



City of
Jonesville

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**City of Jonesville
PLANNING COMMISSION AGENDA
Wednesday, February 11, 2015
7:00 P.M. City Hall**

- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- B. PUBLIC COMMENT
- C. APPROVAL OF AGENDA – **February 11, 2015**
- D. APPROVAL OF MINUTES – **January 14, 2015**
- E. PUBLIC HEARING & SUBSEQUENT ACTION

- F. NEW BUSINESS
 - 1. **Heritage Lane Final Site Plan Review [Action Item]**

- G. ONGOING BUSINESS
 - 1. **Recreation Master Plan [Information Update]**

- H. ADJOURNMENT

To: Jonesville Planning Commission
From: Tim McLean, Assistant to the City Manager *T.M.*
Date: February 6, 2015
Re: Assistant to the City Manager's Report

F.1 Heritage Lane Final Site Plan

Excel Realty Group has submitted its final site plan for a review by the Planning Commission. Plans are consistent with the site plan approval process. In the final site plan, there were some small scale changes from what was originally approved. First, in the original plan, there was a gazebo that would have been placed in the center "island" of the parking lot. In the final plan, the gazebo has been moved out of the parking lot and into what will be considered the "common area." In staff's view, this change improves the use and safety of the gazebo.

The second proposed change centers on the location of the maintenance building. In the original site plan, a portion of the original building would be torn down and a pole barn type structure would have been built to serve as the maintenance building. In the final site plan, the developer has opted not to remove portions of the original brick building and have that portion serve as the maintenance building. This would be a welcome change as more of the existing brick structure would then be maintained.

Next, the front façade of the building will undergo some changes. The number of windows and size of the windows on the front façade will be reduced. This was done in part because of cost overruns to the developer. The developer also received feedback from the State Historic Preservation Office (SHPO) regarding window type and configuration. A final rendering is included in this packet.

Finally, there were some changes to the height and brick of the decorative fencing around the property as well as the landscape plan around the fence. There may also be some changes to the sign on the building. The developer intends to place a blade sign on the building. However, State requirements may necessitate a change from a blade sign to a flat sign. Both types of sign are addressed in the final rendering. It is the view of staff that should the Planning Commission take action to approve the site plan that both types of sign be approved. As of the writing of this agenda, it is not known which type of sign will be required. Lastly, staff has had some conversation with neighborhood residents about a proposed privacy fence that would be placed along the edge of the property. The neighbors have indicated that they prefer that the privacy fence be removed from the plans. The developer has opted to remove the privacy fence from the plans.

Peter Jobson of Excel Realty Group will be on hand to present the proposed changes in the final site plan to the Planning Commission. In addition to the site plans, you will also find a copy of a final rendering with the February agenda. At this time, it is the unanimous recommendation of the City Manager, Zoning Administrator, and myself that the Planning Commission take action to approve the final site plan.

Please see attached site plan and final rendering.

G.1 Recreation Master Plan

On January 20 the first meeting of the Recreation Committee convened to discuss necessary updates to the Recreation Master Plan. Grant Bauman of Region 2 Planning Commission was present to outline the

schedule to complete the updates. Some of the items that will be incorporated into the updated plan will include the Jonesville Rail-Trail, which is slated for construction in spring of 2015. In addition to the Rail-Trail, cooperation and collaboration with the Headwaters Recreation Authority will also be incorporated into the plan. Council Members Gerry Arno and Jerry Drake are representing the City of Jonesville on the Headwaters Recreation Authority.

The focus for the February meeting of the Recreation Committee will be the public input component of the Recreation Master Plan. Consistent with the last time changes were made to the plan, a survey will once again be utilized in order to gain public input for any necessary changes to the Recreation Master Plan. The intent would be to distribute hard copies of the survey along with Recreation Registration Forms. Residents would also be able to take the survey online as well.