



**CITY OF JONESVILLE  
PLANNING COMMISSION AGENDA  
APRIL 13, 2016, 7:00 p.m.  
CITY HALL**

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

**2. PUBLIC COMMENT**

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF MINUTES**

A. March 9, 2016 Meeting

**5. PUBLIC HEARING AND SUBSEQUENT ACTION**

A. None

**6. NEW BUSINESS**

A. Site Plan Review – Ramshackle Brewing Company

B. Ordinance Subcommittee Recommendation: Transient/Short Term Lodging

C. Accessory Dwelling Units

**[Action Item]**

**[Action Item]**

**[Discussion Item]**

**7. OTHER BUSINESS**

A. Project Updates

i. Rail Trail

ii. Heritage Lane

iii. Others

**8. ADJOURNMENT**



To: Jonesville Planning Commission  
From: Jeffrey M. Gray, City Manager  
Date: April 7, 2016  
Re: Manager Report and Recommendations – April 13, 2016 Committee Meeting

**6. A. Site Plan Review – Ramshackle Brewing Company [Action]**

This is a proposal for the construction of a micro-brewery in the Downtown. The proposed building would “in-fill” the paved area located between Olivia’s Chop House and the Hardware Store. The property is currently owned by Wayne Babcock/Babcock Group, LLC and would be sold to the applicant for construction of the proposed brewery.

The proposed building is shown in the attached floor plan, elevation, and cross section drawings. It would be two-stories on the street side. Seating would be provided for up to 68 patrons. Brewing would take place near the back half of the building. Food would be provided through the kitchen at Olivia’s.

This is the first project to apply for approval since the City developed the D-1 and D-2 Downtown Form Based Code Districts. The Planning Commission will recall that the Form Based districts focus more on the appearance and design of the buildings and compatibility with the surrounding buildings than a traditional zoning district, where building use is the focus.

A copy of the Design Standards for the D-1 Zoning District is attached for reference. In short, I would note that the building meets the transparency standard for the district, with much of both floors proposed as a glass façade. In addition, durable building materials are otherwise proposed, as brick will be predominate with the glass. The building forms a transition between the more modern design of Olivia’s, while maintaining the scale of the more traditional Hardware building that would be located on the other side of it.

The applicant’s builder has met with Department of Public Works staff to review utility connections. Public water and sanitary sewer are available in Water Street. The connection will require designing around other utilities that serve Olivia’s and other buildings Downtown. The connection is feasible and final design will be submitted at the time that construction drawings are complete. It is recommended that an action to approve the site plan would include the condition that the utility connection plans are subject to approval by City staff. A new connection fee will apply at the time of review.

The general site plan review standards listed in Section 15.05 of the Zoning Ordinance are also attached. As the site plan appears to meet the requirements of the D-1 Zoning District and the Site Plan Review standards of the Zoning Ordinance, it is recommended that the Planning Commission approve the site plan with the condition that the final design of water, sanitary sewer, and storm sewer connections shall be subject to the review and approval of City staff.

*Please refer to the site plan drawings, copy of section 9.04 of the Zoning Ordinance, and Section 15.05 of the Zoning Ordinance.*

**6. B. Transient/Short Term Lodging**

**[Action]**

The Ordinance Subcommittee met on Thursday, March 31<sup>st</sup> and is recommending that the Planning Commission consider amending the Zoning Ordinance to address transient/and short term lodging in the single family zoning districts. The summary of proposed amendments is attached. In reviewing the document, you will note that proposed additions are shown in ***bold/italic/underlined text***. Deletions are shown in **~~bold/strikeout~~**. The Subcommittee attempted to address the discussion and comments at the March meeting. Also attached is the article that Christine Bowman shared at the last meeting regarding AirBnBs. Once the Planning Commission has had a chance to review and make any additional adjustments, it would be appropriate to schedule a public hearing on the proposed amendments. *Please refer to the attached recommended amendments to the Zoning Ordinance and informational article.*

**6. C. Accessory Dwelling Units**

**[Discussion]**

In reviewing the proposed amendments for transient lodging the Ordinance Subcommittee discussed that the amendments originated from the discussion of possible use of the large historic homes in town. It was recognized that in some instances the maintenance and utilities of these properties can be challenging for some single families. Accessory Dwelling Units (ADUs) are one way that communities are encouraging such properties to remain predominantly single-family, owner occupied, while also allowing an opportunity to offset costs. It was determined that it would be worthwhile to discuss this option at the Planning Commission and to gauge whether there is interest in requesting the Ordinance Subcommittee to explore potential amendments to the Zoning Ordinance. I have attached one informational item on the topic and will provide additional information to assist with the discussion at the meeting. *Please refer to the informational article on Accessory Dwelling Units.*