



City of
Jonesville

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**CITY OF JONESVILLE
PLANNING COMMISSION AGENDA
JUNE 12, 2019, 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 28, 2019 Meeting
- 5. PUBLIC HEARING AND SUBSEQUENT ACTION**
 - A. Request from David Windle to rezone the property located at 402 E Chicago Street from HC (Highway Commercial) to R-2 (Single Family Residential).
 1. Public Hearing
 2. Action on Request
- 6. NEW BUSINESS**
 - A. None
- 7. OTHER BUSINESS**
 - A. Project Updates
- 8. ADJOURNMENT - Next meeting Wednesday, July 10, 2019 at 7:00 pm**



To: Jonesville Planning Commission
From: Jeffrey M. Gray, City Manager 
Date: June 6, 2019
Re: Manager Report and Recommendations – June 12, 2019 Planning Commission Meeting

5. A. i. Public Hearing – Rezoning Request for 402 E. Chicago Street

This is the time reserved on the agenda to hear public comments on the request to rezone the property from HC (Highway Commercial) to R-2 (Residential). The owner intends to use the property as a single family residence.

5. A. ii. Rezoning Request for 402 E. Chicago Street

The property is located on southeast corner of Chicago Street and East Street. The property is 5,890.5 square feet in area. It includes a 2,024 square foot building formerly used for commercial purposes that has been converted to a one bedroom dwelling. The property and building layout are illustrated on the attachments.

The property is nonconforming to the minimum standards of the current HC zoning district, which requires a minimum of one acre in lot area, 220 feet of lot width and substantial setbacks. The property is in closer conformance to the requirements of the proposed R-2 residential district, where a minimum lot area of 9,500 square feet and 65 feet of lot width are required. Surrounding properties on the same side of Chicago Street are also zoned R-2 (Residential). Properties to the east are used for residential purposes. The Eagle Funeral Home is located to the south, and the former Grace Episcopal Church (also being converted for a residence) is to the west across East Street. The Middle School is on the north side of Chicago Street.

The property is served with public water and sanitary sewer.

Zoning Map

The property is zoned HC (Highway Commercial). Adjacent properties are zoned R-2 (Residential), below:



Master Plan

The property is designated for Central Business District (CBD) use on the Future Land Use Map, below:



The text below describes the intent of the CBD designation:

Central Business District (CBD)

The purpose of the Central Business District classification is to build a strong and vital downtown. The health and vitality of Downtown Jonesville is critical to the well-being and image of the entire community. Accordingly, mixed use development of the downtown area is encouraged. Physical improvements by themselves will not increase business downtown. However, joined with a strong marketing strategy, an appropriate retail and residential mix, and other considerations, physical improvements can help the downtown effectively compete for consumer dollars. A consolidated effort will be needed by the property owners, the City, and the people of the community to assure the success of downtown. The variety of programs, funding requirements, physical development needs, and personalities dictate the need for cooperation and, where necessary, flexibility

The proposed R-2 zoning district would be considered a less intense district than proposed by the Master Plan, and is consistent with the Medium Density Residential designation planned for adjacent properties. Chapter 4 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

Development of this property for commercial use is challenging, due to the limited lot size and area available for parking. Unlike other properties in the Downtown, public parking (aside from a small amount of street parking) is more than a block away. Although there are a number of nonresidential uses in the vicinity, most are Special Land Uses that are allowed in the Residential district. Use of the property as a residence would be compatible with the adjacent properties that front on Chicago Street.

When the Future Land Use Map was adopted, the Planning Commission recognized that it was not adopting hard-and-fast lines for land uses, but describing general land use patterns. The proposed zoning district is consistent with the adjoining planned residential district and existing residential zoning, as well as the configuration of adjacent residential properties.

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 402 E. Chicago from HC (Highway Commercial) to R-2 (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 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, notice of the public hearing, and Master Plan criteria for evaluating rezoning requests.*

7. A. Project Updates

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

Correspondence:

- City of Hillsdale re: Notice of Intent to Amend Master Plan