



**CITY OF JONESVILLE
PLANNING COMMISSION AGENDA
WEDNESDAY, DECEMBER 14, 2022, 7:00 p.m.
JONESVILLE CITY HALL**

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE

2. PUBLIC COMMENT

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

A. October 12, 2022 Meeting

5. PUBLIC HEARING AND SUBSEQUENT ACTION

A. None

6. NEW BUSINESS

A. Recreation Master Plan Update

[Discussion Item]

B. Preliminary Review: Request from Key Opportunities for a
Planned Unit Development – 439 Beck Street

[Discussion/Action Item]

C. 2023 Meeting Calendar

[Action Item]

7. OTHER BUSINESS

A. Project Updates

8. ADJOURNMENT - Next meeting Wednesday, January 11, 2023 at 7:00 pm

**CITY OF JONESVILLE
PLANNING COMMISSION
Minutes of November 9, 2022**

A City of Jonesville Planning Commission meeting was held on Wednesday, November 9, 2022 at the Jonesville City Hall, 265 E Chicago Street, Jonesville, MI. Chair Christine Bowman called the meeting to order at 7:00 p.m.

Present: Jim Ackerson, Christine Bowman, Jerry Drake, Charles Crouch, Olivia Stemen, and Marty Ethridge.

Absent: Annette Sands

Also Present: Jeff Gray, Tim Bowman, Andy Penrose and Stephen Bezold (R2PC)

Jerry Drake led the Pledge of Allegiance and the moment of silence.

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

Olivia Stemen made a motion and was supported by Marty Ethridge to approve the minutes from October 12, 2022. All in favor. Motion carried.

Stephen Bezold of R2PC was present and discussed the public input results, review progress on the plan update and to discuss the next steps. The first three (3) chapters of the Draft plan were presented for review and comment. Discussion ensued regarding the time line of the project. Goals and objectives will be presented at the December 2022 meeting.

Manager Gray provided updates.

The next meeting is scheduled for December 14, 2022 at 7:00 p.m.

Jerry Drake and Olivia Stemen were both thanked for their time served on the Planning Commission.

The meeting was adjourned at 8:05 p.m.

Submitted by,

Cynthia D. Means
Clerk



To: Jonesville Planning Commission
From: Jeffrey M. Gray, City Manager *JMG*
Date: December 9, 2022
Re: Manager Report and Recommendations – December 14, 2022 Planning Commission Meeting

6. A. Recreation Master Plan Update [Discussion Item]

This agenda item is reserved for brief discussion of the Recreation Master Plan update.

Also, the Michigan Municipal League (MML) recently sent out information about grants for an outdoor recreation facility called a fitness court. Staff submitted an inquiry regarding the grants. Attached is information from the program explaining that the local match for the grant is about \$70,000, along with some illustrations from their website regarding these facilities. *Please refer to the materials from the National Fitness Campaign.*

6. B. Preliminary Review: Request from Key Opportunities for a Planned Unit Development – 439 Beck Street [Discussion/Action Item]

Key Opportunities, Inc. has purchased the 13.56 acre property located at 439 Beck Street that was formerly owned by the Jonesville Eagles. Key Opportunities intends to rezone the property as a Planned Unit Development (PUD) for the purpose of creating housing for the clients that they serve.

A PUD is considered an “overlay zone.” That means that the PUD zoning district would “overlay” the current R-2 Residential district. The overlay allows the Planning Commission and City Council to negotiate certain typical zoning requirements to achieve a higher quality development than would be allowed by the Ordinance.

This session will be an informal review of the plans that is intended to allow Key Opportunities to present their objectives with the project and to allow the Planning Commission to ask question of the applicant and staff. Once the informal review is complete, it would be appropriate for the Planning Commission to act to schedule a public hearing on the request for the January 11, 2023 meeting, provided a complete application is received prior to the application deadline.

The Planning Commission will hold a public hearing and recommend action to the City Council. The Council will then also hold a public hearing prior to final action on the Planning Commission’s recommendation on the request.

Please refer to the attached letter and project drawings. A large copy of the project drawing is available for review at City Hall.

6. C. 2023 Meeting Calendar [Action Item]

A proposed meeting calendar for 2023 is attached for consideration. The draft calendar continues the schedule of meetings on the second Wednesday each month, at 7:00 p.m., consistent with the current meeting calendar. The calendar may be modified by the commission, if deemed desirable or necessary. A motion to approve the calendar as presented or with amendments, is recommended. *Please refer to the attached draft 2023 Meeting Calendar.*

7. A. Project Updates

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

Jeff Gray

From: Jeff Staehler <jstaehler@nfchq.com>
Sent: Thursday, December 8, 2022 10:20 AM
To: Jeff Gray
Subject: National Fitness Campaign - Inquiry Response

Hi Jeff,

Thank you so much for reaching out and for your interest in learning more about the National Fitness Campaign! We would love to discuss the possibility of bringing a Fitness Court to Jonesville.

Our usual process to qualify for funding is to schedule a 30-minute briefing call with local leadership. During this call we'll go over the Campaign, the available grant, and any associated funding requirements.

I do want to point out that the Campaign does have a funding requirement associated with it. Most of our partners budget about \$70,000 for this project; however, we do work with every partner to identify local/regional sponsor to help reduce that amount. In some cases, we've been able to find a sponsor(s) that ended up covering all of the required funding.

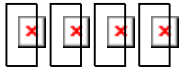
With this in mind, please let me know if you would like to schedule a 30-minute briefing call with Rudy from our Partnership Development Team. You can also use the calendar link below to find a time that works on our end.

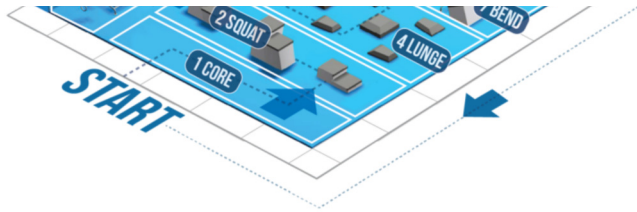
[Schedule Briefing Call](#)

With Best Regards,



Jeff Staehler
Campaign Outreach Manager, National Fitness Campaign
Email: jstaehler@nfchq.com | Phone: (224) 523-1722

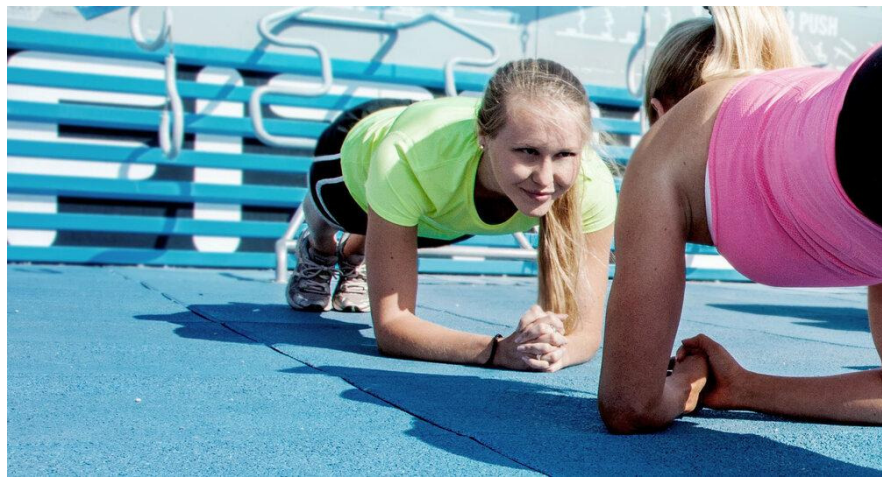




MOVEMENTS

IT ONLY TAKES 7 MINUTES TO CHANGE YOUR HEALTH






The 7 movement, 7 minute system provides a full-body workout to people of all ability levels. With over 30 pieces of body-weight equipment, the Fitness Court can be used in thousands of ways. **Get to know each station below.**



**Zone 1 |
Core**



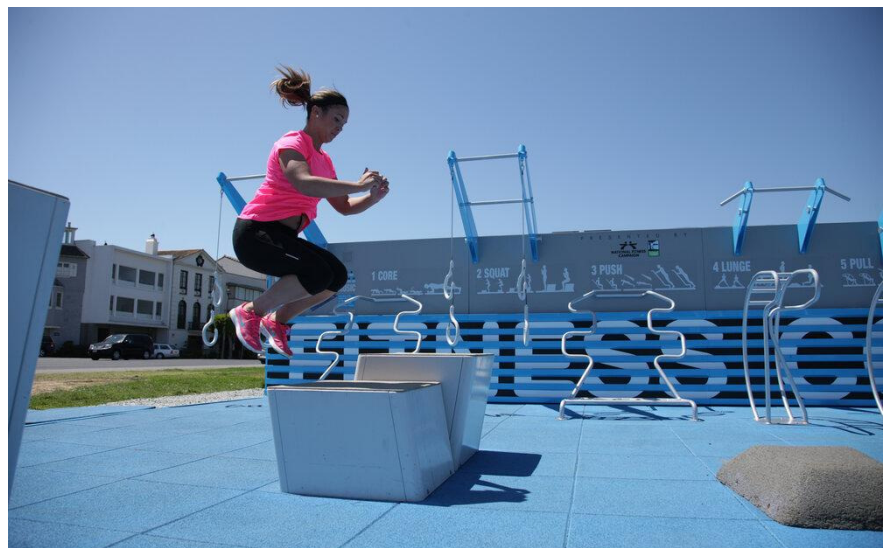
training one of the most important function muscle groups in the body. An open, 8'x25' space and integrated sports floor supports hundreds of bodyweight abdominal exercises.

FITNESS COURT ZONES		EXERCISE DIFFICULTY LEVEL			TARGET MUSCLE GROUPS
		EASY	MEDIUM	HARD	
1	 CORE	 Plank	 Leg Rotation	 Mountain Climber	 Abdominal Lower Back Glutes

Zone 2 | Squat

BUILD THE BASE

Zone 2, SQUAT, brings quad-dominant leg exercises into





carbon steel and coated with a shock absorbing cap, the SQUAT station is built to last. Start at the 6" box, and move all the way up to 36" inches over time. From step-ups to squats, this station can be used in endless variations.

FITNESS COURT ZONES		EXERCISE DIFFICULTY LEVEL			TARGET MUSCLE GROUPS
		EASY	MEDIUM	HARD	
2	 SQUAT	 Air Squats	 Step Ups	 Box Jump	 Quadriceps Hamstrings Glutes Calves

Zone 3 | Push

**PRESS YOUR WAY TO THE
GOAL**



destabilized rings and stabilized push ladders into play, providing hundreds of variations to train pressing movements, building strength in the shoulders, chest and triceps. Increase difficulty by using the foothold strips integrated into the Fitness Court® bodyweight training wall.

FITNESS COURT ZONES		EXERCISE DIFFICULTY LEVEL			TARGET MUSCLE GROUPS
		EASY	MEDIUM	HARD	
3	 PUSH	 Standing Push Up	 Assisted Dip	 Suspended Push Up	 Chest Shoulders Triceps

Zone 4 | Lunge



dominant movements with the patented lunge course, supporting a variety of leg based exercises and variations. Get your heart pumping by working through combinations, and build your mobility by opening and strengthening the hips and glutes at the LUNGE zone.







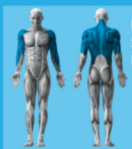
FITNESS COURT ZONES		EXERCISE DIFFICULTY LEVEL			TARGET MUSCLE GROUPS
		EASY	MEDIUM	HARD	
4		 Front Box Lunge	 Jump Lunge	 Side Box Lunge	 Hamstrings Quadriceps Glutes



Zone 5 | Pull

BACK TO UPPER BODY

Just as important to every day functionality as pressing movements are horizontal and vertical pulling movements. The PULL zone contains a wide variety of rowing handles, pull-up bars and rings, and row stations to provide a comprehensive upper-body training experience for all parts of the back and biceps. If you can dream it, you can do it at the PULL station, from assisted pull-ups to inverted rows and even muscle-ups.

FITNESS COURT ZONES		EXERCISE DIFFICULTY LEVEL			TARGET MUSCLE GROUPS
		EASY	MEDIUM	HARD	
5	 PULL	 Standing Row	 Inverted Row	 Pull Up	 Back Shoulders Biceps



Zone 6 | Agility

BALANCE AND PERFORMANCE



Cardiovascular health and balance are as important as strength, especially as we age. The Agility zone brings animated sports floor based exercise to the Fitness Court® experience with ladders, dots and an open speed zone. From classic sports training drills to balance programs and burpees, the AGILITY zone will get your body moving and heart pumping.





FITNESS COURT ZONES		EXERCISE DIFFICULTY LEVEL			TARGET MUSCLE GROUPS
		EASY	MEDIUM	HARD	
6		 Two Leg Dot Jumps	 High Knee	 Ladder Drills	 Balance Agility Endurance



Zone 7 | Bend

FINISH WITH THE LOWER BACK

At the final station, the BEND zone, we are working on our lower back strength. With the sedentary lifestyles present across America, it is imperative to build strength and flexibility through the lumbar spine, and the variable height bend stations provide a variety of exercises to train the important muscles of the lower back, glutes, and posterior chain.

FITNESS COURT ZONES		EXERCISE DIFFICULTY LEVEL			TARGET MUSCLE GROUPS
		EASY	MEDIUM	HARD	
7	BEND	 Standing Bend	 Back Extension	 Reverse Hyper Extension	 Lower Back Glutes Abdominals



City of Jonesville
 265 E. Chicago Street
 Jonesville Michigan 49250
 Phone: 517-849-2104 Fax: 517-849-9037

REZONING APPLICATION

Applicant Name: Key Opportunities, Inc.	
Mailing Address: 400 N. Hillsdale St.	
City, State, Zip Code: Hillsdale MI 49242	
Contact Person: Julie Boyce	
Phone Number: 517-437-4469	E-mail Address: jboyce@keyopp.org
Interest in Property (Owner, Tenant, Option, Etc.): Owner	

Property Owner(s) Name: Key Opportunities, Inc.	
Mailing Address: 400 N. Hillsdale St.	
City, State, Zip Code: Hillsdale, MI 49242	
Phone Number: 517-437-4469	E-mail Address: jboyce@keyopp.org

Property Address: 439 Beck St. Jonesville, MI 49250	
Parcel Tax ID Number(s): 30 21 004 300 008 04 6 3	
Parcel Size: 13 acres	
Current Zoning District(s): R2	
Vacant Parcel (Circle One):	YES NO
Please list the Zoning Classification you are seeking for the property: PUD	

Please state the basis for changing the current zoning and planned use of the property (applicants are encouraged to consider the criteria listed in "Evaluating Land Use Changes" in the current Master Plan):

Key Opportunities, Inc. is proposing an affordable Permanent Supportive Housing development primarily for people with disabilities, veterans and senior citizens. Some of the supports Key Opportunities will offer individuals include budgeting, laundry, cleaning, yard work and meal preparation. We envision the existing building being utilized for: classes, our CHEFS program, a small store to sell items made in our entrepreneur program, staff offices and a recreational gathering place for the residents which will include pool tables, movie nights, holiday gatherings, crafting gatherings. Open green space will include picnic areas, a community garden, and planned outdoor community activities. We intend to offer transportation for community residents to local shopping. Our ultimate goal is to provide a community setting that is safe, clean, affordable that offers an independent lifestyle with needed supports.

The following items must be submitted with each application. Incomplete applications will not be processed.

1. Legal description of land to be rezoned.
2. Application fee in the amount of \$500 to the City of Jonesville
3. Site survey or plan (Include: dimensions of lot to scale, dimensions of existing and proposed structures to scale, parking facilities, existing and proposed utilities, setbacks, total square footage of lot.)

The person(s) signing this application represent that the information provided and the accompanying documentation is, to the best of his/her/their knowledge, true and accurate. In addition the undersigned represents that he/she/they are authorized and do hereby grant a right of entry to City officials for the purpose of gathering information related to this application, and to verify compliance with the requirements of the zoning district requested by the applicant and compliance with conditions precedent to the granting of the zoning district change requested.

Applicant Signature: Julie Boyer Date: 12-8-22
Owner Signature: Julie Boyer Date: 12-8-22

Information to the Owner/Applicant

Under Michigan Law, the Planning Commission is required to hold a public hearing before taking action on this request. By law, notice of the public hearing must be published in a paper of general circulation and mailed to all residents and property owners within 300 feet of the parcel(s) where rezoning is being requested. Furthermore, the City Council will hold at least one public hearing on the application, and publish a notice of such, before taking action once a recommendation has been received from the Planning Commission.

Office Use Only:

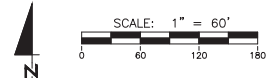
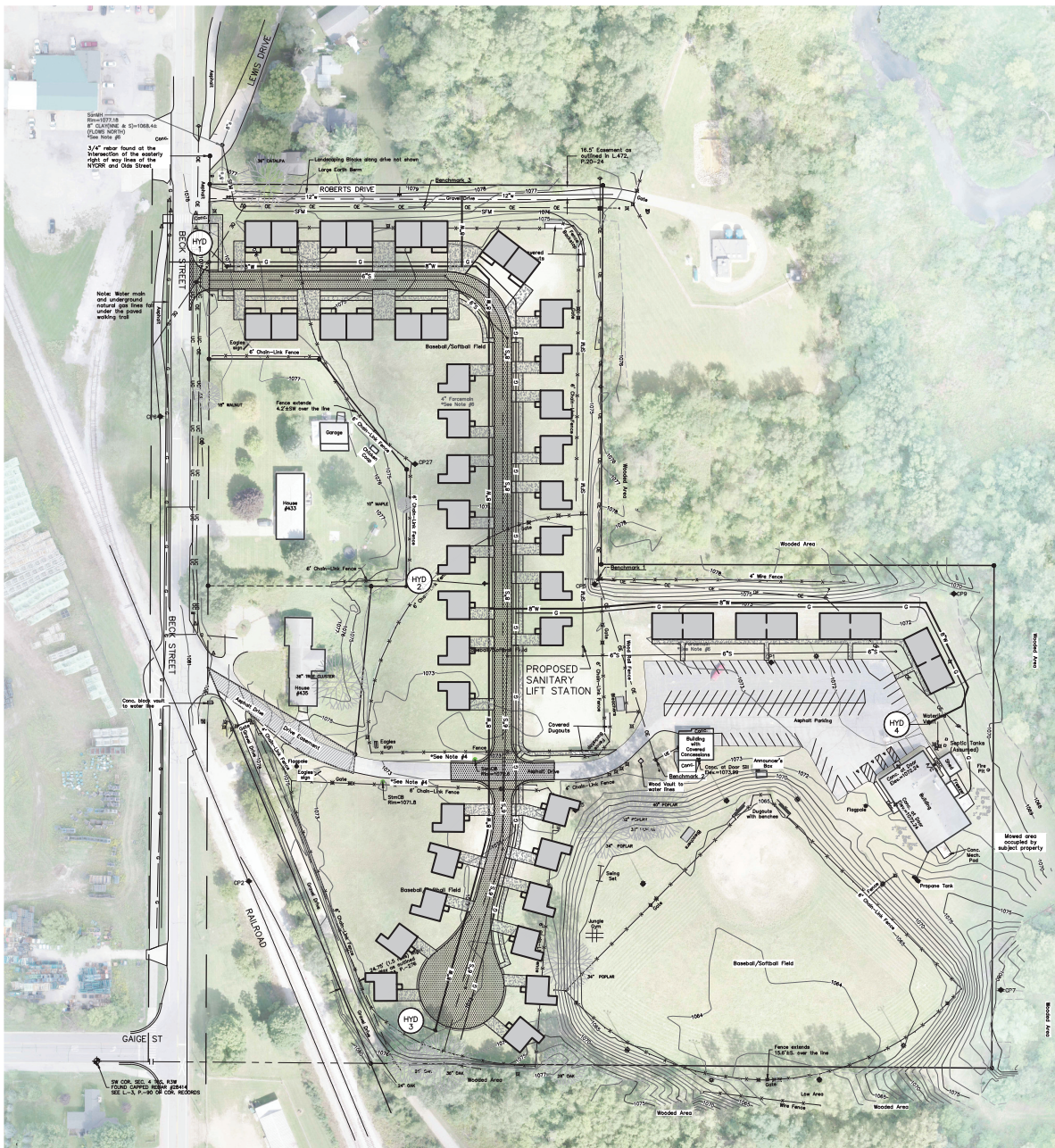
Legal Description Submission (Circle One):	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A
Site Plan Submission (Circle One):	<input checked="" type="radio"/> YES	<input type="radio"/> NO	<input type="radio"/> N/A

Fee Submission is \$500.00

Receipt #: _____

Date Received by the City of Jonesville: 12/9/22

Received By: [Signature]



LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCE MAIN
- PROPOSED NATURAL GAS
- PROPOSED HMA PAVING
- PROPOSED CONCRETE PAVEMENT OR CONCRETE SIDEWALK
- PROPOSED FIRE HYDRANT LABEL
- PROPOSED SINGLE UNIT DWELLING
- PROPOSED DUPLEX DWELLING
- PROPOSED QUADPLEX DWELLING

OPEN SPACE/GREEN SPACE RATIO INFORMATION:
 TOTAL PARCEL AREA: 13.56 ac
 PROPOSED TOTAL HARD SPACE & ROOF AREA: 4.01 ac
 PROPOSED TOTAL GREEN SPACE: 9.55 ac
 HARD SPACE AS A PERCENTAGE OF TOTAL AREA: 4.01/13.56 = 29.6%

149 Lewis Street
 P.O. Box 232
 Hillsdale, Michigan 48242
 Phone: (917) 487-4883
 Fax: (617) 437-4344

MTE PROFESSIONAL ENGINEERING SERVICES

CLIENT
 Key Opportunities, Inc.
 400 Hillsdale St
 Hillsdale, MI
 517 437-4469

KEY OPPORTUNITIES
 BECK RD DEVELOPMENT
 OVERALL SCHEMATIC SITE LAYOUT PLAN

CP1

DATE: 11-28-22	SHEET 1 OF 011
DRAWN: MWT	CHECKED: MWT
DESIGNED: MWT	APPROVED: MWT
PROJECT: BECK RD DEV	DATE: 11-28-22

CONTROL SECTION: 1/A
 MOD. JOB NO.: 1/A

MTE JOB No. 02212

REVISIONS:



**PLANNING COMMISSION
2023 ANNUAL MEETING CALENDAR**

WEDNESDAY	JANUARY 11, 2023	7:00 P.M.
WEDNESDAY	FEBRUARY 8, 2023	7:00 P.M.
WEDNESDAY	MARCH 8, 2023	7:00 P.M.
WEDNESDAY	APRIL 12, 2023	7:00 P.M.
WEDNESDAY	MAY 10, 2023	7:00 P.M.
WEDNESDAY	JUNE 7, 2023	7:00 P.M.
WEDNESDAY	JULY 12, 2023	7:00 P.M.
WEDNESDAY	AUGUST 9, 2023	7:00 P.M.
WEDNESDAY	SEPTEMBER 13, 2023	7:00 P.M.
WEDNESDAY	OCTOBER 11, 2023	7:00 P.M.
WEDNESDAY	NOVEMBER 8, 2023	7:00 P.M.
WEDNESDAY	DECEMBER 13, 2023	7:00 P.M.

All meetings are held at the Jonesville City Hall – 265 E. Chicago Street, Jonesville, MI, unless otherwise noted on the meeting agenda.

The City of Jonesville will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 20 days' notice to the City of Jonesville. Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville by writing, calling, or e-mailing the following:

City of Jonesville
265 E. Chicago Street
Jonesville, MI 49250
(517) 849-2104
www.jonesville.org

Cindy Means, Clerk
clerk@jonesville.org