




**CITY OF JONESVILLE
PLANNING COMMISSION AGENDA
APRIL 11, 2018, 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. February 13, 2018 Meeting
 - B. March 7, 2018 Special Meeting
- 5. PUBLIC HEARING AND SUBSEQUENT ACTION**
 - A. Request from James V. Jacques to rezone the property located at 530 W. Chicago Street from MHP (Manufactured Home Park) to R-1 (Residential)
 - i. Public Hearing
 - ii. Action on Request
- 6. NEW BUSINESS**
 - A. Master Plan Update – Community Survey [Action Item]
 - B. Master Plan Update – Next Steps [Action Item]
 - C. Electronic Reader Signs – Refer to Ordinance Subcommittee [Action Item]
- 7. OTHER BUSINESS**
 - A. Project Updates
- 8. ADJOURNMENT - Next meeting Wednesday, May 9, 2018 at 7:00 pm**



To: Jonesville Planning Commission
From: Jeffrey M. Gray, City Manager 
Date: April 4, 2018
Re: Manager Report and Recommendations – April 11, 2018 Planning Commission Meeting

5. A. i. Public Hearing – Rezoning Request for 530 W. Chicago Street

This is the time reserved on the agenda to hear public comments on the request to rezone the property from MHP (Manufactured Home Park) to R-1 (Residential). The previous owner was the owner/operator of the adjacent Evergreen Estates community and used the subject property as part of the operation of the park. The property is no longer used for this purpose. The purchaser, Nick Thompson, intends to use it as a single family residence.

5. A. ii. Rezoning Request for 520 W. Chicago Street

The property is located on W. Chicago Street, immediately east of the Evergreen Estates Manufactured Housing Community. The property is just under 2.5 acres. It includes a single-family home, a pole barn, another small accessory building and an empty foundation. The foundation was previously used for showing model homes for Evergreen Estates. These improvements are shown on the enclosed property survey.

The property meets the minimum standards of the proposed R-1 residential district, including minimum lot area, lot width, building setbacks, and lot coverage. Although the lot was a conforming use as an accessory to the Evergreen Estates community, it does not conform as a stand-alone lot in the MHP district. The minimum lot size required in the district is 15 acres. Obviously, this is to assure that a lot would be large enough to permit the development of a viable community with enough area for residences, streets, etc. The subject property is not of sufficient size to permit this development.

The property is served with public water and sanitary sewer.

Master Plan

The property is designated for Medium Density Residential (MDR) use on the Future Land Use Map. A copy of the Map is attached for reference. The text below describes the intent of the MDR designation:

Medium Density Residential (MDR)

The purpose of the MDR classification is to create, or maintain, neighborhood areas within the Village.

Traditional neighborhoods are the model for this classification. Existing neighborhoods help make the Village a desirable place in which to live. One of the important roles of the joint master plan is to ensure that these areas continue to develop and redevelop in ways that ensure their survival and continued stability. To accomplish this, the following actions are suggested:

- General maintenance of infrastructure, including lighting, signs, sidewalks, and roads will assist in positively directing neighborhood development. The condition of sidewalks in particular, should be evaluated to identify deficiencies.
- Encouraging the preservation and use of natural or built buffers to protect single family residences from nonresidential uses will lessen the adverse effects of these uses, such as light and noise, and make adjacent areas more visually pleasing.

- Acknowledging that public and commercial facilities are a part of these neighborhoods, and building upon the strengths of this relationship, will increase the sense of neighborhood.
- Working with absentee property owners to improve safety, building maintenance and overall management will increase neighborhood pride and security.

The proposed R-1 zoning district would be considered a less intense district than proposed by the Master Plan. Chapter 6 of the Master Plan provides criteria for evaluating rezoning requests. A copy is attached to this report. In short, the Master Plan suggests that the Planning Commission consider the following:

1. Consistency with the Master Plan
2. Compatibility
3. Capability of being used as already zoned

As mentioned previously, the property is not sized or situated to be used under the current zoning district. The proposed rezoning would allow the existing buildings to be utilized for single family use, as they historically have and as is compatible with the uses in the area of the site. Finally, the proposed zoning district is less intense than that proposed by the Master Plan, but is consistent with the single family zoning that exists in the area of the site.

The Planning Commission's action on the request would be a recommendation to City Council. The Council has the final authority to approve or deny a request to amend the Zoning Map. Based on the analysis above, staff would recommend that the Planning Commission consider a motion to recommend that the City Council approve the request to rezone the property located at 530 W. Chicago from MHP (Manufactured Home Park) to R-1 (Residential). The recommendation is made on the following basis:

1. The proposed zoning district is consistent with the Future Land Use Map in the Master Plan.
2. The proposed district is compatible with the historic use of the property, the existing buildings on the property, and the uses in the vicinity of the site.
3. The property is non-conforming to the current zoning district and is not of a sufficient size to be viable for use under the existing zoning district.

The Planning Commission should state the basis for its recommendation in the motion. *Please refer to the enclosed application materials, affidavit of publication of the public hearing, Future Land Use Map, and Master Plan criteria for evaluating rezoning requests.*

6. A. Master Plan Update – Community Survey

[Action]

This item on the agenda is reserved for discussion of the posting of comments from the Community Survey on the website. As I previously mentioned via email, it has come to my attention that there are a couple of personal comments in the open-ended questions that are directed toward individuals that are not a part of the City organization.

Before those are posted for public review, I think that we should discuss those two comments. I want to be sure that we are intentional about the handling of those two, since they are directed at people outside of the scope of the survey. One is located on the bottom third of page D-30 and the other in the top quarter of page D-39.

Due to the length of the survey document, I have not attached the survey results to the packet. If you would like another copy of the entire survey results emailed or printed, please don't hesitate to contact the office and we will see that you receive one.

6. B. Master Plan Update – Next Steps

[Action]

The next step in the process of updating the Master Plan is the preparation of an Economic Development Strategy. This strategy is a part of bringing the Master Plan into conformance with Redevelopment Ready Communities best practices, and will assure that the boards responsible for development of the City are working on a shared set of priorities and goals. The Master Plan scope previously approved by the Planning Commission and City Council described this step as follows:

SHARED DEVELOPMENT STRATEGY

An additional meeting or meetings will be held with the facilitator assisting the City Council, Planning Commission, Zoning Board of Appeals, Downtown Development Authority, and the Local Development Finance Authority in the development of a shared development strategy and priorities. The goals and priorities of the respective boards will be presented and reviewed, with collective agreement on a prioritized overall economic development strategy for the City. The strategy will set the stage for periodic meetings after the Master Plan update is completed for the boards to discuss progress and future goals and priorities.

Lisa Miller with MMK Consulting will facilitate this meeting. She has both morning and evening times available in May. I would ask the Planning Commission to check your schedules for the mornings of May 1st, May 8th, or May 30th; or for the evening of May 8th so that we can attempt to schedule a special meeting for this purpose.

6. C. Electronic Reader Signs – Refer to Ordinance Subcommittee

[Action Item]

There has been increased interest in the use of electronic reader signs. Such signs allow the copy to be changed remotely and display on a screen. There is not clear regulation of these signs in the Zoning Ordinance. It is recommended that this matter be referred to the Ordinance Subcommittee, which currently consists of Commissioners Bowman, Sands, and Taylor, for review and a recommendation back to the Planning Commission.

7. A. Project Updates

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