

**CITY OF JONESVILLE  
PLANNING COMMISSION  
Minutes of January 11, 2017**

A City of Jonesville Planning Commission meeting was held on Wednesday, January 11, 2017 at the Jonesville City Hall. Chair Mike Venturini called the meeting to order at 7:00 p.m.

Present: Mike Venturini, Jerry Drake, Christine Bowman, Charles Crouch, Lance Taylor, and Annette Sands.

Absent: Gerry Arno.

Also present: Manager Jeff Gray, Zack Bigelow, Joe Kesselring, and Tim Bowman.

Jerry Drake led the Pledge of Allegiance, followed by a moment of silence.

There were no public comments.

Motion by Annette Sands, second by Jerry Drake, to approve the agenda, as presented. All in favor. Motion carried.

Motion by Jerry Drake, second by Christine Bowman, to approve the December 14, 2016 meeting minutes. All in favor. Motion carried.

Chair Mike Venturini declared the Public Hearing for Ordinance #213 open at 7:02 p.m. and invited staff comments. Manager Gray reviewed the proposed amendment, which would modify the current bed and breakfast regulations to address AirBnBs and other house sharing arrangements, add Accessory Dwelling Units as a permissible use in a detached single family home, and extend the duration of site plan approval from six months to one year. He noted that these amendments had been reviewed over the past several months by the Ordinance Subcommittee and Planning Commission. He also noted one minor addition recommended by the City Attorney.

Chair Venturini called for public comments on the proposed amendment. There being no public comments, the Public Hearing was closed at 7:09 p.m.

Motion by Lance Taylor, second by Annette Sands, to recommend that the City Council approve Ordinance #213. Roll call vote. All in favor. Gerry Arno absent.

Prior to discussion of the site plan review from Ramshackle Brewing Company, Jerry Drake disclosed that he is an investor in the project and would abstain from discussion or voting, as a result of a conflict of interest.

Manager Gray briefly reviewed the revised site plan, noting that there would no longer be a second floor, changing the seating capacity of the proposed brewery from 65 to 50 seats. Gray noted that the front elevation retains two story height, despite the single story interior. This was done to maintain consistency with the form-based zoning standards Downtown. He stated that the plan appears to meet the requirements of the D-1 district, including transparency from the street, and makes a good transition between the more modern Olivia's Chop House and the more traditional design of the hardware.

Owners Zack Bigelow and Joe Kesselring highlighted other key parts of the project, including elimination of the door between Olivia's and the proposed brewery. Liquor laws prohibit this physical connection. Wayne Babcock is still making his kitchen available to the brewery on Mondays. This will permit them to prepare deli style foods that would be prepped and served from the bar area. They anticipate putting the project out to bid within the week, starting construction in the spring, and a grand opening around September of 2017.

Discussion followed, including mention that the location of the electric panel may need to be reconsidered, as it is proposed within an office. It was also clarified that the rear entry would be available for customers parking in the north public parking lot.

Motion by Christine Bowman, second by Charles Crouch, to approve the site plan as presented, with the condition that the final design of water, sanitary sewer, and storm sewer connections shall be subject to review and approval of City staff. Motion carried. Jerry Drake abstained. Gerry Arno absent.

Following review and discussion of the draft 2016 Planning Commission Annual Report, motion by Jerry Drake, second by Lance Taylor to approve the Annual Report and refer to the City Council. Motion carried. Gerry Arno absent.

After review and discussion of the 2017 Work Plan, motion by Charles Crouch, second by Christine Bowman, to approve the 2017 Work Plan and to refer the same to the City Council. Motion carried. Gerry Arno absent.

The Planning Commission reviewed and discussed the applications from James Ackerson and David Windle to fill the pending vacancy on the Planning Commission. Following input from Commissioners who know the two candidates, motion by Jerry Drake, second by Annette Sands, to recommend that the City Council appoint James Ackerson to fill the vacancy.

Motion by Charles Crouch, second by Annette Sands, to retain the current officers, Chair Mike Venturini, Vice Chair Jerry Drake, and Secretary Christine Bowman, for another one-year term. All expressed a willingness to continue serving. Motion carried.

Manager Gray provided an update regarding ongoing projects around the City.

There being no further business, Chair Venturini adjourned the meeting at 8:23 p.m.

Submitted by,

Jeffrey M. Gray, City Manager/Recording Secretary