

Securing Jonesville's Future

The Jonesville Planning Commission conducted Securing Jonesville's Future—a public opinion survey—during the winter of 2018. The survey was conducted as part of the update to the City's Master Plan. A total of 323 surveys were received. The following are answers to the question:

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

Responses to this open-ended question were summarized by the project consultant 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.

These are the individual survey responses to the question:

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.
Farmers market weekends and moving to more days if needed.
Apartment housing.
Bull does 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 farmer'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 then 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 to big to be down town, 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 Scool
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 maybe 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 to 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

Multi purpose, wedding reception, parties, mini mall, restaurant over looking river with outside dining be a lot of work, needs to be split up to big for one venue

Farmer's 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 soli, 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 Shipshewana), 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 bandshell. 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 and 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 offers 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.

Q6 How would you like the Klein Tool/Vaco Building to be redeveloped?

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