



City of  
Jonesville

265 E. Chicago Street • Jonesville • MI 49250

(517) 849-2104 Ph  
(517) 849-9037 Fx  
www.jonesville.org  
manager@jonesville.org

**CITY OF JONESVILLE  
ZONING BOARD OF APPEALS AGENDA  
JULY 12, 2018 – 6:00 P.M.  
CITY HALL**

**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

**2. DECLARATION OF A QUORUM**

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES – June 7, 2018**

**5. PUBLIC COMMENTS**

**6. PUBLIC HEARING AND SUBSEQUENT BOARD ACTION**

A. Request from Ron Gow, CR Storage, LLC, to allow construction of a new commercial storage warehouse in an HC (Highway Commercial) District on property located at 607 E. Chicago Street.

i. Public Hearing

ii. Action on Request

**[Action Item]**

**7. OTHER BUSINESS**

A. Economic Development Strategy

B. Project Updates

**[Action Item]**

**8. ADJOURNMENT**

**CITY OF JONESVILLE  
ZONING BOARD OF APPEALS  
Minutes of June 7, 2018**

A meeting of the City of Jonesville Zoning Board of Appeals was held on Thursday, June 7, 2018 at the Jonesville City Hall. Tim Bowman called the meeting to order at 6:00 p.m.

Present: Tim Bowman, George Humphries, Jr., and Larry Jose, Todd Shroats (arrived at 6:05 p.m.), Mike Venturini (arrived at 6:10 p.m.).

Absent: None.

Also Present: Manager Jeff Gray, Supt. of Public Works Mike Kyser, and Michelle Calvin (arrived at 6:10 p.m.).

Tim Bowman led the Pledge of Allegiance.

A quorum was declared.

The agenda stood as presented.

Motion by George Humphries, second by Larry Jose, to approve the minutes of March 22, 2018.  
Motion carried.

The Public Hearing for the request to allow construction of roof over the existing front porch to encroach 10 feet into the required front setback of the R-3 (Multiple Family Residential) zoning district, on the property located at 416 Drake Street was opened at 6:02 p.m.

Manager Gray provided a brief overview of the variance request. The applicant has made several investments to improve the home. The front of the house currently sits at the minimum front setback of 30 feet from the road right-of-way. She has constructed an uncovered front porch that extends 10 feet from the front of the house. Because it does not currently have a roof, it is permitted to extend into the setback. The roof supported by columns is treated the same as enclosed space by ordinance. Gray noted that an elevation drawing was included with the application depicting the proposed roof.

Chair Todd Shroats arrived at 6:05 p.m.

Discussion followed, with several board members noting that the garage on the home to the west of the property appears to encroach into the front setback, so that the porch would be no closer. It was also noted that the improvements to the home have not only enhanced the property, but also the neighborhood.

Mike Venturini and applicant Michelle Calvin arrived at 6:10 p.m.

Ms. Calvin provided a brief description of the request and noted that shade and cover over the front door are important to her and she feels that the porch will lend a more finished look to the home.

The Public Hearing was closed at 6:13 p.m.



To: Jonesville Zoning Board of Appeals  
From: Jeffrey M. Gray, City Manager  
Date: July 3, 2018  
Re: Manager Report – July 12, 2018 Zoning Board of Appeals Meeting

**6. A. i. Public Hearing –Variance Request for 607 E. Chicago Street**

This is the time reserved on the agenda to hear public comments regarding the request from Ron Gow, CR Storage, LLC, regarding the construction of a new commercial warehouse building at the subject property. There are currently two existing storage buildings on the property, the applicant is proposing construction of a third. Currently, there is a paved driveway from Chicago Street that connects to the adjoining Alpha Signs property to the northwest. The areas around each of the existing storage buildings are surfaced in gravel. The applicant proposes to surface the area around the new building with gravel, as well. Both the Special Land Use conditions associated with Commercial Warehouse Buildings and the general standards for the development of parking areas require hard surface parking. A variance would, therefore, be necessary for the applicant to build the structure, as proposed.

**6. A. ii. Variance Request for 607 E. Chicago Street**

**[Action]**

This is the subsequent action item related to the request for variance.

The requirement to install paved parking related to the proposed use is described in two separate sections of the Zoning Ordinance. Section 16.03(A) of the Zoning Ordinance relates to all new non-residential uses in the City, and states “All parking facilities, access driveways, and commercial storage areas, but excluding those for single and two family dwellings outside manufactured home parks within the [City] of Jonesville shall be constructed with a pavement having an asphalt or concrete binder or other equivalent material”

In addition, included in the Special Land Use conditions for Commercial Storage Warehouses stated in Section 14.09(R) is the requirement that “all driveways, parking, loading, storage, and vehicle circulation areas shall be paved.” Complete copies of the two referenced sections of the Zoning Ordinance are attached.

The applicant has provided a proposed site layout, showing the proposed new structure, surrounded on all sides by 15 feet of gravel driveways.

The ordinance is unclear in the treatment of a nonconforming site such as this. A case could be made that the expansion of the Special Land Use requires paving all existing gravel areas. However, when staff met with the applicant about a year ago to discuss his plans to build an additional building, we suggested that the existing portions of the site would be treated as legal-nonconforming. But that paving would need to be installed in conjunction with the new building.

At the time of the meeting, the applicant indicated his preference to continue with gravel surfacing. Staff suggested that he consider a compromise of at least some additional pavement to bring the site into closer conformance with the intent of the ordinance. We suggested that he consider paving the portions of the site that are visible from the street, at a minimum. No additional pavement is proposed at this time. Subsequent to the on-site meeting, the applicant added additional gravel area north and west of the existing buildings.



develop a shared economic development strategy. A draft strategy was discussed at the meeting and a revised draft was distributed to board members in mid-May, with an opportunity to present any suggested amendments prior to the end of May. No additional comments were received. The Planning Commission adopted the enclosed strategy at their June 13<sup>th</sup> meeting and is recommending that the other boards do the same. I would recommend that the ZBA consider a motion to adopt the document. The adopted document will be incorporated into the Master Plan Update. *Please refer to the attached Economic Development Strategy.*

## VARIANCE APPLICATION REVIEW

What circumstances are unique to the property, which give rise to the request?

IT IS AN EXISTING FACILITY. THERE IS PAVING FROM 45-12 TO THE FIRST STORAGE BUILDING, THE BALANCE OF THE DRIVEWAYS ARE GRAVEL

What would be the impact to adjacent property owners by granting the variance? NONE

What undue hardship would be created if strict enforcement of the zoning regulations is required?

COST OF PAVING - WE WILL NO BE ABLE TO COMPLETE AGAINST OTHER FACILITIES.

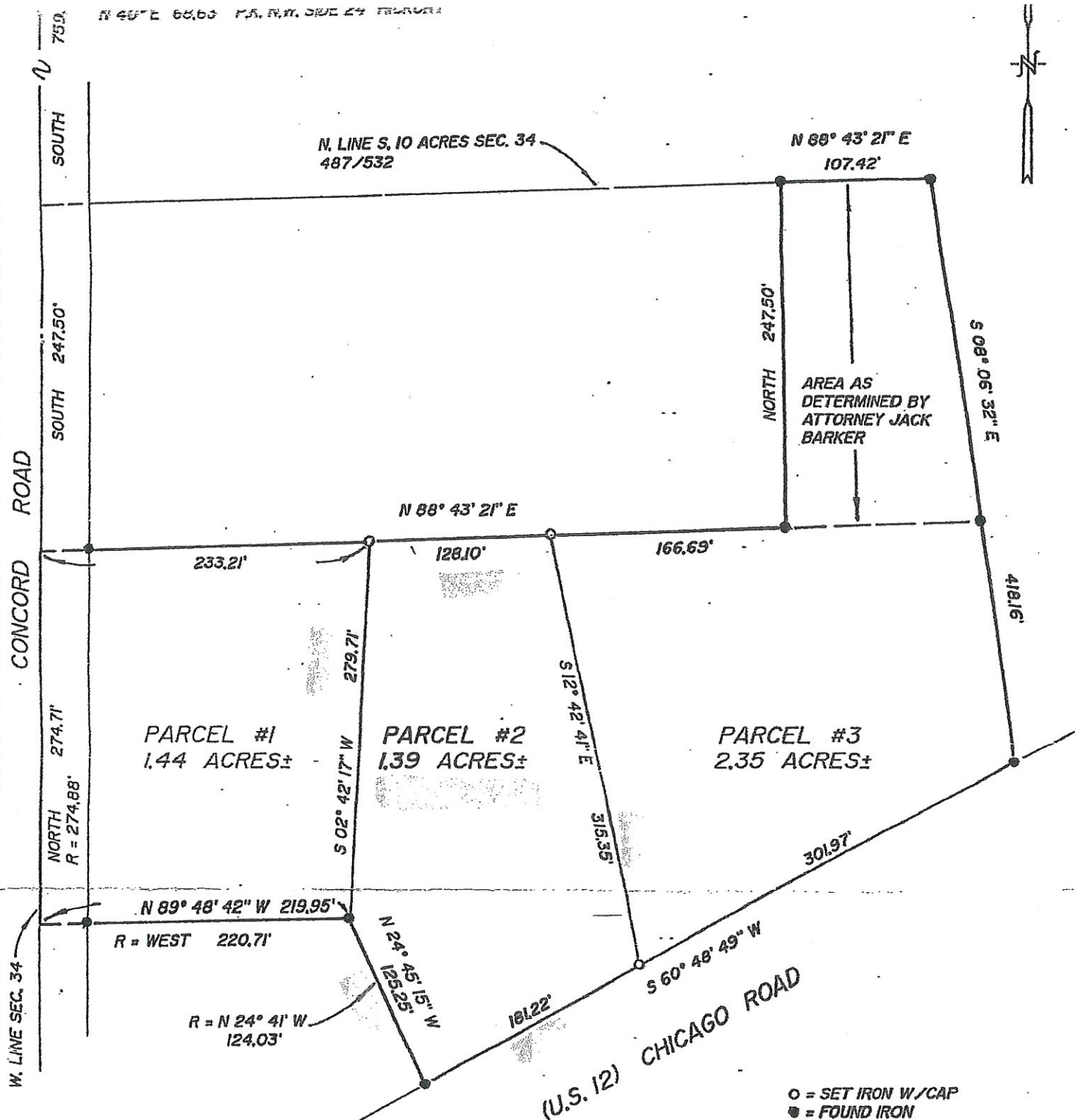
What effect would granting the variance have on public health, safety, morals, convenience, order, prosperity and general welfare?

THE PROPOSED BUILDING IS AT THE REAR OF THE PROPERTY. THE VARIANCE WILL HAVE NO EFFECT EITHER WAY.

Would granting the variance oppose the general spirit and intent of the zoning regulations?

I DO NOT BELIEVE SO.

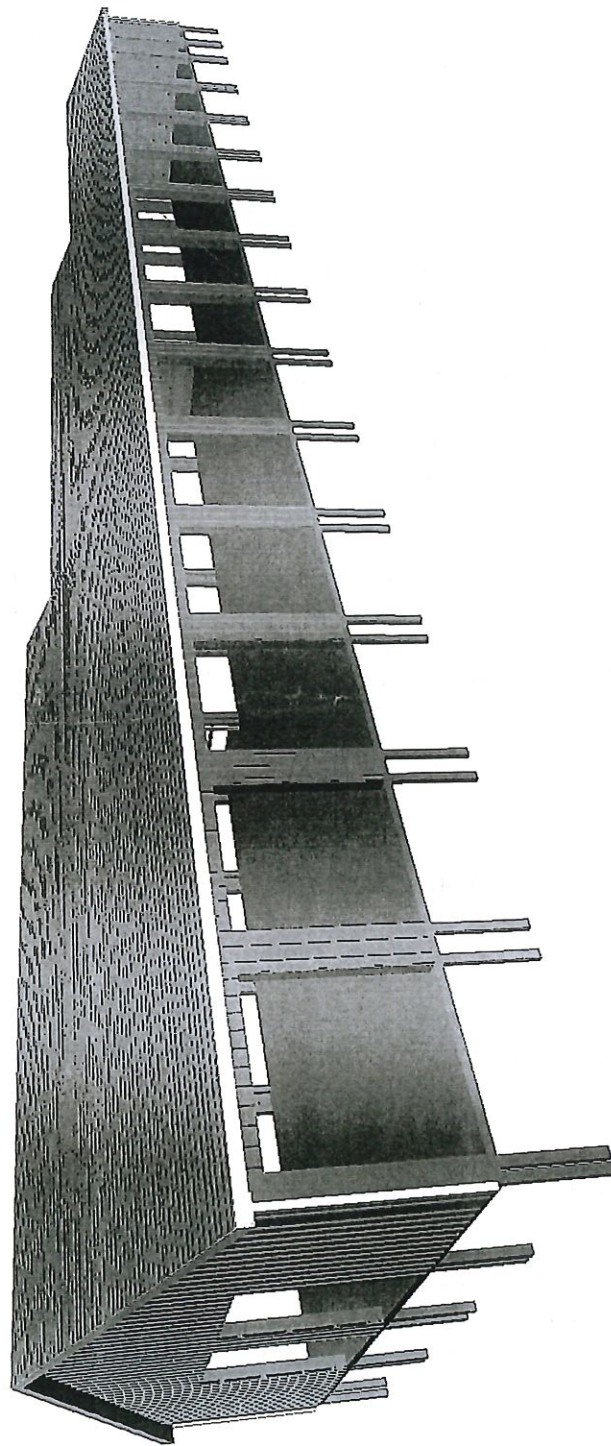
Recommended conditions or restrictions:





Jonesville Lumber

JONESVILLE LUMBER  
108 WEST CHICAGO  
JONESVILLE  
Phone: 517-849-2181 Fax: 517-849-2541





## **SECTION 14.09 SPECIAL LAND USE SPECIFIC REQUIREMENTS**

The following Special Land Uses shall be subject to the requirements of the District in which located, in addition to all the applicable conditions, standards, and regulations as are cited in this Chapter. The following uses have such conditions, standards, or regulations:

### **R. Commercial storage warehouses.**

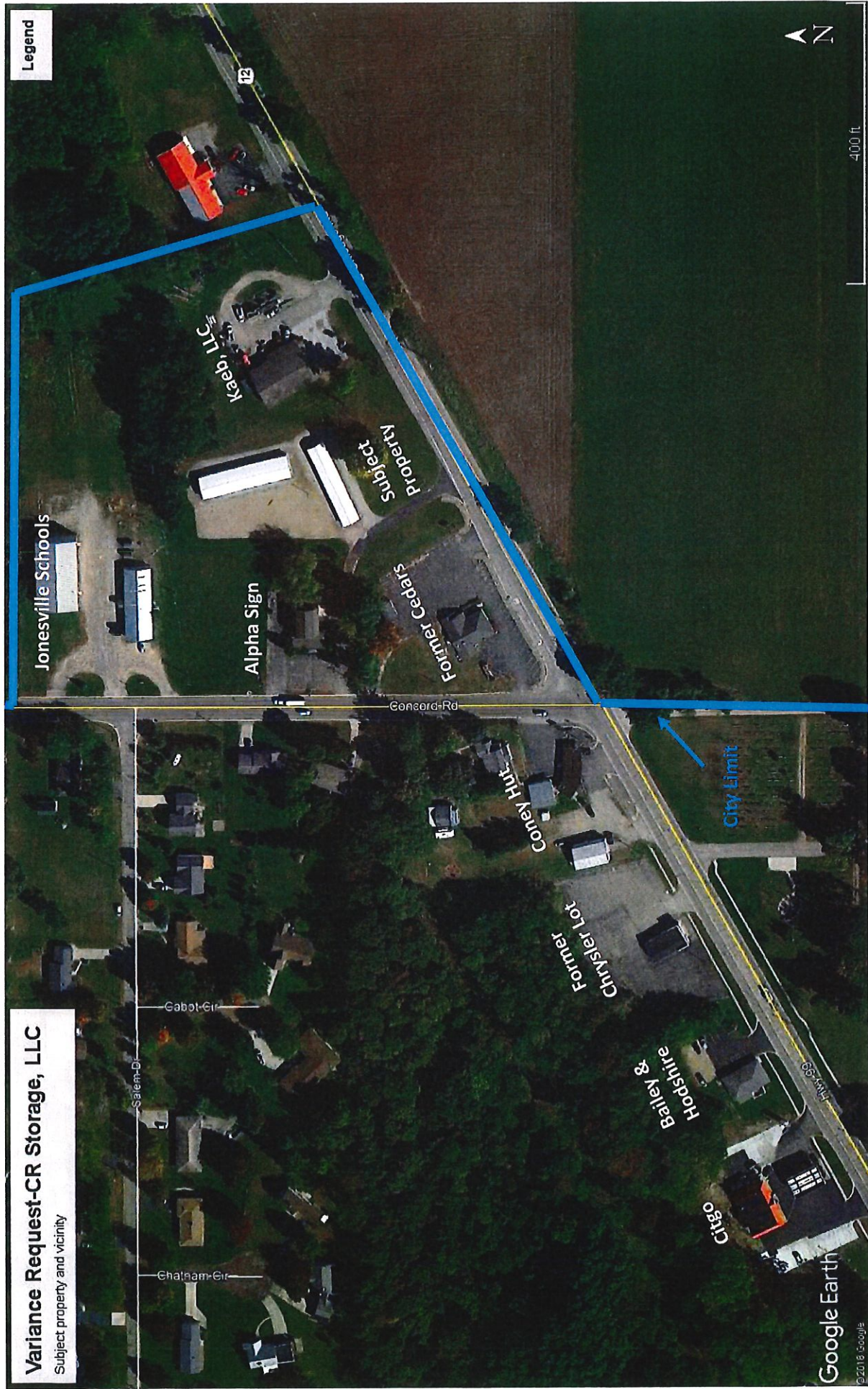
1. Minimum lot area shall be two (2) acres.
2. A residence may be permitted on the premises for security personnel or on-site operator. The residence shall conform to the minimum requirements for a single-family detached dwelling in the R-2 District.
3. One (1) parking space shall be provided for each ten (10) storage cubicles, equally distributed throughout the storage area. The parking requirement may be met with the parking lanes required for the storage area.
4. Two (2) parking spaces shall also be required for the residence of security personnel or on-site operator employed on the premises.
5. One (1) parking space shall also be required for every twenty (20) storage cubicles, up to a maximum required ten (10) spaces, to be located adjacent the rental office, for the use of customers.
6. Parking lanes and access aisles adjacent the individual storage facilities shall be required. The parking lanes may be eliminated when the access aisle does not serve storage cubicles.
7. All driveways, parking, loading, storage, and vehicular circulation areas shall be paved.



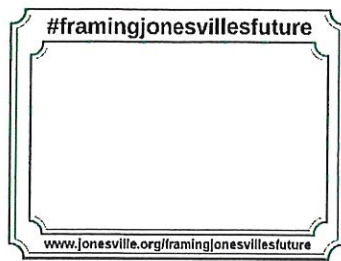
**Variance Request-CR Storage, LLC**

Subject property and vicinity

**Legend**







City of  
Jonesville

## Economic Development Strategy

### 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.