



City of
Jonesville

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City of Jonesville
PLANNING COMMISSION AGENDA
Wednesday, August 12, 2015
7:00 P.M. City Hall

- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- B. PUBLIC COMMENT
- C. APPROVAL OF AGENDA – August 12, 2015
- D. APPROVAL OF MINUTES – July 8, 2015
- E. PUBLIC HEARING & SUBSEQUENT ACTION

- F. NEW BUSINESS
 - 1. **Hawkins Site Plan Review [Action Item]**

- G. ONGOING BUSINESS
 - 1. **212 Maumee Special Land Use Request Postponement [Action Item]**
 - 2. **Heritage Lane [Information Item]**
 - 3. **Rail-Trail Update [Information Item]**
 - 4. **Recreation Master Plan [Information Item]**

- H. ADJOURNMENT



To: Jonesville Planning Commission
From: Tim McLean, Assistant to the City Manager *T.M.*
Date: August 12, 2015
Re: Assistant to the City Manager's Report

F.1 Hawkins Site Plan Review

In May 2015, Hawkins, Inc., a Minnesota based company with multiple facilities located in the Midwest, plans to purchase Lot #5 in the Jonesville Industrial Park. At that time, the LDFA recommended to City Council to approve a Purchase and Sale Agreement. The sale is contingent on a site plan approval. The company intends to construct a 24,000 square foot warehouse and distribution facility. The total investment is expected to be \$1,250,000. Hawkins, Inc. would operate the facility as a distribution center for water treatment chemicals to primarily municipal customers. Pending site plan approval and a completed sale, Council would then be asked to approve a P.A. 198 tax abatement for the property which would reduce the taxes on the value of the new building by 50% for twelve years. This facility would initially create two jobs at the start with the potential for additional job creation over the next several years. Pending approval of the proposed site plans, construction would commence in September 2015.

Staff has had an opportunity to review the recently submitted site plans. The proposed site plans are consistent both with terms associated with Light Industrial development in the Jonesville Zoning Ordinance as well as Deed Restrictions as established by the LDFA. In addition to site plan review, the Jonesville Fire and Police Departments have had an opportunity to address security concerns regarding the facility and types of chemicals that would be transported to and from the facility. At this time, there are no outstanding concerns relative to security by either Fire Chief Adair or Police Chief Lance. One item to note is that the attached plans show only 11 parking spaces. Under provisions of Chapter 16 of the Jonesville Zoning Ordinance for Industrial properties under warehouse and wholesale establishments "*One (1) space for each two thousand (2000) square feet GFA plus those spaces required for offices located on the premises.*" Based on this criteria, a total of 15 parking spaces would be required. This has been brought to the attention of the architect and those plans will be amended to reflect the required number of spaces. Patrick Becker, Eastern Regional Manager for Hawkins, Inc. will be on hand to discuss site plans and answer any questions that the Planning Commission may have. Based on a thorough review of the site plans, it is my recommendation that the Planning Commission take action to approve the proposed site plans for this property with the condition that the plans are amended to meet the necessary parking requirements.

Please see attached Site Plan and e-mail correspondence.

G.1 212 Maumee Special Land Use Request (Update)

Last month a public hearing was held regarding a Special Land Use request for a two-family dwelling at 212 Maumee. With a 3-3 vote on a motion to approve the proposed request, the Planning Commission opted to postpone additional motions or actions on the request until the entire commission is present to render a decision. Property owner Fred Prasser had invited the Planning Commission to attend a walk-through of the property to see his proposal. An offer to purchase the property with the intent to utilize as a Single Family residence has been made. It is my recommendation that the Planning Commission postpone taking any action on the Special Land Use

request until negotiations have concluded. Should the purchase become final, Mr. Prasser would then withdraw the application for a Special Land Use request. However, the postponement would enable the Planning Commission to take action at a later date should the negotiations prove to be unsuccessful.

Please see attached e-mail correspondence

G.2 Heritage Lane

This item is reserved for staff updates on the status of the upcoming Heritage Lane project.

G.3 Rail-Trail

This item is reserved for staff updates on the status of the Rail-Trail project.

G.4 Recreation Master Plan

This item is reserved for staff updates on the status of the Recreation Master Plan.