at the edges of the City have an agricultural assessment, comprising 4% of the assessed acreage of Jonesville.
- **Residential Assessment.** The residential assessment is the largest assessment category, comprising 40% of the assessed acreage of Jonesville.

- **Commercial Assessment.** Properties in the Downtown Jonesville, as well as along the US-12 (Chicago Street) and M-99 (Olds Street) corridors, have a commercial assessment, comprising 23% of the assessed acreage of Jonesville. It should be noted that Evergreen Estates, a mobile home park, is included in this category as is the Mill Race Golf Course.
- **Industrial Assessment.** Properties in the industrial park and along the railroad corridor have an industrial assessment, comprising 11% of the assessed acreage of Jonesville.
- **Exempt from Assessment.** City owned properties and various institutions exempt from assessment are dispersed throughout the City, comprising 21% of the assessed acreage of Jonesville. This includes vacant properties in the industrial park owned by the City's local development finance authority (LDFA).



*March 7, 2018, Public Meeting*

CHAPTER 3

**FRAMING JONESVILLE'S FUTURE**

**Public Involvement Efforts and Results**

The City of Jonesville recognizes the importance of public opinion in the setting of public policy. Consequently, several opportunities for public comment were provided throughout the master planning process:

- Securing Jonesville’s Future, a public opinion survey conducted during the Winter of 2018
- Framing Jonesville’s Future, a community meeting held on March 7, 2018
- Economic Development Strategy meeting held on May 8, 2018

This chapter describes each of those public involvement efforts and summarizes the opinions gathered.

## Securing Jonesville’s Future

The Jonesville Planning Commission conducted Securing Jonesville’s Future—a public opinion survey—during the winter of 2018. The majority of the survey was conducted online although some paper copies were returned. A total of 323 surveys were received. The broad results of the survey are summarized in this chapter. A detailed analysis of the survey is included in Appendix D. For the purposes of this chapter, a majority is considered to be ‘substantial’ if it is  $\geq 67.0\%$  of respondents and a minority is considered to be ‘significant’ if it is  $\geq 15.0\%$  of respondents.

## Development and Growth Issues

### What is your opinion of the following aspects of Jonesville?

Survey respondents were asked their opinion on a number of development-related issues. They were asked if they ‘strongly agree’, ‘agree’, ‘neutral’, ‘disagree’, ‘strongly disagree’, or have ‘no opinion’ on the following aspects of Jonesville.

- ***I am satisfied with the mix of business types within Downtown Jonesville.*** —A majority (52.0%) selected ‘agree’ or ‘strongly agree’, but significant minorities selected ‘disagree’ or ‘strongly disagree’ (25.4%) or ‘neutral’ (20.7%).
- ***I feel there is a good mix of uses in the Downtown.*** —A majority (54.8%) selected ‘agree’ or ‘strongly agree’, but significant minorities selected ‘neutral’ (24.7%) or ‘disagree’ or ‘strongly disagree’ (19.9%).
- ***The Jonesville Industrial Park should be improved/expanded in order to attract more industry.*** —A majority (60.6%) selected ‘agree’ or ‘strongly agree’, but a significant minority (26.9%) selected ‘neutral’.
- ***It is important for the City to work with the Michigan Department of Transportation to improve the appearance of the M-99 corridor south of US-12 in Jonesville.*** —A substantial majority (71.2%) selected ‘agree’ or ‘strongly agree’, but a significant minority (18.8%) selected ‘neutral’.

- ***Jonesville should encourage alternatives to single-family housing and apartment complexes (e.g., duplexes, 3-plexes and 4-plexes, townhouses, work/live, etc.).*** — A majority (52.0%) selected ‘agree’ or ‘strongly agree’, but significant minorities selected ‘neutral’ (22.9%) or ‘disagree’ or ‘strongly disagree’ (20.1%).
- ***Jonesville has many historic structures that should be preserved.*** — A substantial majority (83.1%) selected ‘agree’ or ‘strongly agree’.
- ***Jonesville should enhance its natural resources (e.g., river, ponds, wetlands, floodplains, etc.).*** — A substantial majority (85.4%) selected ‘agree’ or ‘strongly agree’.
- ***Parks and Recreation***
  - ***The St. Joseph River should be developed as a water trail.*** — A substantial majority (76.7%) selected ‘agree’ or ‘strongly agree’, but a significant minority (17.1%) selected ‘neutral’.
  - ***Jonesville parks, recreation facilities, and programs meet my needs.*** — A significant minority (45.6%) selected ‘agree’ or ‘strongly agree’, but other significant minorities selected ‘neutral’ (32.5%) or ‘disagree’ or ‘strongly disagree’ (16.6%).
  - ***Additional non-motorized trails should be developed in Jonesville.*** — A substantial majority (67.1%) selected ‘agree’ or ‘strongly agree’, but a significant minority (22.3%) ‘selected neutral’.

### Community Facilities and Services

Please respond to the following statements regarding aspects of community services:

Survey respondents were asked their opinion on a number of community services-related issues. There were asked to choose ‘excellent’, ‘good’, ‘average’, ‘poor’, ‘very poor’, or have ‘no opinion’ regarding the following community services.

- ***Utility and tax bill payments at Jonesville City Hall.*** — A significant minority of respondents (39.9%) selected ‘excellent’ or ‘good’, but another significant minority (41.0%) selected ‘no opinion’.
- ***Traffic enforcement by the Jonesville Police Department.*** — A majority of respondents (59.4%) selected ‘excellent’ or ‘good’, but a significant minority (19.4%) selected ‘average’.
- ***Crime prevention by the Jonesville Police Department.*** — A majority of respondents (63.0%) selected ‘excellent’ or ‘good’, but significant minorities selected ‘average’ (15.7%) or ‘no opinion’ (17.1%).
- ***Emergency response by the Jonesville Police and Fire Departments.*** — A majority of respondents (64.8%) selected ‘excellent’ or ‘good’, but a significant minority (23.0%) selected ‘no opinion’.
- ***Residential trash and recycling services provided by Republic Services.*** — A significant minority of respondents (47.6%) selected ‘excellent’ or ‘good’, but other significant minorities selected ‘no opinion’ (29.7%) or ‘average’ (17.5%).

- **Brush and leaf pickup services provided by the Jonesville DPW.** — A majority of respondents (55.9%) selected ‘excellent’ or ‘good’, but a significant minority (33.4%) selected ‘no opinion’.
- **Jonesville’s public water supply and distribution system.** — A majority of respondents (50.7%) selected ‘excellent’ or ‘good’, but a significant minority (33.3%) selected ‘no opinion’.
- **Jonesville’s wastewater collection system and treatment facility.** — A majority of respondents (50.2%) selected ‘excellent’ or ‘good’, but a significant minority (35.9%) selected ‘no opinion’.
- **Jonesville’s road and street network.** — A majority of respondents (60.3%) selected ‘excellent’ or ‘good’, but a significant minority (23.3%) selected ‘average’.
- **Sunset View Cemetery.** — A majority of respondents (62.2%) selected ‘excellent’ or ‘good’, but a significant minority (26.9%) selected ‘no opinion’.
- **Elected and appointed boards and commissions.** — A significant minority of respondents (44.8%) selected ‘excellent’ or ‘good’, but other significant minorities selected ‘no opinion’ (32.9%) or ‘average’ (17.5%).
- **Public sidewalks.** — A majority of respondents (56.5%) selected ‘excellent’ or ‘good’, but a significant minority (26.9%) selected ‘average’.
- **Overall, what is your opinion of Jonesville as a place to live?** — A substantial majority of respondents (81.2%) selected ‘excellent’ or ‘good’.

## Commercial Services

### Where do you usually purchase goods and services?

Survey respondents were asked where they normally purchase a variety of goods and services. They were asked to select from ‘Jonesville’, ‘Hillsdale’, ‘Coldwater’, ‘Jackson’, ‘Ann Arbor’, ‘Battle Creek’, ‘Lansing’, ‘Indiana’, ‘Ohio’, the ‘internet’, and ‘Other’. Any combination of the possible responses could be selected.

- **Groceries.** — Majorities selected ‘Hillsdale’ (66.4%) and ‘Jonesville’ (63.2%), but significant minorities selected ‘Coldwater’ (35.7%) and ‘Jackson’ (26.4%).
- **Clothing.** — A majority selected ‘Jackson’ (63.9%), but significant minorities selected the ‘internet’ (35.0%), ‘Jonesville’ (31.3%), ‘Coldwater’ (26.4%), and ‘Ann Arbor’ (15.9%).
- **Appliances.** — A majority selected ‘Jackson’ (63.8%), but significant minorities selected ‘Coldwater’ (31.3%) and ‘Hillsdale’ (15.3%).

- **Medical.** — A majority selected ‘Hillsdale’ (54.4%), but significant minorities selected ‘Jonesville’ (40.6%), ‘Jackson’ (22.5%), and ‘Coldwater’ (19.6%).
- **Prescriptions.** — Majorities selected ‘Hillsdale’ (51.6%) and ‘Jonesville’ (50.2%).
- **Entertainment.** — Majorities selected ‘Hillsdale’ (56.8%) and ‘Jackson’ (56.0%), but significant minorities selected ‘Coldwater’ (37.0%), ‘Jonesville’ (28.9%), and ‘Ann Arbor’ (18.3%).
- **Hardware.** — A majority selected ‘Jonesville’ (61.8%), but significant minorities selected ‘Hillsdale’ (45.8%), ‘Coldwater’ (28.7%), and ‘Jackson’ (25.8%).
- **Lumber.** — A significant majority selected ‘Jonesville’ (67.7%), but significant minorities selected ‘Coldwater’ (33.8%) and ‘Jackson’ (25.3%).
- **Banking.** — Majorities selected ‘Hillsdale’ (59.1%) and ‘Jackson’ (54.8%).
- **Beauty Salon/Barber.** — A majority selected ‘Hillsdale’ (57.4%), but a significant minority selected ‘Jonesville’ (27.6%).
- **Restaurants.** — Significant majorities selected ‘Jonesville’ (75.5%), ‘Jackson’ (69.8%), and ‘Hillsdale’ (67.3%), but a majority also selected ‘Coldwater’ (54.3) and a significant minority selected ‘Ann Arbor’ (18.4%).

## Downtown Jonesville

### What is your opinion of Downtown Jonesville?

Survey respondents were asked their opinion of Downtown Jonesville. There were asked to choose ‘very good’, ‘good’, ‘average’, ‘poor’, or ‘very poor’ regarding the following aspects of Downtown.

- **Street and pedestrian lighting in Downtown.** — A substantial majority (85.0%) selected ‘very good’ or ‘good’.
- **Visual Appearance of Downtown.** — A substantial majority (84.3%) selected ‘very good’ or ‘good’.
- **Parking in Downtown.** — A substantial majority (69.4%) selected ‘very good’ or ‘good’, but a significant minority selected ‘average’ (20.4%).
- **Visibility of Directional Signs in Downtown.** — A substantial majority (77.7%) selected ‘very good’ or ‘good’, but a significant minority (17.2%) selected ‘average’.

### What other uses would you like to see in Downtown Jonesville?

Survey respondents were asked what other uses they would like to see Downtown. Responses to this open-ended question are grouped and summarized as follows.

- Additional retail stores (e.g., specialty shops, clothiers, grocers, etc.) and restaurants—especially a coffee shop—were the most common responses.
- The need for people-driven activities (e.g., entertainment, festivals and cultural venues, breweries/pubs, farmers market, etc.) and more recreation facilities were also very common.
- The need for a variety of street and other public amenities was also pointed out.

#### **How would you like the Klein Tool/Vaco Building to be redeveloped?**

Survey respondents were asked how they would like to see the Klein Tool/Vaco Building redeveloped. Responses to this open-ended question are grouped and summarized as follows.

- A mix of mostly retail (including farmers/flea markets) and other businesses (including industrial and offices) were proposed.
- Various types of recreation (including parks and gyms) and entertainment centers (including rental halls) were very common.
- Restaurants (including a coffee shop and brewery) were popular.
- Various types of housing were proposed.
- A wide variety of other uses were also mentioned.
- Many respondents proposed tearing down the existing building.

### **Quality of Life**

#### **What do you like best about Jonesville?**

Survey respondents were asked what they like best about Jonesville. Responses to this open-ended question are grouped and summarized as follows.

- The most common response was the small-town feel of Jonesville.
- Positive comments about the people which comprise the community also predominated.
- Downtown and its businesses (including the bakery and various eateries) were popular.
- The overall ‘clean’ appearance of the City was commented upon often as were feelings of safety.
- Recreational opportunities, the Sauk Theater, community history, and other cultural resources were remarked upon.
- Jonesville Community Schools were mentioned.



- There were many positive comments regarding the facilities and services provided by the City (including the quality of roads and streets) and its employees.
- The walkability of Jonesville and its ease of access/location were also mentioned as well as a variety of other assets.

### **What do you like least about Jonesville?**

Survey respondents were asked what they like least about Jonesville. Responses to this open-ended question are grouped and summarized as follows.

- The most common responses regarded some type of traffic or street/road issue, including sidewalks and parking.
- The need for more entertainment/things to do (e.g., Sundays, at night, special events) for kids and adults was noted repeatedly.
- Multiple calls were also made for more shopping and dining options, including a small grocery store.
- High taxes and utility bills were noted.
- The presence of cliques, gossip, insular thinking, and a lack of public involvement were pointed out.
- Various complaints regarding housing and municipal government were also made.

### **What three things does Jonesville need the most?**

Survey respondents were asked to list three things they think is most needed in Jonesville. Responses to this open-ended question are grouped and summarized as follows.

- Many responses included calls for a wider variety of shops (including a grocery store) as well as more restaurants.
- There were also many references regarding recreation (including a community center, access to the St. Joseph River, and trails).
- The need for more entertainment options that will attract residents and tourists in the evenings as well as the day was pointed out repeatedly.
- More development in the industrial park was mentioned as well as the general need for more jobs.
- Housing options were brought up repeatedly.
- A wide variety of transportation-related issues were identified (including traffic problems, parking lot lighting, and sidewalks).
- Various comments were made about City government (including the need for better water treatment).
- The need for Downtown upgrades was made (including the issue of vacant buildings).

## General Information

### Please provide any general comments:

Survey respondents were asked to provide general comments regarding Jonesville. Responses to this open-ended question are grouped and summarized as follows.

- There were many positive comments in general, as well as specifically regarding City government, the survey, and Jonesville Community Schools.
- There were various calls for economic development including the need for: more recreation, more entertainment and shops/ restaurants, historic/nature preservation, downtown improvements, and more shops/restaurants.

## Framing Jonesville's Future

Approximately 38 people (excluding staff and consultants) attended a public meeting on March 7, 2018, to hear the results of the community survey and to prioritize the issues identified by that public involvement effort. Lisa Miller, MMK Consulting, summarized the results of the community survey, identifying the following listing of issues culled from survey responses:

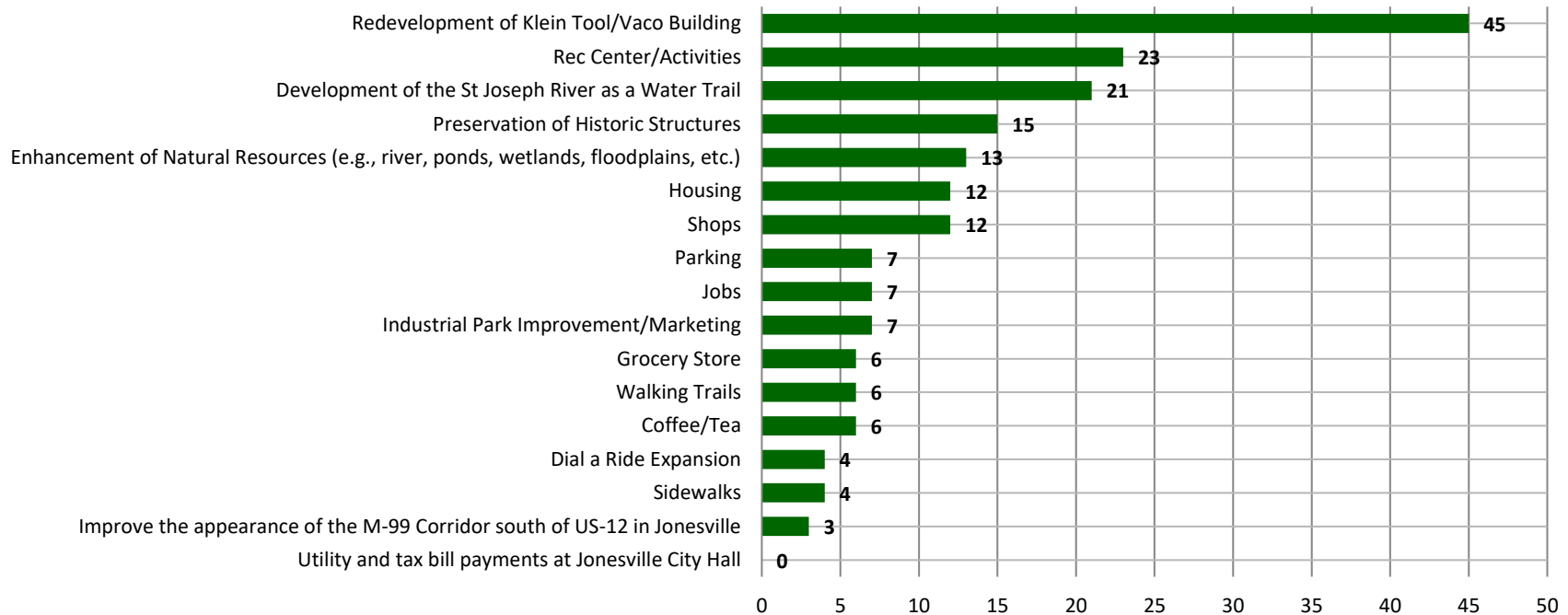
- Jobs
- Industrial Park Improvement/Marketing
- Redevelopment of Klein Tool/Vaco Building
- Sidewalks
- Rec Center/Activities
- Housing
- Shops
- Grocery Store
- Walking Trails
- Parking
- Preservation of Historic Structures
- Enhancement of Natural Resources (e.g., river, ponds, wetlands, floodplains, etc.)
- Development of the St Joseph River as a Water Trail

- Improve the appearance of the M-99 Corridor south of US-12 in Jonesville
- Utility and tax bill payments at Jonesville City Hall

The following issues were added to the listing at the request of meeting participants:

- Coffee/Tea Shops
- Dial a Ride Expansion

Meeting participants were then asked to prioritize the listing of issues. Each participant was given 5 stickers to place on the issues they thought to be most important. The stickers could be placed on 5 different issues, all on 1 issue, or any combination in between.



The prioritization exercise ranked the issues as follows:

- #1 'Redevelopment of the Klein Tool/Vaco Building' (23.6%)
- #2 'Rec center/activities' (12.0%)
- #3 'Development of the St. Joseph River as a Water Trail' (11.0%)
- #4 'Preservation of Historic Structures' (7.9%)
- #5 'Enhancement of Natural Resources (e.g., river, ponds, wetlands, floodplains, etc.)' (6.8%)
- #6 'Housing' (6.3%)  
'Shops' (6.3%)
- #7 'Parking' (3.7%)  
'Jobs' (3.7%)  
'Industrial Park Improvements/Marketing' (3.7%)
- #8 'Grocery Store' (3.1%)  
'Walking Trails' (3.1%)  
'Coffee/Tea' (3.1%)
- #9 'Dial a Ride Expansion' (2.1%)  
'Sidewalks' (2.1%)
- #10 'Improve the appearance of the M-99 Corridor south of US-12 in Jonesville' (2.1%)
- #11 'Utility and Tax Bill Payments at Jonesville City Hall' (0.0%)

## **Economic Development Strategy**

Members of Jonesville's Downtown Development Authority (DDA) and Local Development Finance Authority (LDFA) met jointly on the evening of May 8, 2018, to develop a common economic development strategy for the City. Approximately 20 local officials (excluding staff and consultants) participated in the public involvement effort. Lisa Miller, MMK Consulting, summarized the results of the community survey and ranking of issues completed during the public involvement session. She also facilitated the discussion of the DDA and LDFA, during which the following strategy was refined:

### Priorities

- The City is committed to cultivating and supporting the growth of tax base and the addition of quality jobs through the retention, expansion, and attraction of business and industries.
- The City values durable, quality building construction and the preservation of existing historic structures that will contribute to the economic vitality of the City for decades to come.
- The City, DDA and LDFA are committed to investing in the maintenance and operation of its public facilities and infrastructure (including streets, sidewalks, water and sanitary sewer, public parking areas, parks and recreational activities) to support the operation and growth of current and future businesses and industries.

### Actions

- The boards and commissions responsible for development in the City, including City Council, Planning Commission, Zoning Board of Appeals (ZBA), Downtown Development Authority (DDA), Local Development Finance Authority (LDFA), together with City staff, work collaboratively to improve the economic vitality of the City.
- City staff is empowered to act as a liaison to the development community on behalf of boards and commissions to assure that development decisions are responsive and predictable.
- The City will be responsive (including, scheduling special meetings, expediting approvals, allocating resources, etc.) as there is significant competition in attracting high quality development.

### Partners

- The City is prepared to work with development partners like the MEDC (Michigan Economic Development Corporation), Michigan Works, Hillsdale County Economic Development Partnership and others to provide appropriate incentives to secure significant levels of redevelopment/reinvestment.
- The City will support the growth of entrepreneurs and small businesses, connecting them with services available through partners, like business plan development, workforce hiring and training resources, networking, etc.
- The City will collaborate with local schools and training facilities, Hillsdale County, and other area municipalities to address workforce and other needs expressed by local businesses.

## Future

- The City and all its development boards will meet annually to review priorities and evaluate if their economic development efforts are working.

The following capital projects have been identified by the DDA and LDFA, respectively:

### **Downtown Development Authority**

- Klein Tool Reuse/Redevelopment Planning and Marketing
- 2019 MDOT Signal Modernization Project
- Chicago Street Streetscape
  - Tree Replacement
  - Brick and Sidewalk Maintenance
  - Light Pole Painting
- South Parking Lot – Utility Burial/Lot Repaving
- M-99 Streetscape Enhancements/Lighting
- Directional Signage

### **Local Development Finance Authority**

- Improved Broadband Internet
  - Fiber and/or Cable
  - Industrial Park and Beck Street Industries
- Gaige/Reading Traffic Circulation
  - Reading Ln Extension
  - Gaige Street Pavement Maintenance
- Industrial Park Expansion
  - Land Acquisition
  - Design and Planning
  - Incentives Planning and Implementation



*Sunset View Cemetery*

CHAPTER 4

**MUNICIPAL POLICIES & PLANS**

## Community Vision, Goals, and Objectives

The vision, goals, and objectives listed in the plan are the building blocks for future land use decisions. The community vision summarizes the overall planning direction for the City of Jonesville. The goals and objectives guide development in the residential, commercial and industrial areas of Jonesville and address the institutional and infrastructural needs of the City.

### Community Vision

Preserve the small-town feel of the City of Jonesville while encouraging the enhancement of those features which fuel economic growth: the traditional downtown, the industrial park, natural resources access, and a variety of housing choices and retail, dining, recreation, and entertainment venues.

### Residential Goals and Objectives

- **Goal:** Encourage the development of housing quantities and types that will meet current and anticipated market needs.
  - **Objective:** Collaborate with the Hillsdale County Board of Realtors, Hillsdale County Economic Development partnership, area local government officials, and others to determine market needs and attract developers to meet those needs.
  - **Objective:** Consider housing types needed to meet market demands; increase awareness regarding potential missing middle housing types that could meet demands.
  - **Objective:** Evaluate current housing policies and regulations and determine changes and amendments needed to encourage market development of needed housing.
  - **Objective:** Evaluate current zoning policies and regulations and determine needed changes and amendments to encourage market development of needed housing.
- **Goal:** Encourage the maintenance, improvement, and preservation of important historic homes and neighborhoods.
  - **Objective:** Initiate a conversation with community property owners, residents, the Planning Commission, and other stakeholders regarding the desired outcomes of preservation measures.



- **Objective:** Seek technical assistance to complete an inventory of significant properties through resources such as the Michigan Historic Preservation Network (MHPN), the State Historic Preservation Office (SHPO), and the Redevelopment Ready Communities® program.
- **Objective:** Assure opportunity for public input on potential policy and ordinance amendments.

### **Downtown Jonesville Goals and Objectives**

- **Goal:** Assist the reuse and/or redevelopment of the Klein Tool property.
  - **Objective:** Complete a feasibility study addressing approximate costs and measures for various use and development options.
  - **Objective:** Seek technical assistance from the Redevelopment Ready Communities® program to engage in marketing the property.
  - **Objective:** Accomplish a productive public or private use of the property that results in public benefit, reinvestment in the site, new tax base, and/or additional jobs in the Downtown.
  - **Objective:** Maintain relationships with the Michigan Economic Development Corporation (MEDC), Michigan Department of Environmental Quality (MDEQ), Michigan Department of Natural Resources (MDNR), and others to assure technical and financial assistance to accomplish a redeveloped site.
- **Goal:** Support and assist the Downtown Development Authority (DDA) in maintaining the Downtown infrastructure.
  - **Objective:** Devote appropriate time and financial resources to the 2019 Michigan Department of Transportation (MDOT) signal modernization project.
  - **Objective:** Engage in cost estimating and planning of maintenance improvements to the Chicago Street (US-12) streetscape (sidewalks, lighting, street furniture, etc.).
  - **Objective:** Plan and design the South Parking Lot utility burial and resurfacing project.
  - **Objective:** Support the Downtown Development Authority with the annual review of the Capital Improvements Plan for needed infrastructure improvements.

- **Goal:** Encourage the preservation of important historic properties in the Downtown.
  - **Objective:** Initiate a conversation with Downtown property owners, businesses, the Planning Commission, and other stakeholders regarding the desired outcomes of preservation measures.
  - **Objective:** Assist property owners, developers, and tenants with finding resources, tax credits, and other available incentives to offset development costs.
  - **Objective:** Continue to implement the form-based code Downtown to encourage in-fill construction and building redevelopment consistent with the traditions and established character of Downtown.
- **Goal:** Collaborate with the DDA, Jonesville Business Association, and others to recruit additional retail and other commercial uses, and upper-story residential uses, to vacant buildings and sites.
  - **Objective:** Complete engagement in the Redevelopment Ready Communities® program in order to utilize technical assistance with Downtown marketing, promotions, and branding efforts.
  - **Objective:** Improve development approval literature to clarify development procedures and partnerships.
  - **Objective:** Consider Downtown directional signage and other branding initiatives and parking improvements to support business recruitment and retention.

### Other Commercial Areas Goals and Objectives

- **Goal:** Evaluate small HC (Highway Commercial) zoned properties and consider potential map and/or text amendments that assure long-term viability.
  - **Objective:** Review recently issued variances for parcels on East Chicago Street (US-12).
  - **Objective:** Evaluate other similarly sized parcels on West Chicago Street (US-12) and Olds Street (M-99) near Downtown.
  - **Objective:** Consider whether Zoning Ordinance amendments are needed/warranted to assure continued viability of these parcels for use and re-use.

- **Goal:** Consider appropriateness of amendments to sign regulations to address electronic signage.
  - **Objective:** Evaluate demand for such signs and consider whether amendments are desirable/advisable.
  - **Objective:** Consider Zoning Ordinance amendments identified during the evaluation of the issue.
- **Goal:** Improve the appearance of the Olds Street (M-99) corridor south of Chicago Street (US-12).
  - **Objective:** Coordinate aesthetic and safety improvements in the Olds Street (M-99) right-of-way with future work planned by the Michigan Department of Transportation.
  - **Objective:** Collaborate with the DDA regarding potential funding/local match to address project costs.

### Industrial Goals and Objectives

- **Goal:** Support Local Development Finance Authority (LDFA) efforts to improve and enhance industrial infrastructure.
  - **Objective:** Address circulation needs in the Gaige Street and Reading Lane area.
  - **Objective:** Support efforts to provide affordable broadband internet service to industrial businesses and properties.
  - **Objective:** Continue coordination across multiple boards on 6-year Capital Improvement Plan (CIP) to address future needs.
- **Goal:** Assist with planning future needed expansions of the Jonesville Industrial Park.
  - **Objective:** Assess the development needs of the Industrial Park.
  - **Objective:** Support efforts to plan for land acquisition, design, and infrastructure expansion that may be needed to recruit future business development.

### Public and Private Institutional Land Goals and Objectives

- **Goal:** Renovate and maintain existing recreation facilities and park areas as needed.
  - **Objective:** Complete concept plans with projected budgets for the renovation of the Wright Street and Carl Fast Parks.
  - **Objective:** Incorporate needed renovations in the Capital Improvement Plan (CIP) and annual budget.

- **Objective:** Consider future recreation program offerings with facility designs.
- **Goal:** Improve public access to the St. Joseph River to enhance its use as a water trail.
  - **Objective:** Explore the feasibility of trail and sidewalk extensions to the River, and canoe and kayak launch sites on the River, where possible.
  - **Objective:** Cooperate with businesses and institutions to provide new or enhanced opportunities for canoeing, kayaking, and other river activities.
  - **Objective:** Continue to support projects that improve river access for Riverfest and other activities.
- **Goal:** Enhance existing natural resources.
  - **Objective:** Maintain and improve existing public natural spaces.
  - **Objective:** Consider sidewalk and trail extensions that connect natural areas and that are designed to improve awareness and knowledge of conservation efforts and practices.
  - **Objective:** Continue to support those businesses and organizations that promote the cleanup of the St. Joseph River and other public spaces.

### Public Facilities, Services, and Infrastructure Goals and Objectives

- **Goal:** Plan, design and execute the continued maintenance of the City's public infrastructure.
  - **Objective:** Continue the annual review and updating of the City's Capital Improvement Plan.
  - **Objective:** Devote appropriate time and financial resources to the completion of priority projects, including water system improvements, street maintenance, and the proper care of the City's buildings and grounds.
  - **Objective:** Seek opportunities for emerging infrastructure technologies.
- **Goal:** Prioritize development where infrastructure already exists.
  - **Objective:** Identify those sites with adequate infrastructure for planned development and market them first.

- **Goal:** Expand the City’s non-motorized paths and sidewalk network.
  - **Objective:** Develop a plan for the prioritization of path and sidewalk extensions that considers filling gaps, and connecting important destinations.
  - **Objective:** Incorporate extensions into annual capital planning.
  - **Objective:** Consider needed improvements in conjunction with planned street projects.
- **Goal:** Formalize development ready practices.
  - **Objective:** Prepare a stated Public Participation Policy that reflects existing efforts to include stakeholders in important City decisions and actions.
  - **Objective:** State in writing current development practices and formalize a development guide to aid the public in development procedures.
  - **Objective:** Seek technical assistance from Redevelopment Ready Communities® program staff in the development of a marketing plan.
- **Goal:** Keep other plans and strategies updated.
  - **Objective:** Update the joint recreation plan with Fayette Township—or develop a standalone plan— for 2020 in order to maintain eligibility for grants through the Michigan Department of Natural Resources (MDNR) and to include any new projects.
  - **Objective:** Annually review the City’s Economic Development Strategy with the Downtown Development Authority (DDA) and the Local Development Finance Authority (LDFA) for its implementation status and any needed amendments.
  - **Objective:** Consider the general revision and update of the Zoning Ordinance.

## Future Land Use Plan

The form and vitality of any community is defined largely by how its citizens see the way land is used and how that use relates to their daily life. The way land is used is linked directly to the quality of life found in the City of Jonesville. Accordingly, it is important to plan for future development in the community.

The future land use plan is a general guide which is not meant to be rigidly administered because changing conditions may affect the assumptions used to develop the document. However, changing conditions do not necessarily mean that the master plan must change. Rather, the planning commission must examine those changes and decide if the principles on which the document was based are still valid. If so, the plan should be followed.

The relationship between a master plan and a zoning ordinance is often misunderstood. A master plan is a *guide* for land use for the future while the zoning ordinance *regulates* the use of land in the present. The master plan is not a binding legal document while the zoning ordinance is a law that must be followed.

As more growth occurs, the City must address difficult zoning issues brought on by the pace and increasing complexity of development plans proposed by residents and property owners. The need to provide flexibility while maintaining some degree of control may create the need for innovative zoning solutions.

### Residential Categories

Residential development can be divided into several broad categories which provide a range of housing options (see the Future Land Use Map, Appendix B):

- **Low Density Residential.** The purpose of the Low Density Residential classification is to allow the development and maintenance of neighborhoods on relatively large lots (i.e.,  $\geq 20,000$  sf). There is a need for reasonably priced and well developed housing. Many of these areas are either vacant or currently occupied by various public/quasi-public uses.
- **Medium Density Residential.** The purpose of the Medium Density Residential classification is to create or maintain neighborhoods on smaller lots (i.e.,  $\geq 9,500$  sf). Traditional neighborhoods are the model for this classification. Existing neighborhoods help make Jonesville a desirable place in which to live.
- **High Density Residential.** The purpose of the High Density Residential classification is to provide alternative housing opportunities that would satisfy the needs of lower-income individuals, senior citizens, and young families. A wide variety of housing possibilities including single family homes and manufactured home parks, as well as multiple family dwellings, are permitted in this classification.

### Commercial Categories

Commercial development can be divided into several broad categories which serve the needs of the City as well as the surrounding area (see the Future Land Use Map, Appendix B):

- **Central Business District.** The purpose of the Central Business District classification is to build a strong and vital downtown. The health and vitality of Downtown Jonesville is critical to the well-being and image of the entire community. Accordingly, mixed use development of the downtown area is encouraged.  
  
Physical improvements by themselves will not increase business downtown. However, joined with a strong marketing strategy, an appropriate retail and residential mix, and other considerations, physical improvements can help the downtown effectively compete for consumer dollars. A consolidated effort will be needed by the property owners, the City, and the people of the community to assure the success of downtown. The variety of programs, funding requirements, physical development needs, and personalities dictate the need for cooperation and, where necessary, flexibility.
- **General Commercial.** The purpose of the General Commercial classification is to maintain existing commercial areas along the US-12 (Chicago Street) corridor. The intention of the classification is to encourage the creation of a zoning district which takes into account the smaller lot sizes of the commercial properties located within its boundaries, thereby encouraging needed improvements.
- **Highway Commercial.** The purpose of the Highway Commercial classification is to provide regional commercial services along the M-99 (Olds Street) corridor, south of US-12 (Chicago Street). The intention of the classification is to ensure that sufficient lot depth and width is provided to allow for shared driveways, frontage roads or rear service drives; adequate parking setbacks; landscaping; and other measures. These improvements will be implemented over time, as existing development is expanded, altered, or redeveloped. It is important that the planning commission be aware of the opportunities to implement improvements and take advantage of those opportunities when presented.

### Light Industrial Category

The purpose of the Light Industrial classification is to provide for light industrial development that is properly located and has adequate public services. Concerns about preserving the small town character of the community as well as ground water quality and other environmental concerns raises the issue of what types of industrial development is appropriate. While more intensive industrial development may occur, light industrial development served by a full range of community services is preferred (see the Future Land Use Map, Appendix B).

### Overlay Categories

Public and quasi-public uses and lands with environmental concerns are recognized as overlay classifications (see the Future Land Use Map, Appendix B):

- **Public/Quasi-Public.** The purpose of the Public/Quasi-Public classification is to designate public uses, such as government facilities, parks, schools, churches, and other similar uses. The intention of the classification is to take into account the unique relationship that public and major quasi-public uses have with the greater community. In many instances, they are close to or part of residential neighborhoods. In designing new and expanded facilities it is important that the site plans for these uses take into account their potential effects on adjacent uses and properly locate driveways, outdoor activity areas, parking lots, and other related facilities.
- **Conservation Corridor.** The purpose of the Conservation Corridor classification is to designate the St. Joseph River, including its immediate surroundings, as it flows through the community. This classification is used to take into account the unique relationship that the St. Joseph River has with the community. A healthy river is good for the residents and land owners of Jonesville. Accordingly, restrictions in addition to those advocated for the underlying future land use categories should be developed and implemented through the zoning ordinance or other legislation.

## Zoning Plan

The joint master plan provides the legal basis for zoning in the City of Jonesville. Accordingly, the plan is required to contain a special plan element, known commonly as the zoning plan, by Michigan's planning and zoning enabling acts. As noted in the [Michigan Planning Guidebook](#) (May 2008), "special plan elements are often prepared to establish a legal basis for a local regulation, such as a zoning plan to serve as the basis for zoning regulations."

The MPEA —the Michigan Planning Enabling Act (PA 33 of 2008), as amended— requires "a zoning plan for the various zoning districts controlling area, bulk, location, and use of buildings and premises" because the City of Jonesville has an adopted zoning ordinance (Sec. 33 (2) (d)). The MZEA —the Michigan Zoning Enabling Act (PA 110 of 2006), as amended— requires the planning commission to adopt and file with the city council "a zoning plan for the areas subject to zoning" in both jurisdictions (Sec. 305 (a)). Finally, the MPEA also requires the zoning plan to "include an explanation of how the land use categories on the future land use map relate to the districts on the zoning map" (Sec. 33 (2) (d)).

## Zoning Districts

Chapter 3 —Zoning Districts, Maps, and Requirements— of the [Village of Jonesville / Fayette Township Zoning Ordinance](#) divides the City into the following pertinent zoning districts (see the 2018 Zoning Map, Appendix B)



- **Single Family Residential Districts (R-1 and R-2).** The purpose of both R-1 and R-2 districts, according to Sec. 6.01 and Sec. 7.01 of the zoning ordinance, “is to allow the development of low density neighborhoods. New, residential developments which elect to locate outside of a municipality often desire lot sizes which are larger than traditional parcels in more developed areas. Given the relatively dense development permitted, these areas should take advantage of public water and sanitary sewer services. Otherwise, the use of a private, community septic system is encouraged.”
- **Multiple-Family Residential District (R-3).** The purpose of the R-3 district, according to Sec. 8.01 of the zoning ordinance, “is to provide alternative housing opportunities that would satisfy the needs of lower income individuals, senior citizens, and young families. Development within [the] district should incorporate the preservation of open space and natural features. Sound design practices should be used to provide a quality living environment to residents. Uses within [the] district are generally intended to be served by public utilities, especially public water and sanitary sewer, be served by paved roadways, and designed to limit any negative effects on existing homes.”
- **Manufactured Home Park District (MHP).** The purpose of the MHP district, according to Sec. 11.01 of the zoning ordinance, “is “to provide regulations for manufactured home residential developments to permit additional variety in housing opportunities and choices.” That principle is “consistent with the communities’ goal to provide a mix of housing styles, types, and densities to accommodate the residential needs of all people.”
- **Downtown Form-Based Code Districts (D-1 and D-2).** “The Zoning Ordinance regulates the intensity and use of development, which is appropriate in most parts of the Village. There are also areas within the Village in which greater emphasis on regulating form and character of development should be considered as well as use and intensity of use. The Downtown Form Based Code (DFBC) Districts use form-based provisions to accomplish this, with a special sensitivity to the contextual relevance of two (2) unique downtown sub-districts within the overall DFBC. This unique zoning district allows the Village to regulate land use in a more flexible format for this specific area to encourage a viable, dynamic mix of uses”.
- **Highway Commercial District (HC).** The purpose of the HC district, according to Sec. 10.01 of the zoning ordinance, “is to provide specific standards for the state trunkline roadways serving the Village of Jonesville and Fayette Township. [The] standards are intended to preserve the traffic carrying capacity of these roadways and maintain the character of the village and township while accommodating a reasonable amount of growth and provide necessary services to the traveling public as well as area residents.”

- **Light Industrial District (I-1).** The purpose of the I-1 district, according to Sec. 12.01 of the zoning ordinance, “is to primarily accommodate research, wholesale and warehouse activities, and light industrial operations whose external, physical effects are restricted to the district and in no manner affect in a detrimental way any of the surrounding districts. The intensity of uses is generally restricted to ensure that concerns about preserving the rural, small town character of the community and ground water quality are appropriately addressed. Industrial development that has a full range of available public services is preferred.”
- **Planned Unit Development District (PUD).** The purpose of the PUD district, according to Sec. 13.01 of the zoning ordinance, “is to offer an alternative to traditional development by permitting flexibility in the regulations for development. The standards . . . are intended to promote and encourage development on parcels of land which are suitable in size, location and character for the uses proposed while ensuring compatibility with adjacent land uses.”

### Dimensional Standards

The following bulk, height, and setbacks for each district are included in the zoning ordinance.

		Setbacks			Bldg. Height°	Lot Cov.	Min. Lot				Floor Area (sf)	
							w/o sewer		w/ sewer			
		FY	SY	RY			Area	Width	Area	Width	Ground	Total
R-1	—	30	25/10	35	25/2½	25%	20,000 sf	110	—	—	780	1,200
R-2	—	30	25/10	35	25/2½	25%	15,000 sf	80	9,500 sf	65	780	1,200
R-3^	SF	30	25/10	35	35/2½	25%	15,000 sf	80	9,500 sf	65	780	1,200
	TF				35/2½	25%	20,000 sf	150	15,000 sf	110	—	900
	MF				35/2½	25%	12 du/ac	200	—	—	—	750'/950"
MHP	Park	50	30	30	25/2½	—	15 ac	—	—	—	—	—
	Lot	10	20	—	25/2½	—	6,500 sf	—	—	—	—	—
D-1 & D-2	See Chapter 9 of the Zoning Ordinance for Details											
HC	—	40	30*/0-10~	50*/25~	35/2½	30%	1 ac	220	—	—	—	—
I-1	—	50	50*/15~	50*/30~	45	—	1 ac	150	—	—	—	—

° = feet/stories

\* = Abutting a residence

' = one-bedroom unit

^ = Max. building length of 120 ft

~ = Abutting any other district

" = two-bedroom unit

## Evaluating Land Use Changes

Changing the land use or zoning designation on any property can have far reaching physical, environmental, financial, and legal consequences. Therefore, a careful evaluation of proposed rezonings is essential. As with any land use decision, the use of standards is essential to reaching fair and consistent decisions. The following evaluation measures are included in the master plan to permit their use by the planning commission and city council when rezoning or land use changes are contemplated.

- **Consistency with master plan.** If conditions upon which the joint master plan was developed have changed significantly since the document was adopted (e.g., economic factors, demographic shifts, new utility lines, changing traffic conditions, or other reasons), the planning commission and city council should consider these events as part of their deliberation. Particular attention should be paid to the adopted goals, objectives, and policies to ensure that they remain valid, and that the proposed rezoning or land use change does not impair their intent.
- **Compatibility.** All of the uses allowed in the proposed district should be compatible with the conditions present on the site and in the immediate vicinity of the site especially in terms of density, character, traffic, aesthetics, and property values. The master plan provides several guidelines, as noted above, which should be considered when determining whether or not the proposed district is compatible with the neighborhood and the area as a whole.
- **Capability of being used as already zoned.** It is the right of every property owner to receive a reasonable return on the investment placed on property. This does not mean that zoning is a slave to the "highest and best use," which is not a zoning, but a real estate term. It does mean that there should be a reasonable use available within the zone district. However, if the property is capable of being used as zoned, there will need to be a compelling reason to change. These reasons may be related to the first two standards of consistency and compatibility.

Site plans will generally not be considered as part of a rezoning request. The planning commission and/or city council will not be swayed by what is proposed by the petitioner. Instead, the City will specifically note that all of the uses permitted in the proposed district may be placed on the site — not just the one shown on a site plan.

## Relationship to the Future Land Use Map

This section equates the various zoning districts included on the zoning map with the various classifications included on the future land use map.

- **Low Density Residential.** Low density residential areas are addressed generally on the future land use map. The following zoning district(s) equate to those areas:
  - R-1 — Single Family Residential District
  - PUD — Planned Unit Development District
- **Medium Density Residential.** Medium density residential areas are addressed generally on the future land use map. The following zoning district(s) equate to those areas:
  - R-2 — Single Family Residential District
  - PUD — Planned Unit Development District
- **High Density Residential.** High density residential areas are addressed generally on the future land use map. The following zoning district(s) equate to those areas:
  - R-3 — Multiple Family Residential District
  - MHP — Manufactured Home Park District
  - PUD — Planned Unit Development District
- **Central Business District.** The central business district area is addressed generally on the future land use map. The following zoning district(s) equate to those areas:
  - D-1 — Downtown Core Sub-District
  - D-2 — Downtown Edge Sub-District
- **Highway Commercial.** Highway commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
  - HC — Highway Commercial District

- PUD — Planned Unit Development District
- **Light Industrial.** Light industrial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
  - LI — Light Industrial District
  - PUD — Planned Unit Development District
- **Public/Quasi-Public.** Public/quasi-public areas are addressed generally on the future land use map as an overlay zone. Although they are identified on the future land use map, they do not equate to any district on the zoning map.
- **Conservation Corridor.** The conservation corridor is addressed generally on the future land use map as an overlay zone. Although it is identified on the future land use map, it does not equate to any district on the zoning map.





*The Sauk Theatre*

CHAPTER 5  
**IMPLEMENTATION**

The successful pursuit of plan goals and objectives requires an aggressive implementation strategy. Accordingly, the following table establishes the priority, responsible parties, and possible funding sources for each objective. A key defining priority terms (i.e., near, mid, and long) and the abbreviated codes for the responsible parties and possible funding sources are located at the end of the table.

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
Goal — Encourage the development of housing quantities and types that will meet current and anticipated market needs.					
Objective — Collaborate with the Hillsdale County Board of Realtors, Hillsdale County Economic Development partnership, area local government officials, and others to determine market needs and attract developers to meet those needs.				CS • PC	GF
Objective — Consider housing types needed to meet market demands; increase awareness regarding potential missing middle housing types that could meet demands.				CS • PC	GF
Objective — Evaluate current housing policies and regulations and determine changes and amendments needed to encourage market development of needed housing.				PC • CC	GF
Objective — Evaluate current zoning policies and regulations and determine needed changes and amendments to encourage market development of needed housing.				PC • CC	GF
Goal — Encourage the maintenance, improvement, and preservation of important historic homes and neighborhoods.					
Objective — Initiate a conversation with community property owners, residents, the Planning Commission, and other stakeholders regarding the desired outcomes of preservation measures.				CS • PC	GF
Objective — Seek technical assistance to complete an inventory of significant properties through resources such as the Michigan Historic Preservation Network (MHPN), the State Historic Preservation Office (SHPO), and the Redevelopment Ready Communities® program.				CS • PC	GF • MEDC • SHPO
Objective — Assure opportunity for public input on potential policy and ordinance amendments.				PC • CC	GF
Goal — Assist the reuse and/or redevelopment of the Klein Tool property.					
Objective — Complete a feasibility study addressing approximate costs and measures for various use and development options.				DDA • PC	GF • DDA • MDEQ
Objective — Seek technical assistance from the Redevelopment Ready Communities® program to engage in marketing the property.				DDA • PC	GF • DDA • MEDC



Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
<b>Objective</b> — Accomplish a productive public or private use of the property that results in public benefit, reinvestment in the site, new tax base, and/or additional jobs in the Downtown.				DDA • PC • CC	GF • DDA • MEDC • MDEQ • MDNR • PS
<b>Objective</b> — Maintain relationships with the Michigan Economic Development Corporation (MEDC), Michigan Department of Environmental Quality (MDEQ), Michigan Department of Natural Resources (MDNR), and others to assure technical and financial assistance to accomplish a redeveloped site.				CS	GF • MEDC • MDNR • MDEQ
<b>Goal</b> — Support and assist the Downtown Development Authority (DDA) in maintaining the Downtown infrastructure.					
<b>Objective</b> — Devote appropriate time and financial resources to the 2019 Michigan Department of Transportation (MDOT) signal modernization project.				CS • DDA	DDA • MDOT
<b>Objective</b> — Engage in cost estimating and planning of maintenance improvements to the Chicago Street (US-12) streetscape (sidewalks, lighting, street furniture, etc.).				CS • DDA	DDA • MDOT
<b>Objective</b> — Plan and design the South Parking Lot utility burial and resurfacing project.				CS • DDA	DDA
<b>Objective</b> — Support the Downtown Development Authority with the annual review of the Capital Improvements Plan for needed infrastructure improvements.				DDA • PC • CC	GF • DDA
<b>Goal</b> — Encourage the preservation of important historic properties in the Downtown.					
<b>Objective</b> — Initiate a conversation with Downtown property owners, businesses, the Planning Commission, and other stakeholders regarding the desired outcomes of preservation measures.				CS • PC	GF
<b>Objective</b> — Assist property owners, developers, and tenants with finding resources, tax credits, and other available incentives to offset development costs.				CS • PC	SHPO • MEDC • PS
<b>Objective</b> — Continue to implement the form-based code Downtown to encourage in-fill construction and building redevelopment consistent with the traditions and established character of Downtown.				CS • PC • CC	GF
<b>Goal</b> — Collaborate with the DDA, Jonesville Business Association, and others to recruit additional retail and other commercial uses, and upper-story residential uses, to vacant buildings and sites.					
<b>Objective</b> — Complete engagement in the Redevelopment Ready Communities® program in order to utilize technical assistance with Downtown marketing, promotions, and branding efforts.				PC • CC	GF
<b>Objective</b> — Improve development approval literature to clarify development procedures and partnerships.				PC • CC	GF

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
<b>Objective</b> — Consider Downtown directional signage and other branding initiatives and parking improvements to support business recruitment and retention.				DDA • PC	GF • MS • LS • DDA • MEDC
<b>Goal — Evaluate small HC (Highway Commercial) zoned properties and consider potential map and/or text amendments that assure long-term viability.</b>					
<b>Objective</b> — Review recently issued variances for parcels on East Chicago Street (US-12).				CS • PC	GF
<b>Objective</b> — Evaluate other similarly sized parcels on West Chicago Street (US-12) and Olds Street (M-99) near Downtown.				CS • PC	GF
<b>Objective</b> — Consider whether Zoning Ordinance amendments are needed/warranted to assure continued viability of these parcels for use and re-use.				PC • CC	GF
<b>Goal — Consider appropriateness of amendments to sign regulations to address electronic signage.</b>					
<b>Objective</b> — Evaluate demand for such signs and consider whether amendments are desirable/advisable.				CS • PC	GF
<b>Objective</b> — Consider Zoning Ordinance amendments identified during the evaluation of the issue.				PC • CC	GF
<b>Goal — Improve the appearance of the Olds Street (M-99) corridor south of Chicago Street (US-12).</b>					
<b>Objective</b> — Coordinate aesthetic and safety improvements in the Olds Street (M-99) right-of-way with future work planned by the Michigan Department of Transportation.				CS • DDA	GF • DDA • MDOT
<b>Objective</b> — Collaborate with the DDA regarding potential funding/local match to address project costs.				DDA • PC • CC	GF • DDA • MDOT
<b>Goal — Support Local Development Finance Authority (LDFA) efforts to improve and enhance industrial infrastructure.</b>					
<b>Objective</b> — Address circulation needs in the Gaige Street and Reading Lane area.				CS • LDFA	LDFA • MDOT • USED A
<b>Objective</b> — Support efforts to provide affordable broadband internet service to industrial businesses and properties.				CS • LDFA	GF • LDFA • MEDC
<b>Objective</b> — Continue coordination across multiple boards on 6-year Capital Improvement Plan (CIP) to address future needs.				LDFA • PC • CC	GF
<b>Goal — Assist with planning future needed expansions of the Jonesville Industrial Park.</b>					
<b>Objective</b> — Assess the development needs of the Industrial Park.				LDFA	GF • LDFA • MEDC

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
<b>Objective</b> — Support efforts to plan for land acquisition, design, and infrastructure expansion that may be needed to recruit future business development.				LDFA • PC • CC	GF • LDFA • MEDC
<b>Goal</b> — Renovate and maintain existing recreation facilities and park areas as needed.					
<b>Objective</b> — Complete concept plans with projected budgets for the renovation of the Wright Street and Carl Fast Parks.				CS • PC • CC	GF
<b>Objective</b> — Incorporate needed renovations in the Capital Improvement Plan (CIP) and annual budget.				PC • CC	GF • MDNR
<b>Objective</b> — Consider future recreation program offerings with facility designs.				CS • CC	GF
<b>Goal</b> — Improve public access to the St. Joseph River to enhance its use as a water trail.					
<b>Objective</b> — Explore the feasibility of trail and sidewalk extensions to the River, and canoe and kayak launch sites on the River, where possible.				CS • PC	GF • MS • LS • MDNR
<b>Objective</b> — Cooperate with businesses and institutions to provide new or enhanced opportunities for canoeing, kayaking, and other river activities.				CS • PC • CC	GF • MS • LS • MDNR
<b>Objective</b> — Continue to support projects that improve river access for Riverfest and other activities.				PC • CC	GF
<b>Goal</b> — Enhance existing natural resources.					
<b>Objective</b> — Maintain and improve existing public natural spaces.				CS • CC	GF • MDNR
<b>Objective</b> — Consider sidewalk and trail extensions that connect natural areas and that are designed to improve awareness and knowledge of conservation efforts and practices.				CS • PC • CC	GF • MS • LS • MDNR
<b>Objective</b> — Continue to support those businesses and organizations that promote the cleanup of the St. Joseph River and other public spaces.				CS	GF
<b>Goal</b> — Plan, design and execute the continued maintenance of the City's public infrastructure.					
<b>Objective</b> — Continue the annual review and updating of the City's Capital Improvement Plan.				CS • DDA • LDFA • PC • CC	GF
<b>Objective</b> — Devote appropriate time and financial resources to the completion of priority projects, including water system improvements, street maintenance, and the proper care of the City's buildings and grounds.				CS • CC	GF • LDFA • DDA • MS • LS

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
<b>Objective</b> — Seek opportunities for emerging infrastructure technologies.				CS • CC	GF • LDFA • DDA • MS • LS • MEDC • MDEQ
<b>Goal</b> — Prioritize development where infrastructure already exists.					
<b>Objective</b> — Identify those sites with adequate infrastructure for planned development and market them first.				CS • PC	GF • DDA • LDFA
<b>Goal</b> — Expand the City's non-motorized paths and sidewalk network.					
<b>Objective</b> — Develop a plan for the prioritization of path and sidewalk extensions that considers filling gaps, and connecting important destinations.				CS • PC	GF
<b>Objective</b> — Incorporate extensions into annual capital planning.				PC • CC	GF • MS • LS • MDNR
<b>Objective</b> — Consider needed improvements in conjunction with planned street projects.				CS • CC	GF • MS • LS • MDNR
<b>Goal</b> — Formalize development ready practices.					
<b>Objective</b> — Prepare a stated Public Participation Policy that reflects existing efforts to include stakeholders in important City decisions and actions.				CS • PC • CC	GF
<b>Objective</b> — State in writing current development practices and formalize a development guide to aid the public in development procedures.				CS • PC • CC	GF
<b>Objective</b> — Seek technical assistance from Redevelopment Ready Communities® program staff in the development of a marketing plan.				CS • PC • CC	GF
<b>Goal</b> — Keep other plans and strategies updated.					
<b>Objective</b> — Update the joint recreation plan with Fayette Township—or develop a standalone plan—for 2020 in order to maintain eligibility for grants through the Michigan Department of Natural Resources (MDNR) and to include any new projects.				CS • PC • CC	GF
<b>Objective</b> — Annually review the City's Economic Development Strategy with the Downtown Development Authority (DDA) and the Local Development Finance Authority (LDFA) for its implementation status and any needed amendments.				CS • DDA • LDFA • PC • CC	GF
<b>Objective:</b> Consider the general revision and update of the Zoning Ordinance.				CS • PC • CC	GF

**Key:**

Priorities	Responsible Parties	Possible Funding Sources
Near Term = 1 to 3 years	CC = City Council	DDA = Downtown Development Authority
Mid Term = 3 to 5 years	CS = City Staff	GF = General Fund
Long term = 5 years or more	DDA = Downtown Development Authority	LS = Local Street Fund
	LDFA = Local Development Finance Authority	LDFA = Local Development Finance Authority
	PC = Planning Commission	MDEQ = Michigan Department of Environmental Quality
		MDNR = Michigan Department of Natural Resources
		MDOT = Michigan Department of Transportation
		MS = Major Street Fund
		PS = Private Sector
		SHPO = State Historic Preservation Office
		USEDA = U.S. Economic Development Administration





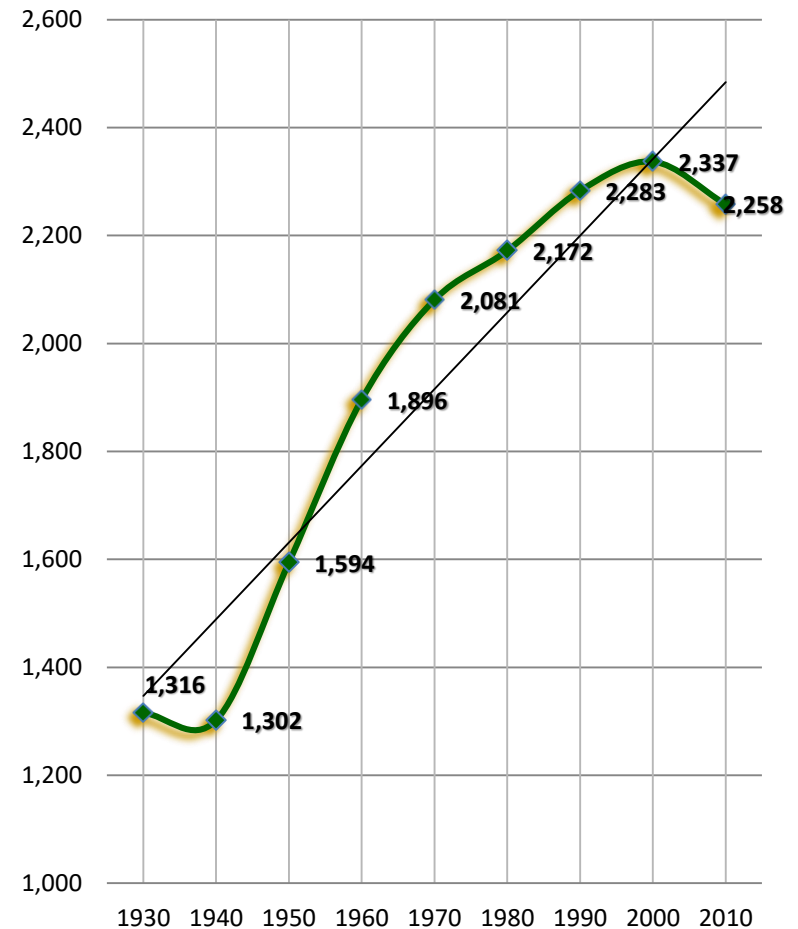
*Wright Street Park*

Appendix A

## **DEMOGRAPHICS**

# Population History

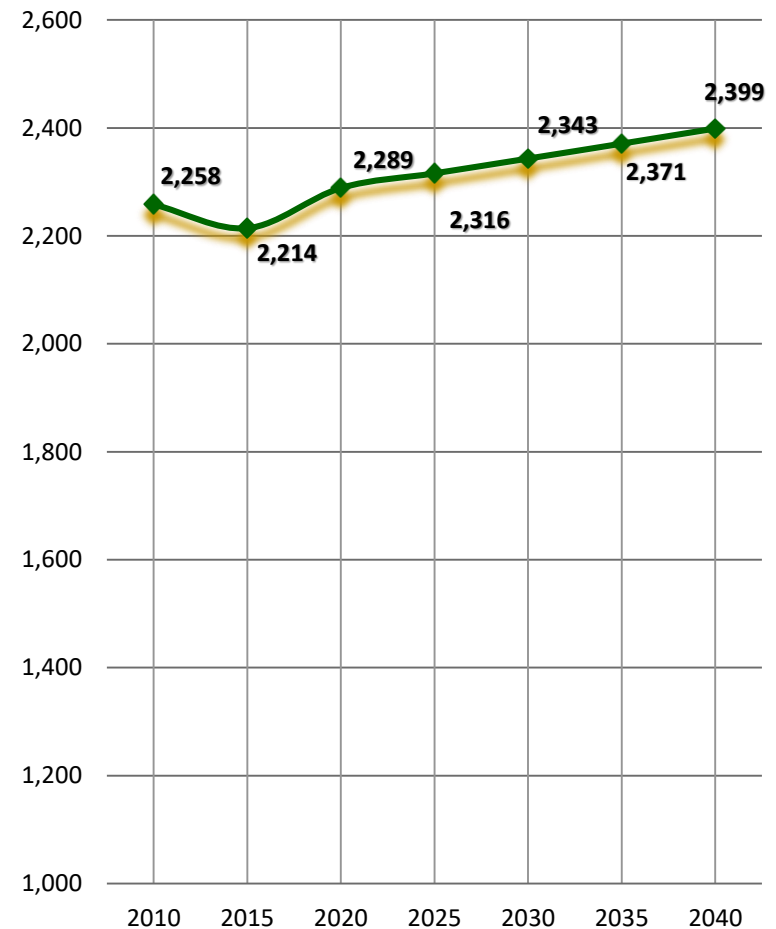
- The population of Jonesville was comprised of 2,258 people in 2010 according to the U.S. Census
- The adjacent figure shows:
  - The 1930s — a -1.1% decrease
  - The 1940s — a 22.4% increase
  - The 1950s — a 18.9% increase
  - The 1960s — a 9.8% increase
  - The 1970s — a 4.4% increase
  - The 1980s — a 5.1% increase
  - The 1990s — a 2.4% increase
  - The 2000s — a -3.4% decrease





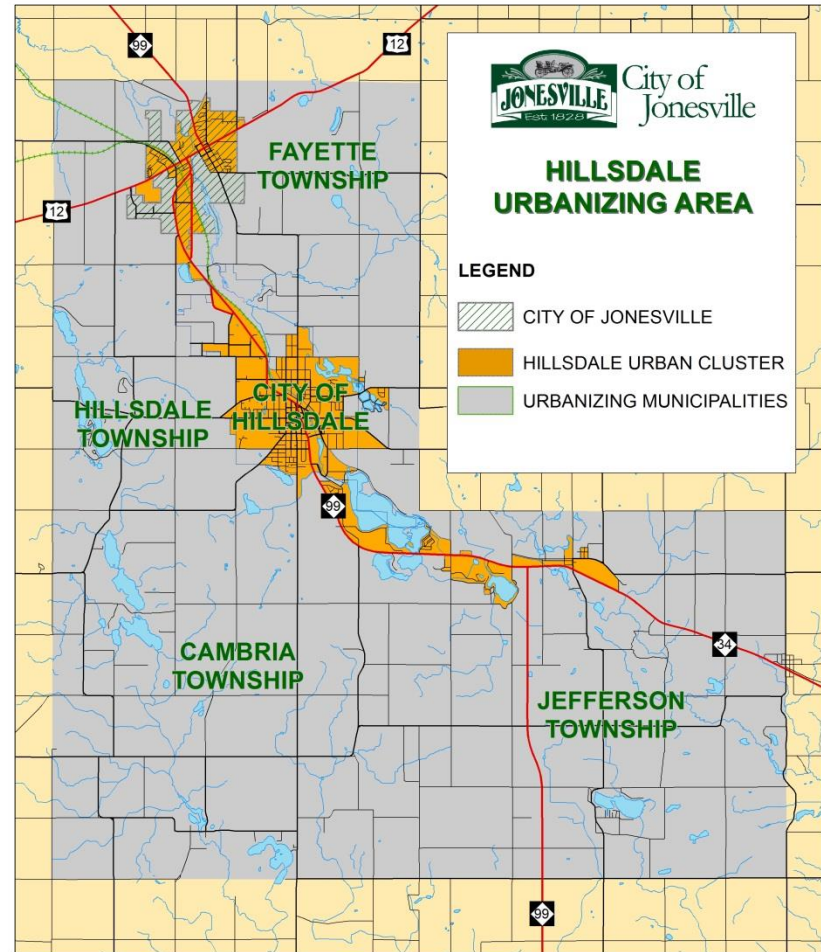
# Population Projections

- The 2015 population of Jonesville was estimated to decrease 1.9% to 2,214, according to the U.S. Census Bureau
- The population is estimated to grow an average of 1.2% every five years through 2040, based upon the City's 1990-2010 annual growth rate of 0.24%
- However, the population is estimated to grow to 2,289 by 2020 due to the construction of 44 dwellings in 2016
- 2,316 by 2025
- 2,343 by 2030
- 2,371 by 2035
- 2,399 by 2040



# City of Jonesville & the Hillsdale Urbanizing Area

- The Hillsdale Urban Cluster—as defined by the U.S. Census Bureau— extends extensively into Jonesville and the City of Hillsdale as wells a portions of the Townships of Fayette, Hillsdale, Jefferson, and Cambria (i.e., the Hillsdale Urbanizing Area)
- The estimated population of the Urbanized Area was 11,301 people in 2015 (i.e., 2011-2015)
- The estimated population of the Hillsdale Urbanizing Area (see above) was 18,786 people in 2015 (i.e., 2011-2015)

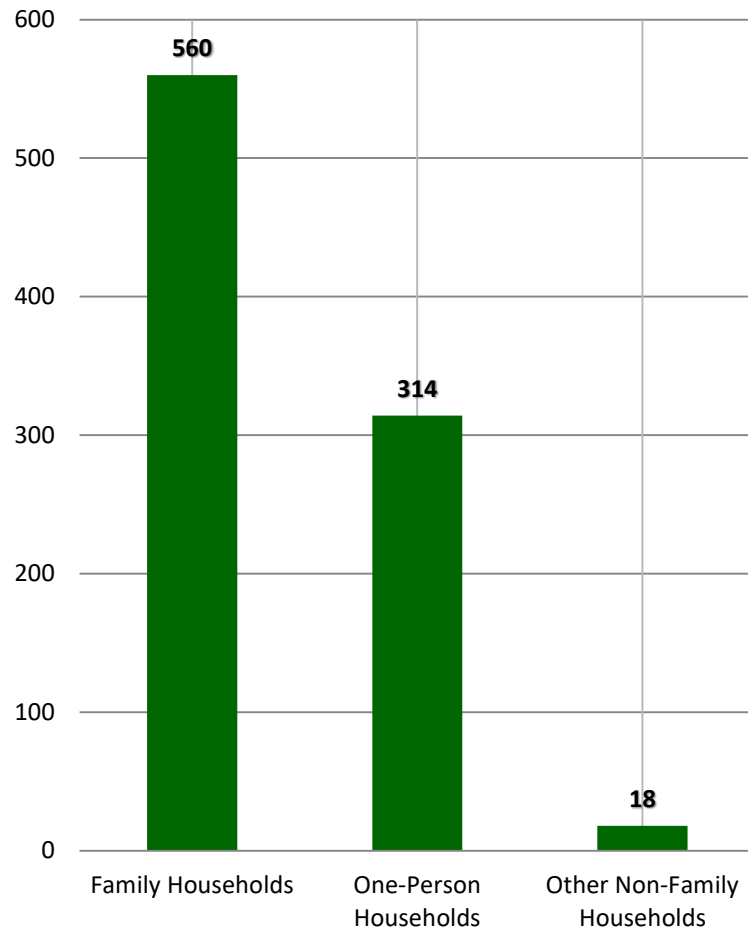


# American Community Survey (ACS)

---

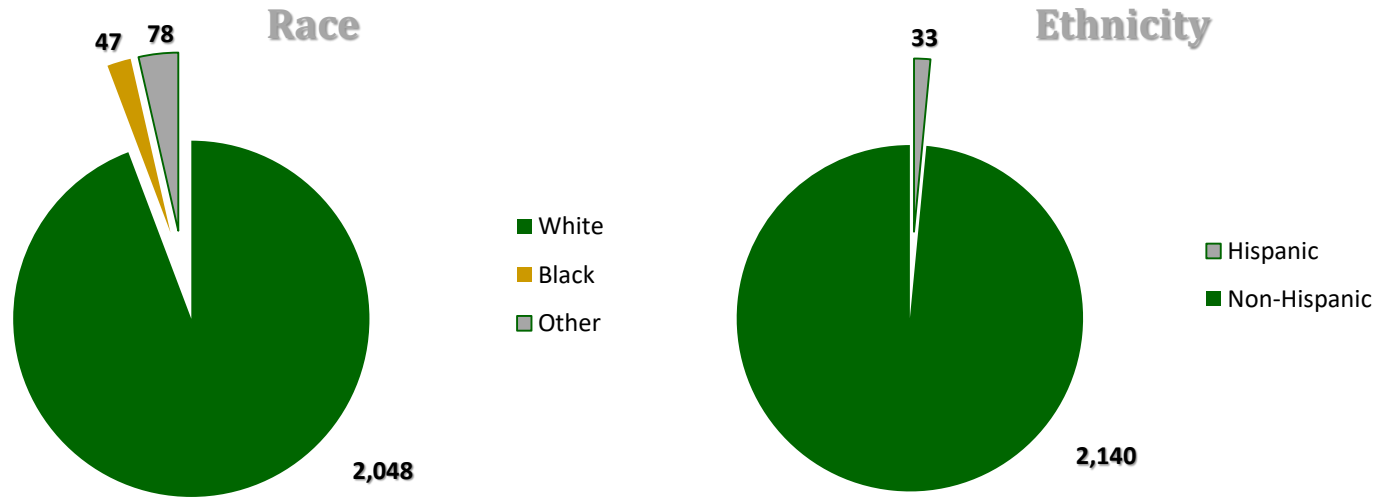
- The use of estimates provided by the U.S. Census Bureau's American Community Survey (ACS) provides more up-to-date demographics
- Although the ACS produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.
- Jurisdictions the size of Jonesville (i.e., with populations <20,000) are provided five-year average estimates on a regular basis
- The reporting period available at the time this plan appendix was developed is 2011-2015

# Households & Families: 2011-2015



- Jonesville had an estimated 2,173 residents in 2015
- An estimated 2,034 of those residents lived in an estimated 892 households
  - Families comprised an estimated 62.8% of those households
  - An estimated 35.2% of households were comprised of a single person
  - Other non-family households comprised the remaining estimated 2.0% of households
  - The estimated average household and family size was 2.28 people and 2.97 people, respectively (please see the ACS note)
- An estimated 139 of those residents lived in group quarters (e.g., nursing homes, group homes, etc.), 6.4% of the population

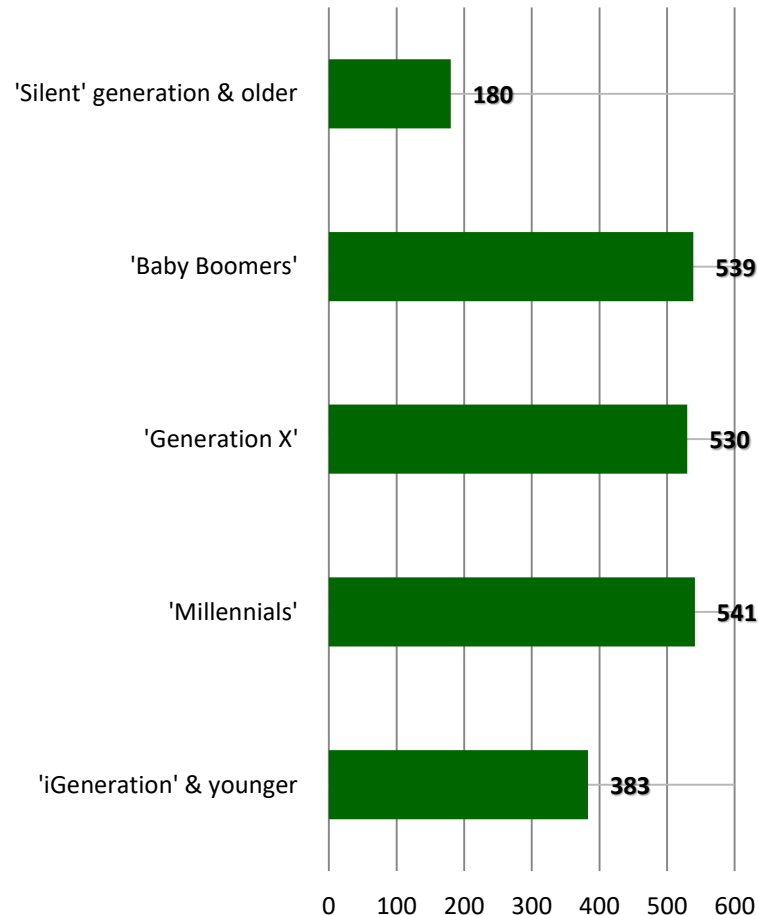
# Race & Ethnicity: 2011-2015



The population of Jonesville was homogenous in 2015, but racial and ethnic minorities comprised portions of its 2,173 residents

- An estimated 94.2% of Jonesville's population was white, 2.2% was Black, and 3.6% were members of some other race
- An estimated 1.5% of Jonesville's residents considered themselves Hispanic or Latino/Latina

# Generations & Gender: 2011-2015



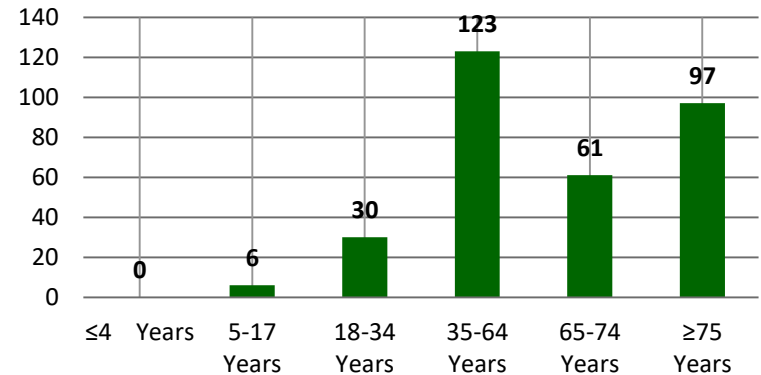
- The estimated median age of Jonesville's 2,173 residents was 42.0 years in 2015
- The adjacent figure illustrates the generations to which those residents belonged in 2015:
  - The 'Silent' and older generations (i.e., people  $\geq 75$  years old) — 8.3%
  - 'The Baby Boomers' generation (i.e., people 55-74 years old) — 24.8%
  - The 'Generation X' generation (i.e., people 35-54 years old) — 24.4%
  - The 'Millennials' generation (i.e., people 15-34 years old) — 24.9%
  - The 'iGeneration' & younger generations (i.e., people  $\leq 14$  years old) — 17.6%
- Finally, it is estimated that females comprised 52.7% of Jonesville's population in 2015

# Disabilities: 2011-2015

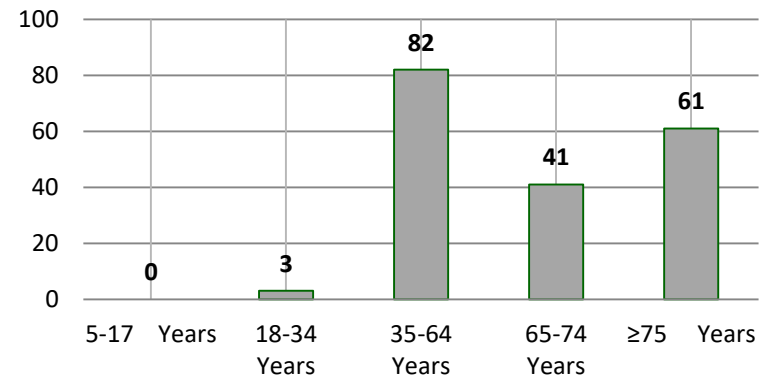
Disabled residents were a significant component of Jonesville's estimated 2,047 noninstitutionalized civilian residents in 2015

- An estimated 15.5% of those residents (i.e., 317) were disabled in some way (i.e., hearing, vision, cognitive, ambulatory, self-care, or independent living ) and 9.5% (i.e., 187) had an ambulatory disability
- ≤4 years old
  - Disabled in some way — 0.0%
- 5-17 years old
  - Disabled in some way — 1.5%
  - Had an ambulatory disability — 0.0%
- 18-64 years old
  - Disabled in some way — 13.4%
  - Had an ambulatory disability — 7.4%
- ≥65 years old
  - Disabled in some way — 36.2%
  - Had an ambulatory disability — 23.4%

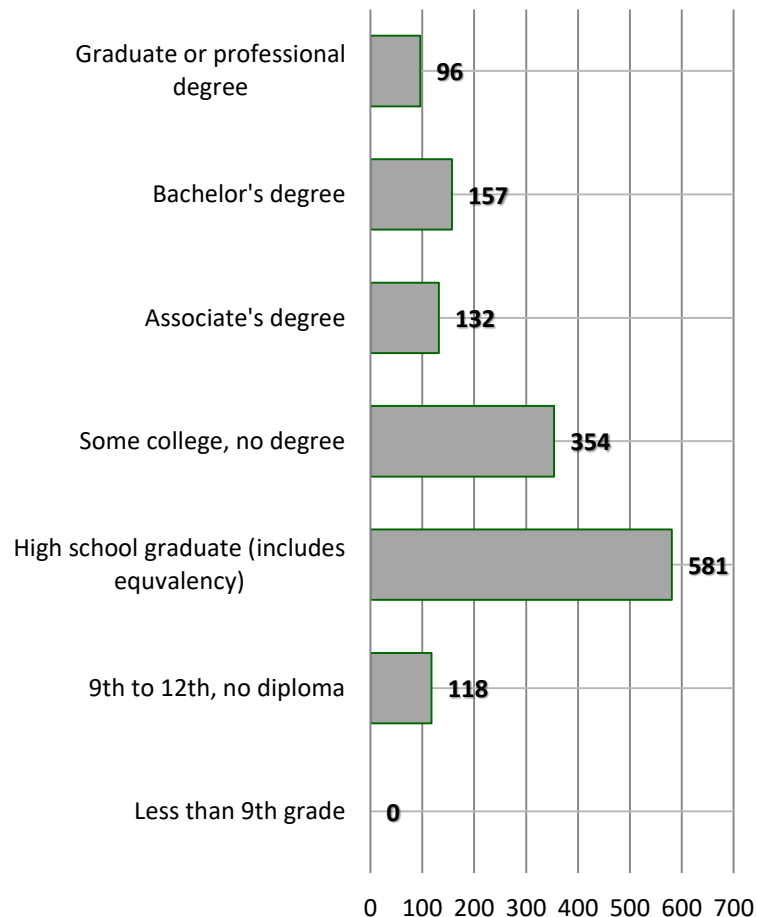
**Some Type of Disability**



**Ambulatory Disability**



# Educational Attainment: 2011-2015

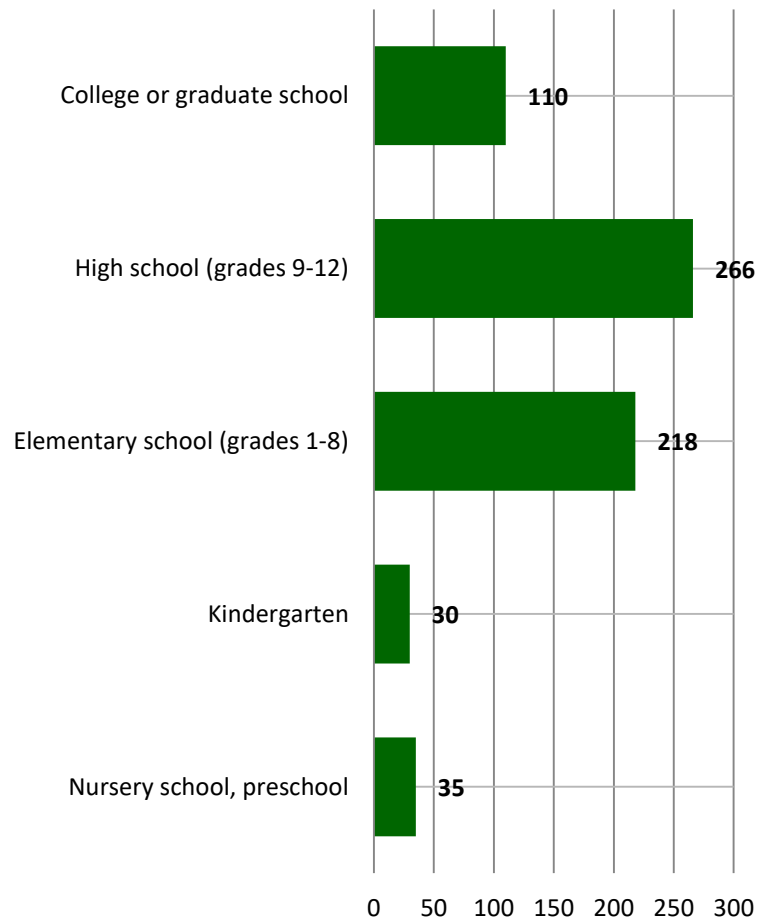


The estimated educational attainment of the 1,438 Jonesville residents 25 years old or older in 2015 was as follows:

- Less than a 9<sup>th</sup> grade education — 0.0%
- 9<sup>th</sup> to 12<sup>th</sup>, grade education, no diploma — 8.2%
- High school graduate (includes equivalency) — 40.4%
- Some college education, no degree — 24.6%
- Associate's degree — 9.2%
- Bachelor's degree — 10.9%
- Graduate or professional degree — 6.7%



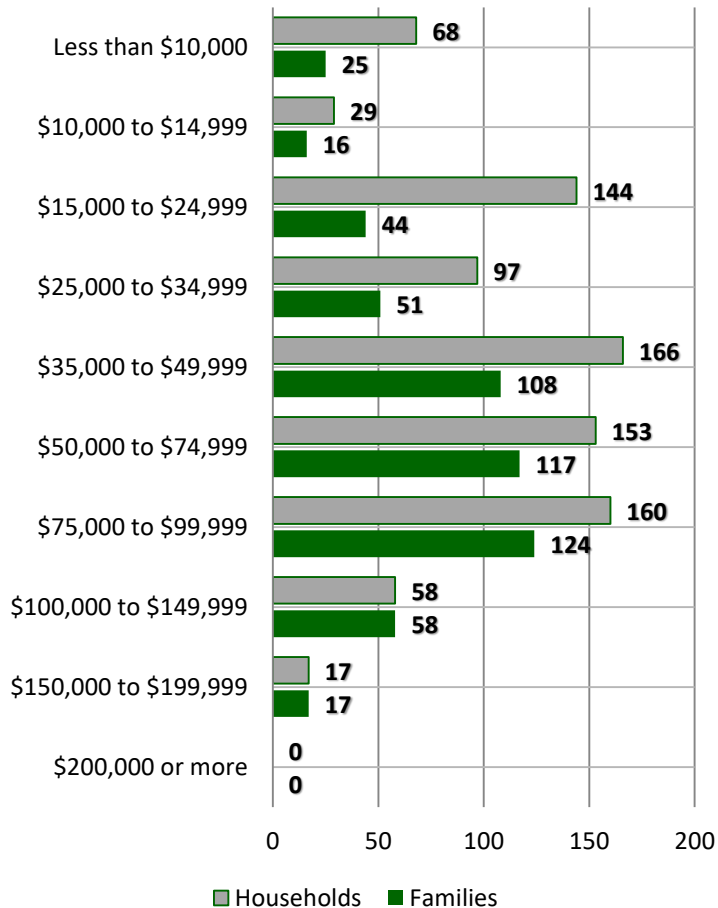
# School Enrollment: 2011-2015



The enrollment of the estimated 659 Jonesville residents 3 years old and older and attending school in 2015 was as follows:

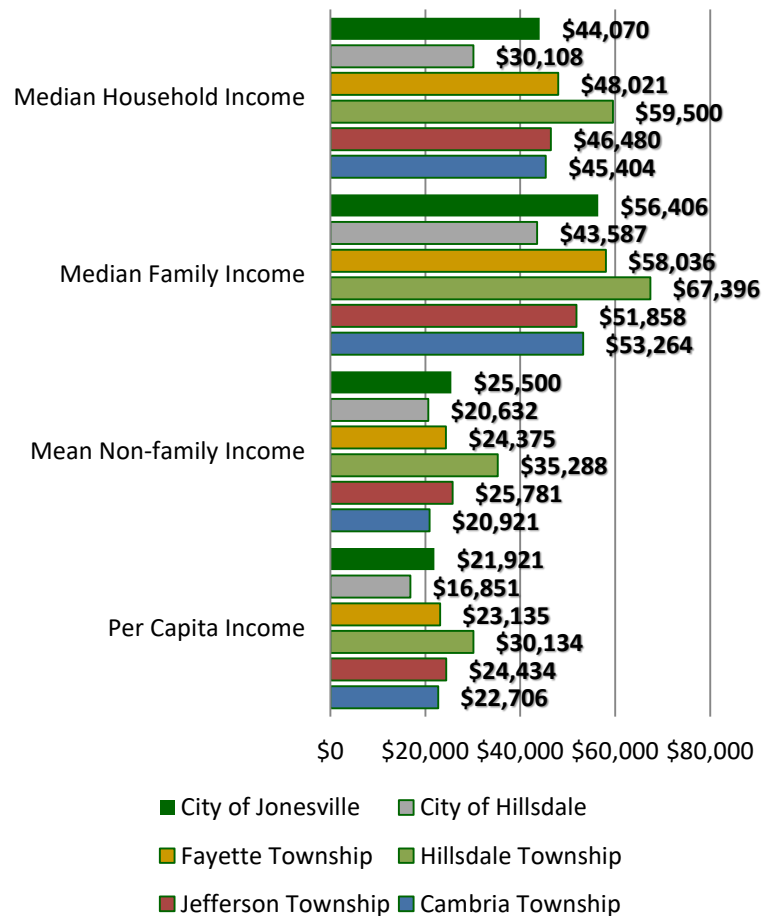
- Nursery school, preschool — 5.3%
- Kindergarten — 4.6%
- Elementary school (grades 1-8) — 33.1%
- High school (grades 9-12) — 40.4%
- College or graduate school — 16.7%

# Household Income: 2011-2015



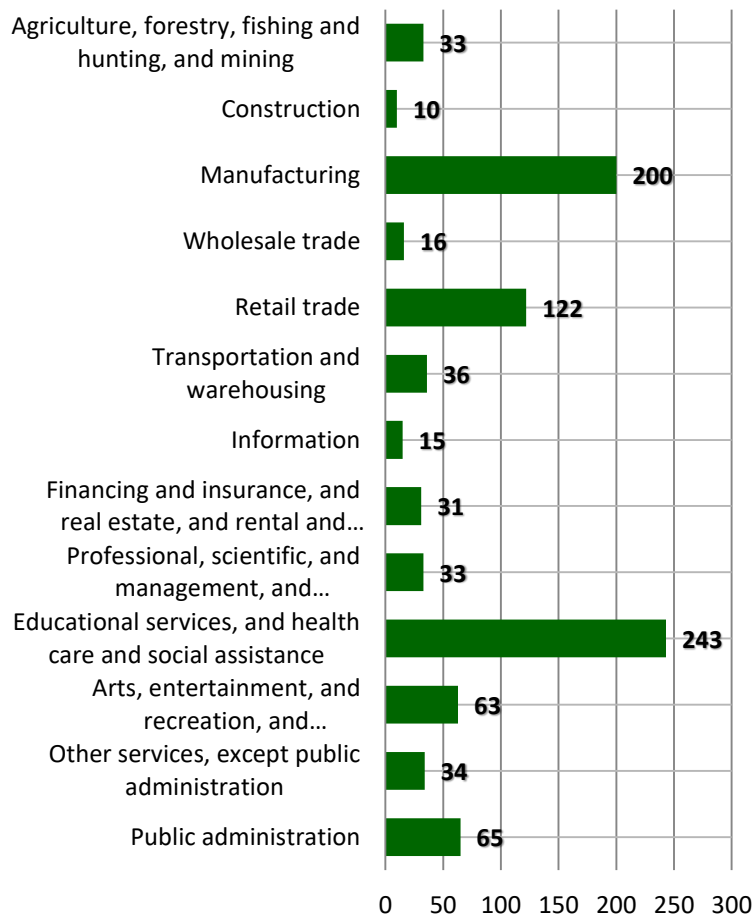
- There were an estimated 892 households and 560 families in Jonesville in 2015
- Households with an income of:
  - \$100,000 or more comprised an estimated 8.4% of City households
  - \$50,000-\$99,999 comprised an estimated 35.1% of Jonesville households
  - \$25,000-\$49,999 comprised an estimated 29.5% of City households
  - \$24,999 or less comprised an estimated 27.0% of Jonesville households
- Families with and income of:
  - \$100,000 or more comprised an estimated 13.4% of City households
  - \$50,000-\$99,999 comprised an estimated 43.0% of Jonesville households
  - \$25,000-\$49,999 comprised an estimated 28.4% of City households
  - \$24,999 or less comprised an estimated 15.2% of Jonesville households

# Hillsdale Urbanizing Area Comparative Income



- Jonesville's estimated 2015 median household income was higher than the City of Hillsdale, but lower than the other Hillsdale Urbanizing Area townships
- Jonesville's estimated 2015 median family income was higher than the City of Hillsdale and Jefferson and Cambria Townships, but lower than the other Hillsdale Urbanizing Area townships
- Jonesville's estimated 2015 median non-family income is higher than the City of Hillsdale and Fayette and Cambria Townships, but lower than the other Hillsdale Urbanizing Area townships
- Jonesville's estimated 2015 per capita income was higher than the City of Hillsdale and Cambria Township, but lower than the other Hillsdale Urbanizing Area townships

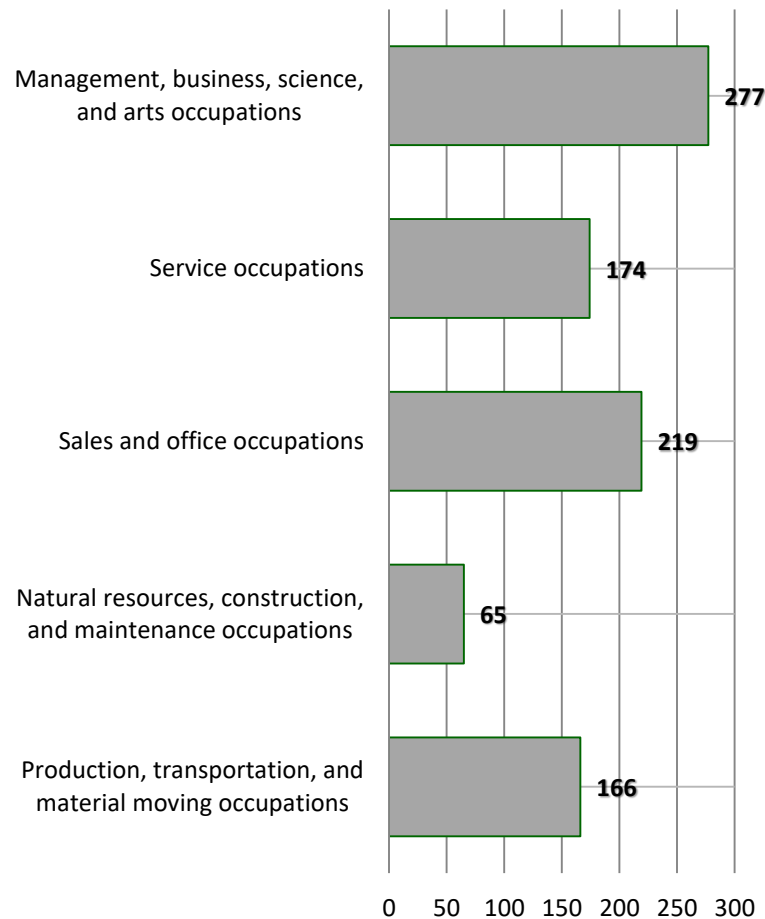
# Employment by Industry: 2011-2015



The employment by industry of the estimated 901 civilian employees 16 years old or older and living in Jonesville in 2015 was:

- Agriculture, forestry, fishing and hunting, and mining — 3.7%
- Construction — 1.1%
- Manufacturing — 22.2%
- Wholesale trade — 1.8%
- Retail trade — 13.5%
- Transportation and warehousing — 4.0%
- Information — 1.7%
- Financing and insurance, and real estate, and rental and leasing — 3.4%
- Professional, scientific, and management, and administrative and waste management services — 3.7%
- Educational services, and health care and social assistance — 27.0%
- Arts, entertainment, and recreation, and accommodation and food services — 7.0%
- Other services, except public administration — 3.8%
- Public administration — 7.2%

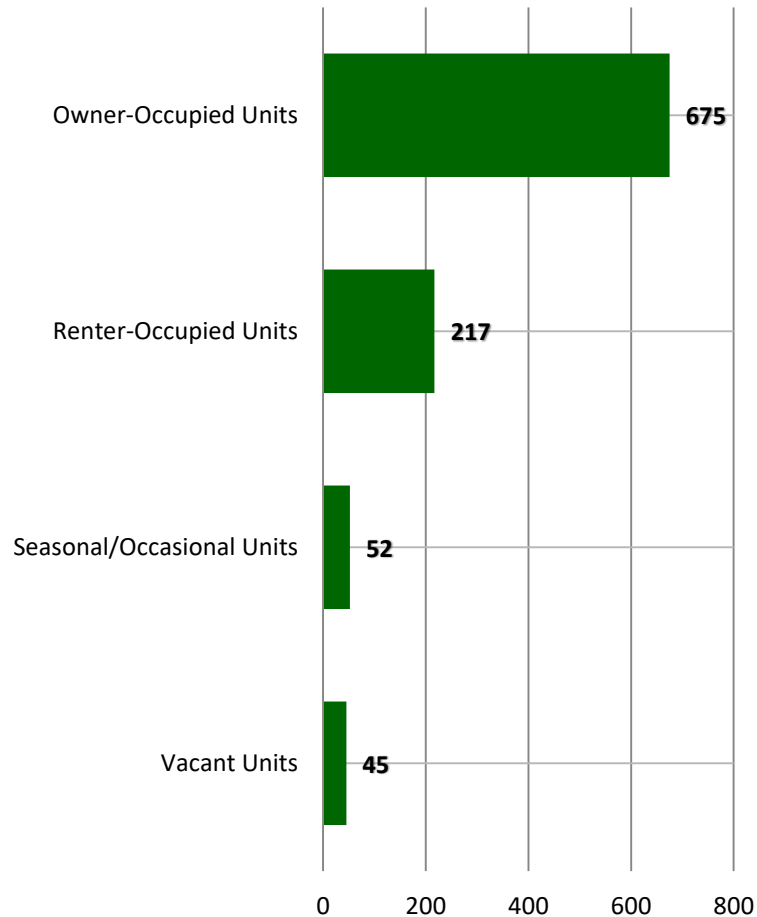
# Employment by Occupation: 2011-2015



The employment by occupation of the estimated 901 civilian employees 16 years old or older and living in Jonesville in 2015:

- Management, business, science, and arts occupations — 30.7%
- Service occupations — 19.3%
- Sales and office occupations 24.3%
- Natural resources, construction, and maintenance occupations — 7.2%
- Production, transportation, and material moving occupations — 18.4%

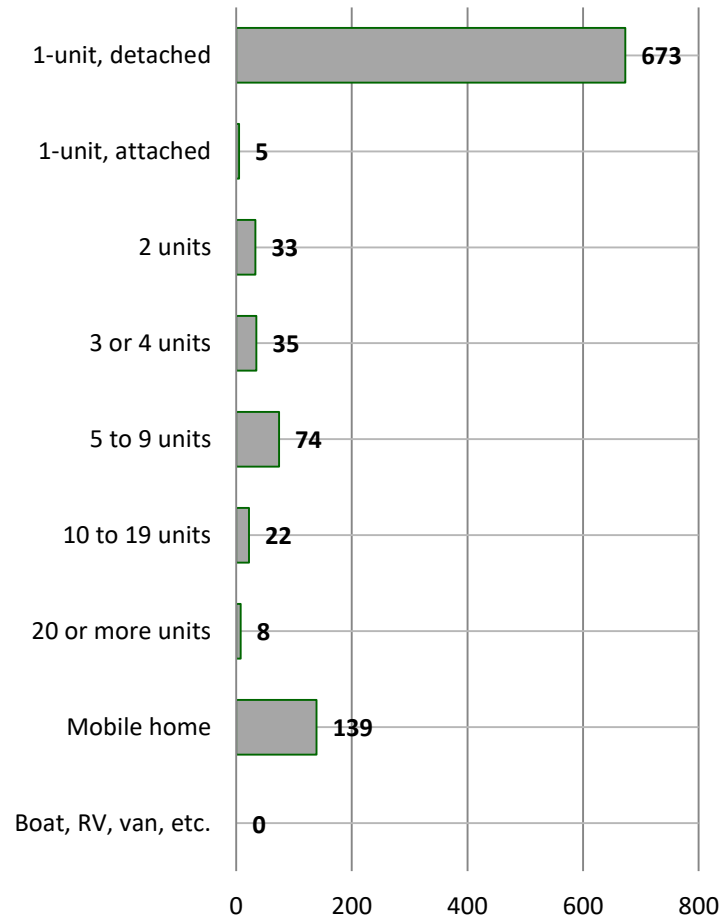
# Dwellings & Vacancy Rates: 2011-2015



Jonesville had an estimated 989 dwelling units in 2015:

- An estimated 90.2% of those dwellings were occupied
  - Owner-occupied — 68.3%
  - Renter-occupied — 21.9%
- An estimated 9.8% of those dwellings were vacant
  - For sale — 1.4%
  - Sold, but vacant — 0.0%
  - For rent — 3.1%
  - Used seasonally/occasionally — 5.3%
  - Used to house migrant workers — 0.0%
  - Otherwise vacant — 0.0%

# Housing Types: 2011-2015



Jonesville had an estimated 989 dwelling units in 2015

- An estimated 68.5% of dwellings were single units
  - An estimated 68.0% of dwellings were detached single units
  - An estimated 0.5% of dwellings were attached single units
- An estimated 17.3% of dwellings were in multi-unit buildings
  - An estimated 3.3% of dwellings were in duplexes
  - An estimated 3.5% of dwellings were in 3-4 unit buildings
  - An estimated 7.5% of dwellings were in 5-9 unit buildings
  - An estimated 2.2% of dwellings were in 10-19 unit buildings
  - An estimated 0.8% of dwellings were in 20 or more unit buildings
- An estimated 14.1% of dwellings were mobile homes

# Housing Costs: 2011-2015

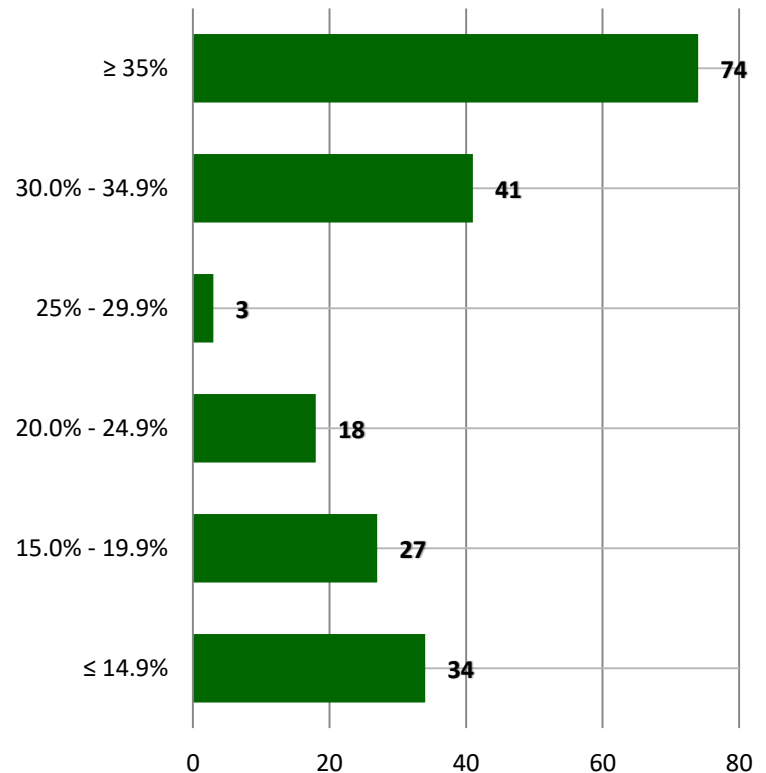
Jonesville had an estimated 197 renter-occupied households in 2015 for which gross rent as a percentage of household income was determined:

- An estimated 58.4% of those households who rent spent  $\geq 30\%$  of household income on rent
  - An estimated 37.6% of rental households spent  $\geq 35\%$  of household income on rent
  - An estimated 20.8% of rental households spent 30.0% - 34.9% of household income on rent
- The estimated median monthly rent paid by the 197 rental households for which rent was charged was \$588.00 in 2015

Jonesville had an estimated 675 owner-occupied households in 2015:

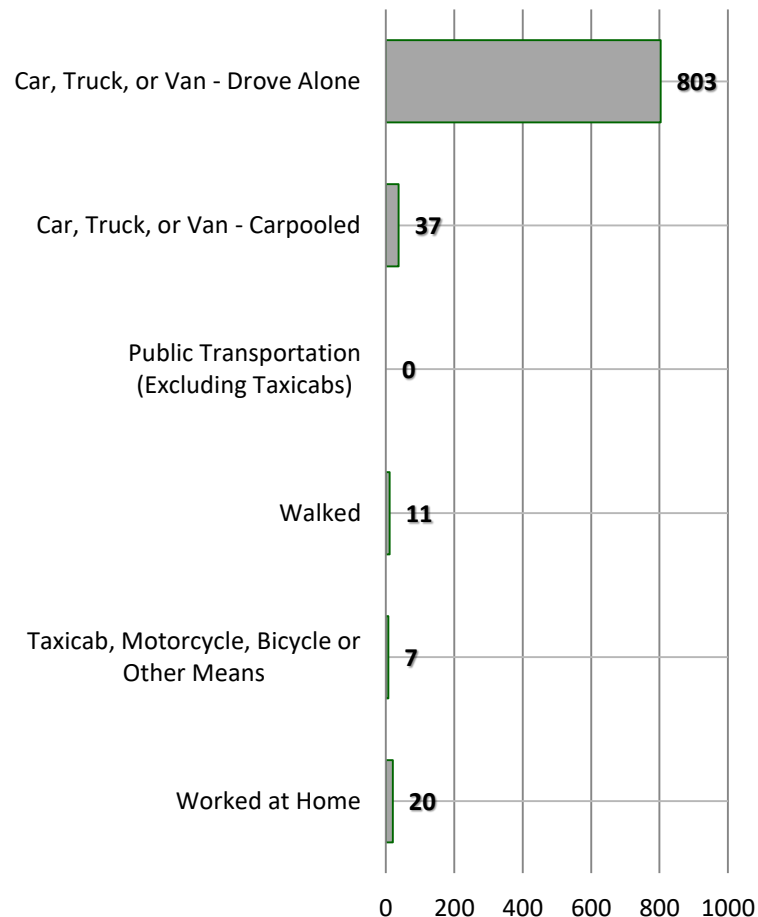
- Of the estimated 358 owner-occupied households in 2015 with a mortgage:
  - The median monthly owner cost was \$950.00
  - An estimated 20.7% of those households spent  $\geq 30\%$  of household income on housing
- Of the estimated 317 owner-occupied households in 2015 without a mortgage
  - The median monthly owner cost was \$ 417.00
  - An estimated 16.4% of those households spent  $\geq 30\%$  of household income on housing

## Gross Rent as a Percentage of Household Income





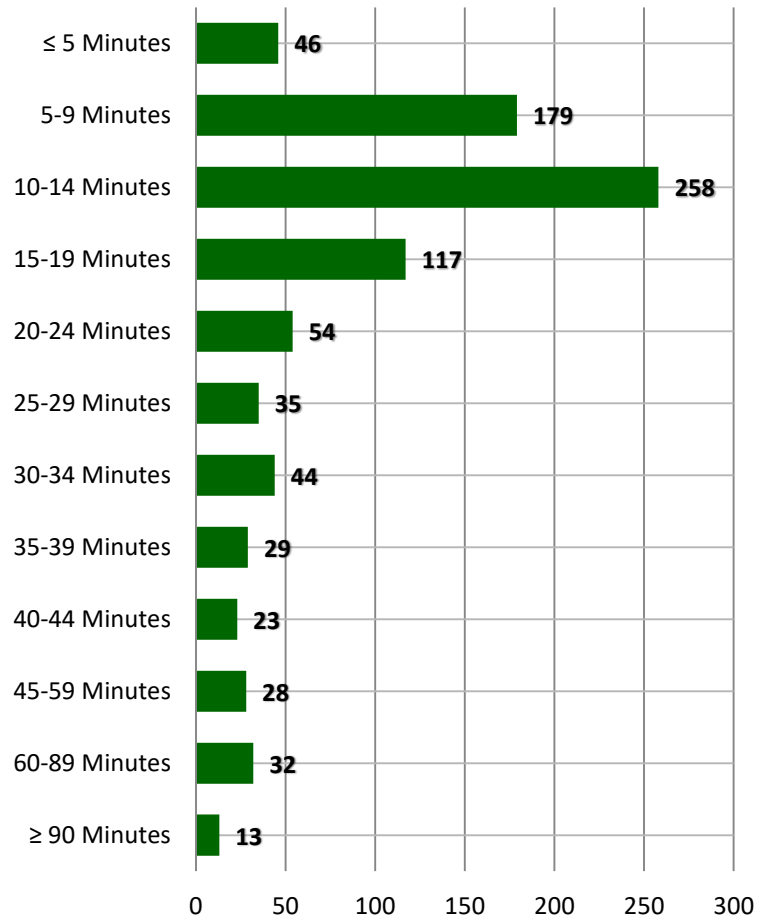
# Means of Travel to Work: 2011-2015



Jonesville had 878 residents, 16 years or older, for whom travel to work data was estimated in 2015

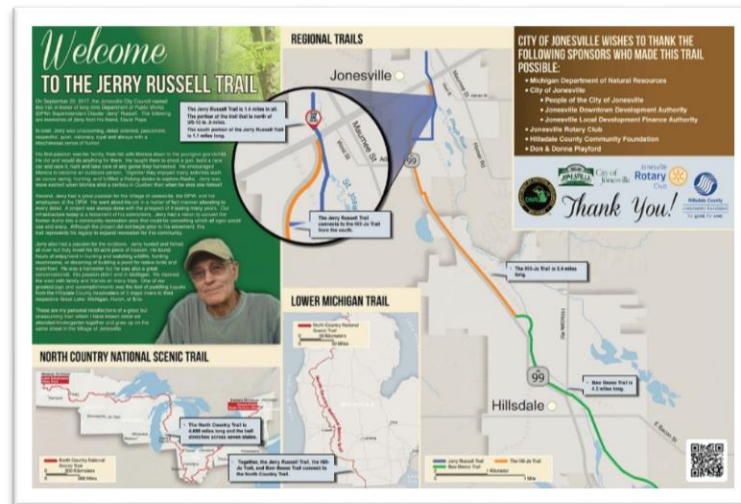
- An estimated 2.3% of people worked at home
- An estimated 97.7% of people (i.e., 858) commuted to work. Of those commuters:
  - An estimated 93.6% drove alone in a car, truck or van
  - An estimated 4.3% carpooled in a car, truck or van
  - An estimated 0.0% took public transportation (excluding taxicabs)
  - An estimated 1.3% walked
  - An estimated 0.8% took a taxicab, bicycle, or other means

# Travel Time to Work: 2011-2015



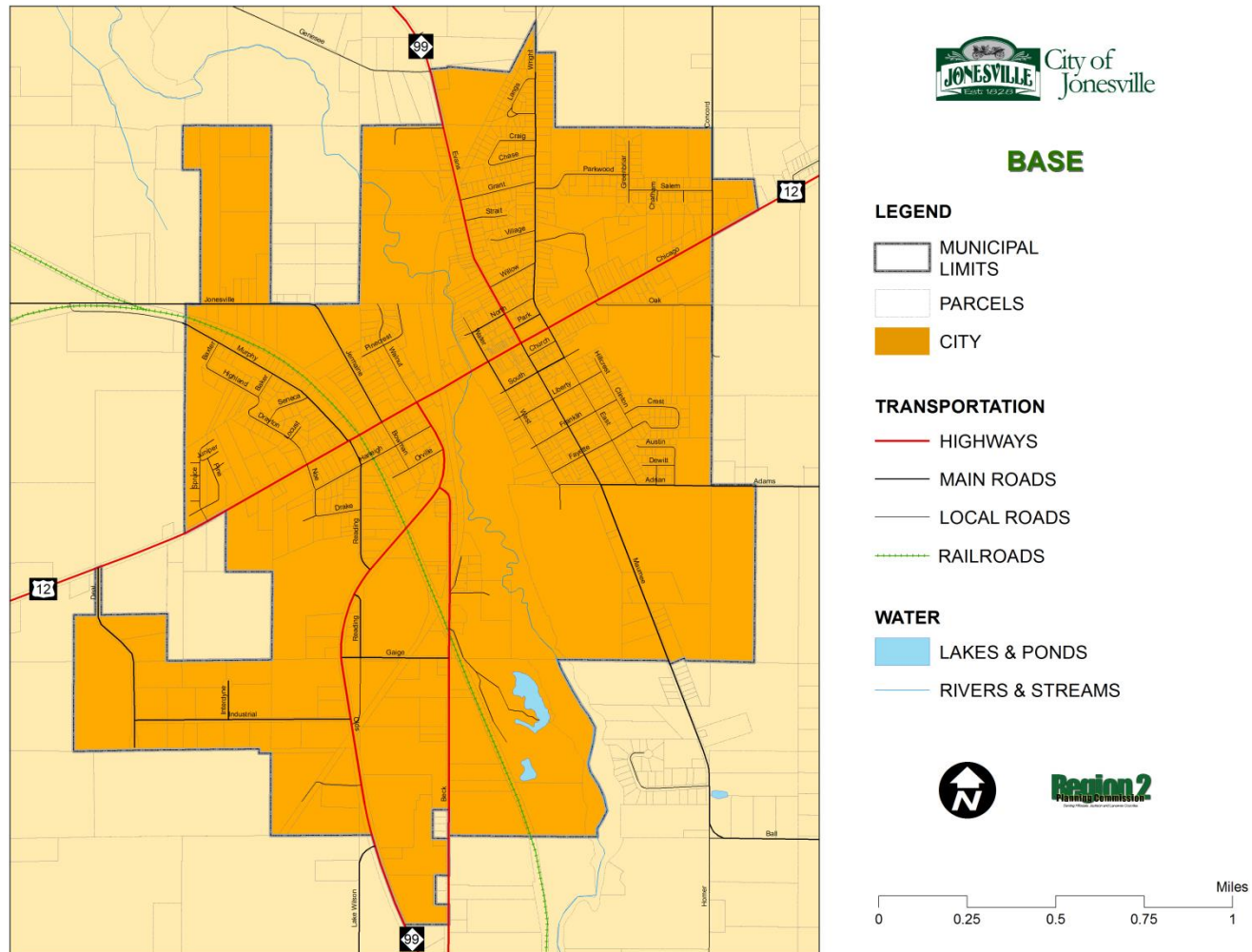
Jonesville had 858 commuters for whom travel to work data was estimated in 2015

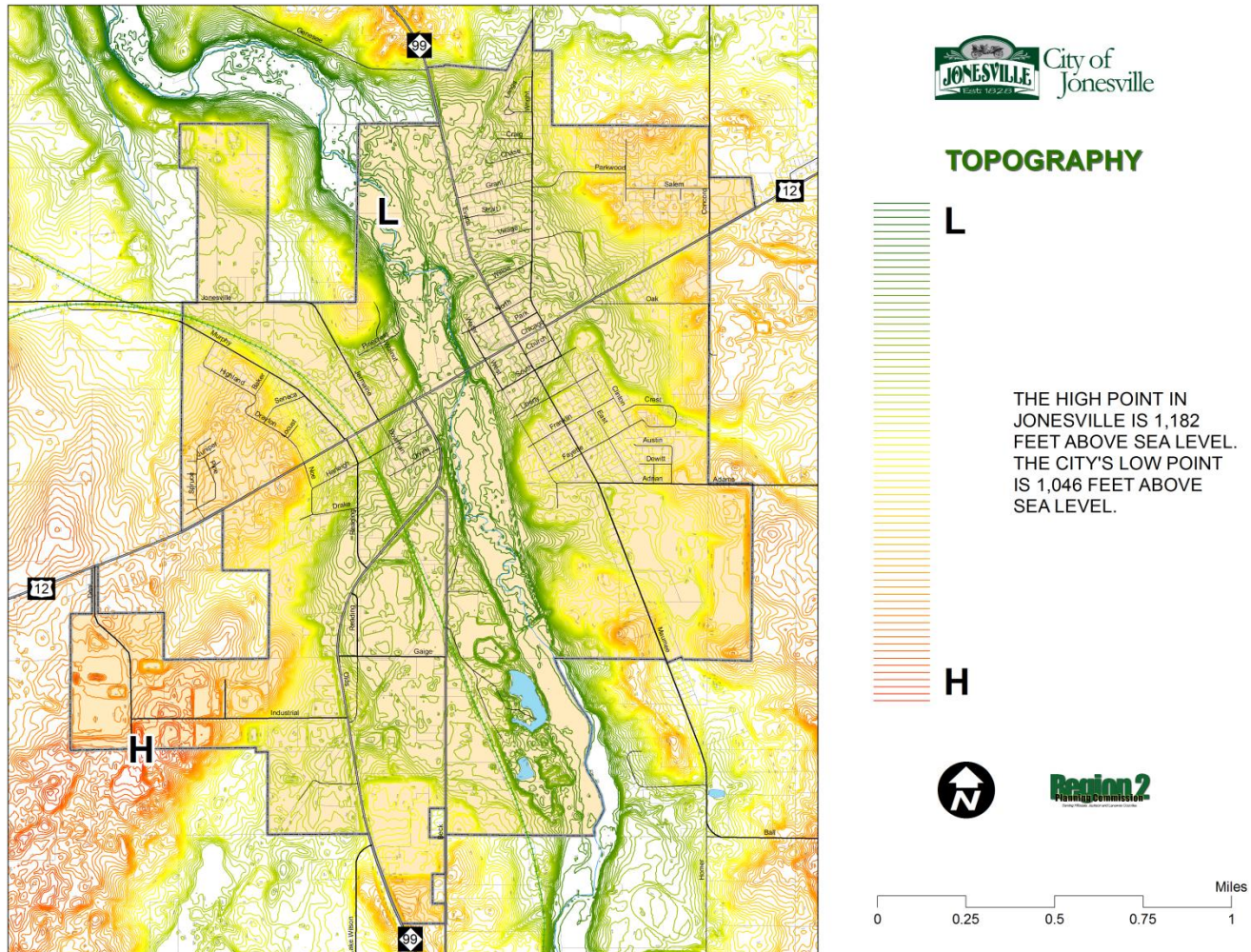
- An estimated 5.4% had a commute of 5 minutes or less
- An estimated 20.9% had a commute of 5-9 minutes
- An estimated 30.1% had a commute of 10-14 minutes
- An estimated 24.0% had a commute of 15-29 minutes
- An estimated 8.5% had a commute of 30-59 minutes
- An estimated 9.7% had a commute of 60-89 minutes
- An estimated 1.5% had a commute 90 minutes or more



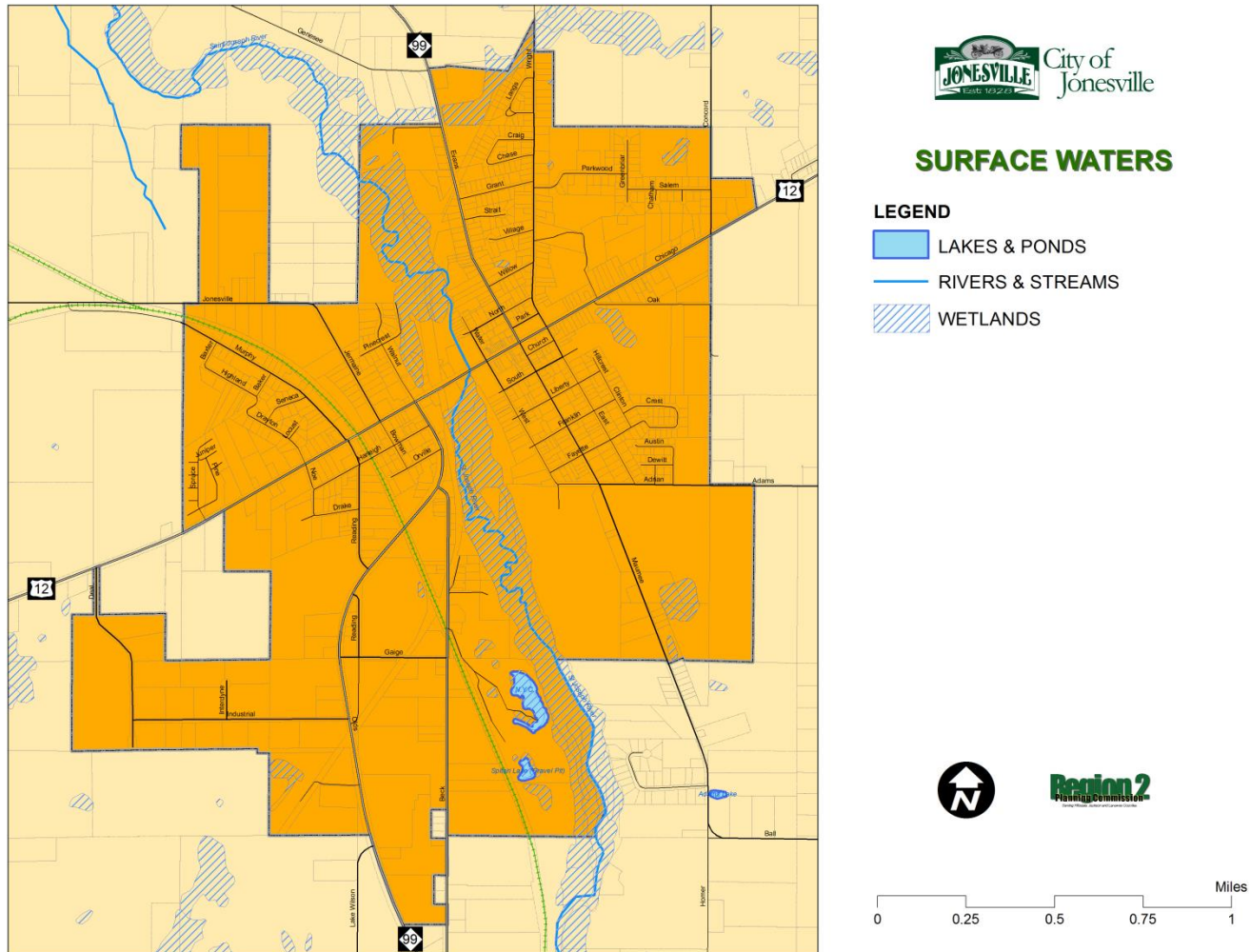
Jerry Russell Trail Signage

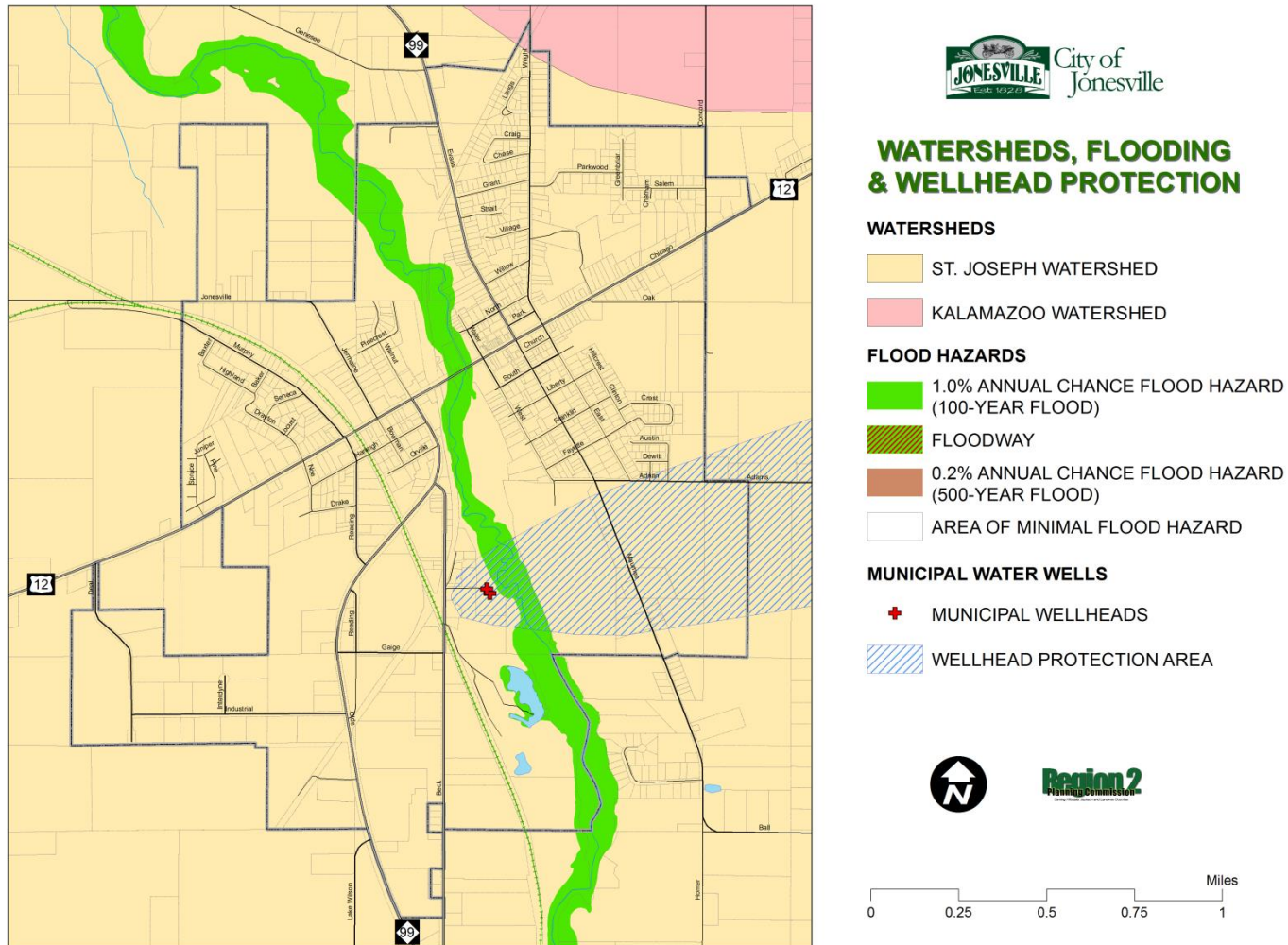
## APPENDIX B MAPPING

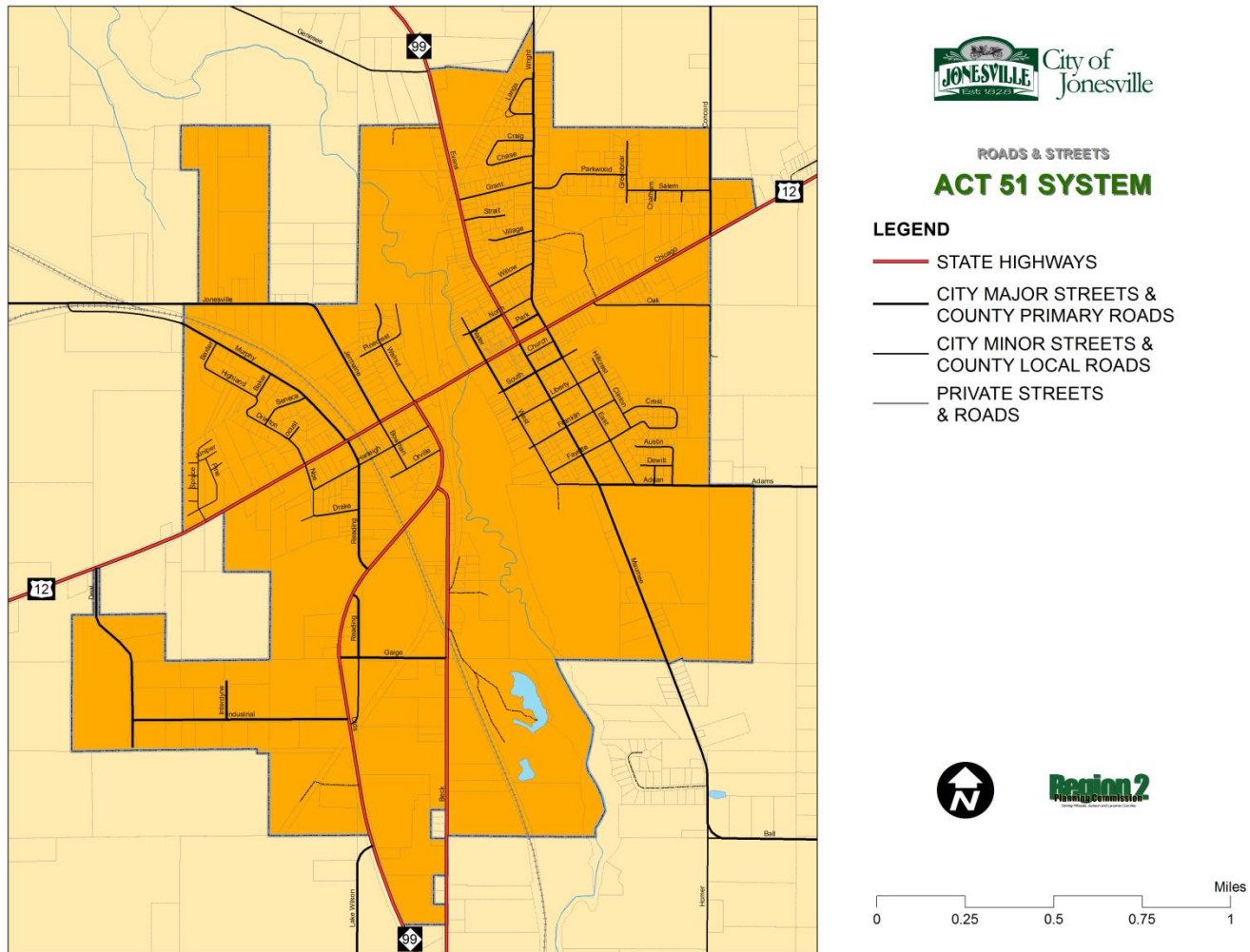




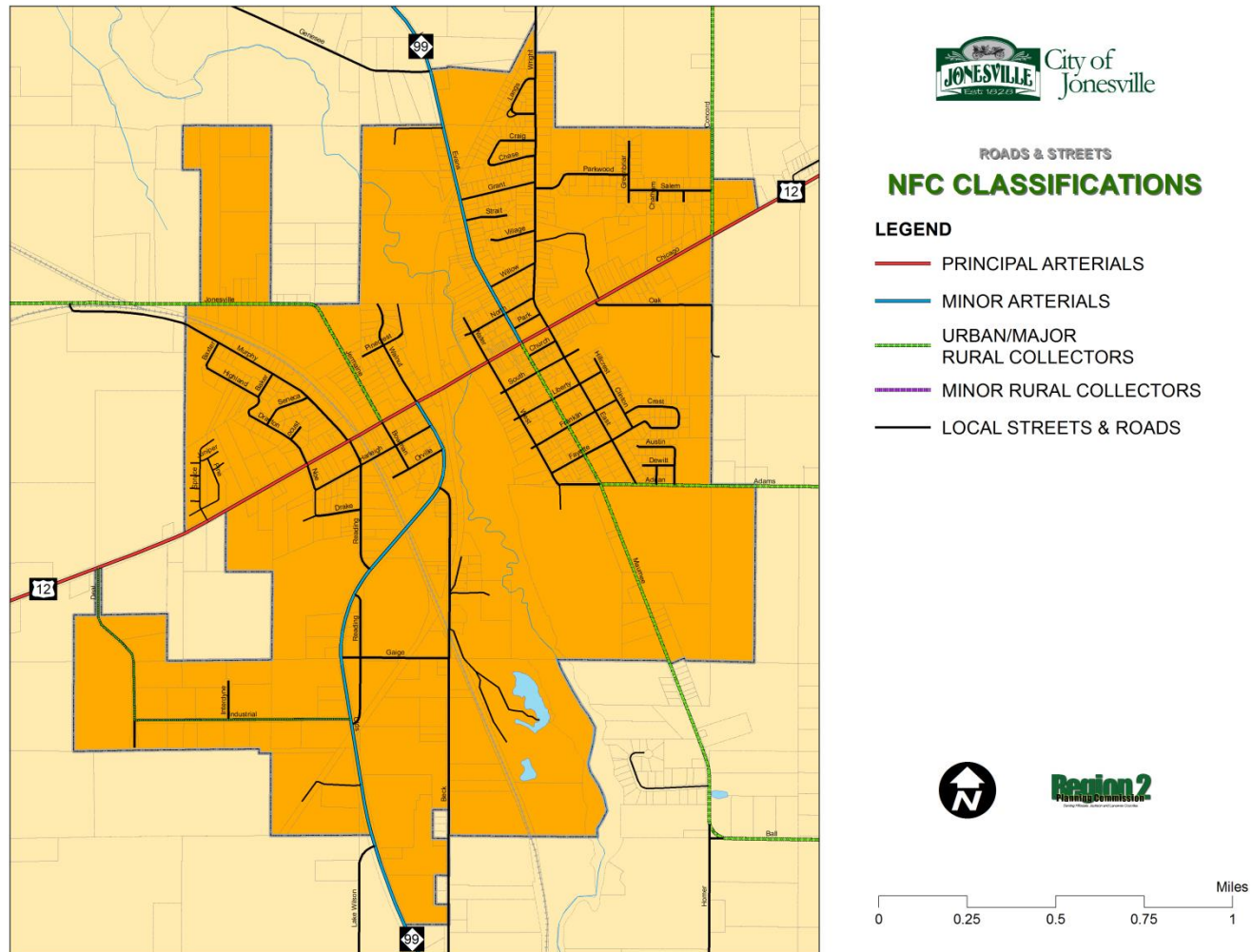


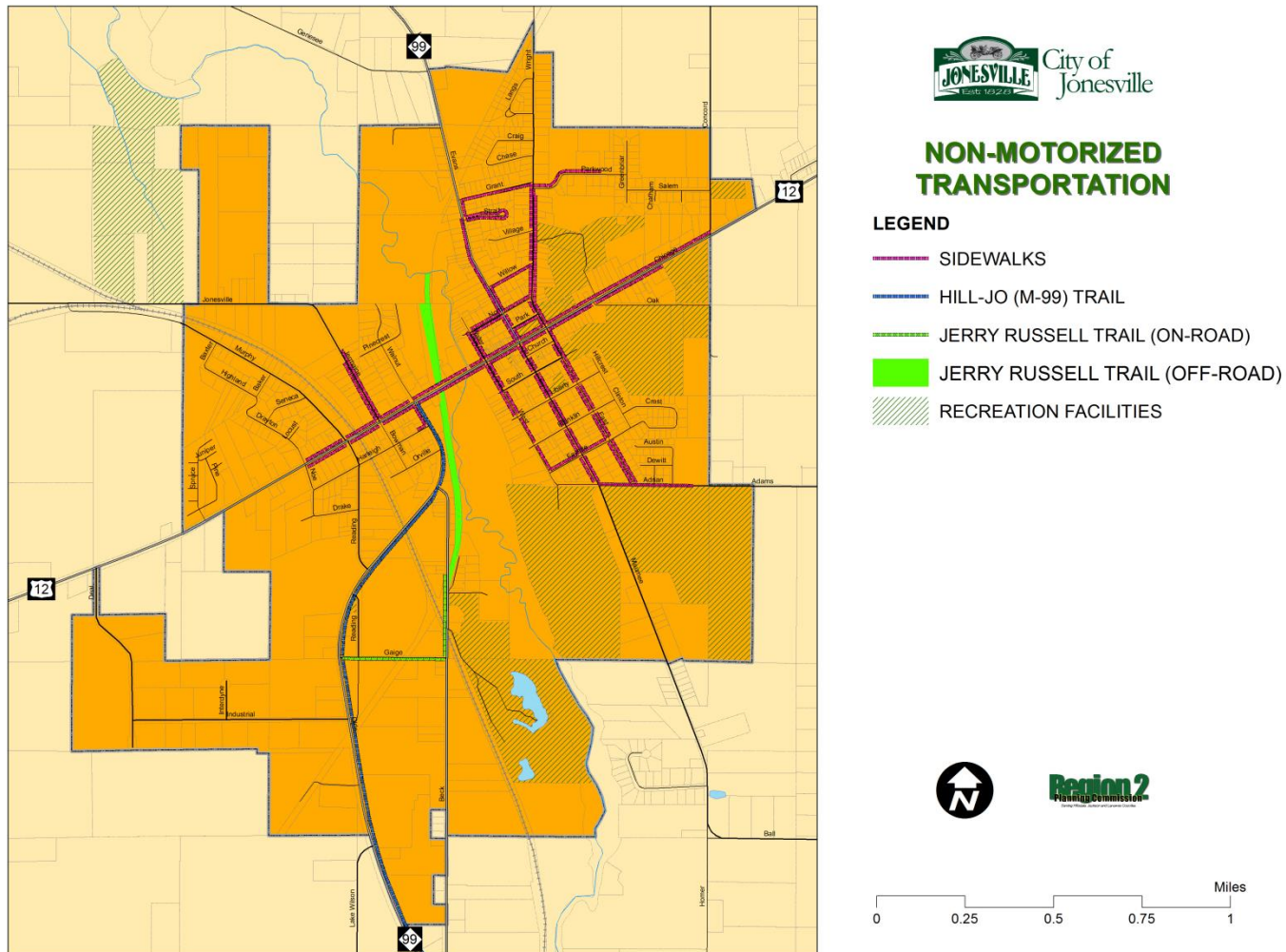


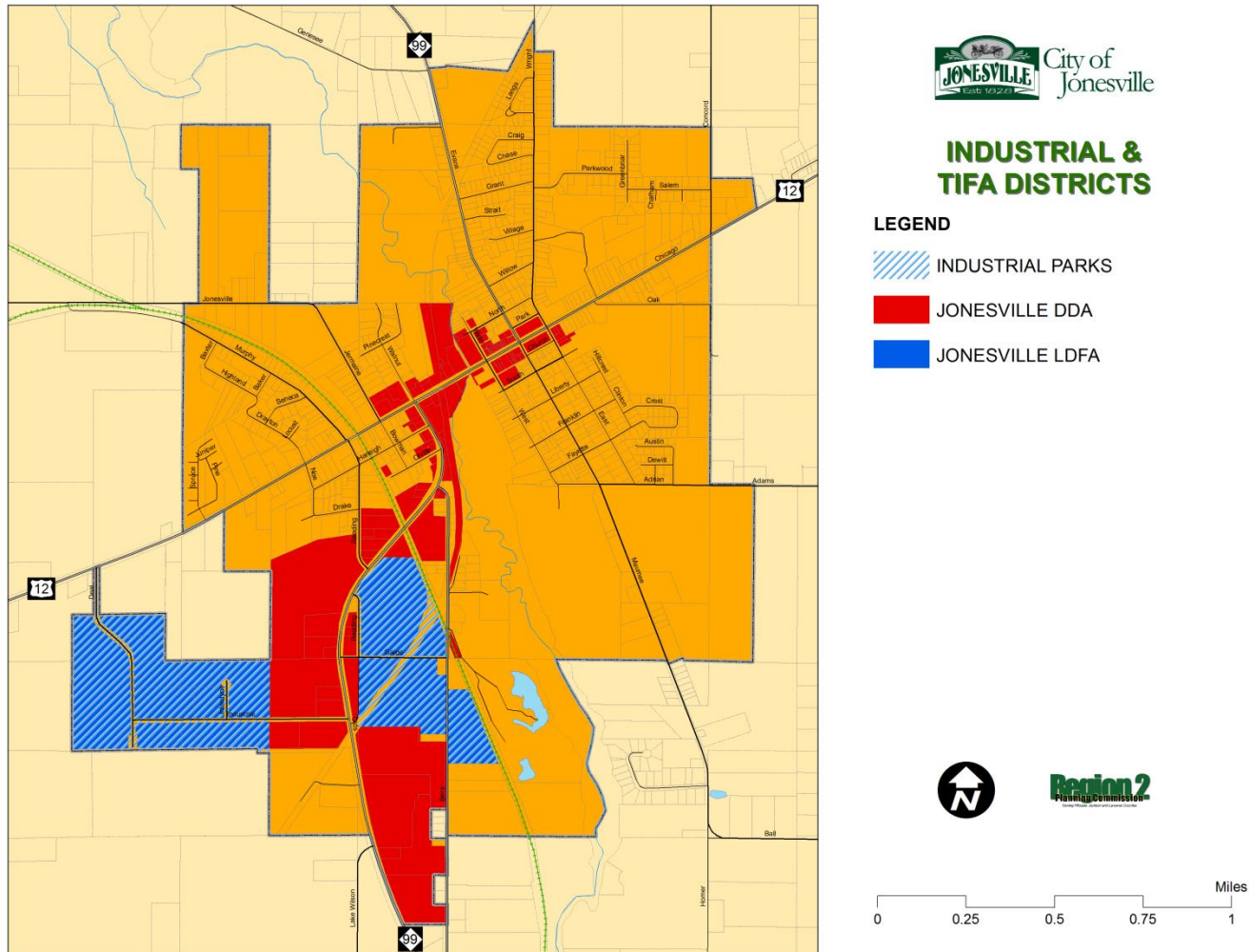


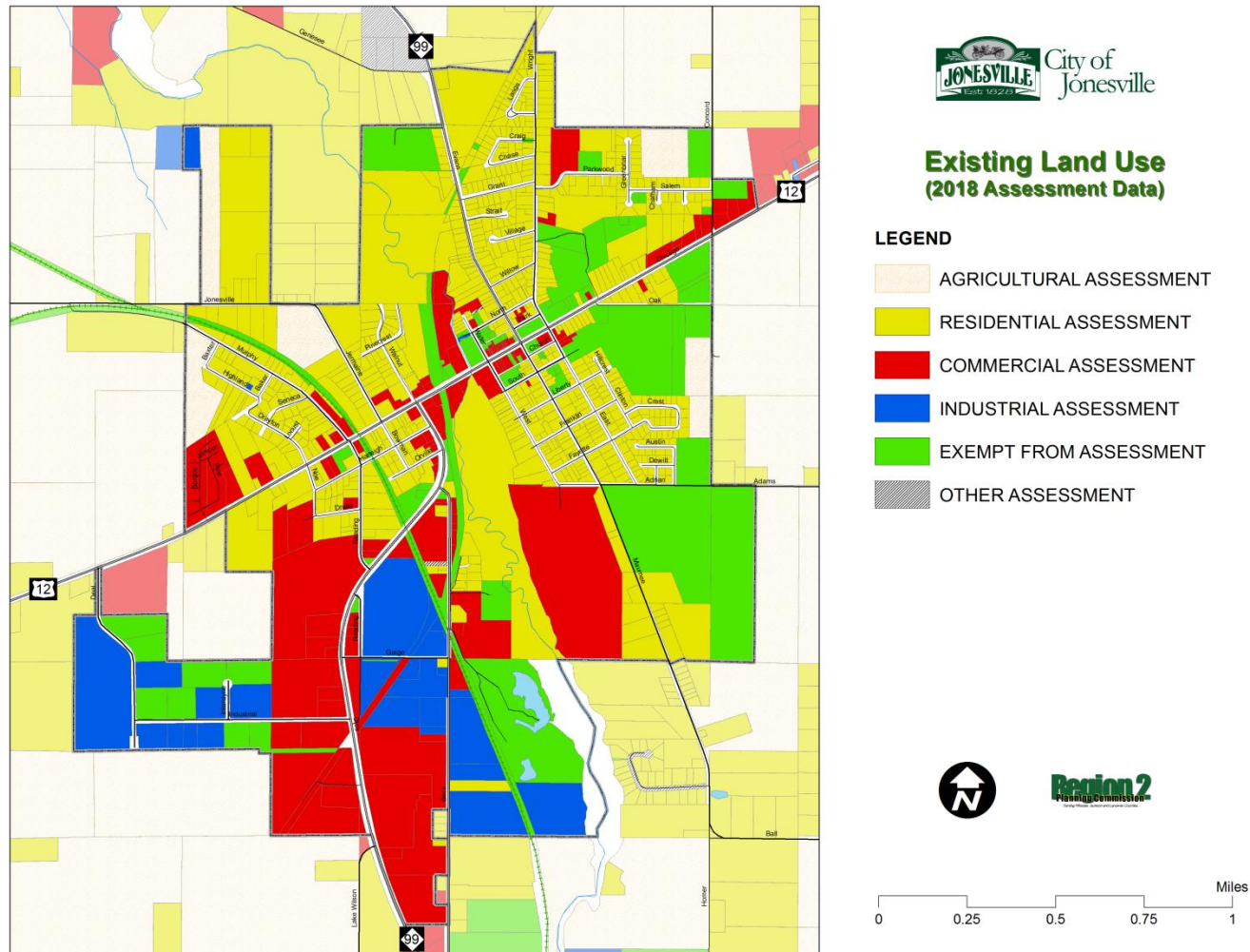




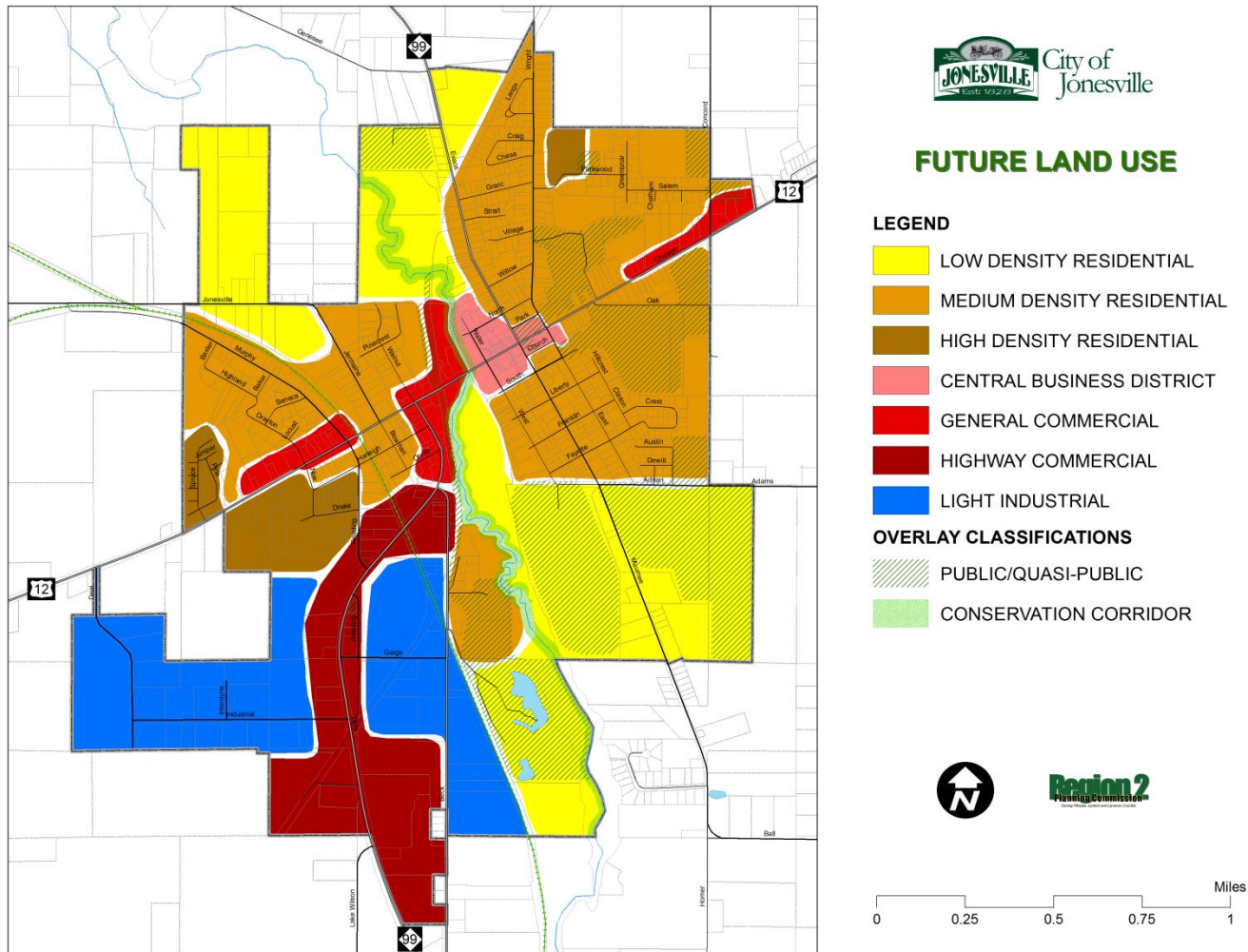


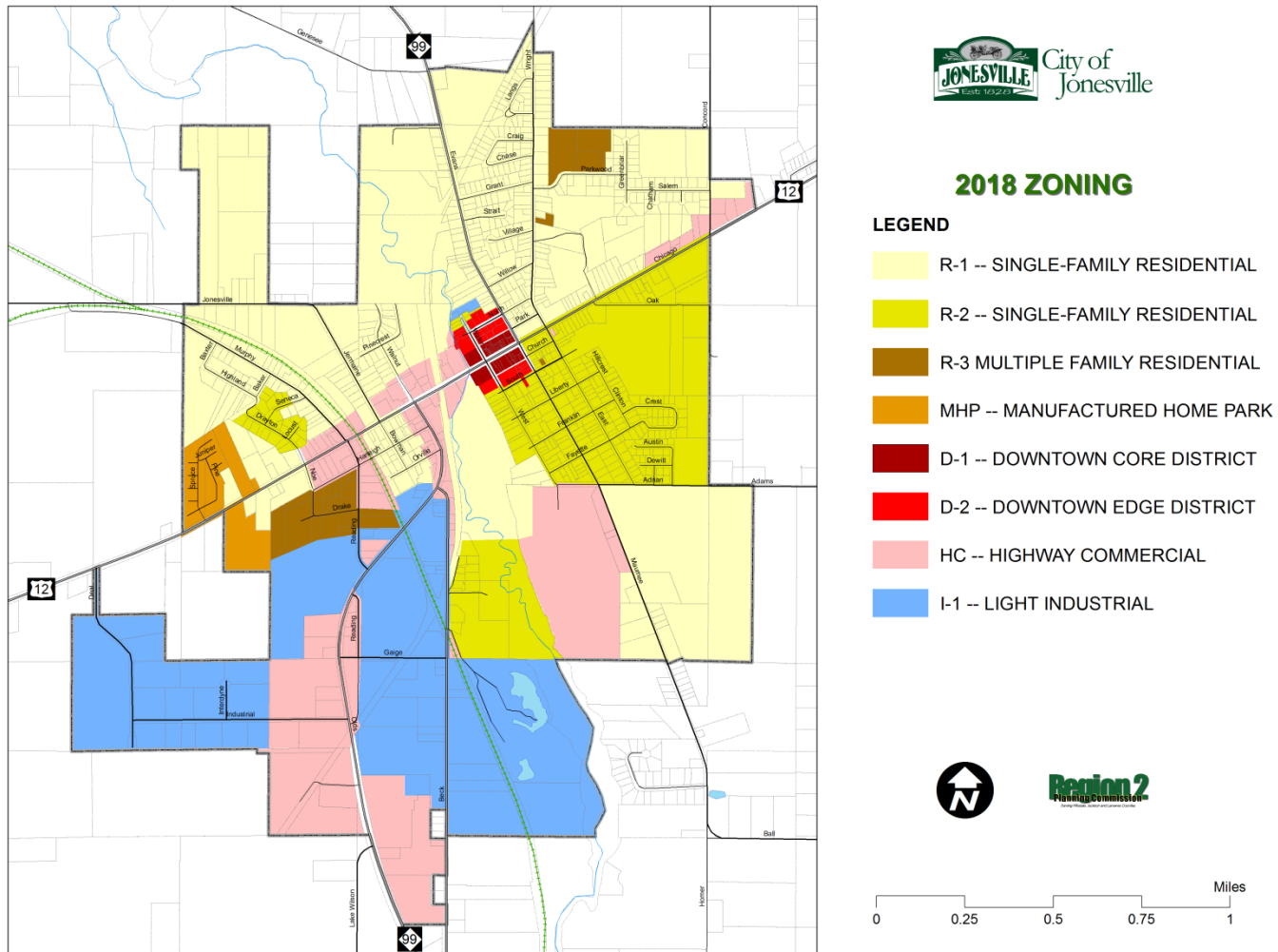














*Downtown Jonesville*

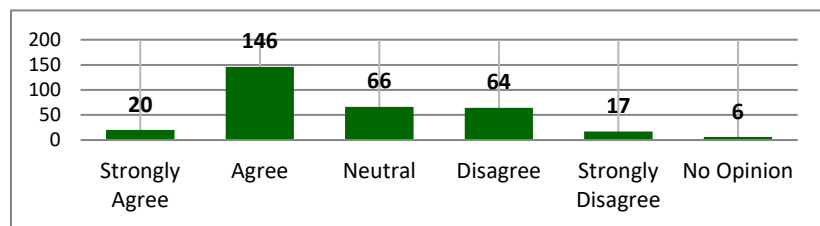
APPENDIX C

**Securing Jonesville's Future**

**2018 Public Opinion Survey Results**

## Development and Growth Issues

### What is your opinion of the following aspects of Jonesville?

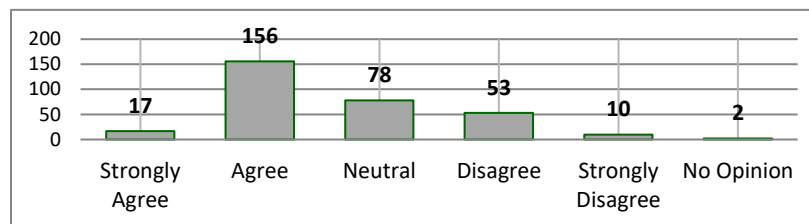
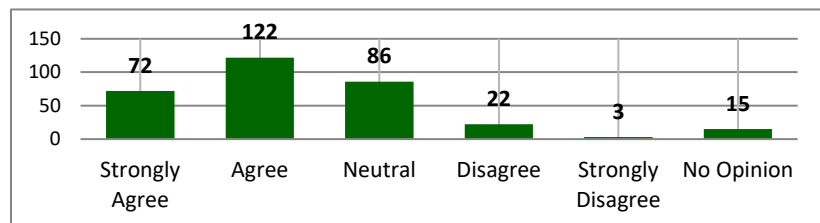


**I am satisfied with the mix of business types within Downtown Jonesville.**

Approximately 52.0% of respondents agreed (45.7%) or strongly agreed (6.3%). Approximately 20.7% were neutral. Approximately 25.4% disagreed (20.1%) or strongly disagreed (5.3%). Approximately 1.9% had no opinion. ( $n=319$ )

### I feel there is a good mix of uses in the Downtown.

Approximately 54.8% of respondents agreed (49.4%) or strongly agreed (5.4%). Approximately 24.7% were neutral. Approximately 19.9% disagreed (16.7%) or strongly disagreed (3.2%). Approximately 0.6% had no opinion. ( $n=316$ )

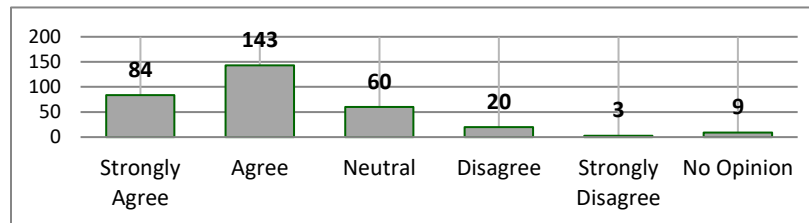


**The Jonesville Industrial Park should be improved/expanded in order to attract more industry**

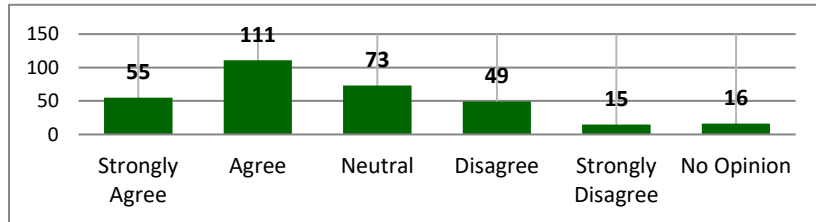
Approximately 60.6% of respondents agreed (38.1%) or strongly agreed (22.5%). Approximately 26.9% were neutral. Approximately 7.8% disagreed (6.9%) or strongly disagreed (0.9%). Approximately 4.7% had no opinion. ( $n=320$ )

### It is important for the City to work with the Michigan Department of Transportation to improve the appearance of the M-99 corridor south of US-12 in Jonesville.

Approximately 71.2% of respondents agreed (44.8%) or strongly agreed (26.4%). Approximately 18.8% were neutral. Approximately 7.2% disagreed (6.3%) or strongly disagreed (0.9%). Approximately 2.8% had no opinion. ( $n=319$ )

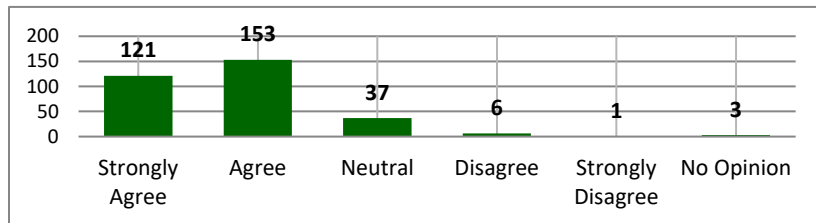






**Jonesville has many historic structures that should be preserved.**

Approximately 83.1% of respondents agreed (39.2%) or strongly agreed (43.9%). Approximately 11.0% were neutral. Approximately 5.0% disagreed (4.4%) or strongly disagreed (0.6%). Approximately 0.9% had no opinion. (*n*=319)

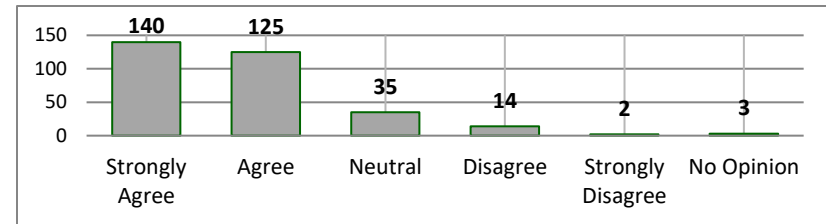


**Parks and Recreation – The St. Joseph River should be developed as a water trail.**

Approximately 76.7% of respondents agreed (39.9%) or strongly agreed (36.8%). Approximately 17.1% were neutral. Approximately 3.4% disagreed (2.5%) or strongly disagreed (0.9%). Approximately 2.8% had no opinion. (*n*=321)

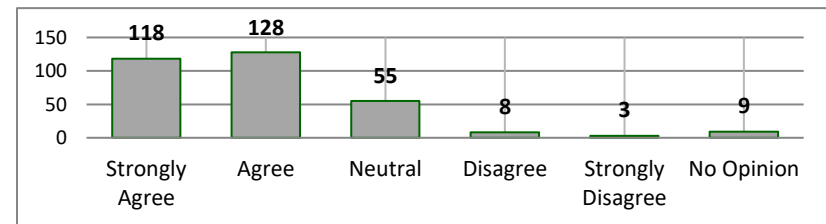
**Jonesville should encourage alternatives to single-family housing and apartment complexes (e.g., duplexes, 3-plexes and 4-plexes, town-houses, work/live, etc.).**

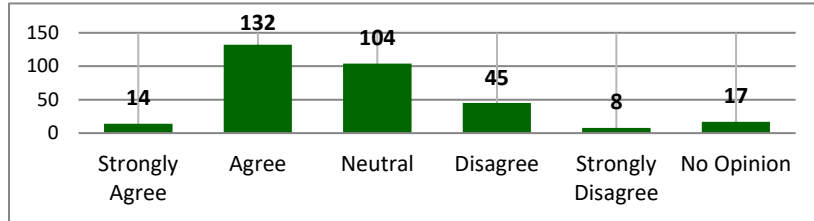
Approximately 52.0% of respondents agreed (34.8%) or strongly agreed (17.2%). Approximately 22.9% were neutral. Approximately 20.1% disagreed (15.4%) or strongly disagreed (4.7%). Approximately 5.0% had no opinion. (*n*=319)



**Jonesville should enhance its natural resources (e.g., river, ponds, wetlands, floodplains, etc.).**

Approximately 85.4% of respondents agreed (47.7%) or strongly agreed (37.7%). Approximately 11.5% were neutral. Approximately 2.2% disagreed (1.9%) or strongly disagreed (0.3%). Approximately 0.9% had no opinion. (*n*=321)



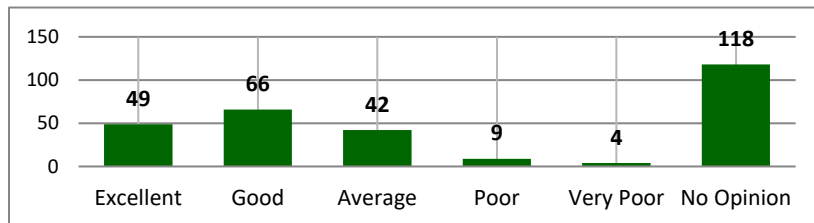


#### **Parks and Recreation – Additional non-motorized trails should be developed in Jonesville.**

Approximately 67.1% of respondents agreed (42.0%) or strongly agreed (25.1%). Approximately 22.3% were neutral. Approximately 7.5% disagreed (5.9%) or strongly disagreed (1.6%). Approximately 3.1% had no opinion. ( $n=319$ )

### **Community Facilities and Services**

Please respond to the following statements regarding aspects of community services.

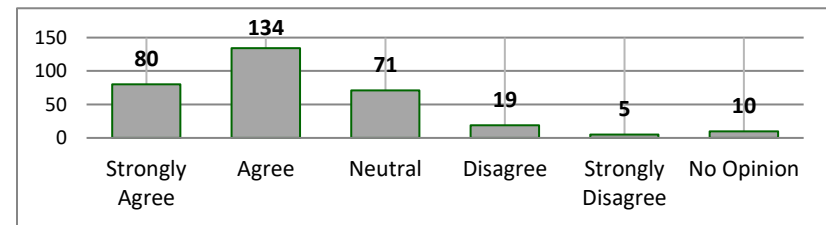


#### **Traffic enforcement by the Jonesville Police Department**

Approximately 59.4% of respondents think that traffic enforcement service is good (44.5%) or excellent (14.9%). Approximately 19.4% think service is average. Approximately 6.3% think service is poor (3.8%) or very poor (2.5%). Approximately 14.9% had no opinion. ( $n=288$ )

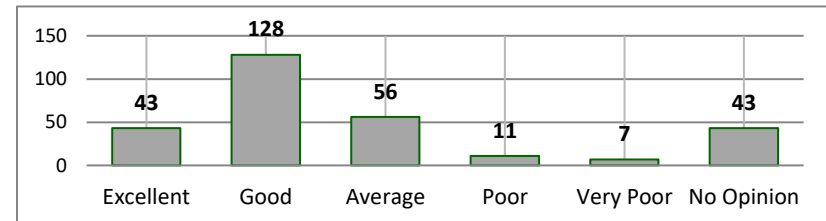
#### **Parks and Recreation – Jonesville parks, recreation facilities, and programs meet my needs.**

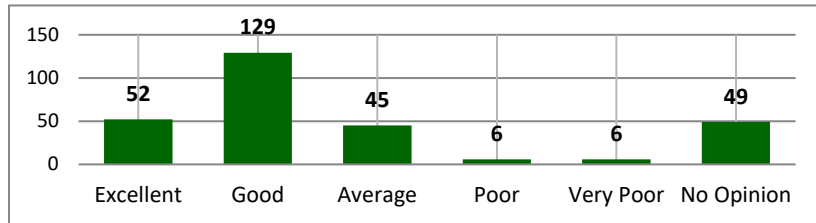
Approximately 45.6% of respondents agreed (41.2%) or strongly agreed (4.4%). Approximately 32.5% were neutral. Approximately 16.6% disagreed (14.1%) or strongly disagreed (2.5%). Approximately 5.3% had no opinion. ( $n=320$ )



#### **Utility and tax bill payments at Jonesville City Hall**

Approximately 39.9% of respondents think payment service is good (22.9%) or excellent (17.0%). Approximately 14.6% think service is average. Approximately 4.5% think service is poor (3.1%) or very poor (1.4%). Approximately 41.0% had no opinion. ( $n=288$ )



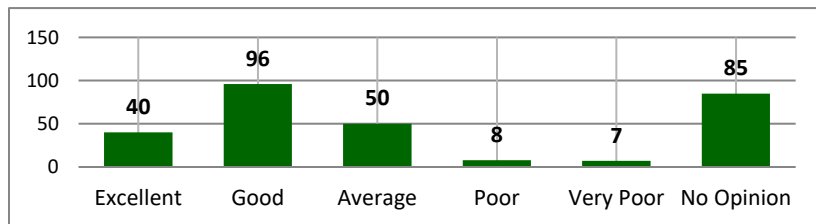
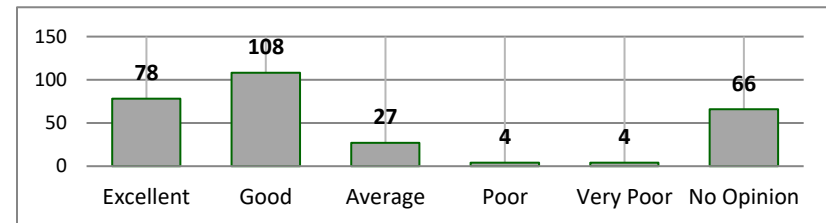


#### Crime prevention by the Jonesville Police Department

Approximately 63.0% of respondents think crime prevention service is good (44.9%) or excellent (18.1%). Approximately 15.7% think service is average. Approximately 4.2% think service is poor (2.1%) or very poor (2.1%). Approximately 17.1% had no opinion. ( $n=287$ )

#### Emergency response by the Jonesville Police and Fire Departments

Approximately 64.8% of respondents think emergency response service is good (37.6%) or excellent (27.2%). Approximately 9.4% think service is average. Approximately 2.8% think service is poor (1.4%) or very poor (1.4%). Approximately 23.0% had no opinion. ( $n=287$ )

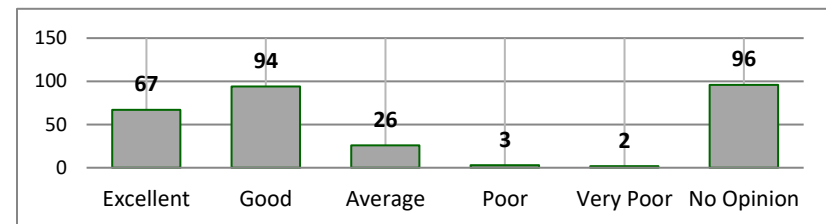


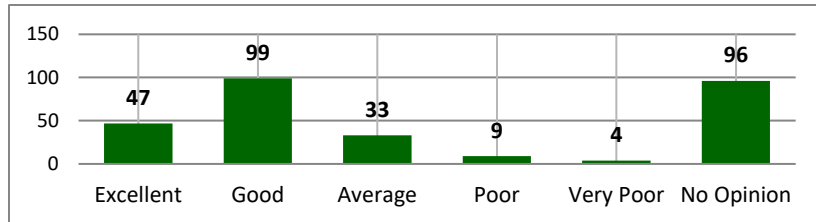
#### Brush and leaf pickup services provided by the Jonesville DPW

Approximately 55.9% of respondents think brush and leaf pickup services are good (32.6%) or excellent (23.3%). Approximately 9.0% think services are average. Approximately 1.7% think services are poor (1.0%) or very poor (0.7%). Approximately 33.4% had no opinion. ( $n=288$ )

#### Residential trash and recycling services provided by Republic Services

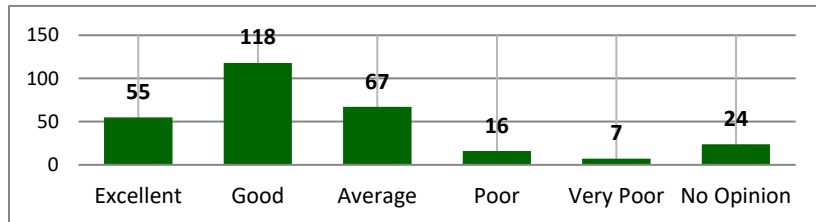
Approximately 47.6% of respondents think trash and recycling services are good (33.6%) or excellent (14.0%). Approximately 17.5% think services are average. Approximately 5.2% think services are poor (2.8%) or very poor (2.4%). Approximately 29.7% had no opinion. ( $n=286$ )





#### Jonesville's wastewater collection system and treatment facility

Approximately 50.2% of respondents think the wastewater collection system and treatment facility is good (33.5%) or excellent (16.7%). Approximately 11.2% think the system/facility is average. Approximately 2.7% think the system/facility is poor (1.7%) or very poor (1.0%). Approximately 35.9% had no opinion. ( $n=287$ )

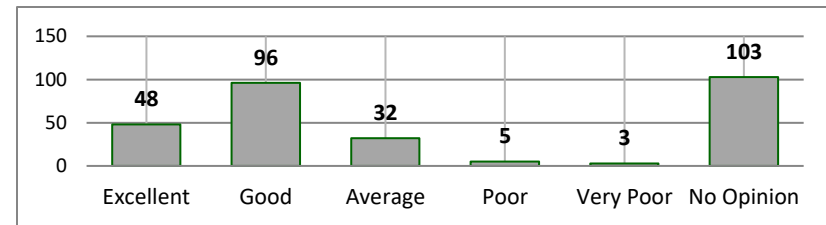


#### Sunset View Cemetery

Approximately 62.2% of respondents think the cemetery is good (46.8%) or excellent (15.4%). Approximately 10.5% think the cemetery is average. Approximately 0.4% think the cemetery is poor (0.0%) or very poor (0.4%). Approximately 26.9% had no opinion. ( $n=286$ )

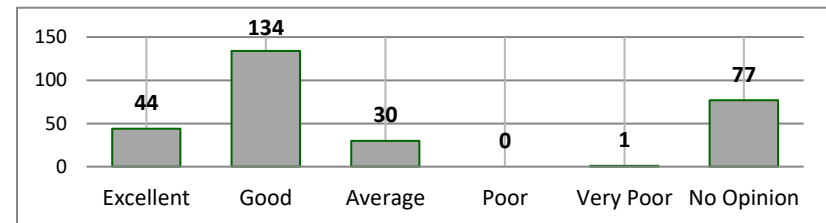
#### Jonesville's public water supply and distribution system

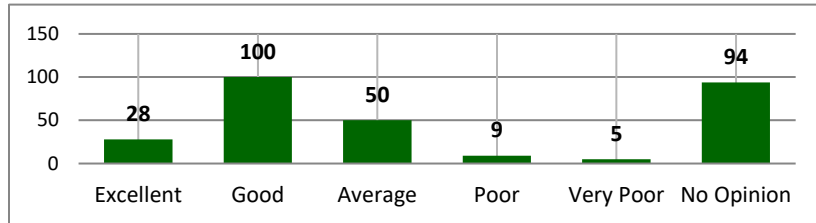
Approximately 50.7% of respondents think the public water supply and distribution system is good (34.4%) or excellent (16.3%). Approximately 11.5% think the supply/system is average. Approximately 4.5% think the supply/system is poor (3.1%) or very poor (1.4%). Approximately 33.3% had no opinion. ( $n=288$ )



#### Jonesville's road and street network

Approximately 60.3% of respondents think the road and street network is good (41.1%) or excellent (19.2%). Approximately 23.3% think the network is average. Approximately 8.0% think the network is poor (5.6%) or very poor (2.4%). Approximately 8.4% had no opinion. ( $n=287$ )



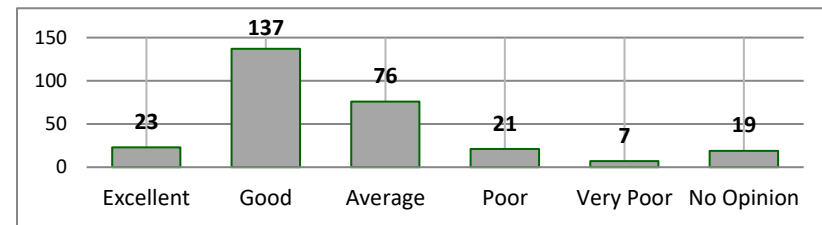
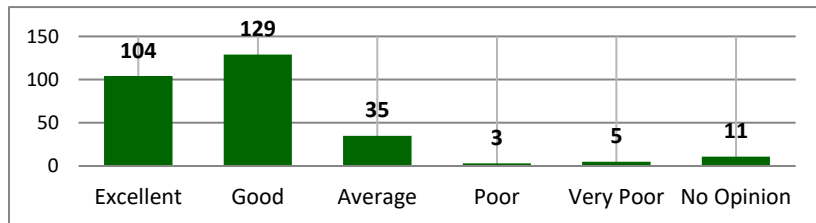


### Elected and appointed boards and commissions

Approximately 44.8% of respondents think elected and appointed boards and commissions are good (35.0%) or excellent (9.8%). Approximately 17.5% think boards/commissions are average. Approximately 4.8% think boards/commissions are poor (3.1%) or very poor (1.7%). Approximately 32.9% had no opinion. ( $n=286$ )

### Public sidewalks

Approximately 56.5% of respondents think public sidewalks are good (48.4%) or excellent (8.1%). Approximately 26.9% think sidewalks are average. Approximately 9.9% think sidewalks are poor (7.4%) or very poor (2.5%). Approximately 6.7% had no opinion. ( $n=283$ )



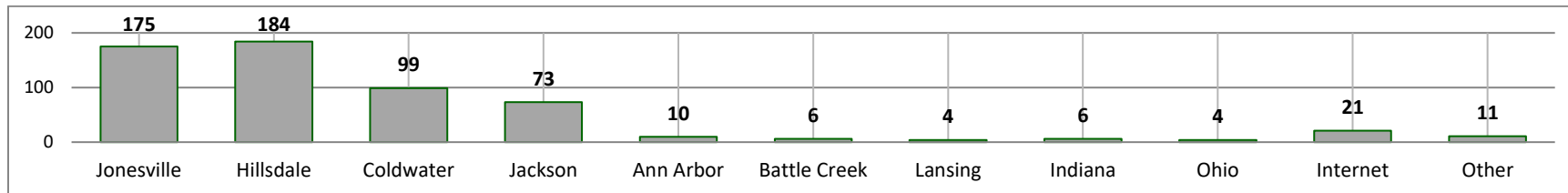
### Overall, what is your opinion of Jonesville as a place to live?

Approximately 81.2% of respondents think Jonesville is a good (45.0.0%) or excellent (36.2%) place to live. Approximately 12.2% think Jonesville is an average place to live. Approximately 2.8% think Jonesville is a poor (1.1%) or very poor (1.7%) place to live. Approximately 3.8% had no opinion. ( $n=287$ )

## Commercial Services

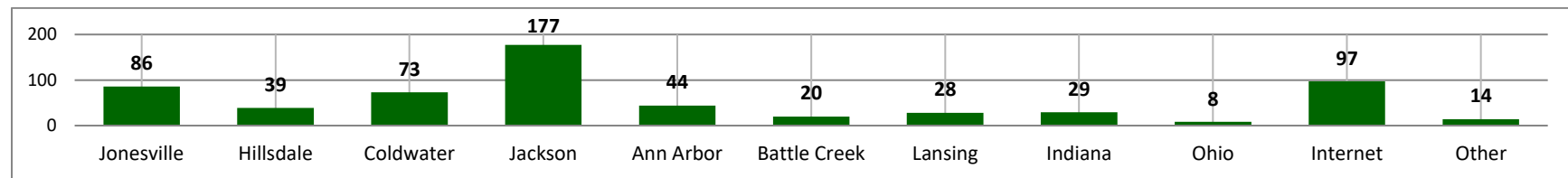
### Where do you usually purchase goods and services?

#### Groceries



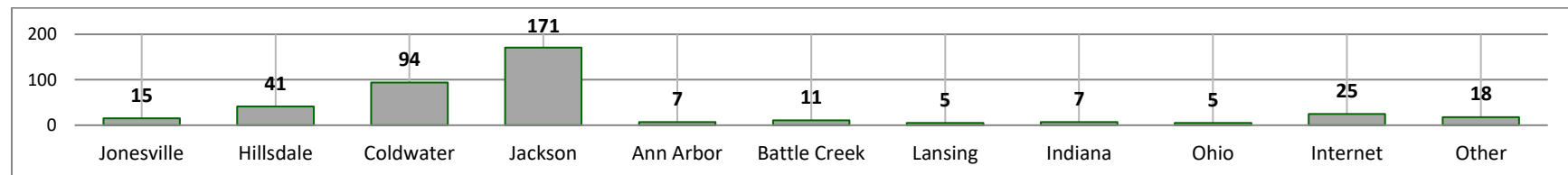
Approximately 63.2% of respondents purchased groceries in Jonesville. Approximately 66.4% and 35.7% of respondents bought them in Hillsdale and Coldwater, respectively. Approximately 26.4% procured them in Jackson. Approximately 7.2% of respondents acquired groceries in Ann Arbor (3.6%), Battle Creek (2.2%), and Lansing (1.4%). Approximately 7.2% of respondents purchased them in Indiana (2.2%) and Ohio (1.4%). Approximately 7.6% of respondents bought groceries through the Internet. Approximately 4.0% of respondents purchased them elsewhere. (*n=277 - Please note that respondents shopped in multiple communities.*)

### Clothing

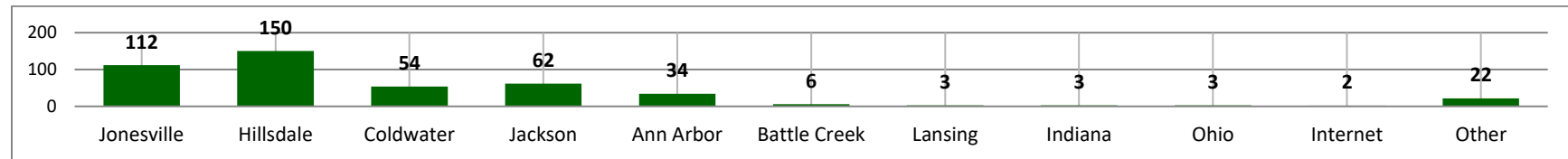


Approximately 31.1% of respondents purchased clothing in Jonesville. Approximately 14.1% and 26.4% of respondents bought them in Hillsdale and Coldwater, respectively. Approximately 63.9% procured them in Jackson. Approximately 33.2% of respondents acquired clothing in Ann Arbor (15.9%), Battle Creek (7.2%), and Lansing (10.1%). Approximately 13.4% of respondents purchased them in Indiana (10.5%) and Ohio (2.9%). Approximately 35.0% of respondents bought clothing through the Internet. Approximately 5.1% of respondents purchased them elsewhere. (*n=277 - Please note that respondents shopped in multiple communities.*)

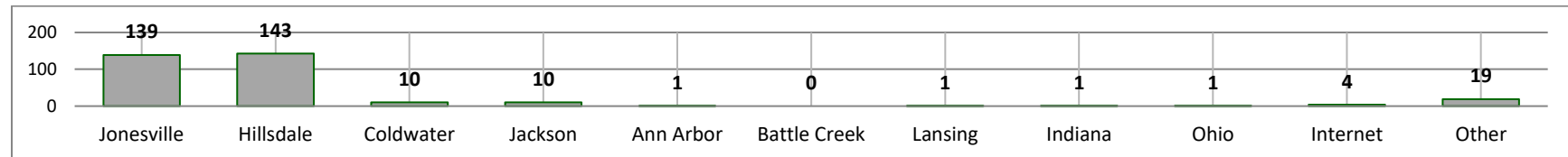
### Appliances



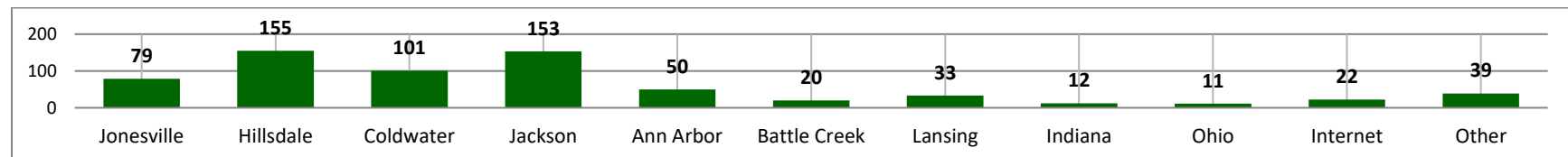
Approximately 5.6% of respondents purchased appliances in Jonesville. Approximately 15.3% and 35.1% of respondents bought them in Hillsdale and Coldwater, respectively. Approximately 63.8% procured them in Jackson. Approximately 8.6% of respondents acquired appliances in Ann Arbor (2.6%), Battle Creek (4.1%), and Lansing (1.9%). Approximately 4.5% of respondents purchased them in Indiana (2.6%) and Ohio (1.9%). Approximately 9.3% of respondents bought appliances through the Internet. Approximately 6.7% of respondents purchased them elsewhere. (*n=268 - Please note that respondents shopped in multiple communities.*)

**Medical**

Approximately 40.6% of respondents had medical appointments in Jonesville. Approximately 54.4% and 19.6% of respondents had appointments in Hillsdale and Coldwater, respectively. Approximately 22.5% had appointments in Jackson. Approximately 15.6% of respondents had appointments in Ann Arbor (12.3%), Battle Creek (2.2%), and Lansing (1.1%). Approximately 2.2% of respondents had appointments in Indiana (1.1%) and Ohio (1.1%). Approximately 0.7% of respondents had medical appointments via the Internet. Approximately 8.0% of respondents had appointments elsewhere. (*n=276 - Please note that respondents had medical appointments in multiple communities.*)

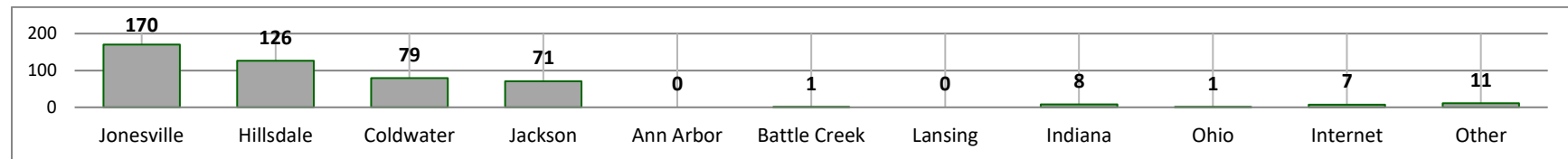
**Prescriptions**

Approximately 50.2% of respondents purchased prescriptions in Jonesville. Approximately 51.6% and 3.6% of respondents bought them in Hillsdale and Coldwater, respectively. Approximately 3.6% procured them in Jackson. Approximately 0.8% of respondents acquired prescriptions in Ann Arbor (0.4%), Battle Creek (0.0%), and Lansing (0.4%). Approximately 0.8% of respondents purchased them in Indiana (0.4%) and Ohio (0.4%). Approximately 1.4% of respondents bought prescriptions through the Internet. Approximately 6.9% of respondents purchased them elsewhere. (*n=277 - Please note that respondents filled prescriptions in multiple communities.*)

**Entertainment**

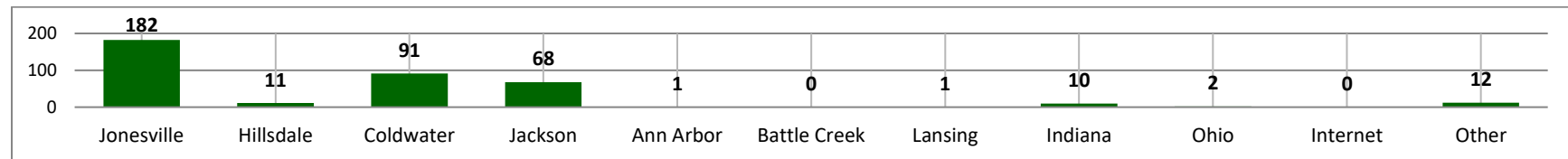
Approximately 28.9% of respondents purchased entertainment in Jonesville. Approximately 56.8% and 37.0% of respondents bought them in Hillsdale and Coldwater, respectively. Approximately 56.0% procured them in Jackson. Approximately 37.7% of respondents acquired appliances in Ann Arbor (18.3%), Battle Creek (7.3%), and Lansing (12.1%). Approximately 8.4% of respondents purchased them in Indiana (4.4%) and Ohio (4.0%). Approximately 8.1% of respondents bought entertainment through the Internet. Approximately 14.3% of respondents purchased them elsewhere. (*n=273 - Please note that respondents purchased entertainment in multiple communities.*)

#### Hardware



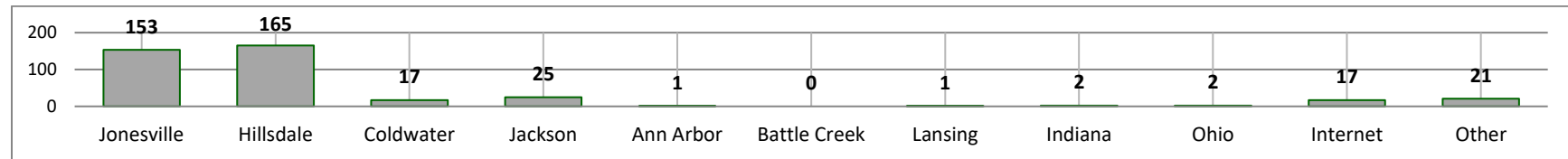
Approximately 61.8% of respondents purchased hardware in Jonesville. Approximately 45.8% and 28.7% of respondents bought it in Hillsdale and Coldwater, respectively. Approximately 25.8% procured it in Jackson. Approximately 0.4% of respondents acquired hardware in Ann Arbor (0.0%), Battle Creek (0.4%), and Lansing (0.0%). Approximately 3.3% of respondents purchased it in Indiana (2.9%) and Ohio (0.4%). Approximately 2.6% of respondents bought hardware through the Internet. Approximately 14.3% of respondents purchased it elsewhere. (*n=275 - Please note that respondents shopped in multiple communities.*)

#### Lumber

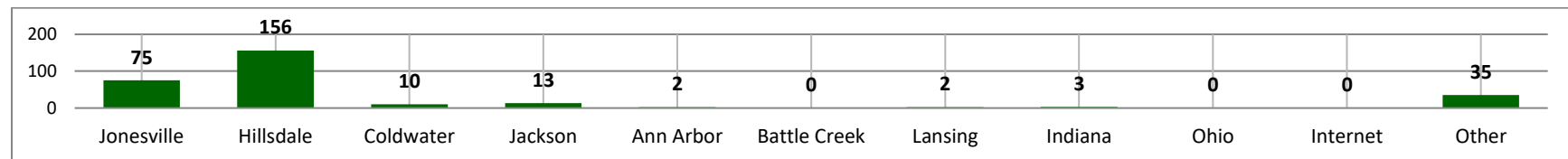


Approximately 67.7% of respondents purchased lumber in Jonesville. Approximately 4.1% and 33.8% of respondents bought it in Hillsdale and Coldwater, respectively. Approximately 25.3% procured it in Jackson. Approximately 0.8% of respondents acquired hardware in Ann Arbor (0.4%), Battle Creek (0.0%), and Lansing (0.4%). Approximately 4.4% of respondents purchased it in Indiana (3.7%) and Ohio (0.7%). No respondents bought lumber through the Internet. Approximately 4.5% of respondents purchased it elsewhere. (*n=269 - Please note that respondents shopped in multiple communities.*)

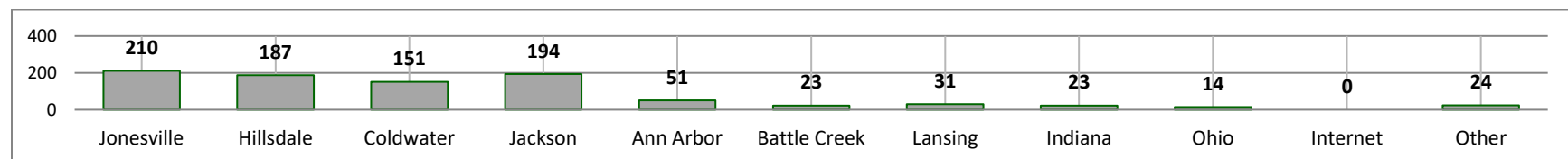


**Banking**

Approximately 54.8% of respondents banked in Jonesville. Approximately 59.1% and 6.1% of respondents banked in Hillsdale and Coldwater, respectively. Approximately 9.0% banked in Jackson. Approximately 0.8% of respondents banked in Ann Arbor (0.4%), Battle Creek (0.0%), and Lansing (0.4%). Approximately 1.4% of respondents banked in Indiana (0.7%) and Ohio (0.7%). Approximately 6.1% of respondents banked through the Internet. Approximately 7.5% of respondents banked elsewhere. (*n=279 - Please note that respondents banked in multiple communities.*)

**Beauty Salon/Barber**

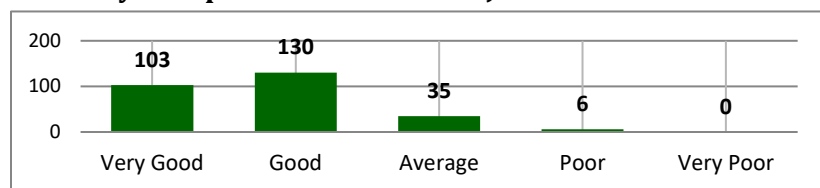
Approximately 27.6% of respondents went to the beauty salon/barber in Jonesville. Approximately 57.4% and 3.7% of respondents went to Hillsdale and Coldwater, respectively. Approximately 4.8% went to Jackson. Approximately 1.4% of respondents went to Ann Arbor (0.7%), Battle Creek (0.0%), and Lansing (0.7%). Approximately 1.1% went to Indiana (1.1%) and Ohio (0.0%). No respondents went to the beauty salon/barber through the Internet. Approximately 12.9% of respondents went elsewhere. (*n=272 - Please note that respondents visited beauty salons/barbers in multiple communities.*)

**Restaurants**

Approximately 75.5% of respondents went to restaurants in Jonesville. Approximately 67.3% and 54.3% of respondents went to Hillsdale and Coldwater, respectively. Approximately 69.8% went to Jackson. Approximately 37.8% of respondents went to Ann Arbor (18.4%), Battle Creek (8.3%), and Lansing (11.2%). Approximately 13.3% went to Indiana (8.3%) and Ohio (5.0%). No respondents went to restaurants through the Internet. Approximately 8.6% of respondents went elsewhere. ( $n=278$  - Please note that respondents dined in multiple communities.)

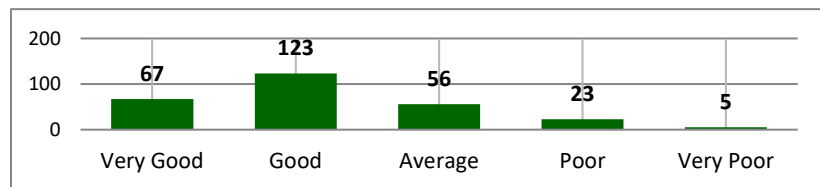
## Downtown Jonesville

### What is your opinion of Downtown Jonesville?



### Visual Appearance of Downtown

Approximately 84.3% of respondents think the visual appearance of Downtown is good (47.1%) or very good (37.2%). Approximately 12.4% think the appearance is average. Approximately 3.3% think the appearance is poor (2.9%) or very poor (0.4%). ( $n=274$ )

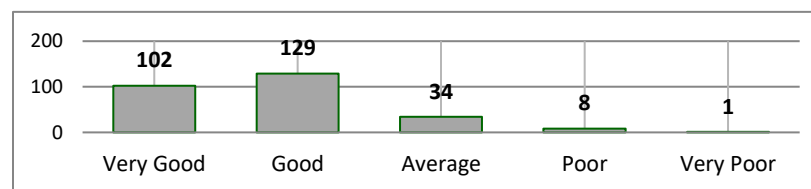


### Visibility of Directional Signs in Downtown

Approximately 77.7% of respondents think the visibility of Downtown directional signage is good (52.0%) or very good (25.7%). Approximately 17.2% think the directional signage visibility is average. Approximately 5.1% think the directional signage visibility is poor (4.4%) or very poor (0.7%). ( $n=273$ )

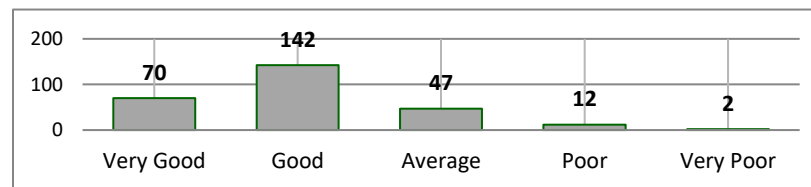
### Street and Pedestrian Lighting in Downtown

Approximately 85.0% of respondents think Downtown's street and pedestrian lighting is good (47.4%) or very good (37.6%). Approximately 12.8% think the lighting is average. Approximately 2.2% think the lighting is poor (2.2%) or very poor (0.0%). ( $n=274$ )



### Parking in Downtown

Approximately 69.4% of respondents think Downtown parking is good (44.9%) or very good (24.5%). Approximately 20.4% think parking is average. Approximately 10.2% think parking is poor (8.4%) or very poor (1.8%). ( $n=274$ )



### What other uses would you like to see in Downtown Jonesville?

This was an open-ended question with responses from 175 people. Additional retail stores (e.g., specialty shops, clothiers, grocers, etc.) and restaurants—especially a coffee shop—were the most common responses. The need for people-driven activities (e.g., entertainment, festivals and cultural venues, breweries/pubs, farmers market, etc.) and more recreation facilities were also very common. The need for a variety of street and other public amenities was also pointed out. *(See page 17 for all of the responses.)*

Eye Sore Picnic Farmers Market Attract Needs Unsure  
Business Ron Gow Shops Bar Area River  
Medical Center Bring Park Rental Hall  
Housing Olive Garden Space Mini Mall  
Apartments Advantage Torn Love Indoor Vendors  
Opinion Care

### Quality of Life

#### What do you like best about Jonesville?

This was an open-ended question with responses from 223 people. The most common response was the small-town feel of Jonesville. Positive comments about the people which comprise the community also predominated. Downtown and its businesses (including the bakery and various eateries) were popular. The overall 'clean' appearance of the City was commented upon often as were feelings of safety. Recreational opportunities, the Sauk Theater, community history, and other cultural resources were remarked upon. Jonesville Community Schools were mentioned. There were many positive comments regarding the facilities and services provided by the City (including the quality of roads and streets) and its employees. The walkability of Jonesville and its ease of access/location were also mentioned as well as a variety of other assets. *(See page 28 for all of the responses.)*

Farmers Market Trees Walk Question Events Diner  
Community Book Jonesville Gas Station  
Businesses Pool Park Children Shop  
Fast Food Restaurant People Traveling  
Downtown Hotel Clothing Gathering Retail Rec  
Options Ice Family

### How would you like the Klein Tool/Vaco Building to be redeveloped?

This was an open-ended question with responses from 185 people. A mix of mostly retail (including farmers/flea markets) and other businesses (including industrial and offices) were proposed. Various types of recreation (including parks and gyms) and entertainment centers (including rental halls) were very common. Restaurants (including a coffee shop and brewery) were popular. Various types of housing were proposed. A wide variety of other uses were also mentioned. Many respondents proposed tearing down the existing building. *(See page 22 for all of the responses.)*

Peaceful Security Easy Access Government  
Place to Live Children Roads Happy  
Restaurants Nice Quiet Town Clean  
Excellent City Services Community Yard Waste  
Small Town Cindy Means Friendly  
Hardware Safe Bike Downtown Citizens  
School System Municipal Caring Size Udder Side  
Sauk Theatre

Empty Buildings Drive Water Night Life River Turning onto US12  
 Taxes Run Businesses Apartments Traffic  
 Roads Parking Not Enough Restaurants  
 Town Little Downtown Police Department  
 Shopping Larger Jonesville Low Income Think  
 Recreational Facilities Street Activities

### What do you like least about Jonesville?

This was an open-ended question with responses from 194 people. The most common responses regarded some type of traffic or street/road issue, including sidewalks and parking. The need for more entertainment/things to do (e.g., Sundays, at night, special events) for kids and adults was noted repeatedly. Multiple calls were also made for more shopping and dining options, including a small grocery store. High taxes and utility bills were noted. The presence of cliques, gossip, insular thinking, and a lack of public involvement were pointed out. Various complaints regarding housing and municipal government were also made. (See page 36 for all of the responses.)

### What three things does Jonesville need the most?

This was an open-ended question with responses from 181 people. Many responses included calls for a wider variety of shops (including a grocery store) as well as more restaurants. There were also many references regarding recreation (including a community center, access to the St. Joseph River, and trails). The need for more entertainment options that will attract residents and tourists in the evenings as well as the day was pointed out repeatedly. More development in the industrial park was mentioned as well as the general need for more jobs. Housing options were brought up repeatedly. A wide variety of transportation-related issues were identified (including traffic problems, parking lot lighting, and sidewalks). Various comments were made about City government (including the need for better water treatment). The need for Downtown upgrades was made (including the issue of vacant buildings). (See page 42 for all of the responses.)

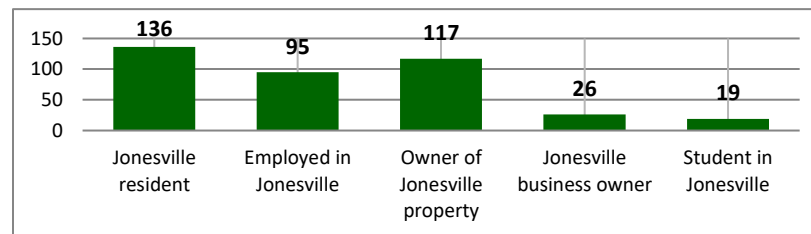
Police Expensive High School US12 Recreational  
 Middle School Side Walks High Speed Internet  
 Entertainment Rec Center Housing Unsure  
 Restaurants Big Park Movie Theater  
 Shop Better Traffic Flow Community  
 Pickle Ball Court Activities Level Clothing Stores  
 Adults Jonesville Station Retail Stores Opinion

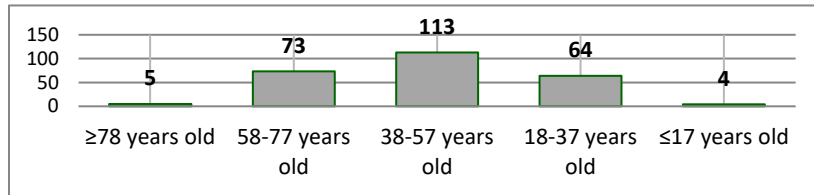
## General Information

### Please provide the following information about yourself.

#### Your relationship to the City:

Approximately 61.0% of respondents were Jonesville residents. Approximately 42.6% were employed in the City. Approximately 52.5% owned property in Jonesville. Approximately 11.7% were business owners. Approximately 8.5% were students. (n=223 - Please note that respondents had multiple relationships with the City.)



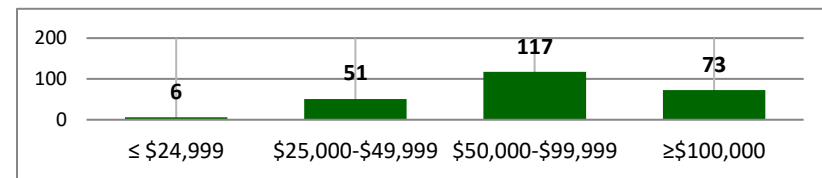


#### Your generation:

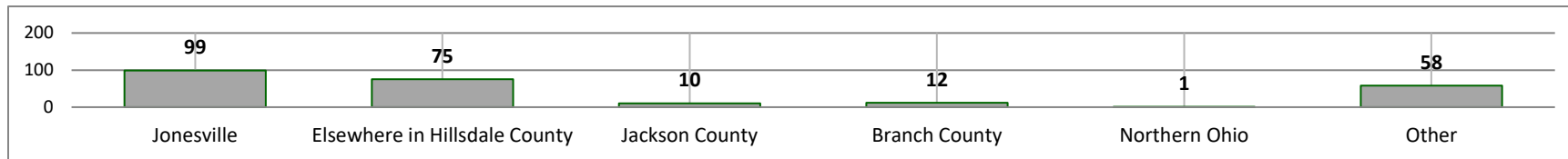
Approximately 1.9% of respondents were members of the 'Silent' generation or older. Approximately 28.2% were from the 'Baby Boomer' generation. Approximately 43.6% were from 'Generation X'. Approximately 24.7% were from the 'Millennial' generation. Approximately 1.6% were from the 'iGeneration' or younger. (*n*=259)

#### Your household income:

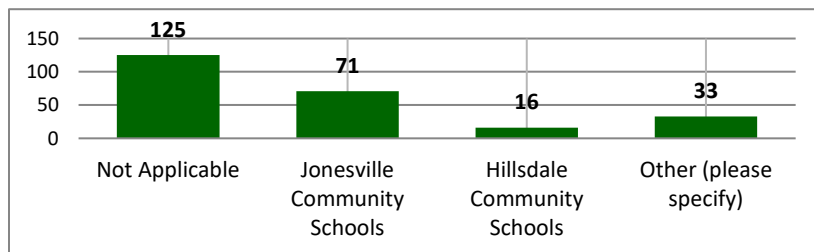
Approximately 2.4% of respondents had a household (HH) income of less than \$25,000 a year. Approximately 20.7% had a HH income of \$25,000-\$49,999. Approximately 47.4% had a HH income of \$50,000-\$99,999. Approximately 29.5% had a HH income of at least \$100,000. (*n*=247)



#### Where you work:



Approximately 38.8% of respondents worked in Jonesville and approximately 29.4% worked elsewhere in Hillsdale County. Approximately 3.9% worked in Jackson County, approximately 4.7% worked in Branch County, and approximately 0.4% worked in Northern Ohio. Approximately 22.8% worked in some other place. However, approximately 46.6% of those who indicated they worked in some other place wrote in that they were retired and 8.6% wrote in that they worked from home. (*n*=255 - See page 49 for all of the 'other' responses.)

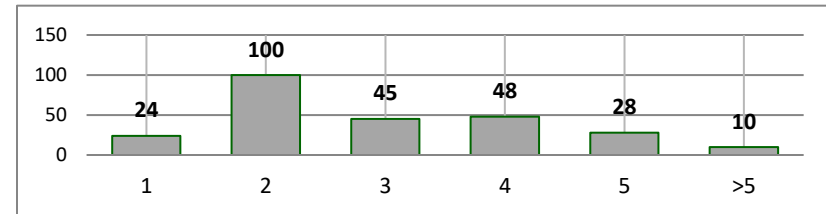


#### Where your children attend school:

Approximately 29.0% of respondents had children attending Jonesville Community Schools. Approximately 6.5% had children attending Hillsdale Community Schools. Approximately 13.5% had children attending some other school. The question was not applicable to approximately 51.0% of respondents. (*n*=245 - See page 51 for all of the 'other' responses.)

**Number of people in your household:**

Approximately 9.4% of respondents lived in a 1-person household. Approximately 39.2% lived in a 2-person household. Approximately 17.7% lived in a 3-person household. Approximately 18.8% lived in a 4-person household. Approximately 11.0% lived in a 5-person household. Approximately 3.9% lived in a household with more than 5 people. ( $n=255$ )

**General Information**

Improve Priority Survey Care Schools Yard Waste  
 Town Ideas Love Jonesville Overall Live  
 Good Work Place Meet Hillsdale Patrolling  
 Opportunity Questions Resident Park

**Please provide any general comments:**

This was an open-ended question with responses from 92 people. There were many positive comments in general, as well as specifically regarding City government, the survey, and Jonesville Community Schools. There were various calls for economic development including the need for: more recreation, more entertainment and shops/restaurants, historic/nature preservation, downtown improvements, and more shops/restaurants. (See page 52 for all of the responses.)

## Responses to Open-Ended Questions

### What other uses would you like to see in Downtown Jonesville?

Additional restaurants.
Retail needed - too many "businesses".
N/A - very good.
Tear down the old factory by the river.
More retail.
The old hotel brought back to life.
Women's clothing store.
More festivals.
ALDI Store
Continue with aesthetics...add artwork. Chelsea would be a great model for weekend downtown activities. Parties in the park, music, food vendors, etc. We drive there just to take part in their summer weekend festivities.
I would like to see something like a splash pad at the park on Wright Street. More stores too.
It would be so nice to have a small grocery store I could walk to. I am without a vehicle for much of the day, and can't get to Walmart or Kroger. A Dollar General would be great too.
More condos and extra retailers and culture
A gym and all women's inexpensive clothing store and a shoe store
Exercise equipment in the park and more play equipment.
A small intimate dining experience. Like Marcella's but with wine/beer available-----Maybe a book store or children's gadget store.
Bacon bldg or land use. (City Park n RIVERFEST activity area). Night markings on corner of M99 and Reading Ave. From M99. Small grocery downtown. Bird houses on Rail Trail.
More bicycle parking/ usage. More retail, less "service" businesses (insurance, attorneys, etc.). More restaurants.
More things happening in the park. More business downtown. More hiking /biking trails. A visitor center in old gas station.
Specialty retail: meat, chocolate, gifts, activities studio.
Grocery and alcohol take out. Gas station. Dollar store.
Better information for what's going on in the community... from schools, community events etc.
Jonesville is a small town but with a great school. I would like to see more children friendly businesses come to the area or an increase of events for minor children. There is no beach no pools, no watermarks. There is close to nothing for children to do in the winter months. Bounce houses, skate parks, etc.
Options for shopping. Groceries, clothing exec.
Would love to see drive through coffee shop.
Recreational

---

Affordable all sizes family clothing.

---

Cute boutiques, specialty wine/food shop, brewery.

---

Clothing stores

---

I am strongly in favor the opt-in for medical cannabis. I think it would bring tax revenue to keep the St. Joseph river clean and green. I also think it would be one of the least environmentally detrimental businesses to bring into the industrial park. Many of us in the community would like to commercialize our businesses. I would like to see something in the corner next to saucy dog.

---

Consider building a narrow island downtown (like Brooklyn) to provide a safety zone when crossing the street/highway.

---

Walkability - more restaurants/retail after hours/night life. The town basically shuts down after 5 PM. It's really sad on Sauk show nights that there is not much to see and/or do and only 2 places to eat/drink. Nothing after hours.

---

Coffee shop. Entertainment spots.

---

A brewery would be a great addition to have in the Downtown area

---

Better park by the river (by old tool factory)

---

Recreation Center and/or Gym for kids and adults to promote health and fitness. A Commons Area. A women's Clothing Store. Prettier store fronts.

---

The area along the river on each side of U.S. 12 could be a much more beautiful park

---

I would love to see Jonesville CUT down all the trees down town so we can see our local businesses,

---

Coffee shop, additional restaurant, trendy shop/boutique

---

More accommodations for people traveling, possibly with a pool. Days inn is Hillsdale and very outdated

---

We need more affordable housing for purchase.

---

More shops

---

na

---

More restaurants; small grocery store; art/gift/boutique type shops; - more things open in the evenings!

---

None

---

Not sure.

---

Lights down by the St. Joe River. Lights in the Carl Fast Park, throughout.

---

Idk

---

More entertainment/sit down restaurants.

---

Update everything, and more businesses.

---

More restaurants and a more welcoming look. I love Jonesville. But we need to come to together and make it better.

---

Jonesville is perfect just the way it is

---

Need a coffee shop

---

The City manager to learn respect for our town and these citizens. He does not even own a home here. Hides behind his desk. Talked to many people in community he isn't a well-liked man for the business owners and few citizens who know them. Mostly word of mouth is very harsh and his ways and demeanor towards our town and the citizens. His way of dealing with business and employees is using profanity and rude screaming matches. Time to grow up. And find a new job since he can't handle it being professional.

---



Continue with the biking/hiking trails. The river trail is a great idea!
More business which attract foot traffic i.e. specialty stores/shops example the Christmas store that encourage people traveling US12 to stop in Jonesville whether it be US 12 garage sales, Riverfest, heading to MIS and see Jonesville as a place they want to stop and visit
More commercial development opportunities for smaller businesses
Use all of the space we have to be productive with businesses but still keep the charm
Breakfast restaurant, coffee shop, fitness center. museum
Another restaurant would be nice.
Coffee shop
Hate the curbs, good for handicapped but doesn't allow cars to turn right or 2 lane traffic to flow.
Music in the Park, outdoor events.
More pedestrian/nature trails for runners and walkers. It is hard to get a good run in with all the stop lights, and the Rail Trail (while wonderful during the day) is not well lit at night, leaving very few places to exercise outdoors in the winter and night. A coffee/tea shop would be a nice addition to the downtown businesses as we have an excellent bakery, but no place for a quick hot beverage while enjoying a walk downtown with a donut. Also, THANK YOU for the electric car plugin downtown. It is so nice to grab dinner and charge the car at the same time. A lot of bigger cities do not have this available at no charge, so Jonesville is well ahead of the game!
Farmers market, additional clothing stores.
Rec Center
?
A restaurant open on Mondays, some specialty's stores. A good place to gather down town to have a coffee and bagel, etc.
Better Christmas lights on the trees. Currently, they are very poor and inadequate.
A coffee shop! Maybe also a sandwich place and/or a diner.
Restaurant
Ice skating area, perhaps in the park?
More family friendly gathering places. Bowling skating etc.
Coffee Shop
I like it just as it is. The stores all have what I need. Excellent bakery. Banks are close with wonderful. Love, love, love, my Jonesville!
More shops and something for kids to do.
We need a grocery store downtown! Maybe old Vaco bld.
More shops, vintage items for sale
more special events
Ideally, there would be more people-driven activities. This would include businesses, restaurants, and events. The buildings that are occupied are mainly businesses, not focused on retail consumers. There are only a few eating options in the city - it would be nice to have some diversity. A sandwich shop or coffee shop would be nice.
I would like to see more little shops like boutiques. I would love to open on if my own.
Almost everything is within walking distance and it's great but the lack of any public restrooms makes outings a little more difficult with kids when we do walk.
I am happy with what is here. It meets my needs.

Uber
Book store
Fall and snow festival.
N/A
More retail businesses ex shoe store deli coffee shops clubs bars
Urban grocery a coffee shop and the old Kline tool building repurposed into a farmers market
American buffet restaurant more summer family entertainment in the downtown park improve brush pickup by dpw for senior citizens
I would like to see an online bill pay that is free. More shops downtown would be nice too.
Park, better use of river
More shopping!
The park has excellent decorations during the holidays.
Coffee shop with pottery or family activity programs
I don't exactly understand what this question is asking.
Breakfast restaurant
More outdoor activities in the park, music/concerts
More activity centers for youngsters, example water park, indoor trampoline facility, etc.
Another fast food option would be nice. McD's and Udder Side are too packed to eat at during lunch when you only have a 30 minute lunch break at work. I do love the Downtown feel that Jonesville has preserved.
City Pool
Hardware open on Sunday. More options for eating, open on all days
Family entertainment, something to draw more community together on a regular basis
The Jonesville downtown, community, and present and future residents would most benefit from any manufacturer or service provider that would employ 400+ people. Jonesville needs to either produce something or provide some type of professional service(s). Otherwise, there is no reason to remain in Jonesville or return to Jonesville after leaving for college. One other option that could happen in conjunction with a larger manufacturer or professional service provider is some type of tourist attention. We need more than one reason for out-of-towners to choose to get in the car and come see/do something in Jonesville. We need something to "put us on the map". Otherwise, our residents will continue to be our only "customers". We need 2-10 answers to the question: "why would someone bring their family to Jonesville for a 3 day weekend"?
Recreational facilities for children. Updated playgrounds, skate park, etc.
na
Parks and Rec; Community pool, updated tennis and basketball courts, expanded rail trail, and additional bike trails.
Furniture store, more entertainment options
More parks and outdoor recreation options
A pub. Live music. Outdoor public space for "getting lost". The current parks are nice, but no "wild" feel to them. The trail along the river is also nice, but pavement is lame...maybe extend the trail north as a single track.
None

?
It has a great selection of restaurants. I know a few specialty shops have come and gone. It's hard to think of a development that would be successful.
Communities center with activities for children.
Coffee shop/cafe, skate park, hands on museum or something for the kids.
more scenic trails
I would like to see businesses condensed into a convenient walking distance (many are, but 99 poses challenges). It would also like to see empty portions of downtown re-claimed, so that the older buildings can be put to use. The new apartments were an excellent example. More than anything, trails connecting school facilities, business districts and the river would be ideal. I feel the area needs more incentive to be active and pedestrian friendly. Far too many students exhibit poor health before they even leave school. Community resources might help with that.
None
Coffee Shop
Coffee house/ specialty shops, i.e. fabric store, sandwich shops, farmers market, recreational rental
Larger park/play area for families,
NA
Better parking, especially when there are events such as Sauk performances, Riverfest, church services, etc. I would LOVE it if the downtown area had more B2C businesses, a retail focus could bring so many opportunities to the area. A small coffee shop/eatery would be gladly welcomed. Something along the likes of Jillybeans. It would be great to have a place for meetings rather than over lunch at Olivia's. I would also prefer to put my money for my morning coffee into my home of Jonesville rather than Hillsdale.
An off road recreational park/trails for ATV & UTV's
Convenient store...walking distance to population
Coffee PLEASE! not fast food coffee, real coffee. The bakery goods are c- Improvement especially for bread would guarantee a return visit.
I would love to see some little boutiques for shopping, more factory businesses coming to Jonesville, and restoring some of the older buildings while keeping their great features.
Clothing and convenience stores
More retail
I'd like to see the street level storefront spaces used for NON OFFICE type businesses - specialty stores (maybe something recreation related), restaurant (particularly a coffee house and a deli), and high foot traffic driven service businesses. I'd like to see complimentary businesses to Gallery 49 and the Sauk encouraged, playing off of the arts/creative theme. I'd like to see the Episcopal church preserved and used as a coffee house/live entertainment/wedding venue. A banquet center (possibly the Klein Tool building) would be a nice addition and bring in money to our town from outside areas.
Appliance stores General Merchandise Store
An art shop with classes for trendy items.
Shoe and women's clothing store. Get a full time police department!
Diner for breakfast.
More things to do.
More ice cream

Not sure
Traffic light timing
Easy port for canoeing,
Coffee shop. Women's boutique shop. Gift / card shop
N/A
City ordinances upheld only done when convenient for city or police
Auto repair, restaurant for breakfast
We could use a grocery store, women's clothing store, shoe store, toy store. The kinds of stores real towns have.
No suggestions
More uses of abandon town buildings.
More parties in the park
more restaurants
More shopping
Coffee shop, community/event space
Pub, bar
Brewery
More sidewalks. It's hard to walk downtown when Murphy and the city portion of Jonesville Rd are unpaved and unsafe
club, community, fun, etc.
Yoga class. Non-religious gathering place.
Hotel
More public events.

### What other uses would you like to see in Downtown Jonesville?

City services, coffeehouse.
Community center - museum for Jonesville history.
Motel/restaurant or tear it down and put in a park/canoe livery.
Emagine Theater - theater for movies, food, bar area, serve food during shows.
Look at for low class handicap apartment?
Housing.
To old - tear down.
Farmer's market weekends and moving to more days if needed.
Apartment housing.
Bulldoze it down, and make the area a weekly farmers market.
A year around indoor swimming pool and walking track.

Combination "mini" stores and farmers market or "coffee shop" overlooking river with local crafters and kids area.
Craft beer/restaurants - something to bring in tourists.
ALDI Store
Tear it down!!!! Clean it up!!! Put in a city park along the river. Such a beautiful piece of property along the river that is the biggest eye sore in Jonesville. How much longer do we wait for "someone" to do "something" with it?
A Park, Apartments, or more office space.
Condos retailers office space
Picnic/park area
winter famer's market until developed for housing or retail
A banquet hall (Ron Gow has some great ideas)
Sure.
1) As a market for local (Hillsdale County) vendors. 2) As a rental hall for weddings, corporate gatherings, etc.
Demo it, make city park and RIVERFEST etc. area. Beautify that riverside!
Mixed use with retail, professional, restaurants (No housing). Perhaps green space
Game room for kids and or a community center. Ping pong table, pool table etc. Maybe could do craft shows in there or some other events.
Tear it down. Market location on river to a developer.
Torn down and a park on the river.
Outdoor restaurant (Summer food carts), farmers market, apartments / condos
I think it should be funded for children uses. A skate park or arcade or indoor bounce palaces something. To save costs on employment, people on probation or sentenced to community service should be asked to take care of it for our community
Various shops, brewery, specialty shops.
Riverfront walkway, green space, additional parking, mixed use building
Tear it down and make a small park
Apartments/ small business/ coffee & Internet cafe with quiet areas for small gatherings or reading.
I think it should be green space. Playground area, picnic tables for take-out food eating, dog park, walking path, places to sit and read a book etc.
Mini mall, multi vendors
Indoor recreational
Medical Marijuana facility
Would a recreational facility support this? Gym, pool tables, table tennis, spa, laser tag, fitness center. Don't think another restaurant or brewery is the right thing. Hillsdale just opened up two more alcohol establishments -- is this really the best we can do?
Condos overlooking the river
Something really cool that would be an attraction point for both local and out of area visitors.
Factory - apartments
In addition to providing residential spaces for new tenants, there should be a rooftop bar area that would likely attract more people to the city and area.

Maybe apartments for seniors only that is not subsidized by the government and limited to couples aged 55 and older.
Better park by the river
Knocked down and used for parking/park for the river
Indoor kids play area. Large banquet hall. Bounce house \ skyzone.
Recreation Center and/or Gym for kids and adults to promote health and fitness.
Torn down and a riverwalk created
Upscale sale area with brick facade, but open air. A place to buy and sell goods, eat along the river.
Let the Private sector take care of it leave it till someone wants to buy it and spend the money to take care of it.
Anything! Could be skate park, bulldozed and use as additional shops, restaurants, or a more family friendly park.
Tear down the building and the parking lots and driveway out. Then replace it with a nice apartment building for the elderly with views and access of the river.
Anything, just don't let it sit empty.
Senior Citizen housing.
Restaurant.
Teen activity center. Anything would be better than a vacant building.
Remove the building and create a "green space", perfect spot for a Farmers market, food trucks, small coffee shop, etc. I would also like to see Jonesville its own youth recreation department.
Little shops and galleries - think Navy Pier? Cafes...
No opinion
I don't know what that building is.
No opinion.
Idk
Parking
Unknown
Yes
Into a restaurant maybe an Olive Garden.
I liked the plan that was presented a couple years ago with the area being turned into a park/walking area.
Groceries store.
I would like to see a nice restaurant & reception hall. Especially reception hall as there is a great need in the area and Olivia's is across the road. OR a space for indoor farmer market or numerous shopping under one roof?
Tear down eye sore.
How about a "higher end" indoor farm/flea market with craft booths etc.
I would like it torn down and made into a water front park. Maybe with some business along the street side. It seems too big to be downtown, I think parking, a park and maybe some store fronts.
It would be nice to have anything there. You could even tear it out and use that space for a few buildings. However anything would be better than nothing.

Career center for Jonesville Schools
Parking? Entertainment for kids
yes
Yes, it is an eye sore
Housing. The Hugh success of the "Deal Building" is an excellent example.
Torn down.
I don't know that building.
Business to bring in more local jobs.
An entertainment facility or public rec center (like a YMCA) would be a great addition to our community! There are not a lot of local places to stay fit or get a group of people together for basketball/volleyball/etc. in the fall/winter months. But if you ask my husband, he'd say a hockey rink.
Torn down
Year round markets or garage sale areas
No opinion
industrial
I would like to see the city occupy the building with a large community room that can be used for meetings, wedding receptions, etc. The Fire, Police and City staff all in one building and even invite the township to consider the advantage of being in the building also.
Develop a walkway along the river as they have in Dexter. Perhaps open it to small specialty shops and/or food shops.
I would love to have a large indoor space that could be used for a variety of activities as a community center but also for private use - rented out for private parties, but may-be also available for group activities like contradancing, bands, CAA meetings for kids, yoga, second-run movie screenings, etc.
Senior housing
New manufacturing business would be good. Someone with more vision than I possess should make suggestions! Perhaps ask Ron Gow?
n/a
A nice restaurant with indoor/outdoor seating
Maybe something for kids. Or a clothing resale shop
Unsure
grocery store
Townhouses, apartments that are not for low income, we have too many of these now.
Art and recreation center. rental hall
Torn down with public parking available
Apartments, community center, breaking up the area for multiple businesses.
I would love to see the city utilize this building and if they can't take it down and build something in its place that they can utilize.
N/a
Apartments would be nice if possible; maybe an indoor shopping mall??
A gym with courts so kids have more activities to do.

Another business
Winery or brewery
Business
Bring more jobs back
Tear it down turn it in to store fronts to attract more businessmen
Multipurpose, wedding reception, parties, mini mall, restaurant overlooking river with outside dinning be a lot of work, needs to be split up to big for one venue
Farmers market like in Lansing or Grand Rapids
Either apartments, parking, or more shops/restaurants.
Housing
Riverside park, farmers market
Yes or torn down for community parking.
It has contaminated soil, so it can't be used as industrial, but it would make a great gym space if it were rezoned as no longer industrial. Sucks sitting there empty.
Good question.
Na
Housing and retail spaces. Perhaps a community building, farmers market etc.
Combination of professional suites, eclectic shops (similar to some buildings in Shiphewana), eateries, blues bars/jazz bars... 'upscale one stop shopping'. Make it a destination that people will want to come to Jonesville
Not sure
No opinion
Needs a face lift and should be turned into a center for families that doesn't cost a lot to be a member. With sports, swimming, activities, etc.
no opinion
Ideally it would be razed and in its place see a cafe or deli sandwich type place with outdoor seating along the river. Perhaps a specialty shop or two...maybe a canoe livery.
It needs to produce a high value good or house educated family oriented professionals providing a high value service. Could be a corp. headquarter if it was renovated
retail and lofts
Na
1. Torn down and sold off. 2. Renovated for commercial space. (fitness center, weekend farmers market, store for outdoor enthusiasts). 3. Medical Building
Community co-op for fruits and vegetables, community garden, fountain or splash pad
A recreation center offering after school programs, sports leagues, etc.
Riverside Pavilion with rocks for bouldering and a band shell. Create a space to park food trucks.
More store front opportunities
Another manufacturing business.
I'm not sure if it would accommodate this senior housing or nursing home. Preschool or Daycare Center is needed also.
Maybe have it split into several different things...something for children of all ages and maybe some type of gym.
Museum? Historical or hands on? More apartments?



YMCA or other type of community building. It is an eyesore and needs to either be re-purposed or torn down.
Housing (not low income...something for middle-class housing) or Multi-use building (businesses)
Youth center
I don't have any definite ideas, but using it to house multiple businesses may be best, given its size. A gym/health facility would be nice if demand were determined to exist.
No opinion
Coffee Shop, I don't know
Shops or activity center for young people or apartment building or training center i.e. technology,
Either "small" businesses like 42 south in Hillsdale, housing, event center.
NA
Breaking up the space allowing multiple small businesses to use the facility. An open community meeting/think tank area would be a great investment as well.
Tore down and made into a park by the river. Beautify with trees, flowers, playground equipment.
Unsure
affordable senior housing
If the entire building cannot be renovated, tear some of it down for additional parking and river access. A banquet hall would be fabulous or mixed commercial.
I would like to see a new factory there.
Multi-use building with stores, restaurants, and river walk.
Something other than commercial
I'd like to see it developed as mixed use, commercial spaces (including a banquet center) and market rate residential, with the possibility of incorporating some public space that could visually tie downtown to the river.
Either additional dining, and/or Housing.
A smaller version of City Centre that is coming to East Lansing.
Put more industry into it. You were stupid to buy it in the first place.
Demolish the building and take advantage of the scenic access to the river.
Something to draw tourists such as specialty shops or entertainment for families.
Don't care
It needs to be torn down and then it will be easier to decide what to do with the space
Small markets
Something that would draw tourists to the downtown area, who would also visit our unique downtown restaurants. Possible a shopping area or event center. Another idea would be apartments (see Eaton Rapids, MI- although I think theirs have not held up well).
Building should be torn down and property redeveloped
In any way. It's just taking up space. It could be a very productive location, and is vastly underutilized.
Teardown make into park
New business for starting workers or college students
Perhaps housing, restaurant

We need more business. Industrial as well as retail.
I think it's an eye sore and should be demolished
Along the same lines. It needs to be REDEVELOPED INTO A USEFUL AREA FOR THE COMUNITY.
Torn down and more businesses added
I am not sure which building this is, but can a restaurant come in there?
I think it should be torn down, maybe a small park with benches in it to sit n look at the river. It is our only downtown eye sore
Strip mall
We have plenty of industrial area for development so probably not that, so seems like it should be torn down
Medical offices and condos
I don't care, as long as it's not vacant. Marcella's building needs occupied too.
A factory. More jobs needed
Indoor fun during cold, nasty winter months
Tear it down. Clean it up. Rebuild with water-themed businesses and retail specialty stores.
Family restaurant, such as a steak house, Olive Garden.
Hotel/pool & spa and maybe an IHOP attached
Something entertainment-focused.

### **What do you like best about Jonesville?**

Good people/neighbors.
Small community - easy access - best restaurants - help neighbors - safety.
Small town with caring recognizable people.
Cindy Means.
Very good location, good place to live?
Clean, size, roads & streets, people.
Small town ambience.
Safety, ease of walking about town, schools, restaurants, theater, people, the river, art gallery, service organizations, Grosvenor House, b&b's, library, pride people take in yard maintenance, churches.
Sauk Theater is a great treat. Our school system is very good and prepares students a chance to get into any college. Our police and fire departments are a great asset to our community.
Has a lot to offer without going out of Town! City workers are good at taking care of things!
Best streets to drive on no potholes! Clean, quiet, safe.
Easy access to ?, bank, drug store.

People, parks, streets are clean.
Small community, close to larger cities, quiet, safe, love Sauk Theater and small library! Great new Chief of Police Lance!
It's small.
Small town and a feeling of safety. I walk everywhere even at night.
I love the new trails that have gone in and other aspects of the city that offer activities for my family and I to participate in. I enjoy the continued small town feel and sense of community.
It feels safe and the City does it's best to keep it clean and safe.
Small, peaceful, well-kept. Can leave windows and doors open all hours of the day and can walk the streets without worrying about being a victim of crime!
Also, a conservative group of people.
Pride of the community
Small town atmosphere
Everyone knows each other and are friendly
Friendly neighborhood.
It's quiet. Not too big. Friendly businesses and great services.
Maintaining historic value. City maintenance and beautification (summer flowers n trees). Property n personal security. City trash & leaf pickup days. City officials and public working together. Would like a nice downtown cost efficient senior housing area for us longtime residents.?? ( maybe at Vaco spot).
Close to food, banking, hardware, library, entertainment n city offices, n post office!
Community Pride. I also like the idea that I can walk to the bank, post office, City Hall, many restaurants and retail shops.
The friendly people and the close town feeling. It is where my heart is at. It needs more draws to town.
The small town feeling and the friendliness of the people
Great food. No crime. Nice neighborhoods. No potholes. Yard waste and leaf pickup. Quiet.
The people. The city employees. The restaurants. The summer recreation program.
Community - quiet, not crime ridden, good schools, nice presentation of downtown.
It appears clean and whole. Hillsdale seems divided into the rich side and poor side as Jonesville seems even.
Bakery
Small town, friendly.
Small town with many services. Best group of restaurants in a 30 mile radius. Small and clean downtown. Good cooperation between city and businesses.
Strong business climate. Rail trail.
Nice quiet town that has friendly people.
The people and our government
Schools

The atmosphere and how clean it is kept not just downtown but even off side streets. It's an area to be proud of living around.
Sauk Theatre, Olivia's, Powers Clothing, Mill Race Golf Course.
Small town and was my home town growing up. Safe!
Good municipal services, small-town lifestyle
Small Town Feel
Nice quiet town
Weekly yard waste
Small town feeling.
The location and opportunity to develop the area over the upcoming years.
Relatively clean, friendly, functional community. Perhaps the best town in Hillsdale County.
small town, friendly atmosphere, not a lot of traffic. Clean neighborhoods.
Small town atmosphere
Homey feeling
Well maintained, good visual presence, community activities.
The school system is better than most in and around Hillsdale County. Also the downtown is relatively clean and has thriving business unless other small town downtowns. Also, the community is safe and crime is low.
My clients and family
Small town atmosphere and low crime rate. A city government that is doing a good job for the citizens.
Mostly quiet
Small town feel with amenities close enough to make it convenient.
Small town service. Easy to get around. Post office is fast. Great food. Nice parks. The new walking trail by the river. Great library.
Sense of Community
Restaurants, downtown buildings.
<i>[Personal comment was redacted.]</i>
Well kept.
The small town feeling.
Restaurants.
Great place to raise children.
It's small.
The people.
The people and sense of community.

Ease of accessibility to basic needs; walkability; access to bike trail; variety of restaurants; excellent city services.
Safe.
Restaurants, schools and the Sauk Theater.
I don't really go to Jonesville. Only once in a while so I don't know that much about these questions sadly.
It's a cute, small city. It's quiet, but eventful at the same time. I can get to places I need like Walmart or gas stations or hospitals without driving 45 minutes to hours away.
Idk
Saucy dogs
The historical features
Small town, friendliness, knowing your neighbors
It's clean and pretty
Sense of family
Jonesville is walkable, clean and kept very well. Great atmosphere and destination place for great meal and the arts.
The citizens
Very clean and no blight to speak of, just a real nice town.
Small town , quality safe place to live
I think it is a great small town, with good roads, parks and sidewalks. It is well run and managed and seems to be little crime.
Small town community with great restaurants/theater/culture/churches/businesses. The best of both worlds.
Small town feel with big town potential
I love that it is a community and the people are happy. I would like to keep that charm and passion for community.
We love Jonesville. It's a place to live life's full measure.
Community
Jonesville Hardware, and the Sauk
Safety and security
the udder side
Little crime, it's friendly, it's my hometown!
Certainly no one thing comes to mind. However, I'm proud to call Jonesville my home. Jonesville offers so much for a small community and everything is within walking distance.
Small town life.
Olivia's. The fish at the fish place across the street is too greasy. The way the door creaks at the bakery. The golf course. The small town feel.
Supportive community

My husband and I work in Kalamazoo, but we choose to live in Jonesville due to its quaint nature, nice community, excellent restaurants, and outdoor recreation (St. Joe River, access to Baw Beese via Rail Trail, close to state parks and state game areas).
Small productive town
Appearance and that individuals care about their property. Nice roads, good schools!
Small town atmosphere
low stress living
A friendly town that you can walk the streets and say Hi to your neighbors and friends and we all look out for one another and help out with any and all needs of the community.
The people. Everyone appears to work well together and are sincerely interested in improving and maintaining a strong community spirit.
The community. The cleanliness/appearance of the city
It is the perfect size: small enough that everything is maintained really well, but large enough that you have most of what you need on a day to day basis.
The school system
Quiet community
SMALL TOWN / FRIENDLY
Small town feel but still has a variety of businesses nearby.
Small town feel.
The people!
Walkability, friendliness, excellent city services
People are awesome! Everyone is very caring. Love the stores. Love the school system!
That it is an excellent place to raise kids and a great school system.
Safe, quiet, small town, everything you need except grocery store.
Nice town, nice people
Love the Park
The people and the city is well maintained
Quiet and friendly city
Overall, the city is very clean and visually appealing. The amount of 'nature' is great and the historic buildings are beautiful.
Friendly, small town atmosphere. Powers Clothing, Udder Side, Coney Hut, Sauk Theater, all good at drawing people into the community.
I love the clean appearance of our town.
Restaurants.
Town is large enough to have things to do but small enough things are within walking distance from my home.
The friendly people and easy lifestyle. And the wonderful library!

Peaceful and safe.
Safety
How clean it is and dealing with Cindy Means
Small town feel
Hard to say but it has been home for my entire life
???
Safe place to raise your kids
Small town relatively safe
It's big but not too big and it feels safe. We have really nice upkeep neighborhoods.
Small businesses downtown, bakery
Small Town
Restaurants, Sauk Theatre
Charming small town that offers a lot., especially like the great food locations
Restaurants, park, ball park, school
Small town, theater, history
The store owners/workers are great, friendly people. It is enjoyable to shop and dine downtown.
Small town
The restaurants
Small town atmosphere
Small town, great community, feel safe
Clean and pleasant
Small town, buildings and houses are generally maintained, sense of safety, feels like a good place to raise my kids based on these.
The Town.
Sense of community
The majority of the people that matter to me live here
Power clothing and the bakery
Olivia's, Jonesville Bakery, Udder Side
The Mix of small town, parks and agriculture
Small town community feeling. And the great schools
The recognition and support of local business.
Safe environment for raising a family.

Peaceful
People
Shop owners who take pride in the appearance of downtown, low crime rate
The growing school system.
Pride of residents to keep it liveable
Quiet neighborhood
The friendly atmosphere and small town feel.
People
It's small town character. The city has really taken a proactive approach to keeping Jonesville relevant and active. Taking surveys and listening to people, for instance :)
It's a great community.
Being born and raised here we know everybody and everybody's friendly and very receptive
It is a small town.
It is fairly compact and tight-knit. I enjoy that sense of community. Its existence on busy roads just poses a bit of a pedestrian hazard.
Multigenerational community that brings its youth back with families to raise. It creates a strong, family-centered community that protects the youth and helps to encourage community involvement.
Unique dining, small town atmosphere
The people
Quality of schools, long term businesses, theatre. Recreation, good restaurants, bed and breakfast
It's over all appearance is clean and the roads are better than Hillsdale.
Small town feel
The unique charm and overall activity level in the downtown area. Riverfest is always a highlight and the Sauk allows for great entertainment within a short distance from our home. The historical element of Jonesville is also very appealing.
NA
The roads and updated school
The store fronts are clean. The little touches like the flowers on the corners and brick work. The art in front of the bank.
Small town community
Warm feeling
Such a great city
Friendly, quiet atmosphere.
Jonesville is a beautifully maintained community which helps to add Hillsdale County as a destination spot. The food is unrivaled, especially on US 12 and in



Hillsdale (City).
I enjoy the fact it is nice and well-kept for a small town.
Schools, parks, quality of housing
Small town feel. Friendliness of people.
The strong sense of pride and positive attitude the majority of residents, business owners, and municipal leaders, have about our community. I like that outsiders see Jonesville as being business and community friendly. I appreciate that my tax dollars are well managed and spent wisely. I enjoy living in a small town but having quick access to larger towns (Coldwater, Lansing, Jackson, Ann Arbor) because of Jonesville's central location on US-12.
It's a Great place to live!
The people!
Rural area, small town atmosphere.
It's a safe and close-knit community.
We are a friendly town that is connected. They are helpful, especially towards helping kids.
Close to good hunting & fishing
Small town feel
Forward thinking
People, safety, schools, enjoyable community
It's safe. It's friendly. We have good schools. The city works hard to make our city clean and well kept. It has been a great place to raise our children.
The people who make up community
Downtown/sense of community. Saucy's and Olivia's is great for Jonesville.
The people
Beauty
Schools, safety, clean air, many services especially lawn refuse pickup
It's small and mostly safe. Life here is like turning back your clocks 50 years.
Small town and friendly with good streets, not like Hillsdale (relative to streets)
Small town feel
Small town feel, people
Nice little town, friendly people
The people, the friendliness of everyone, the feeling of family (even though I was not born here), small community with a big heart
Seems like a good, small, close knit community. Good place to raise a family.
Safe community
It's a small quiet town with everything I need.

---

Small town atmosphere

---

Quiet, nice places to walk, bike

---

The pride of the community and the businesses.

---

It's clean and the people are the best

---

Small town feel

---

Comfortable, friendly hometown, feels like a good old fashioned hometown.

---

Great restaurants. Clean neighborhoods. Absence of potholes.

---

It's historic nature.

---

Variety of businesses and easy access to them

---

Roads and sidewalks are well maintained.

---

### **What do you like least about Jonesville?**

---

Too many abandoned houses (or needing repair).

---

Blight - empty buildings - lack of retail - We are on a main highway we should be able to draw more merchants-restaurants to fill empty buildings.

---

The brush company frontage is disconnected and unsightly.

---

Clean up St. Joseph river?

---

It's a long way from Missouri.

---

No grocery -- another bank --

---

None.

---

School taxes.

---

No grocery store.

---

When walking on side streets some of the sidewalks are in bad shape.

---

We are a small community . . . yet so may attitudes trying to make it seem like a "big city". Wasting \$ on fancy back parking lots (inconvenient for elderly and disabled).

---

Property taxes. I live in Jonesville not Fayette.

---

No Chinese restaurant or "coffee house".

---

Klein Tool building rotting in front of our eyes with nothing being done with it.

---

It could use more recreational outlets.

---

The constant and consistent way people run red lights downtown on US 12. If you're turning on your green light off a cross street onto US 12, you had better look both ways at least twice, because there's always someone, (a lot of semi-trucks), running an obvious red light! Also, the incredible amount of excessive speeding on Maumee Street, which is where I live.

---

Parking

---

Main

---

Intersection.

---

Some of the property ordinances like no fences on front or side yards. And, rather than dealing with an issue that they know is wrong, they tell you to get a lawyer and go through the courts.
Only one way across town. No convenient emergency or alternative route across the river, or around town, if and when 12 is shut down or compromised. This seems a real lack of planning-for years!
Cliques. We are all in this together. There are no small grocery stores downtown. There are too many service businesses downtown. Not a single park west of the river.
More dinners and more things to do.
The traffic and lack of outlets around the elementary and high schools.
Wasted retail space at lumber company and police station. Lack of a city park on the river.
The new apartment building.
Lack of community events, i.e. Quincy downtown music pavilion, Winter festival possibly- Not everybody does the snowmobile / fishing stuff
The fact that it is a close knit community with everyone in your business. Makes it hard for the lower level civilians to make a difference or help make change. Jonesville is a high class town that exercises favoritism
Walmart plaza could use more businesses. Plaza at corner of US 12 and 99 South is in bad shape. Bike path is too close to 99 going south from town
Small town gossip.
Lack of set down restaurants
The inability to work with new businesses. If or when a new business comes into town don't make it difficult to get signage or grandfather in what was already there. I have watched many people with good business ideas come and go quickly in Jonesville over the last 18 years. Make it easier for new/small businesses to want to come and stay in Jonesville. We need a more diverse downtown as far as businesses go.
I hate what has happened to the St Joe river, breaks my heart.
Limited options for shopping and entertainment
Schools
Turning onto US12 from Nutrition Xtreme. It seems like people can't turn at the same time because they can't stay in their lane. If you're on 99 turn right you should use the RIGHT LANE and not the LEFT! We also need a pharmacy!
The drive to Coldwater or Jackson for some essentials
I only work there, so not really qualified to answer this. All of our towns struggle to some degree with the changes that have occurred over the last 20 years, loss of the multi-national employers, etc. Personally, we are always looking for more active, fun things to do, so more of that is always good. The question is, how to you make it profitable or subsidize it if it isn't? No easy answers here.
How they handle rental housing issues regarding water bills. They make you pay for a tenants unpaid bills.
Parking
I would prefer to see businesses thrive once open, not just open and close.
The lack of activities/events/things to do. The city needs to find ways to minimize its residents from having to leave to other towns/cities for entertainment, restaurants, etc. There are not enough things to do in town which causes residents to spend their money elsewhere. In addition, to having to leave town for other options, the city needs to attract tourists and out of towners in order to grow.
In town parking

Lack of more things to do as a family. You have to go outside the city for many activities.
not many places to shop and not much to do as a family
The downtown area for parking could be a little easier
Wal-Mart
I worry that policies may impede progress
The way our City members treat gordy on our Police Department he should have been the Captain
lack of options
Lack of places to shop
Lack of a bar open past 9:30
Taxes and water and sewer bills need to be reduced to make it more affordable for families.
It's dowdy
Poor police department. It would be nice if they were nice to people. Frank is the only one who is nice to people.
Not enough Shopping options.
High taxes
Only two things: high taxes (\$1K higher than the mid-sized (500K) metropolitan area I moved here from), and the lack of a grocery store.
Nothing
Walmart
Same as answer to #7.
I wish that whoever is in charge of the property down by the St. Joe River would keep it looking lovely all spring/summer, not just at Riverfest.
Idk
No parking
It's too small. Not enough stores. Maybe add a little mall.
Small town, limited access to options regarding shopping, cultural activities, etc.
Traffic
Would like more shops versus service locations in downtown
The city manager and the leave puck up sticks trees etc. They tear grass up lazy picking it up leave half piles there. When piles are too big and u can't out in road. Lazy workers roads r nasty filthy. The homes are trashy yards gross. Hope house is a waste of time. A lot of homeless people walking dogs running around unchained
Probably US 12 traffic, but I know that helps business's and kind of hard to do anything about!
speed of traffic on Maumee
The two things that I want changed are the timing on the stop lights down town, they are two short for the us12 side and we need more sidewalks in the parts of town that don't have them at all.
Static in development
It could have more to offer or better advertise what it does have.
Nada

Not enough restaurants.
Not enough choices
curb appeal
Wish it was a little larger and had more things to do here.
Can't think of a thing about Jonesville that I don't like.
<i>[Personal comment was redacted.]</i>
The traffic lights are hard to see and not timed together.
The lack of things to do. There is minimal night life, no recreational facilities nearby (Jackson), and a lack of things to get you outside in the cooler months.
Not much shopping variety
High cost of property taxes and water.
Lack of biking trails
?
People that will not get involved to help make us a better community.
We need to beat Hillsdale in sports!
Not enough community events throughout the year and not enough shops.
In the winter there isn't much to do with kids (in warm weather the parks are terrific).
The traffic patterns before and after school hours
Snobbishness if you're not born here.
Snootiness. Some businesses (and residents) have their noses up in the air and are arrogant. Potential customers should not be judged on appearance. I'm also disappointed with the condition of the Heritage Lane Apartments. I expected the apartments to be nicer and the entrances to be secure. Anyone can access the inside with no security code or fob.
n/a
Traffic noise
I don't like the fact that the noon whistle No longer blows And I understand that a lot of people did not like it.
Not a lot of options of things to do with our kids.
Could have housing for elderly..i.e. apartments
Too much low income housing!
Distance to larger communities. lack of health care
Drugs are starting to be more readily available to residents on the street
The lack of events, or things 'to-do'. Apart from Riverfest (one weekend a year) and Santa/Tree lighting (one night a year), there's nothing special to draw you downtown. The Sauk provides a good source of entertainment, but they are limited to the number of productions they perform. Saucy Dog & Olivia's don't usually have open events. There's not a cohesive community feel about the downtown area. The park is in desperate need of a facelift and the library doesn't offer the type of programs needed to engage residents.
There's no cute little shops/ stores. If I want to do a little "downtown shopping" I go to Hillsdale to Maribeth's, Maggie Annie's, Nell's Nest, small town sweet boutique,

checker records. I would rather stay in Jonesville to do this but our town doesn't have anything like this to offer. I really think it would benefit our down town.
Not enough quality clothes shopping, not enough restaurants, not enough specialty shops like shoe stores, gift shops, etc. Can't find carpenters, roofers, etc. to do smaller jobs.
The lack of public restrooms because we do things like go to the parks or walk the trail. Even port-a-johns would be helpful when you are 15 minutes from home with no vehicle.
Can't think of anything. I like it here.
nothing
Cost of water bill
Old school thinking of committee members
N/a
???
No high speed internet
lacks entertainment places for teens and family activities
Lack of shops and nicer restaurants
No night life
Downtown parking on busy nights.
traffic light set ups. parking spaces aren't marked off
Traffic lights
Lack of down town shopping.
The curbs that come out too far off of Maumee St. turning onto US12.
small town
really have no complaints there
variety of activities and food
Vaco building right in downtown, underutilization of the river area as a feature (although the new bike path helped a great deal)
not much open on Sunday
The Roads need repaired and some of the street lights need attention
Tolerance of underage drinking/drug use
Hillsdale County is "the armpit" of Michigan - a motivated hardworking person must drive at least 1 hour in any direction in order to better oneself. If you notice any major commerce will travel 30 miles North, South, East or West of us. There is no reason to drive to or through Jonesville unless you have relation here.
High school taxes
Traffic
Love Olivia's but dislike the building.
We need more to do.
The lack of outdoor recreational facilities for children.

Snooty regarding folks who are not "true comets"
na
The somewhat inconsistent road grooming during the winter, issues with utility billing
Politics playing a role in most aspects of the community (who knows who).
The insular feeling towards anything outside of Jonesville. Very resistant to contemporary ideas.
The lack of sidewalks North of 12 past Parkwood. Lack of people using the sidewalks when they are available. Lack of ordinance for parking on street in winter.
I really can't think of anything that I don't like about Jonesville.
Traffic after school is out
It would be nice if it had more businesses downtown.
There needs to be more options for restaurants. We have two GREAT places, but a couple more options would keep me here instead of going to another town.
I wish the people I interact with were more friendly. This town doesn't seem to make new people feel welcome. I feel this way in the businesses and in the residents.
The lack of pedestrian options (particularly non-motorized trails). Empty buildings could be utilized too.
Lack of advanced academics
The gossip
Uncertain
Important to keep properties looking good,
No grocery store within walking distance of downtown
The lack of retail and dining options downtown. The JBA is also very inactive, especially compared to the HBA or other local downtown associations.
Finding parking is awful
Drug use and lack of entertainment for kids/young adults
Traffic at peak times around the middle school
no opinion
high taxes
Too few shopping options. Groceries etc.
I can't say there is anything I don't like about Jonesville. Please allow for my rant, Coffee Please
I wish there were more options for clothes shopping, and a few more restaurants.
Accessibility to larger towns
The M-99 corridor coming into town is unwelcoming and unattractive and not representative of our community overall.
We need more retail businesses downtown, and less manufacturing!
Can't think of anything
High property taxes which you waste on banners, dead end trails to private property, most expensive light poles you could find.
Lack of access to the river.
We have empty restaurants that are on both sides going to Jonesville. I think more things for teenagers. The tennis courts should DEFINETLY be redone. They are in bad shape and I think if they are redone people will stop and play more. Just redoing the parks to make all kids and teenagers more interested. If there were more events for

teenagers and/or all ages it will help businesses with tourists and bring the community together.
Too much traffic
Traffic light and mail box location
Lack of eating options
Side streets, limited kids activities
That two major roads run through our city- but there isn't anything that can be done about that.
Forward thinking people work for betterment of community
Lack of entertainment. I'm recently graduated from JHS (2015), and the coolest thing to do in Jonesville is Wal Mart. Not the greatest for the youth.
the two empty buildings downtown
Police does not protect locals only when convenient for them, example nothing was done for me because the officer was retiring and did not want to make waves.
Some empty buildings, industrial park not filling up
It's dying.
A lack of respect and appreciation for the Fire and Police department. These are important people, many volunteers and I'm not seeing the appreciation they deserve.
Unsure
Water is too expensive, utilities seem to be higher than other cities around, not enough restaurants
Nothing
Low income apartment complex heritage lane
N/A
Not enough shopping options
Needs another small town pub
Timing of the traffic lights and the parking.
Not walkable
Traffic
Requirement that businesses must have paved lots.
Absence of retail downtown.
Taxes! Lack of small grocery store. Traffic at the elementary and high school location. I have seen many close calls. Not a chance i would let my child navigate this area alone.
Utility poles. Wish these were buried lines.
Having to write a physical check to pay my water bill instead of being able to do it online.

### What three things does Jonesville need the most?

Focus on additional companies in industrial park, solar and/or wind power to supplement city costs. Strong support for good businesses and bus. practice.
Community center, occupancy of vacant buildings, shops to draw visitors.
Shoe store. Vintage (antique) store. Furniture store. Appliance store. "Dress barn" - disconnect the Book house east side from the Ansel house, landscape for a lawn, and turn it into a motel. We need extra when the college has parent weekends and speakers. Entrance in back.



1. Very good industrial park area? 2. Very good shopping area for food, clothes, repair, and accessory! 3. Kind and courtesy neighbors?

Jobs.

Grocery store/meat market. Reception hall -- Recycle station.

#1. A small downtown grocery store with local farm fresh products. #2. Lots to build houses within the City Limits.

Grocery store, women's clothing store,

Laundry-mat. A small grocery store or Dollar General. It will be nice not to have to go to Walmart or Hillsdale for everything. Saturday or Sunday afternoon music in the park.

(1) Drinkable water (ruined 3 coffee makers in 2 months). (2) Sadly seems our only 1 big event (Riverfest) is sure dying compared to back in 1995-2005.

Book store. Low-cost family restaurant. Museum.

Better lighting on "side streets" - north 99. Coffee house. More nature/walking trails.

More activities for teens. We have a lot of great parks and recreation for smaller kids, but not much geared toward the teenage kids. Continue to attract restaurant and dining. We have become known for dining in Jonesville, continue to attract, support, and provide assistance to new restaurants. See #8--tear down Klein Tool and develop a new park along the river.

More shops, a splash pad, and just more development.

Only two things come to mind. A General Store, and street view cameras! There is an incredible amount of speeding, running stop signs, and red lights. If we had cameras that took pictures of these vehicles in the act, the City would bill the offender (with proof of the offense), and take in a great deal of revenue. Cameras may be initially expensive, but would pay for themselves quickly, given the way people are driving in our city.

Condos retail stores office space

Maintain park along US12 throughout summer, better and brighter streets and lights on rail trail

More improved park. Exercise equipment for free in the park. Fix roads.

1) Something for kids/adults to do that would require physical exertion. A swimming pool with a dive area\* (\*supervised instruction), or a rock wall, racquetball.... 2) Technology services. (I know it's available in Hillsdale, but it would be nice in Jonesville.) 3) Better water quality. (Have you seen the inside of your pipes!!!!???)

Second River crossing for traffic, good truck stop, a downtown theme, such as teepees at most store fronts to promote the Sauk Trail heritage in a fun way for locals and tourist picture taking and shopping along US 12. (Teepees can be decorated tastefully as business theme or hobby of store front determines!)

Parks west of the river. Sidewalks on every public street. More community involvement (volunteerism, beautification, neighbors helping neighbors)

Something big to bring people from all parts of the county. More places to eat. More things to do.

An up to date recreation park for teenagers. More development around the river. Remodel or raise dilapidated buildings

A tourist attraction. A marijuana dispensary. A pickle ball court.

Parking lot lighting in north parking lot behind Saucy Dogs. Public restroom for events. Community building.

Kids recreational / events center, more diverse stores. Community events and announcements. Newspapers are dying and website have to be looked up to see events.

To accept that medical marijuana can make a huge change and difference if we allow people to open shop. It will generate so much income that we can use in our schools and local business as well as homelessness. More apartments that are affordable. More children programs

Hotel.

Improving view of St. Joe river (river walk to north, better signage) Rail trail continuation to Hillsdale, parking is becoming an issue at certain times, would love to see banquet hall and drive through coffee shop

More restaurant choices.
A place that highlights our river, another restaurant that serves healthy food, a fun place to go
More affordable retail shopping options to bring people to downtown. More events after attracting new business to help show what's available in our beautiful city. A strategic plan with clearly defined goals with all business owners to work together to promote each other. I forget that Jonesville Hardware is even here. A furniture and home decor or shoe or resale store would be good addition. Yes, we have had some of these in the past. If ran properly and given incentives I believe they could do well.
Make the river pretty again, more green space, more upscale shops/restaurants.
More industrial presence in industrial park. Fill downtown storefronts. Develop park near river.
Family friendly, decent priced restaurant. Better speed control on residential roads, especially around the schools.
1. Pharmacy. 2. Jobs. 3. Single family housing
1 medical marijuana opt in/ safe access to medicine. 2 healthy grocer. 3 parks
I think you mean "need". :) We come to WalMart often for the variety and price. We eat at Spicy Dogs but rarely at Olivia's. We come over to Udder Side sometimes in the summer, but usually just share a sundae due to calorie count. Not sure what you could put in that would bring us there more often outside of recreational or entertainment.
Food/drink, retail, parking
Dollar general on us 12
1. High paying jobs. No more retail/fast food but instead attracting industries with careers that can help the well-being of its citizens. We do not need to do so by providing tax cuts (as this will only lead to having to pay for the tax by cutting other services) but by improving our already over achieving school and investing in attractions that set us apart from many nearby cities and towns. 2. Make people want to come to Jonesville to spend their hard earned money! Invest in a community funded attraction that will attract people all over. Our winters are long and there are not many things available to do. Consider, asking residents to invest in an attraction big enough to not only provide entertainment for our residents but also for everyone else. An example, Grand Prairie, TX ( <a href="https://www.nbcdfw.com/entertainment/the-scene/Epic-Waters--468954413.html">https://www.nbcdfw.com/entertainment/the-scene/Epic-Waters--468954413.html</a> ) recently opened a massive indoor water park funded by the city and its residents that is causing people to flock to the city especially during the winter months. We all know that Texas winters are nowhere near as harsh and cold as Michigan's which is more reason to have one in MI. It does not need to be as massive but an investment in such an area would not only bring more people to Jonesville but also attract more businesses due to the increase in tourism. This is a fantastic way to increase tax revenues and immediately see the results upon completion. It would put Jonesville on the map! 3. Improve the appearance of the St Joe River. Create more accessible/walking areas. Possibly expanded it to encourage restaurants to open restaurants along side of it. The city already has a good amount of traffic that drives through town, something that even Hillsdale doesn't have. However, we need to provide those driving by to not just drive through but stop and spend their money in our town.
Snow removal on the sidewalks in the winter. Many older people have difficulty doing snow removal. Work with people more on water bills that have unknown leaks and end up paying high bills. Better postal services.
Better parks/non-motorized trails. Movie theater. Boutique stores
More developed industrial park. More selection of sit down restaurants no more fast food. More usable area downtown by the river to encourage people to stop and visit the area
Longer walking trail along the river
Recreation Center and/or Gym for kids and adults to promote health and fitness. Store Front Updates. More businesses downtown with the ability to expand.
Clothing stores, mental health support, a traffic light by the middle school to keep students safe
Less Regulation Less Regulation Less Regulation
More restaurants, activities and lodging

Condos. Bar. Develop the river area
Affordable housing, Better paying jobs, Lower taxes.
More variety in shopping, more restaurants, a facelift
Unsure
-Updated/ larger Elementary School. - Recreational Department - Farmers Market
Grocery store. Venue with food and live entertainment (not all rock bands, please!). More activity downtown in the evenings and on Sundays
No opinion
Street repair. Bigger library.
Unsure.
More Restaurants
Parking, industry,
Restaurants, activities
Restaurants, clothing stores, and maybe make the river cuter.
More fast food selections. Clothing stores.
Coffee shop, sand volleyball courts, clothing stores for teens and young adult
New city manager. New chief of police and cleaner water its cloudy smells had lime in it
Sorry, can't really say. I think you are doing a great job with a good mix between business, manufacturing and the parks. In my opinion the best city in the county! Thanks!
Young families and incentives to encourage young families to move to Jonesville, senior housing-community center/rental hall with room to have weddings, baby showers, large parties, craft /antique, trade shows and alike
I think more business opportunities down town would be great. Maybe some small shops in place of the Vaco building, with the water front and parking. Also it would be nice to see our industrial park grow. Can't have too many jobs. And more sidewalks, it would be nice if all streets had sidewalks and that the new railroad trail would connect 99 to 12.
Jobs. Affordable housing
New business, better organization for the city and a plan for growth
Recreational center/fitness center. Grocery store. Another dentist.
Restaurants, coffee place,
An actual grocery store, more parking,
entertainment, more restaurant choices, parking
More retail, and restaurants...empty buildings are ugly.
Community Center, more housing and a water area, perhaps in the Park, for children.
More community. More 'Mom and Pop shops Less big chain fast foods. More outreach for fun events.
Transportation for seniors, more jobs, and restaurants.
We are a young (early 30s) DINK family, and Jonesville really gets beat out by other areas like Kalamazoo (just because we are familiar with that area) for individuals and couples similar to us in its lack of entertainment and recreational facilities. There are no later night places to go (after 10 p.m.) to have a drink and play some darts or similar

with friends, limited activities for people our age (rec. basketball/volleyball/dodgeball/etc.) to meet. Essentially, it is nearly impossible to meet new people. In order to keep and draw in young professionals, Jonesville needs to get a bit more hip. There are lots of things to do in the area if you're retired or have a family, but the community really misses out on the young professional group. Continue to invest in our community. Jonesville is a beautiful town, and that is one reason we love living here. Beautiful architecture - both historic and new (like the redone apartments from the old toy factory). Elaborate decorations of the downtown (fall and winter). Weekend events - Riverfest, the December shopping weekends, etc. All of this adds to Jonesville's charm. Keep chains (restaurants, etc.) out of our community. Part of what makes Jonesville so wonderful are the unique dining opportunities. Chain restaurants/Dollar General stores/etc. are trashy. I hate seeing the McDonald's arch as I drive into town. Keep supporting independent entrepreneurs.

Repurpose closed businesses

Better water, lower taxes

Bike/Running Trails. Rec. Center

?

Condos, Town houses for the baby boomers. More walkable trails. More restaurants or fill the ones that are vacant

Additional clothing, shoe, deli, specialty stores.

A rec center like Coldwater's. It isn't just a need for Jonesville it is a need for Hillsdale county as a whole.

1) A coffee shop (non-Church affiliated). 2) Social gatherings (like the party in the park, etc.) during the fall/winter/spring. 3) A system of maintained sidewalks/trails for running, biking, etc.

Restaurants that aren't so expensive.

Even-handedness - treat people equally. Investigate why water/sewage rates are higher than anywhere else (in my opinion). Someone to do something with the old hotel/Marcella's building.

Would like more clothing shopping options. Craft places. Not sure.

Women's clothing or Children's clothing shop

Grocery store, senior housing

More housing for none low income. Gym open to seniors. Kentucky fried chicken

More partnerships.

Promoting of the positives of the city on more of a state level (Pure Michigan)

1. Events or upgrades to draw people downtown. It's sad to see the sidewalks and buildings so desolate. 2. Community bike share program, with the new trail, it could be a hit. 3. Retail businesses

Boutiques, a nice little coffee shop, a small grocery store

quality shopping, building trades companies willing to do smaller jobs

Unsure

1. Variety in the stores downtown. 2. A restaurant on the order of Cedars, which we enjoyed. 3. Apartments or condos for seniors which are not rent-subsidized.

not sure

More parking for baseball, pool and another place to eat.

More jobs, more businesses, and more community involvement.

More night time activities, businesses ,housing
????
Farmers market, coffee house, walkable city
Family restaurants, family entertainment, shopping other than Walmart
More recreational activities, shopping, and restaurants.
24 hour restaurant and/or gas station, better downtown signage, more parking
Better traffic flow on US 12. Fill the empty buildings downtown
Chamber of Commerce In downtown, coffee shop with meeting place, bookstore
Entertainment other than Sauk Theatre
More late night options, whether eateries, entertainment, or just 'night spots'
More housing, more youth activity centers, maybe a pool.
Factory Face lift. Pool. Variety of shopping
no opinion
Nightlife opportunities, not bars though, can be a place that serves alcohol but not the traditional bar, like open air dining along the river with live music. Family entertainment. Development along river
Road Repair. Additional Shopping Areas. Street lights that actually work.
A couple of corp. headquarters. A couple high tech manufacturers that operate in an organized, long term manor. Martinrea does NOT provide this. Practical education provided in a repeated fashion - for example; any elementary student should learn household finance, taxes and how to grow a garden/raise animals, this should again be taught in Junior High, but at a little higher level, and taught again in High School at a little higher level. It doesn't need to challenge the student, it needs to produce a graduate that knows and is aware of more "real world" responsibilities than the average 21 year old of today. If I could have a 4th, I would incorporate free dental cleanings 4 times a year to all Jonesville students. Cleanings only. As we all know... "an oz. of prevention is worth a pound of cure". So, why not start something like this in our great city?
New people on boards
I'm not sure at this time
KFC, Family restaurant like the Garden, and an after school program or hang out for kids that aren't in sports.
1. More opportunities for indoor and outdoor activities = obesity prevention and quality of life improvement! 2. Increase employment. Lower poverty rate (19.7% Hillsdale county). 3. Preservation of downtown.
Attractive and safe extension of recreational facilities.
More stores
Quality housing. Affordable housing. Coffee shop
Improvement/additional sidewalks north of US-12, redevelop the Klein/Vaco lot, secure more commercial businesses for the industrial park
Parks/Recreation, Entertainment, Industry leading to jobs
1. A safe traffic crossing at US12 near the middle school...maybe a walkway over the road. 2. A pub. 3. Public Pool
Community center. Empty buildings to be filled with a business that benefits everyone in the community. Summer activities for everyone in the park.
Daycare center. Nursing home

More parks/recreational facilities, coffee shop/cafe, housing.
YMCA, more options for eating, community building of some sort for kids.
Diverse retail. Expand park/recreation. Dining options/coffee house
Pedestrian Access, greater access to healthy activities, appreciation of/access to its natural resources
Jobs with advanced pay, advanced academics, community center building
Grocery store, outdoor store, movie theater
Housing, keeping the next generation in the community, job opportunities
Coffee shop, bakery (that stays open normal hours), fix side walks
Not sure
We need more activities for kids to engage in
1. Coffee Shop/eatery. 2. Retail Shops. 3. More festivals or downtown events
Some sort of entertainment for kids that would draw from Hillsdale & surrounding areas. Expand city limits around the high school with additional lots for residential construction. Attract business to the industrial park.
More business, more jobs
Clothing stores, more employment opportunities, more industrial jobs.
Not sure-
More housing of all types. I love Powers, but another clothier would be nice, even an upscale resale shop. The something Treasures was excellent until the lady who owned it brought in a different sales force. Prices went up, selection went down. (Walmart doesn't count). Of course Coffee and a good bakery
Boutiques, Meijer, and a car wash that works
Better variety of clothing and shoes. Downtown convenience store
Retail,
Better access to high speed internet for homes and businesses. Owner occupied condos and town homes. More sidewalks
Additional sidewalks so residents can safely walk the town. A dog park. An updated Water Treatment Plant.
Entertainment. Interactive art place. Keep the great people around that run and keep the city going at such a progressive pace.
Lower property taxes, full time police department now that state police are gone, training for council members.
Mixture of restaurant types, river-front Development, second phase to the rail-trail.
More family friendly events, upgraded parks, and fill up the empty businesses.
More restaurants. More shopping options. Klein tools building gone.
Live web cam for city meetings.
It needs something to go into the old Marcella's. That building is so pretty and it sadly sits empty. Klein building- it's just not attractive and it's empty. An empty restaurant flanks our city on both ends, east and west- first impressions are lasting, and we look like a city that's not thriving when you pull into town.
Housing, industry & commercial
Something engaging and fun for young adults/preteens to do in town. Create a "hang-out" spot.
More manufacturing jobs. More jobs. High speed internet.

New police chief and uphold city ordinances
Fill empty buildings, fill industrial park, better use of museum
Industry, a variety of retail stores, and a full time police dept.
More cooperation between all branches of law enforcement in the county. When a crime is committed in Jonesville we need the help of State and County law enforcement as well.
More things for people to do after work and school other than school activities.
More industry, Klein tool demolished, community activities.
More restaurants, lower water/sewer costs.
More Retail Stores (would like to see the strip mall at Wal-Mart full of different types of stores). Updated Wright Street Park playground equipment
Clothing stores gift stores entertainment.
A pub, a small town grocery store again (something other than having to go to wal mart), I used to shop at buds market all the time!
Residential housing career development increased manufacturing facilities
More restaurants. Another outlet near elementary/high school to US 12. More sidewalks.
Another way into and out of the High School. Better Traffic Flow during morning and afternoon rush hour. Another Bridge over the river
Jobs, things to do, family restaurant
More sidewalks on the streets that don't have them. Less calcium in the water. KFC...nyuk nyuk nyuk!
Park near the river. Pizza delivery. Pickle ball court.
Small grocery store (I miss Buds!). Family restaurant (as mentioned already). A recycling center. How much cardboard, etc. do you think you are going to see at the side of the road, now that the recycler in Hillsdale is charging to drop off items, when there was no charge last year?
Hotel, bar w/entertainment (reopen Cedars), women's clothing store
Entertainment, young people, a finished brewery.

### Your household income:

Retired.
Retired.
JC student - Hillsdale
retired
Jackson
Primarily Hillsdale and Jonesville
Retired
throughout Hillsdale, Lenawee, Washtenaw and Branch counties
Not
Self employed
Retired

Retired
retired, ex Jonesville resident, spend a lot of time in Jonesville
Adrian, MI
Military
Jonesville/ Hillsdale (425)
Fremont Indiana
Work from home for a company in another state
Retired
Coldwater
retired- worked in Adrian
Retired
Retired
I don't.
Brooklyn
Kalamazoo, MI
Retired
Retired
Self-employed in home
retired
retired
retired
retired
Indiana
Retired
Mt Pleasant
All over the county and state
Litchfield
Retired
Calhoun County
Retired
Provide services to Jonesville's older adults
Retired
Eaton County
Retired



Oakland County
Retired
retired
n/a
na
retired
Retired
Not Employed
My job takes me to many counties in the area
Homemaker
Remote, travel
Albion

### Where your children attend school:

Countryside Montessori
Homeschool
Online school due to bullying in Jonesville Schools!
home school
Freedom Christian (Pittsford, MI)
Coldwater Schools
other
Indiana
Academy
Homer
I'm a student at Jonesville Community Schools
All 4 of our children attended and graduated from Jonesville High School
No kids
mixed one at Jonesville High and two at Will Carleton Academy
Wont state
Spring Branch Academy
Marshall/Battle Creek
Jackson College. Recent JHS grad
All graduated from JHS or Hillsdale Academy
I work in Jonesville but live an hour away

---

no children, grandchildren go to Jonesville

---

Reading Community Schools

---

Indiana

---

Harrison

---

All graduated, but attended JCS

---

Hillsdale academy

---

private

---

all three are Jonesville graduates

---

Academy

---

North Adams-Jerome

---

Hillsdale Academy

---

Graduates of Jonesville

---

Both JHS and Will Carleton

---

### Please provide any general comments:

---

Make M-99 between Jonesville & Hillsdale all 4 lanes.

---

None.

---

I have worked in Jonesville for over 20 years. I have family and friends that live here. One of the things that I think could use some attention is the lighting on side streets. It is very dark when there is only 1 light at the intersection and there is not another light until the next intersection. If I was looking to steal something there are a lot of dark areas on the side streets.

---

Terrible city water.

---

I believe we are on the right path. We are seeing new businesses/restaurants being developed, the arts being promoted with the new downtown business and regular slate of shows at the Sauk and good programs for our youth to take part in. I've lived in Jonesville most of my life and happy to be a part of this community and raising my family here. Growth is key...support downtown businesses and continue to attract industry as much as possible.

---

I do have a granddaughter that attends Jonesville Elementary and a daughter that has since graduated from High School. Generally pleased with both, ( as long as no "gender neutral bathrooms are proposed)! Only other place I would rather live would be Bahamas! My hope is that we are able to live in our little "berg" with all the other citizens as a conservative based, sensible, safe city.

---

We have lived in Jonesville for 23 years and do not plan on moving. Couldn't imagine living anywhere else!!

---

More stuff to do in the park.

---

Should be promoting Jonesville as a place of residence for Hillsdale College employees. I know there are a few professors and other employees here, but it would improve your tax base and improve property values. Also, some properties are in pretty sad shape (especially some of the rentals). There should be some sort of code to keep buildings in good repair and lawns well kept.

---

See above!!

---

Overall, Jonesville is a great place to live and raise a family.

---

Nice survey. Hope it helps to move forward and the direction you want.
Repurpose the unused tennis courts at Wright Street Park to new pickle ball courts. Develop a park on the river.
Not
Jonesville is far and away the best town in Hillsdale county. It's hard to find things to complain about. City government works well with citizens and business owners. Keep up the good work!!!
I love the appearance of our downtown area!
We have a great city, I'm proud to live here. We just need to improve where we can improve and keep doing what we have been doing to keep up the momentum.
We brag to all we meet about the progressiveness of our city leaders who work to improve our city while maintaining the village charm.
I just moved to Jonesville. I've always liked the city. A welcome packet would be helpful when someone new moves in. I didn't know about yard waste for a while. I also didn't know I needed a fire pit permit. Could even be a PDF on the website. Just thing newbies need to know.
Love Jonesville. People are very friendly and nice.
OPT IN!
I am semi-retired and work part-time at one of the schools. I have been overall impressed with the school system. Finally, if I had a dollar for every survey I had completed . . . take the very best ideas you get and run with them. We may not be able to do everything, but together we can do something.
I think that the City has made some really sound decisions over the last 20 years - continue on this path. Focus on Economic Development and Attraction. Become a Redevelopment Ready Community. Stand out from the rest of Hillsdale County and create your own CVB. Jonesville has the vision and the opportunity.
I like the small town feel of this city. I like that the cops take all reports serious and talk to you in person. I like that there are restaurants close to business. I like that the Drug store employees take their time to explain and help you out.
Great idea to get the thoughts from others.
Jonesville is a great place to live!
Why are Jonesville Schools allowed to take out swamp ground?
Love the city, wish there were more housing options available
Keep up the good work.
Glad you're asking questions, it is a good start.
The manager could get off his butt and go around and meet people. Do not know them not in the click who gets to meet them
I want to take this opportunity to express my delight in all of my interactions with city employees. I've had numerous instances where I needed questions answered or a service provided, and without question, I've been treated courteously, with friendliness, and with great expertise. Please pass this along to everyone in the City offices!
I really like the Jonesville Schools! I suppose I could have said that prior in an answer, but didn't think of it till now :D
Jonesville is a great place to live.
Idk
I love Jonesville
Love Jonesville and look forward to years of prosperous growth to retain and attract new residents in community.
We live just north of town but come there almost daily for something,
If everything done is done with an eye on quality- Jonesville will attract and keep the type of people and businesses that will make and keep Jonesville as place where people

want to live and visit.
I think Jonesville is a great town to live in, keep it simple and available for small business to open and grow here.
Every time I think of Jonesville I smile. I love the way the council and people try to make things happen for the best. Jeff Gray and the city council are great.
Born and raised in Jonesville, I moved to Hillsdale and now have built my dream home in Jonesville. My family plans to stay here and I hope we continue to love Jonesville.
Nice town to grow up in! We need to try and stay #1 in the county in schools!!!
Thank you for this opportunity.
A great loss of history occurred when the Manor Foundation was torn down.
Thank you for the opportunity to express our concerns about the direction of Jonesville's family. My family has lived here for 60 years, and I am so proud to call this place home.
We need to grow slowly and continually thinking what is best for Jonesville and Hillsdale County.
Great idea to conduct the survey!
I love it here. I am a transplant but have always felt welcomed. I do hope to see a Y or a rec center type in our community to become like a central hub like most RC across the nation
I love living in Jonesville, but I do wish there were more of a community spirit, and I'd love to see events that fostered that development.
While not a current Jonesville resident, I am a previous resident/property owner.
I think development of the vacant buildings should be a priority although I recognize it's a big challenge.
My husband was transferred to Hillsdale back in 78. We rented in lived in a few homes. Ended up buying in Jonesville....saying here. Its Home
The city should consider a marketing/public relations coordinator position. Someone who could focus on creating a Jonesville 'brand' and assist in drawing more people to live and bring businesses to the area. They could also help with revamping some downtown initiatives.
Love living here just wish that there were more options without the 5-30 mile drives for some goods and services other than Walmart. While there are good stores downtown sometimes they just don't have what we want/need.
This is a wonderful place to life. We appreciate that you take care of the town and the roads much better than other places.
Would like to see a new place to eat. Redo cedars
N/A
24 hour police 7 days a week more road patrolling not sitting at office better junk ordinance
Lived my entire life here good place to live although lacking in some entertainment areas I stay because it is a "small town"
I love Jonesville! Other cities in the county could learn something from this town. I wish Riverfest was a longer festival.
Thank you for making Jonesville a place that I love.
This city is a wonderful place to live and you all are doing a great job with what you are given. Thank you so much for all that you do for our little town to make it great.
Please understand I have very deep roots and heritage with Jonesville. And, I spend a significant amount of time working to make things better and more prosperous in and around our city. All with the hopes that my children can have a choice to make that includes raising their families in the area. I will understand if they choose, to move elsewhere- but, would truly enjoy it if there were additional reasons to live here besides, "it's where I grew up", or, "it's where all of my family lives". We need to generate a high-value reason or two.
Jonesville seems pretty vibrant to me. I love the small town feeling with its bakery, restaurants and streetscape. I live in Hillsdale County, but frequent Jonesville.

n/a
We like it here.
Push towards more contemporary ideas while preserving the historical and natural highlights of the area.
I think the police do a good job patrolling all around Jonesville. I think that the yard waste pick up is so helpful. I also love that Republic does the Spring Cleanup!
While I live in Hillsdale, I work and spend more time in Jonesville. I appreciate the effort Jonesville puts into making the community a place where people want to live and work.
I like the schools in Jonesville.
I appreciate the opportunity. It may be worthwhile to send this to students of the area as well (though you may have already done so).
Missed the Churches as a great and important part of the community, we also need great child care for working parents excellent technology services available.
NA
The downtown is the heart of the city- more needs to be done to make it an actual stop on US 12, not just a small town you drive through. With its beauty, historic appeal and potential, it should be a destination.
I'm a Hillsdale resident but believe Jonesville has a better opportunity to grow. Roads are well maintained and a major State road runs through it providing easy access to other locations.
Overall the Jonesville community
N/A
Love Jonesville you are a source of pride for our county. Thank you!
Jonesville is a Great place to live! I'm glad to be a resident of Jonesville!
Thank you for putting thought into what will make Jonesville better- this is why you're great already! Keep up the good work.
Very good survey
Great small town in general, but don't let it slip away. Keep things current and modern. Allow high school children to thrive. It's key to a proactive and booming local economy. Keep the restaurants. Maybe invest in public goods like potentially expanding local parks or getting equipment and toys at the parks that will keep the youth coming back. Wright St. park is really great. Maybe get some new basketball hoops that play more like regulation hoops.
Great place to live
Safety for people who live here does not have priority to paperwork that police have to fill out
Thank you for the opportunity to express my opinion and hopefully something good can come of this survey as Jonesville continues to improve in the future.
I love Jonesville. Would like to see some improvements but overall great place
I reside in southern Hillsdale County. I work in Hillsdale.
Jonesville is a pretty well round city, we have it all and I love living here.
My kids wanted me to add that they want sidewalks too!
Jonesville leadership has residents in mind when making decisions. Jonesville is a very well-run city.
Please let us pay bills online - it is so much easier and helps to get rid of late payments. Also, a dog park would be lovely.

