

**CITY OF JONESVILLE
PLANNING COMMISSION
Minutes of May 10, 2017**

A City of Jonesville Planning Commission meeting was held on Wednesday May 10, 2017 at the Jonesville City Hall. Chair Mike Venturini called the meeting to order at 7:00 p.m.

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

Absent: None.

Also present: Manager Jeff Gray, Eric Cronk with C2AE and Clint Huhn with Greenstone Farm Credit Services.

Jim Ackerson led the Pledge of Allegiance, followed by a moment of silence.

There were no public comments.

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

Motion by Charles Crouch, second by Lance Taylor, to approve the April 12, 2017 meeting minutes. All in favor. Motion carried.

Manager Gray introduced the site plan review for Greenstone Farm Credit Services, for the proposed construction of a financial institution on the property located at 500 Olds Street. He reviewed the summary of the staff memorandum, noting that site plan review is intended to confirm that the requirements of the Zoning Ordinance have been met.

He stated that minimum requirements of the Zoning Ordinance have been met. He noted that the applicant has proposed an attractive building to be constructed of durable building materials, including brick and stone masonry, and significant glass. Landscaping and other features will assure that utility functions will be properly screened.

He noted the MDOT correspondence regarding the proposed driveway, and that the final utility connections for water, sanitary sewer and storm sewer will be subject to City review and approval. He recommended that an action to approve the site plan include conditions regarding these approvals.

Mr. Cronk and Mr. Kuhn described the project and the need for the applicant to have additional expansion space as their business grows. They discussed the construction schedule and the intent to build once all approvals are in effect. Construction is expected to take several months. They asked for clarification regarding the additional utility information needed.

Jerry Drake indicated that more information is needed about the stormwater measurements. The contributing area for each catch basin should be identified. The elevation and grade of the sanitary sewer should be noted, as well. The final plans should include the professional stamp of the design professional.

Several Planning Commissioners commented on the overall building and site design noting the quality of the proposed building.

Motion by Jim Ackerson, second by Charles Crouch, to approve the Site Plan from Greenstone Farm Credit Services for a proposed financial institution on 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 Transportation 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.

Motion carried. Jim Ackerson excused himself from the remainder of the meeting, due to a family obligation.

Manager Gray provided an update regarding the Master Plan project. The project scope has been approved by both the Planning Commission and City Council. It has been forwarded to the Region 2 Planning Commission and a public input facilitator. Preliminary costs are a bit higher than the current fiscal year budget. The new fiscal year budget will be considered by City Council in June. Staff recommends proceeding with the proposals once the budget has been approved.

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

There being no further business, Chair Venturini adjourned the meeting at 7:41 p.m.

Submitted by,

Jeffrey M. Gray, City Manager/Recording Secretary