

**CITY OF JONESVILLE
PLANNING COMMISSION
Minutes of January 11, 2023**

A City of Jonesville Planning Commission meeting was held on Wednesday, January 11, 2023 at the Jonesville City Hall, 265 E Chicago Street, Jonesville, MI. Chair Christine Bowman called the meeting to order at 7:10 p.m.

Present: Jim Ackerson, Christine Bowman, Brenda Guyse, Charles Crouch, and Annette Sands.

Absent: Marty Ethridge and one vacancy.

Also Present: Jeff Gray, Mike Kyser, Matt Taylor, Georgia Mason, Mike Miller and Julie Boyce.

Jim Ackerson led the Pledge of Allegiance and the moment of silence.

A motion was made by Brenda Guyse and supported by Annette Sands to approve the agenda as presented. All in favor. Absent: Marty Ethridge and one vacancy. Motion carried.

Charles Crouch made a motion and was supported by Brenda Guyse to approve the minutes from December 14, 2022. All in favor. Absent: Marty Ethridge and one vacancy. Motion carried.

The Public Hearing for the Rezoning request of 439 Beck Street from Single Family Residential (R-2) to Planned Unit Development (PUD) was opened at 7:12 p.m. Key Opportunities representatives spoke briefly on the project advising that the purpose of the rezoning is to create housing for the clients that they serve. The Public Hearing closed at 7:24 p.m.

A motion was made by Brenda Guyse and supported by Jim Ackerson to recommend that the City Council approve the request from Key Opportunities, Inc. to rezone the property located at 439 Beck Street for a Planned Unit Development (PUD). The recommendation is made on the basis that the development will result in a recognizable benefit to the community that would not be possible under the conventional terms of the zoning ordinance. These benefits include maximizing the potential of an underutilized parcel with existing infrastructure; providing a mix of housing types and densities; and facilitating support services and skills training to identified populations. Approval is recommended with the following conditions:

1. The Applicant shall develop a Planned Unit Development (PUD) agreement that meets the requirements of Section 13.08 (F) and (G) of the Zoning Ordinance.
2. The PUD Agreement shall include terms acceptable to the City Attorney to assure that the housing will be available to serve persons with disabilities, senior citizens and veterans.
3. In accordance with the Zoning Ordinance, the PUD plan shall be effective for two years from the date of approval, during which time a final plan for at least the first phase of construction, must be submitted for Planning Commission approval.
4. Water, sanitary sewer, and storm sewer design and layout shall be subject to further review and approval with the design of the final development plan.

All in favor. Absent: Marty Ethridge and vacancy. Motion carried.

A motion was made by Charles Crouch and supported by Brenda Guyse to adopt the 2022 Planning Commission Annual Report. The Planning Commission is required to submit an annual report of its activities to the City Council, pursuant to the State Enabling Act (Public Act 33 of 2008). All in favor. Absent: Marty Ethridge and vacancy. Motion carried.

Annette Sands made a motion and was supported by Brenda Guyse to adopt the 2023 Work plan. The work plan distinguishes between priority goals and those to pursue as time permits. All in favor. Absent: Marty Ethridge and vacancy. Motion carried.

Manager Gray provided an update advising that the Downtown Development Authority (DDA) and City Council approved a development concept from DH Roberts Construction for the former Klein Tool building which will include utilization of a portion of the existing building for retail space, as well as development of market-rate housing. The City is currently negotiating a development and purchase agreement to be executed with the applicant in the next 30 to 60 days.

A motion was made by Brenda Guyse and supported by Jim Ackerson to nominate the following for the 2023 Election of Officers: Christine Bowman - Chair; Annette Sands – Vice Chair; and Jim Ackerson – Secretary. All in favor. Absent: Marty Ethridge and vacancy. Motion carried.

Manager Gray provided updates.

The next meeting is scheduled for February 8, 2023 at 7:00 p.m.

The meeting was adjourned at 8:19 p.m.

Submitted by,

Cynthia D. Means
Clerk