



**CITY OF JONESVILLE
PLANNING COMMISSION AGENDA
MAY 10, 2017, 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. April 12, 2017 Meeting
- 5. PUBLIC HEARING AND SUBSEQUENT ACTION**
 - A. None
- 6. NEW BUSINESS**
 - A. Site Plan Review – Green Stone Farm Credit Services- 500 Olds Street
 - B. Master Plan Update
- 7. OTHER BUSINESS**
 - A. Project Updates
- 8. ADJOURNMENT - Next meeting Wednesday, June 14, 2017 at 7:00 pm**

[Action]
[Information]



To: Jonesville Planning Commission
From: Jeffrey M. Gray, City Manager 
Date: May 5, 2017
Re: Manager Report and Recommendations – May 10, 2017 Planning Commission Meeting

6. A. Site Plan Review – Greenstone Farm Credit Services – 500 Olds Street [Action]

Greenstone Farm Credit Services has applied for Site Plan Review to authorize the construction of an approximately 7,400 square foot financial institution. The property is located at 500 Olds Street, on the west side of Olds/M-99, just north of Industrial Parkway. The site location is illustrated on the attached copy of the site plan. Large copies of the site plan are available in the office, if you prefer to view them.

The site is located in the HC (Highway Commercial) Zoning District. Financial institutions are allowed by right in the district and are subject to Site Plan Review by the Planning Commission. Site Plan Review is intended to confirm that a proposed development will comply with the requirements of the Zoning Ordinance and other City Codes. Site Plan Review decisions and evaluation standards listed in the attached copies of Sections 15.04 and 15.05 of the Zoning Ordinance.

The applicant has proposed an attractive structure on the property with a primarily brick masonry exterior, and steel and stone accents. It includes a building landscaping plan. The design and appearance comply with the site development standards listed in Section 10.04(C) of the Zoning Ordinance. The proposed building complies with all building setback, and height limits listed in the Zoning Ordinance.

Exterior lighting complies with the requirements of the Zoning Ordinance, as it will be full cutoff fixtures of not more than 20 feet in height. Total parking space requirements are met, and all parking and circulation dimensions are consistent with the requirements of the Zoning Ordinance. A ground sign is proposed. Its height, setback, and area comply with the requirements of the Zoning Ordinance. The ground sign and any proposed wall signs will be subject to issuance of a sign permit.

The applicant has provided for dumpster screening with a masonry enclosure compatible with the design of the building, as well as for appropriate screening of outdoor mechanical equipment.

The proposed driveway meets the spacing standards of the Zoning Ordinance, and the applicant has illustrated the proposed location for a future driveway to serve the adjoining vacant property to the west and south. The driveway design will be subject to a permit by the Michigan Department of Transportation (MDOT), as Olds Street/M-99 is subject to their jurisdiction. Comments from MDOT are attached.

Preliminary review of the utility connections has been completed. The applicant has provided additional stormwater calculations. The proposed utilities will be subject to review and approval prior to issuance of a building permit.

As the request is consistent with the requirements of the Zoning Ordinance, subject to the conditions noted below, the following action is recommended for consideration by the Planning Commission:

The Planning Commission approve the Site Plan from Greenstone Farm Credit Services for the property located at 500 Olds Street, based on the Site Plan prepared by C2AE and received by the

City on May 4, 2017, finding that the site complies with the Review Standards listed in Section 15.05 of the Zoning Ordinance. Approval is subject to the following conditions:

- 1. The applicant shall obtain a permit for the proposed driveway from the Michigan Department of Environmental Quality prior to obtaining a building permit.**
- 2. Water, sanitary sewer, and storm sewer utilities and connections shall be subject to review and approval by the City prior to issuance of a building permit.**

6. B. Master Plan Update

[Information]

Staff continues to work with the Region 2 Planning Commission on a proposal for completion of the Master Plan Update. This item is reserved for an update and discussion on the topic.