



City of
Jonesville

265 E. Chicago Street • Jonesville • MI 49250

(517) 849-2104 Ph
(517) 849-9037 Fx
www.jonesville.org
manager@jonesville.org

**CITY OF JONESVILLE
PLANNING COMMISSION AGENDA
MARCH 11, 2020, 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 12, 2020 Meeting
- 5. PUBLIC HEARING AND SUBSEQUENT ACTION**
 - A. None
- 6. NEW BUSINESS**
 - A. Site Plan Review – Request from Martinrea Jonesville, LLC to construct an approximately 22,425 square foot addition to the building located at 260 Gaige Street
- 7. OTHER BUSINESS**
 - A. Project Updates
- 8. ADJOURNMENT - Next meeting Wednesday, April 8, 2020 at 7:00 pm**

**CITY OF JONESVILLE
PLANNING COMMISSION
Minutes of February 12, 2020**

A City of Jonesville Planning Commission meeting was held on Wednesday, February 12, 2020 at the Jonesville City Hall. Vice-Chairman Jerry Drake called the meeting to order at 7:00 p.m.

Present: Jerry Drake, Christine Bowman, Annette Sands, Charles Crouch, Jim Ackerson and Jim Taipalus.

Absent: Mike Venturini

Also Present: Manager Jeff Gray and Mike Kyser

The Pledge of Allegiance was led by Christine Bowman followed by a moment of silence.

There were no public comments.

A motion was made by Annette Sands and supported by Charles Crouch to approve the agenda as presented. All in favor. Absent: Mike Venturini. Motion carried.

Jim Ackerson made a motion and was supported by Christine Bowman to approve the Planning Commission minutes of December 11, 2019. All in favor. Absent: Mike Venturini. Motion carried.

A motion was made by Jim Ackerson and supported by Annette Sands to adopt the 2019 Planning Commission Annual Report. All in favor. Absent: Mike Venturini. Motion carried.

Jim Ackerson made a motion to approve the 2020 Planning Commission Work Plan. Charles Crouch supported the motion. All in favor. Absent: Mike Venturini. Motion carried.

A motion was made by Charles Crouch and supported by Annette Sands to nominate the following for the 2020 Election of Officers; Christine Bowman, Chairwoman, Jerry Drake, Vice Chairman and Jim Ackerson, Secretary. All in favor. Absent: Mike Venturini. Motion carried.

Manager Gray provided updates regarding the Water Project, Meter Project, New Businesses, Consumers Energy, Klein Tool building and the City's new employees.

The meeting was adjourned at 7:43 p.m.

Submitted by,

Cynthia D. Means
Clerk



City of Jonesville

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To: Jonesville Planning Commission
From: Jeffrey M. Gray, City Manager 
Date: March 6, 2020
Re: Manager Report and Recommendations – March 11, 2020 Planning Commission Meeting

6. A. Site Plan Review – Martinrea Jonesville, LLC – 260 Gaige Street

[Action]

Owner:	Martinrea Jonesville, LLC
Applicant:	D. H. Roberts Construction
Property Location:	260 Gaige Street
Request:	Construct a 22,425 square foot building addition for storage, also complete improvements to the main entrance for barrier-free accessibility

The property is located on the north side of Gaige Street. The property location is illustrated in the attached site plan drawings. Larger copies of the plans are available for viewing at City Hall.

The property is just under 27 acres in area and has more than 650 feet of frontage on Gaige Street. Portions of the property also front on Reading Avenue, Beck Street and M-99/Olds Street. Zoning and land use on the property and surrounding properties are as follows:

	Zoning	Land Use
Subject Property	I-1 (Light Industrial)	Manufacturing
North	I-1 (Light Industrial)	Undeveloped
South	I-1 (Light Industrial)	Parking and Manufacturing
East	I-1 (Light Industrial)	Railroad/Light Industrial
West	HC (Highway Commercial)	Vacant Commercial/Office

The building addition is proposed in conjunction with a complete reconstruction of the interior office space in the building. The addition is relatively small in comparison to the nearly 600,000 square foot facility. The addition will accommodate additional indoor storage at the facility. The addition would be constructed between sections of the existing building, nearly 900 feet from the nearest property line, well in excess of the minimum setbacks for the I-1 (Industrial) zoning district.

Plans for the barrier-free access were received on the afternoon of Friday, March 6th. Staff is reviewing these plans due to the proximity to the property line and for impacts on existing parking. We may have additional review comments for consideration by the Planning Commission at the meeting on Wednesday night.

Additional Site Plan Requirements:

Parking – By ordinance, the addition would require 11 additional parking spaces. There is sufficient existing paved surface on the property to accommodate additional parking, if needed.

Signs – No new signs are proposed at this time. Any future signage would require application for a Sign Permit from the City prior to installation.

Landscaping – No new site landscaping is proposed or required. The applicant recently began construction of a perimeter fence under an application for a Zoning Permit. Staff is working with the owner to address some installation issues before fencing is completed around the Gaige Street parking area.

Martinrea is currently conducting temporary outdoor and semi-truck storage of materials that are ordinarily stored within the building. This storage is necessary while construction is taking place as the facility is prepared for new operations.

Utilities:

The interior renovations to the building will require modifications to the water and sanitary sewer service to the building. The applicant is currently working with City staff to address these changes.

The area of the proposed additions is currently paved, so there is no anticipated increase in storm water runoff.

Staff is also working with the applicant to address fire and emergency response protocols for the facility. The applicant has been asked to coordinate with Police Chief Lance to discuss development of a plan.

Recommended Action:

Site Plans are subject to the review standards listed in Section 15.05 of the Zoning Ordinance. A copy of these standards is attached. Staff would recommend a finding that the site plan meets the minimum requirements of the Ordinance, pending final review of the new building entry.

Based on the analysis above, staff would recommend that the Planning Commission consider the following motion:

A motion to approve the Site Plan Review request from Martinrea, for a 22,425 square foot addition, on the property located at 260 Gaige Street. Approval is based on the plans prepared by Bell Engineering (job # 20-009), dated March 3, 2020 and Kingscott (job # 4104.03), dated October 16, 2019, with a finding that the plan meets the Review Standards listed in Section 15.05 of the Zoning Ordinance. Approval is subject to the following condition:

1. Water and sewer connections shall be subject to the review and approval of the City.
2. The applicant shall coordinate with the Jonesville Police and Fire Departments on an emergency response plan for the facility.

Please refer to the enclosed copy of Section 15.05 of the Zoning Ordinance, and site plan drawings.

7. A. Project Updates

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

Correspondence:

- Hillsdale County Planning Commission, re: meeting dates and ordinances

SECTION 15.05 REVIEW STANDARDS

The following standards shall be utilized in reviewing all site plans. These standards are intended to provide a frame of reference for the applicant in the preparation of site plans as well as for the reviewing authority in making judgment concerning them. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention, or innovation.

- A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site shall take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
- B. Safe, convenient, uncontested, and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. Drives, streets and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area shall be planned to provide a safe and efficient circulation system for traffic.
- D. Removal or alteration of significant natural features shall be restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission may require that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
- E. Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
- F. The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein, and adjacent thereto. Fences, walls, barriers, and landscaping shall be used, as appropriate, to accomplish these purposes.
- G. All buildings and groups of buildings shall be arranged so as to permit reasonable necessary emergency vehicle access as requested by the Fire Department serving the Community.
- H. All streets and driveways shall be developed in accordance with the Community Subdivision Control Ordinance, the Hillsdale County Road Commission, or Michigan Department of Transportation specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in this Ordinance. The Planning Commission may impose more stringent requirements than those for the Road Commission or Michigan Department of Transportation with respect to driveway location and spacing. In addition, sidewalks may be required if determined to be necessary or appropriate for pedestrians and non-motorized vehicles.

- I. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater, prevent erosion and the formation of dust. The use of detention/ retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. Catch basins may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system. Other provisions may be required to contain runoff or spillage from areas where hazardous materials are stored, or proposed to be stored.
- J. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not interfere with the vision of motorists along adjacent streets. Lighting of buildings or structures shall be minimized to reduce light pollution and preserve the rural and small town character of the community.
- K. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from Residential Districts or public streets, shall be screened by a vertical screen consisting of structural or plant materials no less than six (6) feet in height. The finished side of any wall, fence, or other screen shall face adjacent properties.
- L. Entrances and exits shall be provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site. The number of entrances to and exits from the site shall be determined with reference to the number of dwelling units or other land uses within the site, the nature and location of the surrounding streets, the effect of traffic in the area, nearby topography, and other factors.
- M. Site plans shall conform to all applicable requirements of County, State, Federal, and community statutes and ordinances. Approval may be conditioned on the applicant receiving necessary County, State, Federal, and community permits before final site plan approval or an occupancy permit is granted.
- N. Appropriate fencing may be required by the Planning Commission around the boundaries of the development if deemed necessary to minimize or prevent trespassing or other adverse effects on adjacent lands.
- O. The general purposes and spirit of this Ordinance and the Master Plan.

SECTION 15.06 CHANGES IN THE APPROVED SITE PLAN

Changes to the approved site plan shall be permitted only under the following circumstances:

- A. The holder of an approved site plan shall notify the Zoning Administrator of any proposed change to an approved site plan.
- B. Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design nor any specified conditions imposed as part of the original approval. Minor changes shall include the following:

Hillsdale County Planning Commission

33 McCollum Street, Suite 223
Hillsdale, Michigan 49242
Phone (517) 439-9166

RECEIVED
FEB 03 2020

January 31, 2020

BY: _____

To Whom It May Concern:

Please be advised of the meeting dates of the Hillsdale County Planning Commission. Keep this in mind when you are in the process of implementing new policies/procedures and other items that need to be reviewed and/or approved by the County Planning Commission. Many of these items are not reaching us in a timely manner.

The dates are as follows and are subject to change. These dates and any changes will be posted on the Hillsdale County website at: <http://www.co.hillsdale.mi.us/index.php/top-menu-gov/planning>

Meetings are held the third Monday of alternating months:

March 16, 2020
May 18, 2020
July 20, 2020
September 21, 2020
November 16, 2020

We would also like to compile any ordinances your municipality may have on the County Planning Commission website. If you are able to, please forward to the email listed below or mail to: Hillsdale County Planning Commission, 33 McCollum Street, Suite 223, Hillsdale, MI 49242. Your help in compiling this information is greatly appreciated.

If you have further questions or concerns, please do not hesitate to contact me by phone at (517) 439-9166 or email at planning@co.hillsdale.mi.us (this email is checked every Friday).

Thank you for your time and cooperation.

Cordially,



Kim Jackson
Hillsdale County Planning Commission
Recording Secretary

cc: Hillsdale County Planning Commission Members

SITE ACREAGE
EXISTING SITE: 26.853 ACRES

ZONING: SUBJECT PROPERTY IS ZONED I-1, LIGHT INDUSTRIAL.
ALL ABUTTING PARCELS ZONED I-1 OR HC (HEAVY COMMERCIAL)

MINIMUM LOT WIDTH: 150 FEET

MINIMUM LOT AREA: 1 ACRE

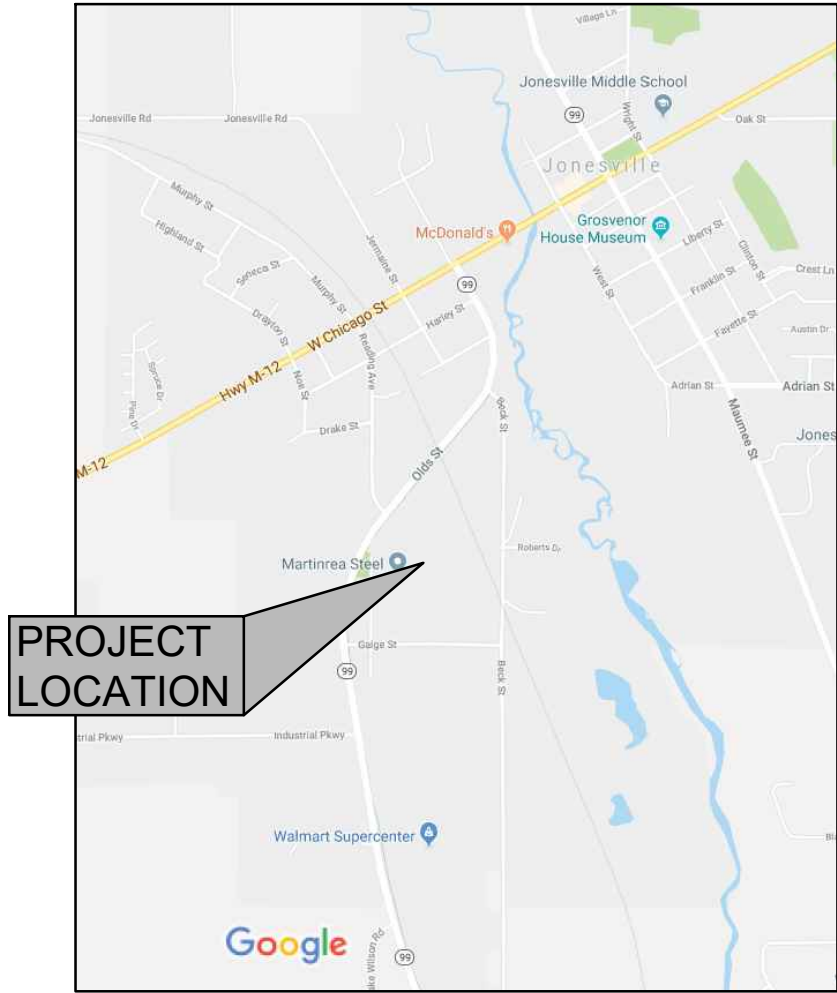
SETBACKS: FRONT 50 FEET
SIDE 15 FEET (50 FEET ABUTTING RESIDENTIAL)
REAR 30 FEET (50 FEET ABUTTING RESIDENTIAL)

MAXIMUM BUILDING HEIGHT: 45 FEET

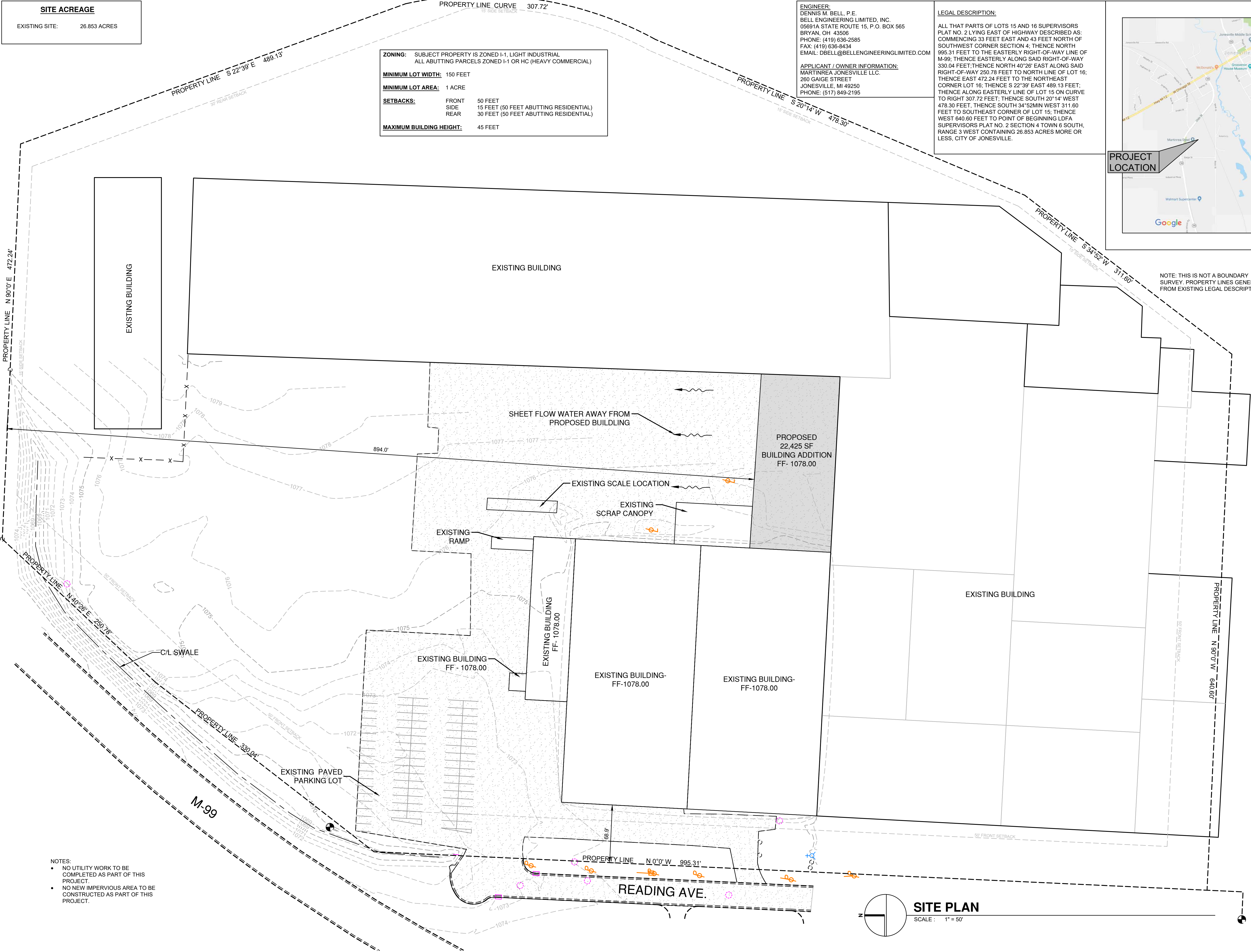
ENGINEER:
DENNIS M. BELL, P.E.
BELL ENGINEERING LIMITED, INC.
05691A STATE ROUTE 15, P.O. BOX 565
BRYAN, OH 43506
PHONE: (419) 636-2585
FAX: (419) 636-8434
EMAIL: DBELL@BELLENGINEERINGLIMITED.COM

APPLICANT / OWNER INFORMATION:
MARTINREA JONESVILLE LLC.
280 GAIGE STREET
JONESVILLE, MI 49250
PHONE: (517) 849-2195

LEGAL DESCRIPTION:
ALL THAT PARTS OF LOTS 15 AND 16 SUPERVISORS PLAT NO. 2 LYING EAST OF HIGHWAY DESCRIBED AS: COMMENCING 33 FEET EAST AND 43 FEET NORTH OF SOUTHWEST CORNER SECTION 4; THENCE NORTH 995.31 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF M-99; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY 330.04 FEET; THENCE NORTH 40°26' EAST ALONG SAID RIGHT-OF-WAY 250.78 FEET TO NORTH LINE OF LOT 16; THENCE EAST 472.24 FEET TO THE NORTHEAST CORNER LOT 16; THENCE S 22°39' EAST 489.13 FEET; THENCE ALONG EASTERLY LINE OF LOT 15 ON CURVE TO RIGHT 307.72 FEET; THENCE SOUTH 20°14' WEST 478.30 FEET; THENCE SOUTH 34°52MIN WEST 311.60 FEET TO SOUTHEAST CORNER OF LOT 15; THENCE WEST 640.60 FEET TO POINT OF BEGINNING LDFA SUPERVISORS PLAT NO. 2 SECTION 4 TOWN 6 SOUTH, RANGE 3 WEST CONTAINING 26.853 ACRES MORE OR LESS, CITY OF JONESVILLE.



NOTE: THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES GENERATED FROM EXISTING LEGAL DESCRIPTION.



NOTES:
• NO UTILITY WORK TO BE COMPLETED AS PART OF THIS PROJECT.
• NO NEW IMPERVIOUS AREA TO BE CONSTRUCTED AS PART OF THIS PROJECT.

SITE PLAN
SCALE: 1" = 50'

PROPOSED BUILDING ADDITION for
MARTINREA JONESVILLE LLC
JONESVILLE, MICHIGAN

PROPOSED SITE PLAN
D.H. ROBERTS CONSTRUCTION, INC.

Job No:
20-009
ISSUE DATES:
03-03-20 PLAN COMMISSION

C1.1

Bell Engineering United Inc

5691 State Route 15
P.O. Box 565
Bryan, Ohio 43506
419-636-2585
fax 419-636-8434

03/03/2020

OF MICHIGAN
DENNIS M. BELL
ENGINEER
2019
LICENSED PROFESSIONAL ENGINEER

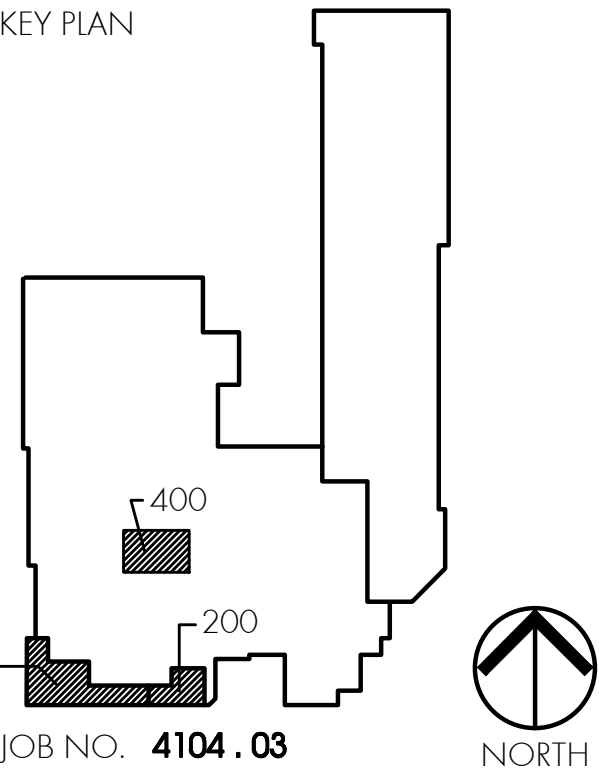
Dennis M. Bell

MARTINREA

Jonesville Plant
260 Gaige Street, Jonesville, MI 49250

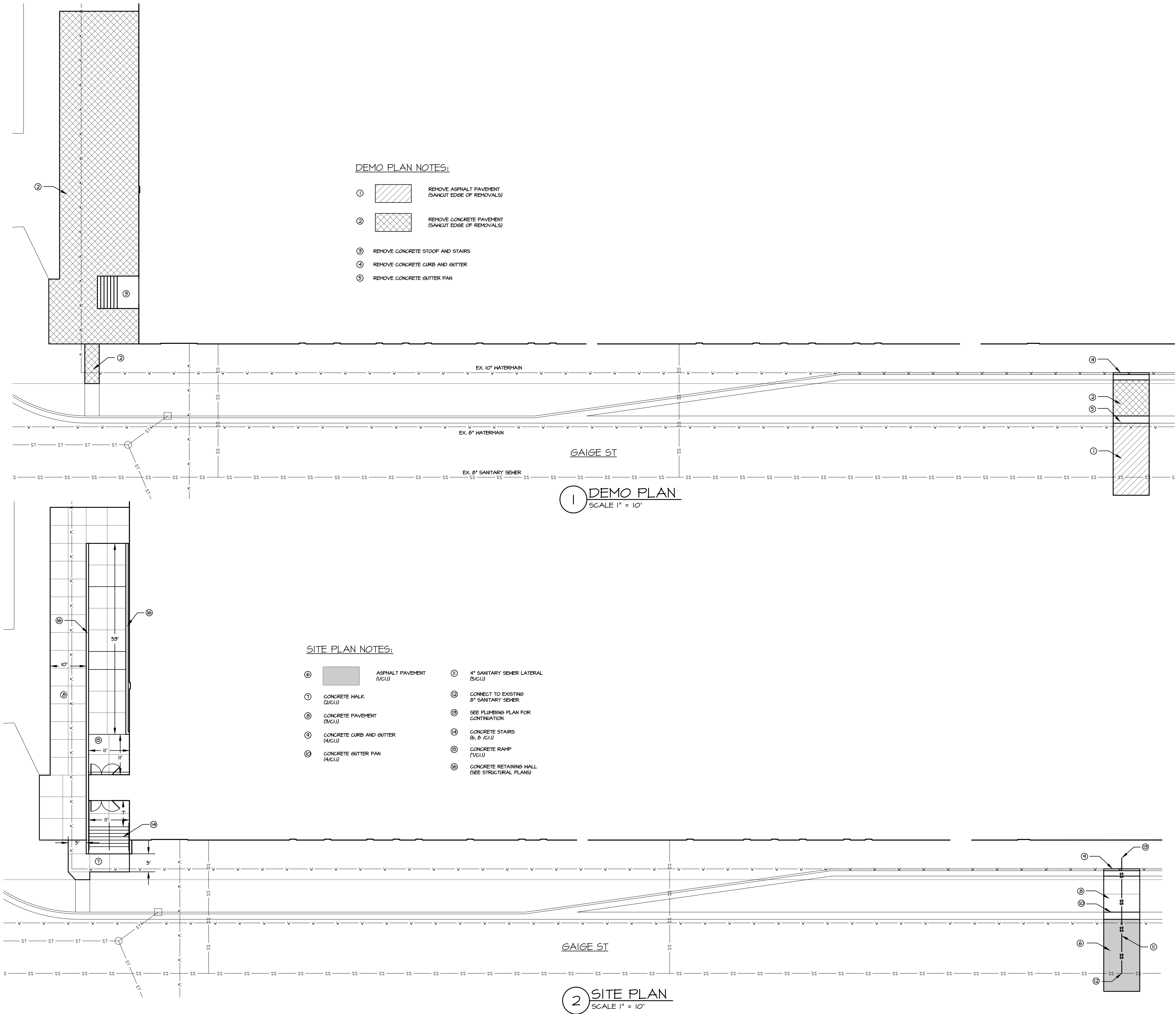


REVISIONS/REVIEW	DATE
ISSUED FOR PRICING	10.16.2019



SHEET TITLE
SITE PLAN

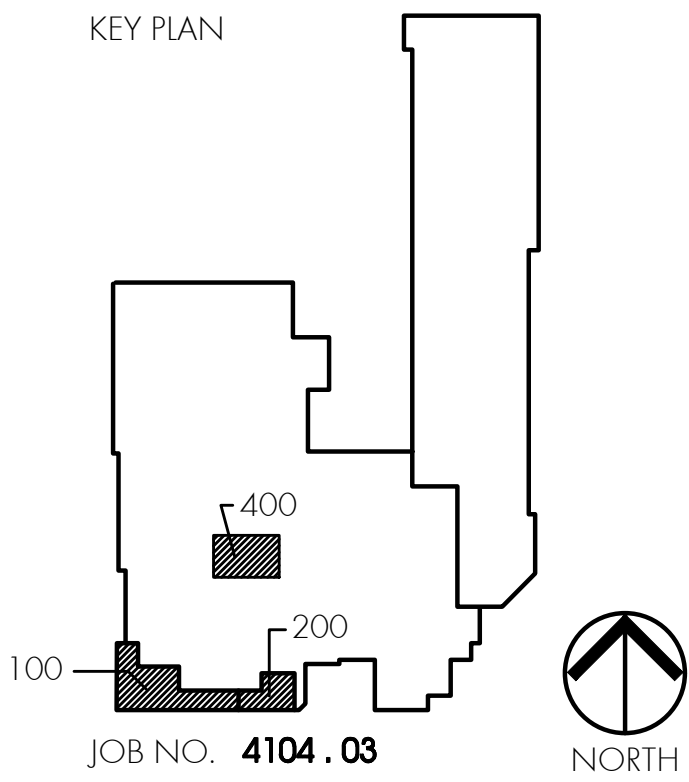
SHEET NO.	OWNER
C1.0	KINGSCOTT ASSOCIATES INC. KALAMAZOO, MICHIGAN





REVISIONS/REVIEW	DATE
ISSUED FOR PRICING	10.16.2019

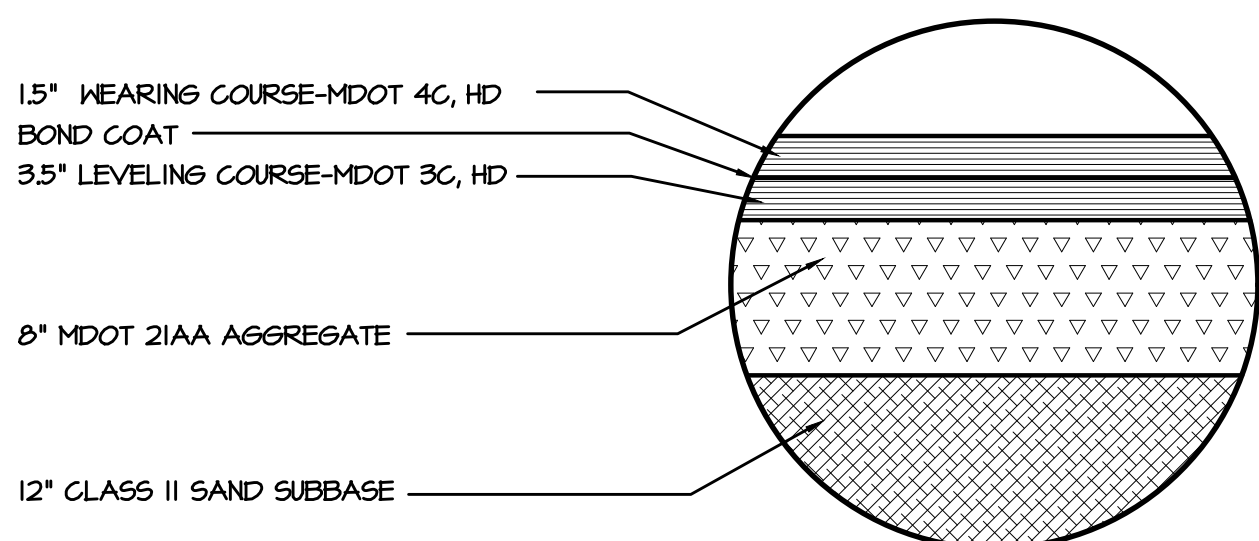
KEY PLAN



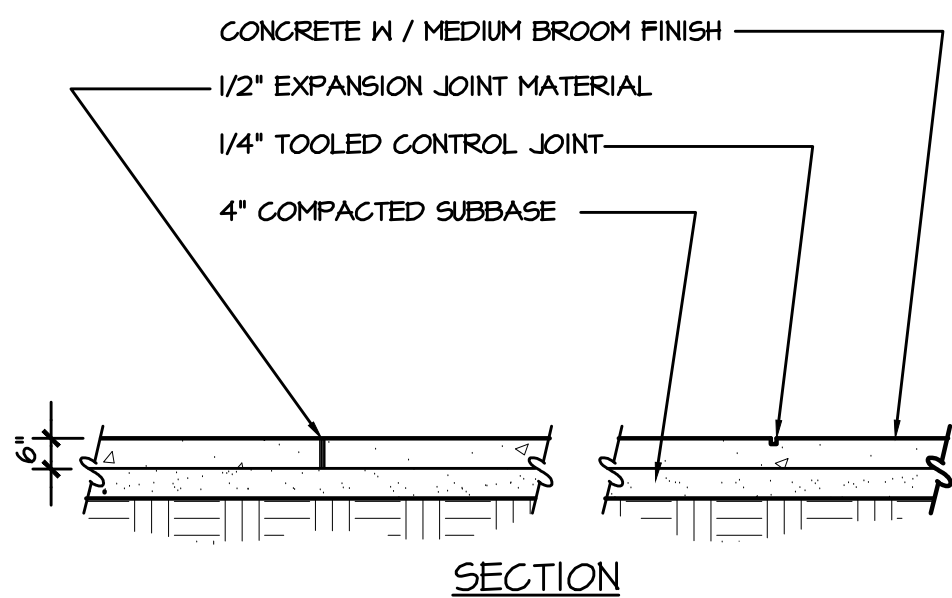
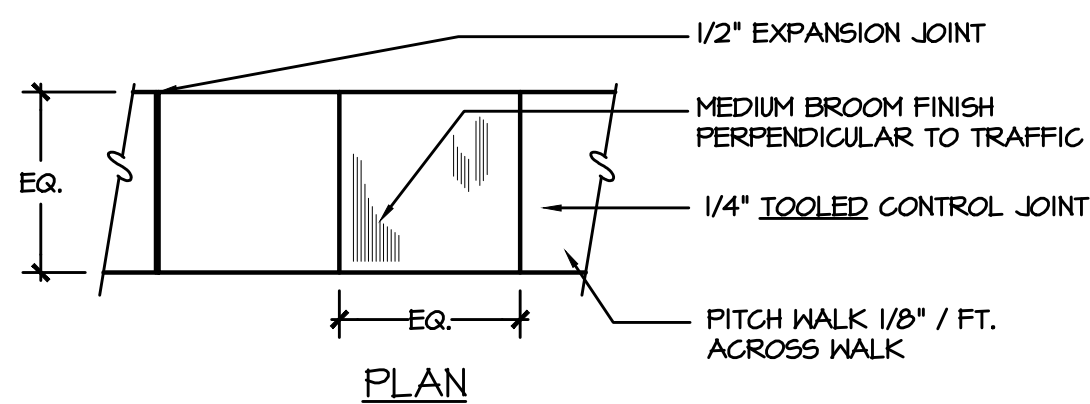
SHEET TITLE
SITE DETAILS

SHEET NO. DWG NAME

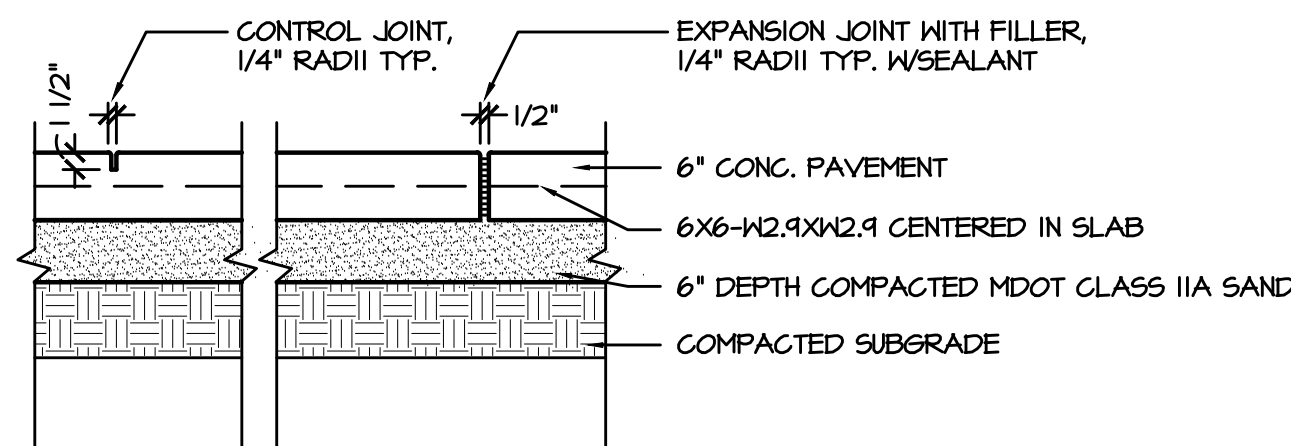
C1.1



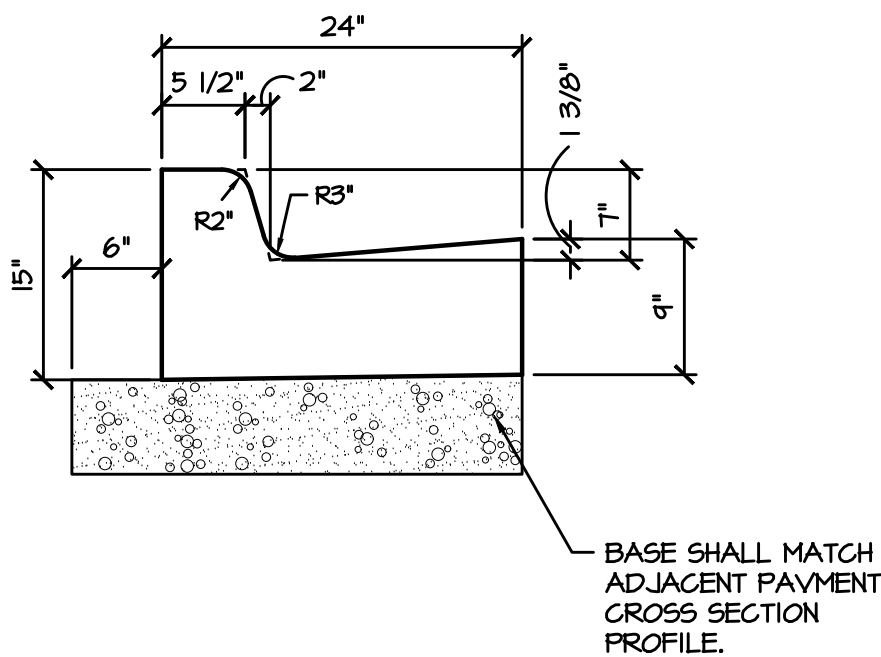
1 ASPHALT PAVEMENT CROSS SECTION
NO SCALE



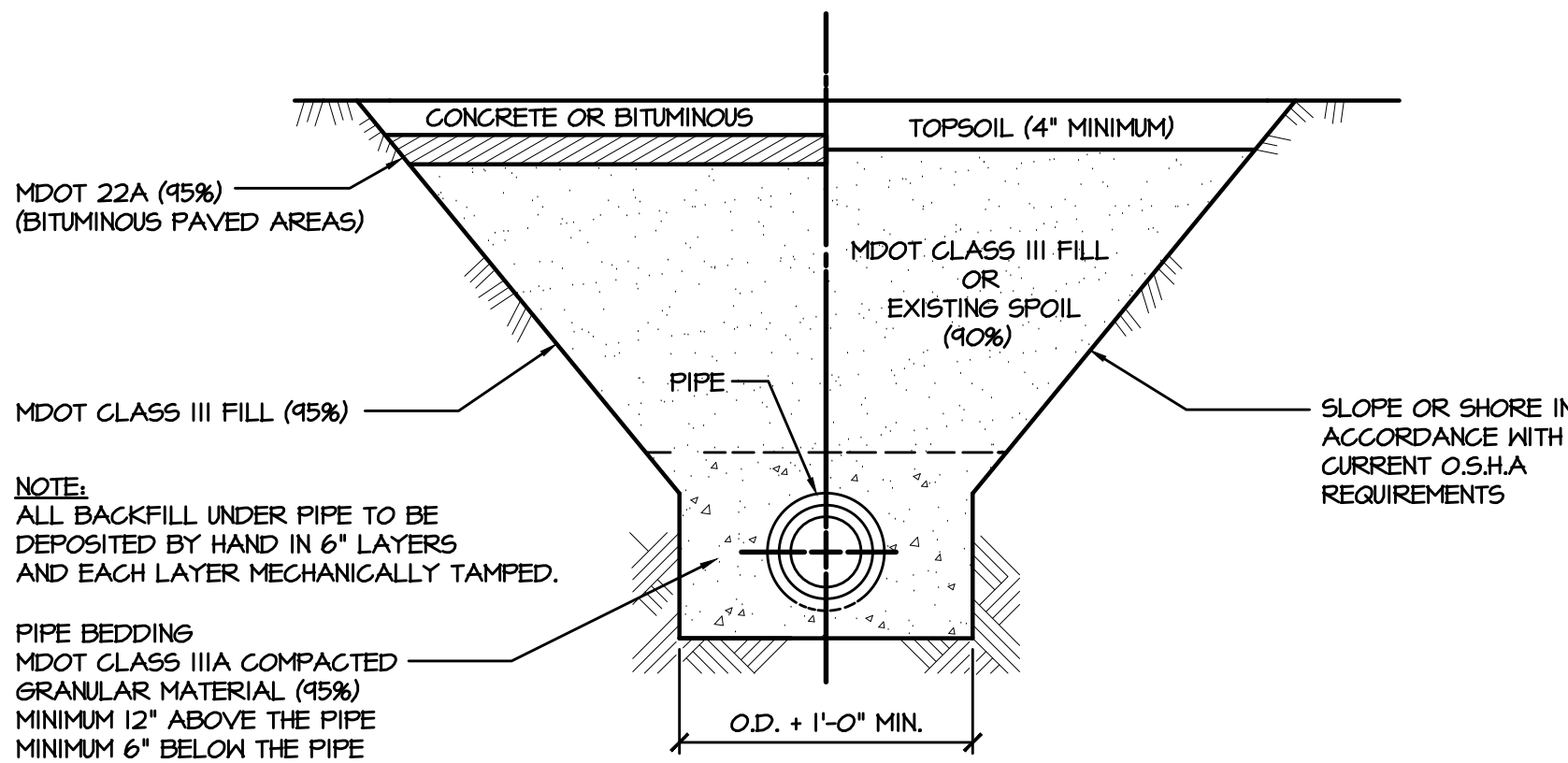
2 CONCRETE WALK
NO SCALE



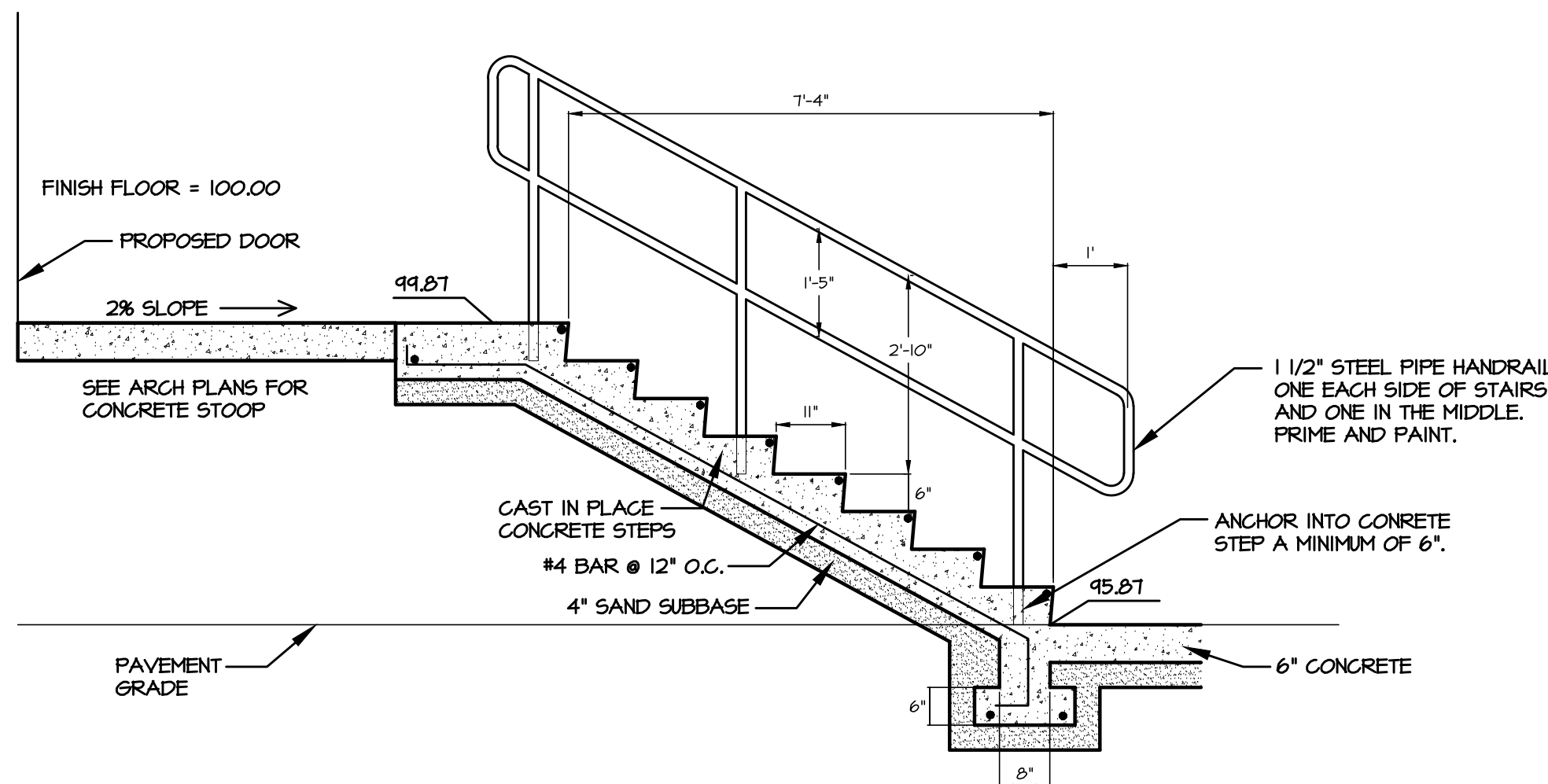
3 CONCRETE PAVEMENT
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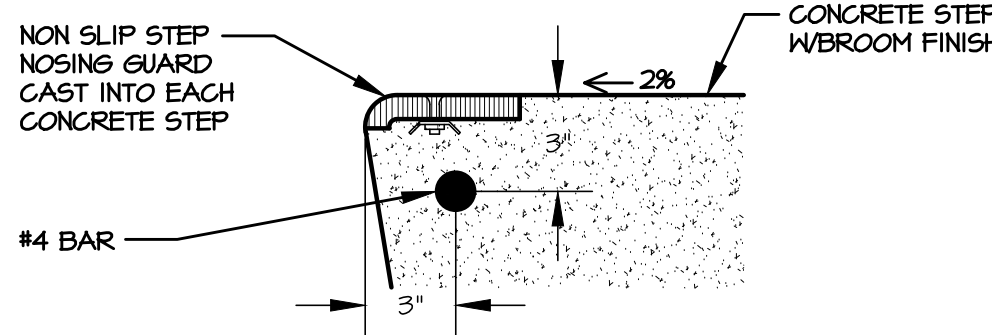
4 CONCRETE CURB AND GUTTER
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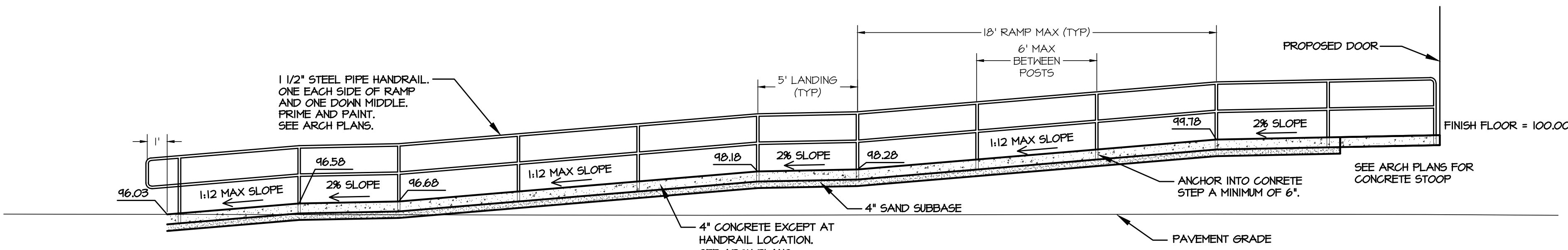
5 PIPE BEDDING DETAIL
NO SCALE



6 PROPOSED STAIRS
NO SCALE



8 STAIR NOSING DETAIL
NO SCALE



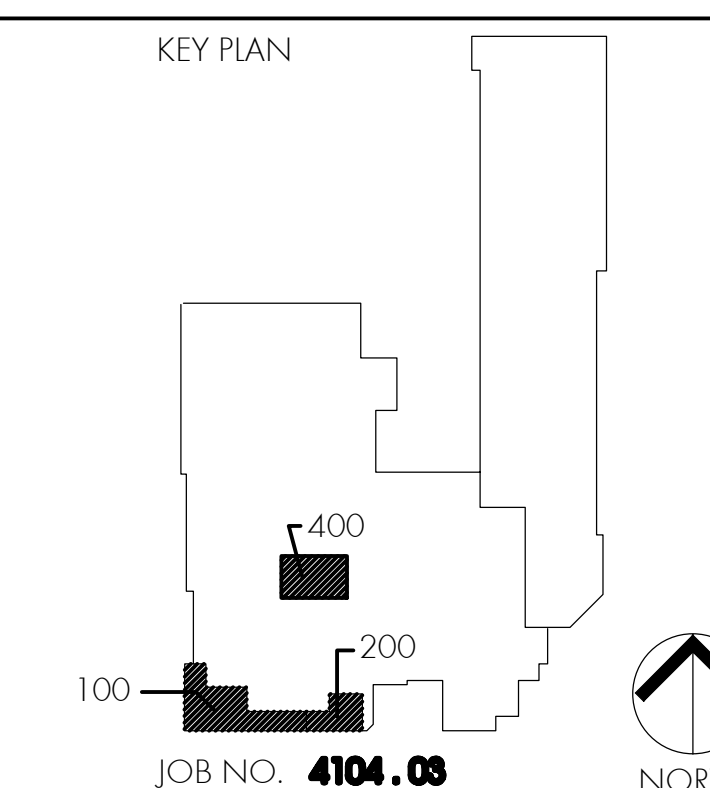
7 PROPOSED RAMP
NO SCALE

MARTINREA

Jonesville Plant
260 Gaige Street, Jonesville, MI 49250

[illegible]

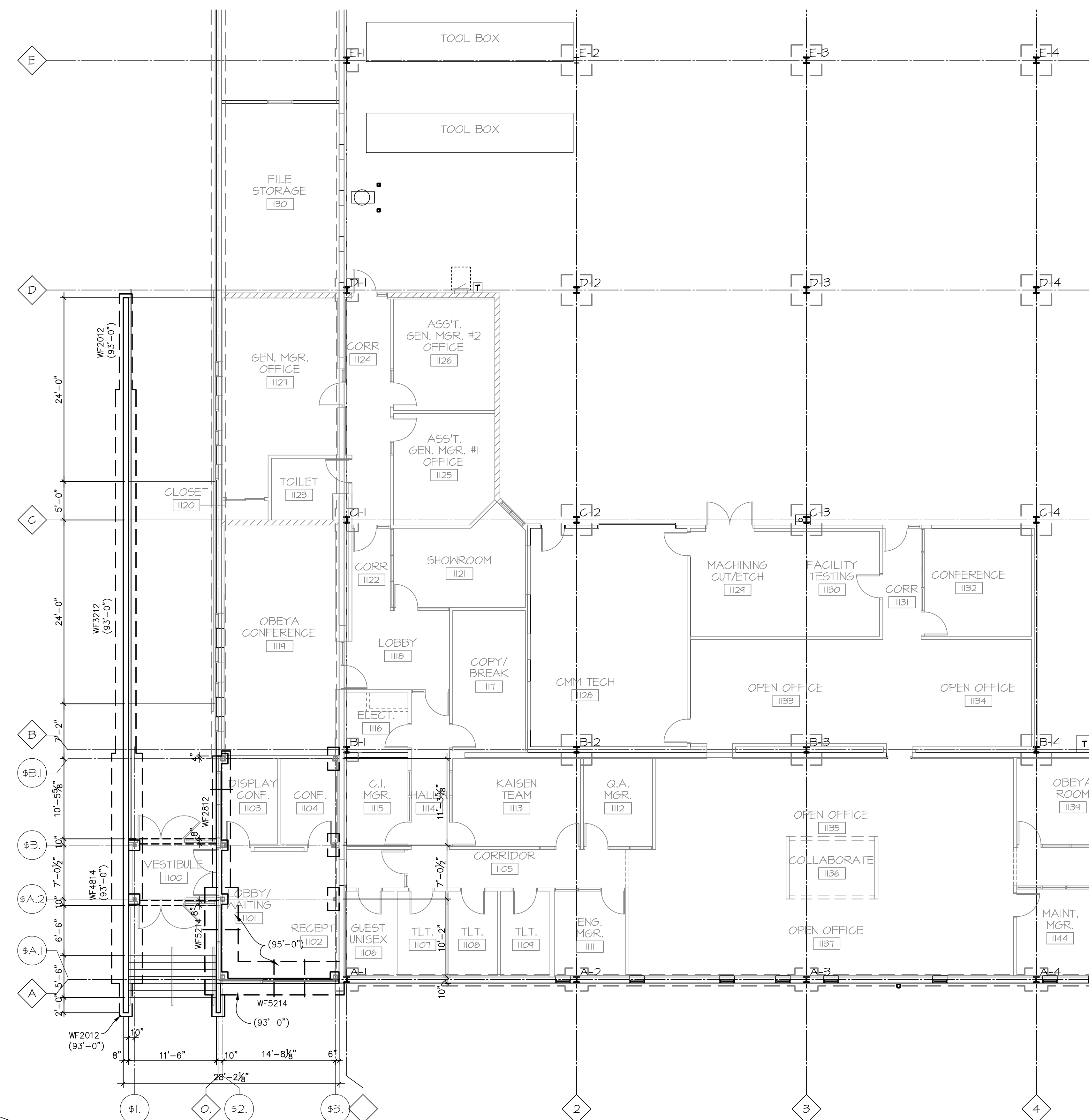
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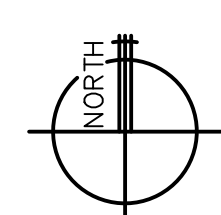
SHEET NO.

\$1.01

KIMBOTT ASSOCIATES, INC. KALAMAZOO, MICHIGAN



Gaige Street



FOUNDATION
PLAN - UNIT 100
1/8" = 1'-0"

FOUNDATION PLAN NOTES

1. Top of slab elevation = $100'-0"$ unless noted thus $(xx'-x")$ on plan. Slab slope is uniformly between points of unusual elevation.
2. UNO on plan, slab on grade shall be 4" thick normal weight concrete and shall be reinforced with monofilament polypropylene or nylon fibers. Fibers shall be placed in the concrete at the batch plant in the amount and in the method recommended by the supplier.
3. Top of interior footing elevation = $99'-0"$ unless noted thus $(xx'-x")$ on plan.
4. Top of exterior footing elevation = $97'-0"$ unless noted thus $(xx'-x")$ on plan.
5. Top of pier elevation = $99'-0"$ unless noted thus $(xx'-x")$ on plan.
6. Top of wall elevation = $100'-0"$ unless noted thus $(xx'-x")$ on plan.
7. Top of ledge elevation = $99'-4"$ unless noted thus $(xx'-x")$ on plan.
8. Footings shall be centered under columns and walls unless detailed or otherwise indicated otherwise.
9. Refer to architectural drawings for all dimensions not indicated.
10. Refer to architectural drawings for all slab recesses and top of wall recesses at entry doors.
11. "gs" indicates step footing. See typical detail.
12. Wall footing callout example is as follows:

WF1812

Footing width "W" in inches ——— Footing thickness "T" in inches

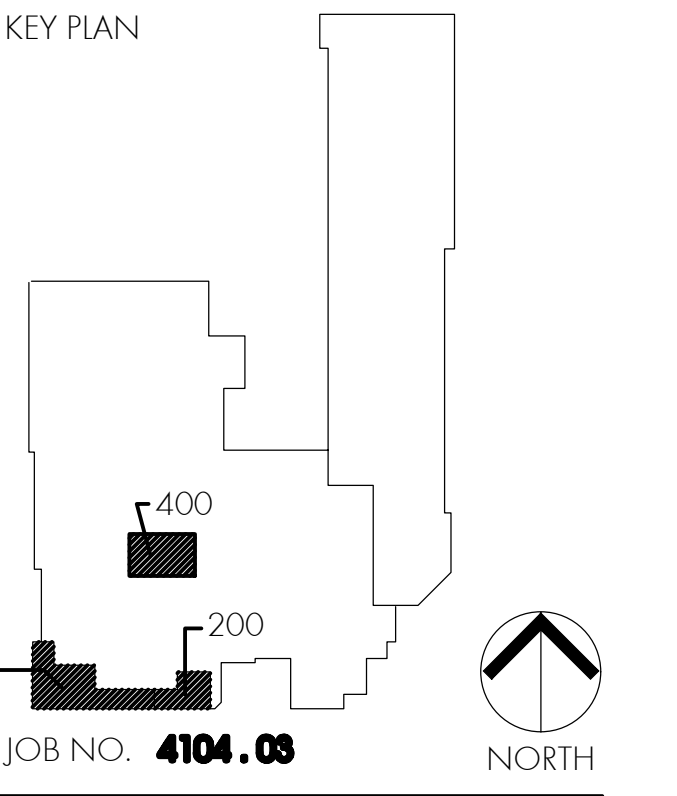
See plan for actual sizes. See foundation details for additional information including reinforcing and dowels.

MARTINREA

Jonesville Plant
260 Gaige Street, Jonesville, MI 49250



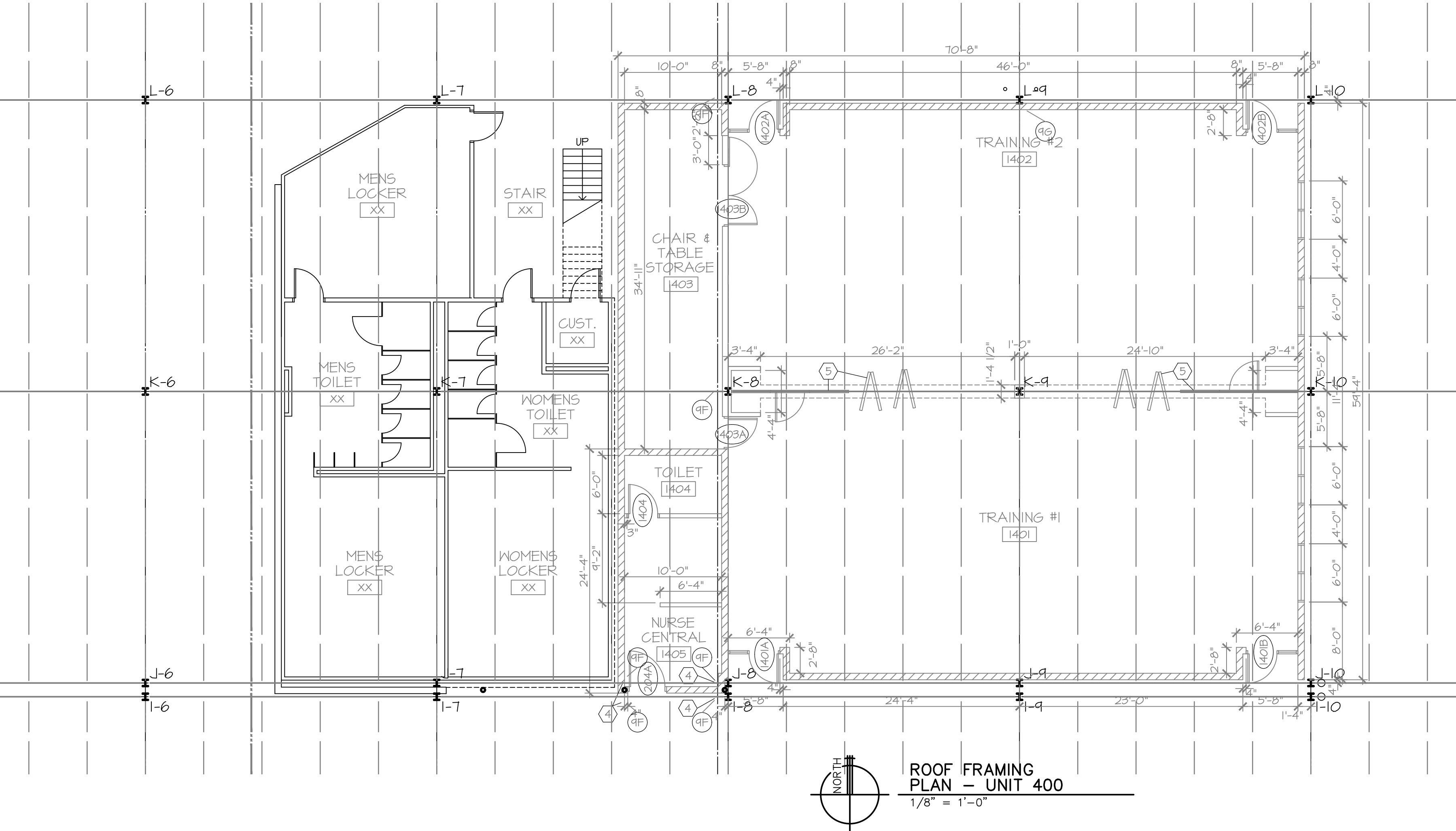
REVISIONS/REVIEW	DATE
ISSUED FOR PRICING	10.16.2015



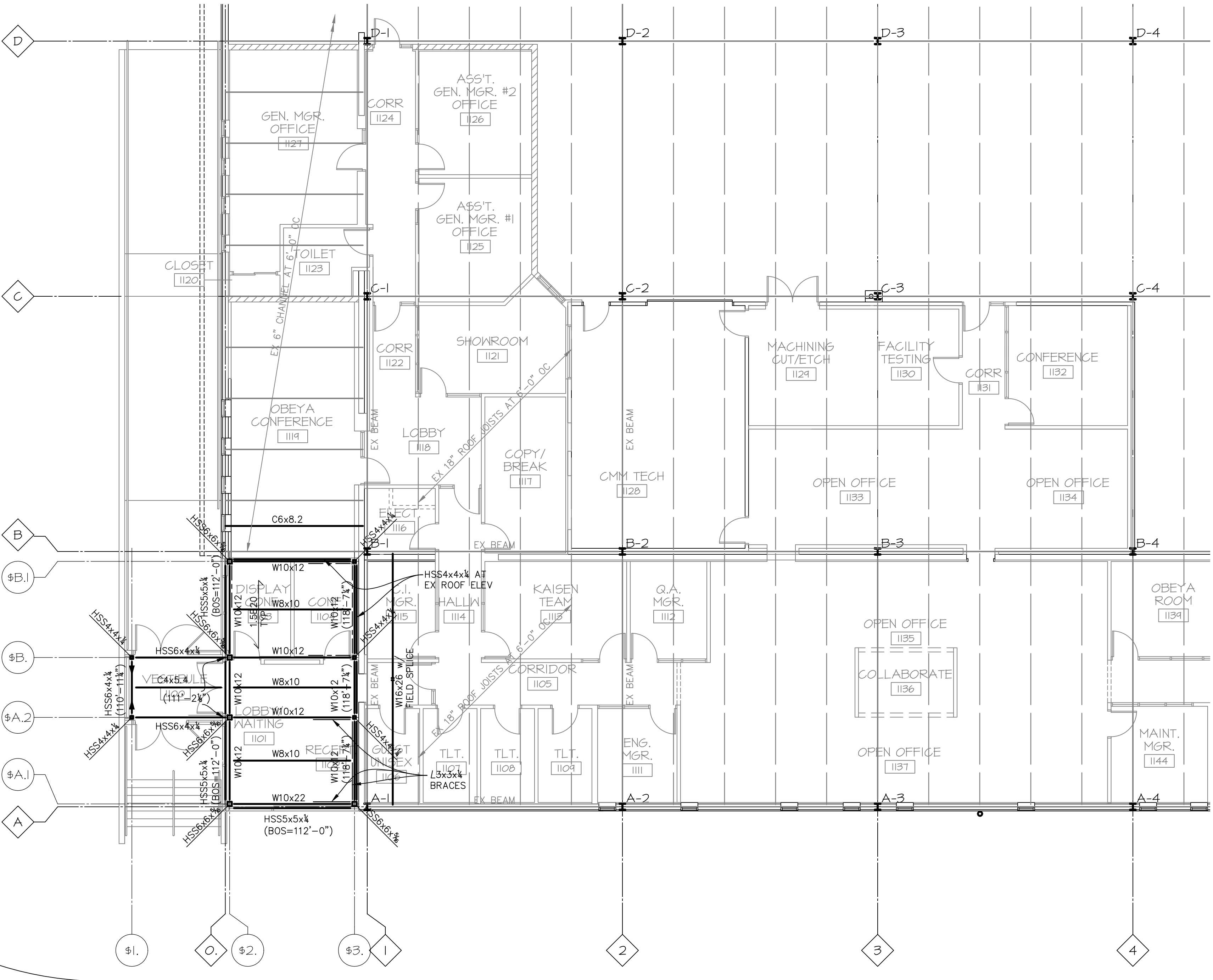
SHEET TITLE
ROOF FRAMING PLAN

SHEET NO.
S1.11

CONTRACTOR NOTE: THIS DRAWING IS PRELIMINARY, AND WILL BE CHANGING AS THE DRAWING DEVELOPS AND AS INFORMATION PROVIDED BY OTHER TRADES IS IMPLEMENTED. EXPECT CHANGES TO FRAMING TYPES, CONCRETE & MASONRY REINFORCING, MEMBER SIZES, DETAILS, NOTES, ETC.



ROOF FRAMING
PLAN - UNIT 400
1/8" = 1'-0"



Gaige Street

ROOF FRAMING
PLAN - UNIT 100
1/8" = 1'-0"

- ROOF FRAMING PLAN NOTES
- Roof deck bearing elevation (DBE) = 118'-11" unless noted thus (xxx'-x") on plan. Structure shall slope uniformly between points of unequal elevation.
 - Beams are equally spaced between grids or columns unless dimensioned otherwise.
 - Roof deck:
 - UNO, roof deck shall be painted metal deck, minimum 3 span continuous (or equivalent). Type and gauge of deck is as indicated below. (GALV) on the framing plans indicates galvanized deck in lieu of painted.
 - UNO, weld to supports shall be 5/8" puddle welds in a 36/4 pattern for 36" wide sheets and a 24/4 pattern for 24" wide sheets.
 - UNO, sidelap fasteners shall be #10 Buldex Traxx screws (or equivalent) between supports, spaced at 36" on center for spans over 5'-0" in length. No fasteners required for spans less than 5'-0".
 - UNO, at bearing ends of deck, weld deck edges to supports at each deck rib with 5/8" puddle weld.
 - UNO, at deck edges where deck runs parallel, provide (2) 5/8" puddle welds at each joist or beam. Where a continuous steel support has been provided, weld to supporting member with 5/8" puddle welds at 12" OC.
 - Contractor's Option: Fasten with screws or powder actuated fasteners at the same spacing, coordinated with base material, and with attachment and diaphragm strengths that meet or exceed the specified attachment methods.
 - Lap ends of roof deck sheets 4" (min) over beams.
 - Indicates beam to column or thru beam moment connection. MCxx refers to moment connection # - see details.
 - Roof beam nomenclature is as follows:

AISC STEEL DESIGNATION	CAMBER (IF ANY)
W14x22	c=3/4" 12"
 - BEAM END REACTION: Combined service load effect from allowable stress design load combinations, unob.
 - Roof top mechanical equipment:
 - Refer to Mechanical drawings for exact size, qty and location of mechanical equipment.
 - Mechanical equipment weight shall be as indicated on plan and/or in mechanical equipment schedules. Any deviation or discrepancy in equipment weight, location or quantity shall be reported to the architect and structural engineer.
 - Provide support framing under all mechanical unit curbs and around all roof penetrations.
 - DAX indicates deck support angle. See "Typical Deck Support Angle" detail.
 - DP indicates continuous deck plate. See "Typical Deck Plate" detail.
 - HSS indicates HSS2-1/2x2-1/2x1/4 joist substitute or continuous shim to deck brg.
 - Refer to bearing plate schedule and notes on sheet S0.01 for required bearing plates not specifically called out on the framing plan.
 - 1/2" indicates 1-1/2" wide rib metal roof deck. xx indicates the gauge of the deck.
 - Snow drift nomenclature is as follows:

SUPERIMPOSED SNOW DRIFT LOAD (PSF)	WIDTH OF SNOW DRIFT (FT)
Drift XX/XX	
- NOTE: SUPERIMPOSED SNOW DRIFT LOADS ARE IN ADDITION TO THE FLAT ROOF SNOW LOAD INDICATED ON PROJECT NOTE SHEET