



City of
Jonesville

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City of Jonesville
PLANNING COMMISSION AGENDA
Wednesday, May 13, 2015
7:00 P.M. City Hall

- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- B. PUBLIC COMMENT
- C. APPROVAL OF AGENDA – May 13, 2015
- D. APPROVAL OF MINUTES – April 8, 2015
- E. PUBLIC HEARING & SUBSEQUENT ACTION
 - 1. **212 Maumee Special Land Use Public Hearing**
 - 2. **Special Land Use Request-212 Maumee [Action Item]**
- F. NEW BUSINESS
- G. ONGOING BUSINESS
 - 1. **Recreation Master Plan [Information Item]**
 - 2. **Rail-Trail Update [Information Item]**
- H. ADJOURNMENT



To: Jonesville Planning Commission
From: Tim McLean, Assistant to the City Manager *T.M.*
Date: May 8, 2015
Re: Assistant to the City Manager's Report

E.1 Public Hearing-Special Land Use 212 Maumee

The purpose of this public hearing is to hear commentary on the proposed Special Land Use request for a two family dwelling in an area zoned as R-2, single family residential at 212 Maumee.

Please see attached public notice.

E.2 Special Land Use Request-Action Item

Action item associated with the Public Hearing regarding the Special Land Use request at 212 Maumee. The owner at 212 Maumee St. is seeking a Special Land Use request to allow a home in the R-2 Single Family Residential district to be utilized as a two-family dwelling. This property had previously belonged to the Manor Foundation and was utilized as group housing. The use of the property for group housing has ceased. The R-2 District is zoned as single family residential. Two-family dwellings are permitted as a Special Land Use granted only by the Planning Commission.

Fred Prasser, the property owner has informed City staff that the residence, at one time had six (6) bedrooms and was later converted to an eleven (11) bedroom group home. The basement of the residence accommodated a separate apartment consisting of two bedrooms. It is staff's understanding that the basement apartment was previously used for temporary stays by families of individuals living in the group housing. Changes to the interior of the residence consisted of the removal of walls that had divided the bedrooms into a group home. With the changes, the residence would go back to the original six bedrooms, plus the basement apartment.

To grant a Special Land Use, there are Standards of Approval specifically laid out in Section 14.04 of the Zoning Ordinance. There must be compliance with the five general standards. First, the use must be *"harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and will be compatible with adjacent uses of land."* The use for this property is consistent with adjacent uses as it is utilized as a residential structure and is appropriate in appearance with the general vicinity. Next, the structure must be served adequately by public services. This residence is connected to all essential services. Adequate water and sewer facilities are available to this residence. The use of this structure does not involve any activities that are detrimental to any persons, property, or general welfare. The use of this structure is also compatible with the "natural environment." And finally this residence is consistent with requirements of two-family dwellings.

Under Section 14.05 of the Zoning Ordinance, the Planning Commission also has the option to impose additional conditions or limitations. The Planning Commission may want to consider the following conditions if it determines that the request should be approved.

1. Approval is based on the property drawing supplied by the applicant and representations that the building will be utilized as a six-bedroom home with a two-bedroom basement apartment. Changes to either of these will require further review and approval by the City.

2. The applicant will supply documentation from the Hillsdale County Building Department that confirms that the basement apartment may be used for ongoing occupancy.

Based on the findings under the Standards for Approval under section 14.04 of the Zoning Ordinance, it is my recommendation that a Special Land Use be granted for a two-family dwelling at the residence located at 212 Maumee.

Please see the attached Special Land Use Request, and attached sections of Ch.14 Special Land Use from the Jonesville Zoning Ordinance.

G.1 Rail-Trail Update

On Friday, May 8, City staff met with a representative from the Michigan Department of Environmental Quality (DEQ) along with consultants from Spicer Group to visit the site of the proposed Rail-Trail project in order to determine if any wetlands would be affected. It has been the opinion of City staff and consultants that because the proposed pathway lies on an elevated rail-bed that no wetlands would be impacted as a result of this project. Having had the opportunity to visit the site, the representative from DEQ reached a similar conclusion. At this time staff is waiting on confirmation of the location of any existing flood plains and elevations. Moving forward, the next step would be to put this project out to bid. Construction could begin in the summer of 2015 and be completed before the year concludes.

G.2 Recreation Master Plan

The results from recreation survey have been compiled. Overall, there is continued support for the Jonesville Recreation Program. One item that stood out in the responses was the strong support and enthusiasm for the Rail-Trail project. Responses and comments indicated a very high level of support for this project. The Recreation Committee will meet with Grant Bauman of Region 2 Planning Commission later in May to continue its work on the Recreation Master Plan.