




**CITY OF JONESVILLE  
PLANNING COMMISSION AGENDA  
DECEMBER 14, 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. October 12, 2016 Meeting
- 5. PUBLIC HEARING AND SUBSEQUENT ACTION**
  - A. None
- 6. NEW BUSINESS**
  - A. Ordinance Subcommittee Report
    - i. Proposed Zoning Ordinance Amendment: Accessory Dwelling Units [Action Item]
    - ii. Proposed Zoning Ordinance Amendment: Site Plan Review [Action Item]
    - iii. Proposed Amendments: Planning Commission Bylaws and Ordinance [Action Item]
  - B. 2017 Meeting Calendar [Action Item]
- 7. OTHER BUSINESS**
  - A. Project Updates
- 8. ADJOURNMENT - Next meeting Wednesday, January 11, 2017 at 7:00 pm**



To: Jonesville Planning Commission  
From: Jeffrey M. Gray, City Manager   
Date: December 9, 2016  
Re: Manager Report and Recommendations – December 14, 2016 Planning Commission Meeting

**6. A. i. Ordinance Subcommittee Report – Accessory Dwelling Units [Action]**

The Ordinance Subcommittee met on December 7<sup>th</sup> to discuss proposed ordinance language to allow Accessory Dwelling Units (ADUs) in the single family zoning districts. You will remember that these units are intended to be allowed on a single family residential property to provide additional affordable housing options in the City, to help property owners to offset the costs associated with large, older properties, and to encourage continued owner occupancy of these properties. The Subcommittee reviewed several ordinances from other communities in the State of Michigan in developing and recommending the attached amendment. Due to the quantity of pages, I have not included those in the packet, but will be glad to forward those sample ordinances to anyone interested in viewing them. Should the Planning Commission wish to proceed with the amendment as presented or with changes, it would be appropriate to make a motion to schedule a public hearing at the January 11, 2017 Planning Commission meeting. *Please refer to the attached draft Accessory Dwelling Unit ordinance language.*

**6. A. ii Ordinance Subcommittee Report – Site Plan Review [Action]**

The Subcommittee also reviewed proposed language to amend the length of approval of a site plan from 6 months to 1 year. In situations where applicants find unforeseen circumstances that delay construction, a 6 month extension may not be sufficient time to get to the next construction season. The amendment would also clarify that such extensions would only be considered where there have been no significant changes to the site plan and no amendments to the Zoning Ordinance that would affect the approved plan. If the Planning Commission would like to proceed with this amendment as proposed, or with changes, it would be appropriate to make a motion to schedule a public hearing at the January 11, 2017 Planning Commission meeting. *Please refer to the attached draft site plan review ordinance language.*

**6. A.iii. Ordinance Subcommittee Report – Planning Commission Bylaws and Ordinance [Action]**

Newly elected Mayor Gerry Arno has determined that with a Council representative already serving on the Planning Commission, he would like to see another at-large appointment for the spot previously reserved for the Mayor. The Ordinance Subcommittee is recommending the amendments that will be necessary to the Planning Commission bylaws (see the marked up document). The Planning Commission Ordinance will also have to be amended to address the membership of the Planning Commission. References to “Village” in the old documents should also be updated to “City”. There are also a couple of typographic corrections noted in the bylaws. If the Planning Commission determines that these changes are appropriate as presented, or with changes, it would appropriate to take up a motion to amend the bylaws and recommend the change to the City Council. It would also be necessary to move to recommend that the City Council amend the Planning Commission ordinance accordingly. *Please refer to the attached copies of the Planning Commission bylaws and ordinance.*

**6. B. 2017 Meeting Calendar [Action]**

A proposed meeting calendar for 2017 is attached for consideration. The draft calendar continues the schedule of meetings on the second Wednesday each month, at 7:00 p.m., consistent with the current meeting calendar. The calendar may be modified by the committee, if deemed desirable or necessary. A motion to approve the calendar as presented or with amendments, is recommended. *Please refer to the attached draft 2017 Meeting Calendar.*

**7. A. Project Updates**

This section of the agenda is reserved for an update on current and pending projects in the City.