



City of
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

(517) 849-2104
(517) 849-9037 Fax
www.jonesville.org

**CITY OF JONESVILLE
PLANNING COMMISSION AGENDA
WEDNESDAY, JANUARY 11, 2023, 7:00 p.m.
JONESVILLE CITY HALL, 265 E. CHICAGO STREET**

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

2. PUBLIC COMMENT

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

A. December 14, 2022 Meeting

5. PUBLIC HEARING AND SUBSEQUENT ACTION

A. Rezoning Request – A request from Key Opportunities, Inc. to rezone the property located at 439 Beck Street for a Planned Unit Development (PUD).

1. Public Hearing

2. Action on Request

6. NEW BUSINESS

A. 2022 Planning Commission Annual Report

B. 2023 Planning Commission Work Plan

C. Riverview Flats Redevelopment Concept

D. Election of Officers

[Action Item]

[Action Item]

[Information Item]

[Action Item]

7. OTHER BUSINESS

A. Project Updates

1. Recreation Master Plan

2. Others

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

**CITY OF JONESVILLE
PLANNING COMMISSION
Minutes of December 14, 2022**

A City of Jonesville Planning Commission meeting was held on Wednesday, December 14, 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, Brenda Guyse, Charles Crouch, Olivia Stemen, and Marty Ethridge.

Absent: Annette Sands and one vacancy.

Also Present: Jeff Gray, Tim Bowman, Mike Kyser, Howard Houchen, Gerry Arno, Matt Taylor, Georgia Mason, Mike Miller and Julie Boyce.

Marty Ethridge led the Pledge of Allegiance and the moment of silence.

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

Charles Crouch made a motion and was supported by Jim Ackerson to approve the minutes from November 9, 2022. All in favor. Absent: Annette Sands and one vacancy. Motion carried.

Discussion was held regarding the Recreation Master Plan. Stephen Bezold of R2PC resigned and a revised schedule will be implemented once a new planner has been assigned to Jonesville.

A motion was made by Mary Ethridge and supported by Brenda Guyse to schedule a Public Hearing for Wednesday, January 11, 2023 at 7:00 P.M. for the purpose of a request from Key Opportunities to Re-Zone the property located at 439 Beck Street for a Planned Unit Development (PUD). The purpose of the rezoning is for the development of an affordable permanent supportive housing development primarily for people with disabilities, veterans and senior citizens. All in favor. Absent: Annette Sands and one vacancy. Motion carried.

Brenda Guyse made a motion and was supported by Jim Ackerson to approve the 2023 Meeting Calendar with one noted correction. All in favor. Absent: Annette Sands and one vacancy. Motion carried.

Manager Gray provided updates.

The next meeting is scheduled for January 11, 2023 at 7:00 p.m.

The meeting was adjourned at 8:17 p.m.

Submitted by,

Cynthia D. Means
Clerk



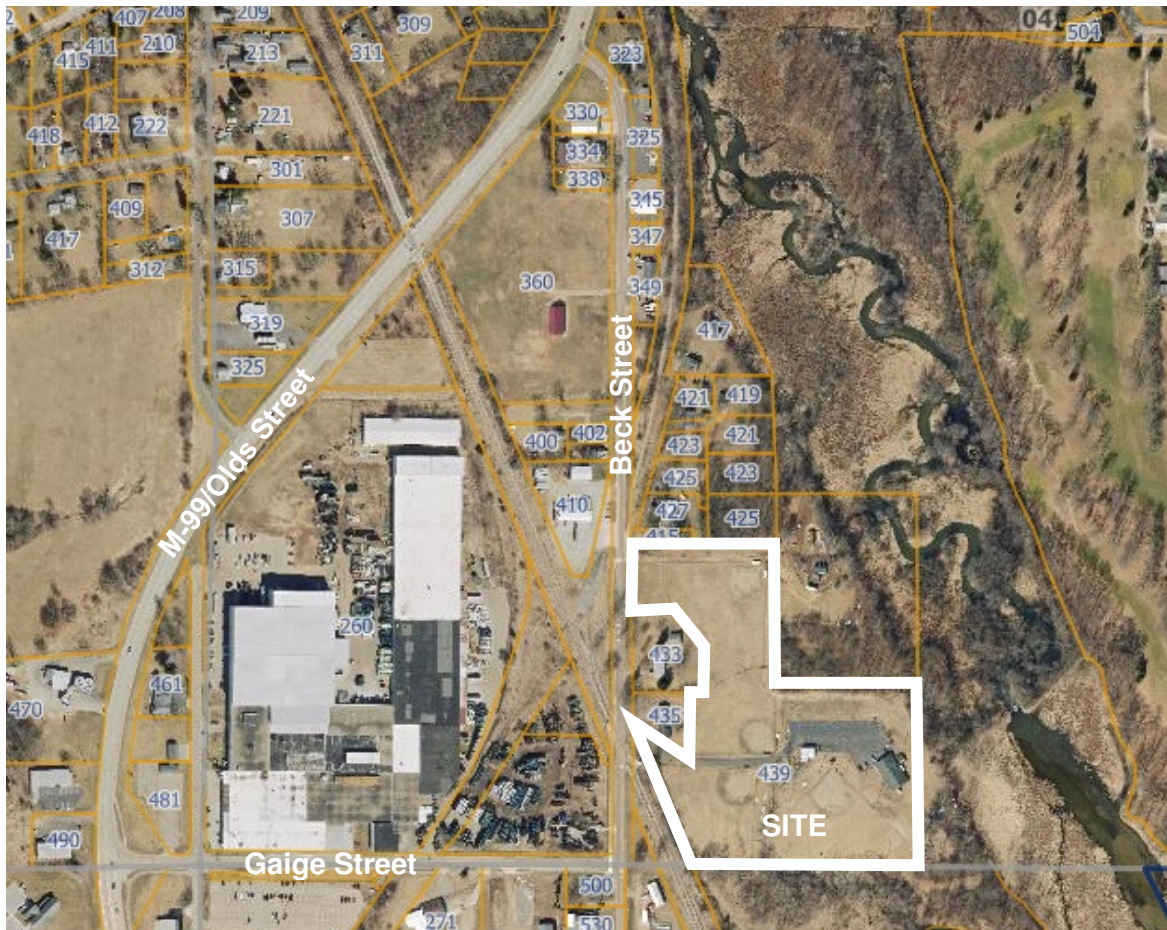
To: Jonesville Planning Commission
From: Jeffrey M. Gray, City Manager *JMG*
Date: January 6, 2023
Re: Manager Report and Recommendations – January 11, 2023 Planning Commission Meeting

5. A. Rezoning Request - Key Opportunities, Inc. to rezone the property at 439 Beck Street for a Planned Unit Development (PUD) [Action]

Public Hearing: This is the time reserved on the agenda to hear public comments on the request to rezone the property located at 439 Beck Street for a Planned Unit Development (PUD). 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.

Action on Request: 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.

Property Location

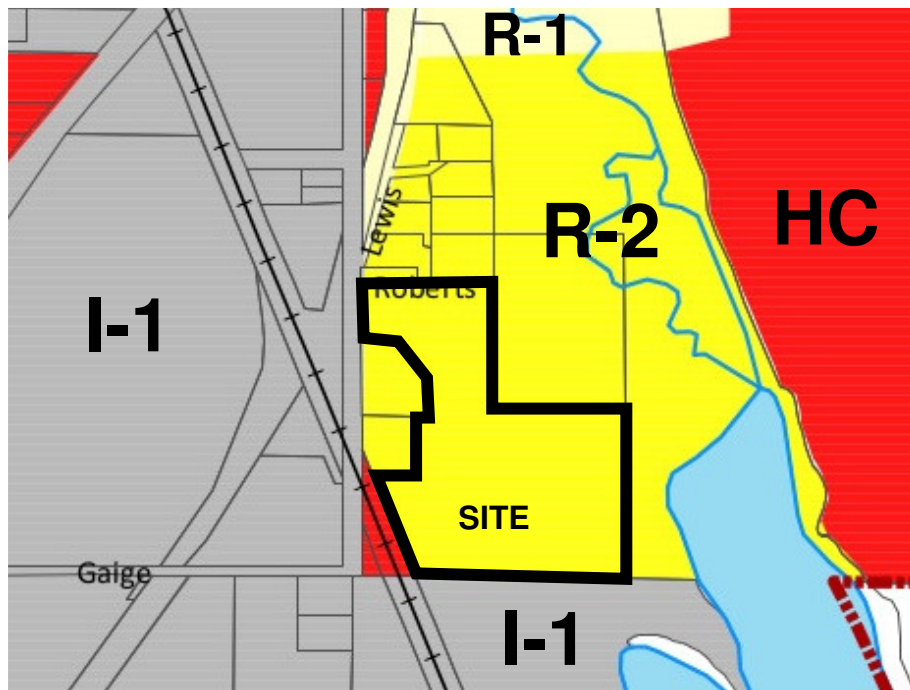


Zoning and Land Uses

Zoning and land use on the property and surrounding properties is as follows:

	Zoning	Land Use
Subject Property	R-2 (Residential)	Vacant (former ball fields and club building)
North	R-2 (Residential)	Single-Family Residential/City Water Plant
South	I-1 (Industrial)	City Property
East	R-2 (Residential)	Undeveloped
West	R-2 (Residential)/I-1 (Industrial)	Single-Family Residential/Manufacturing

Zoning Map

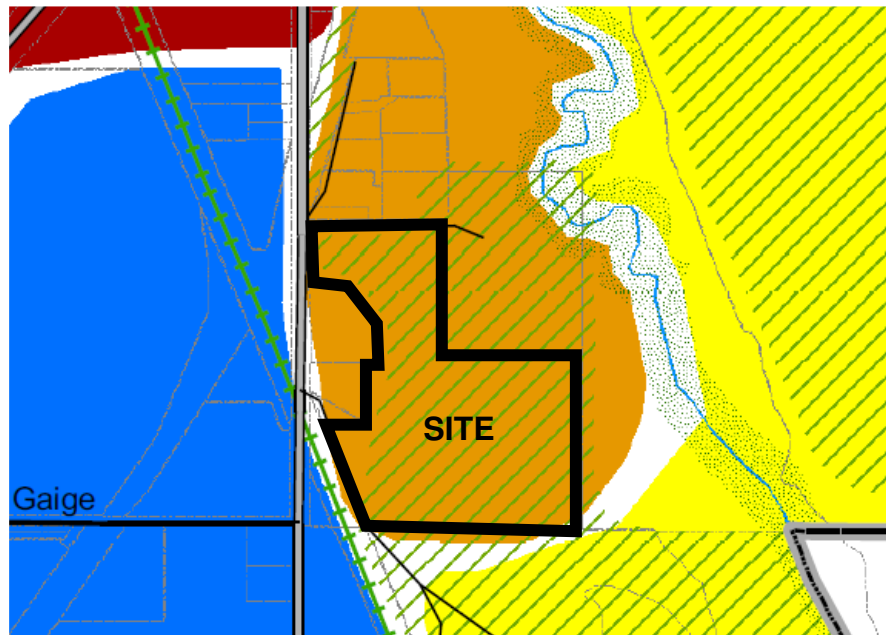


Master Plan

The property is designated for Medium Density Residential use on the Future Land Use Map, as is much of the adjoining property on the east side of Beck Street. The property is cross hatched to represent the “quasi-public” use of ball fields and public gathering space that was formerly on the property. Properties west of the site are designated for Industrial use.

The Master Plan indicates that the purpose of the Medium Density Residential classification is “to create or maintain neighborhoods on smaller lots (i.e., $\geq 9,500$ sf). Traditional neighborhoods are the model for this classification. Existing neighborhoods help make Jonesville a desirable place in which to live.” The plan states a general housing goal to “encourage the development of housing quantities and types that will meet current and anticipated market needs.”

Future Land Use Map



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 of the propped district with the site and surrounding properties
3. Capability of being used as already zoned

Analysis

The applicant is proposing the development of a unique housing concept that is intended to serve the needs of individuals with disabilities, senior citizens, and veterans. The development plan proposes the construction of 27 single dwelling units, seven duplex buildings (14 dwellings), and four quadplex buildings (16 dwellings), for a total of 57 dwelling units. The density and mix of housing types allows the applicant to provide housing options that can be suited to tenants with varying support and service needs. The density is also necessary to make the infrastructure and property improvements financially viable, while keeping rents manageable for eligible tenants.

The project would retain the existing assembly building to be repurposed for a training facility, offices related to the organization, and a small retail area. Several common open areas are included to promote community living and development of life skills for residents.

The property and buildings would be under the singular ownership of Key Opportunities, Inc. with individual units rented by tenants. The interior streets would be privately owned and maintained, with public water and sewer facilities to be developed by Key Opportunities, but owned and maintained by the City.

This unique housing concept is not possible under conventional zoning, causing the need for the Planned Unit Development (PUD) rezoning application. PUDs are allowed subject to the standards in Chapter 13 of the Zoning Ordinance. A copy of Chapter 13 is attached for reference.

The PUD drawings are attached and include an existing site survey, a schematic development layout, and a so-called “parallel plan.” The parallel plan shows the housing density and lot sizes that are permissible under conventional zoning; the plan also helps to illustrate the extent that the development concept deviates from conventional zoning regulations. The deviations are further summarized on the second page of the drawings, with the proposed schematic layout.

In brief, the deviations will permit housing units to be closer to one another, with reduced street rights-of-way. They allow a mix of housing types, including quadplexes that are not ordinarily allowed in the district. The “clustering” of housing allows for the preservation of common open space for the benefit of residents, reduced infrastructure costs, and a reduced footprint for the applicant to provide support services to residents.

The parallel plan shows a total of 43 individual lots. The larger lots have been illustrated as potential duplex lots and shows a total of 56 dwelling units. The ordinance does allow a density bonus in a PUD of up to 25% additional units over conventional zoning where multiple housing types are proposed. If the Planning Commission deems the duplex development to be viable for the property, the density bonus is fairly minimal.

Deviations from conventional zoning in the PUD also allow retention of the assembly building for training, office and retail functions related to the applicant’s mission. In staff’s view, the applicant is proposing deviations from conventional zoning that take advantage of existing site features and that are necessary to accomplish this unique housing concept.

The City’s Public Works, Water and Sewer, and Public Safety staff have participated in pre-application meetings with the applicant. The staff is currently reviewing the concept plans and any review comments will be provided to the Planning Commission at the meeting.

Because this is a rezoning, the Planning Commission’s action is to provide a recommendation to the City Council, who will have final authority to approve or deny the request. If the City Council approves the PUD, the applicant will be required to develop a PUD agreement, pursuant to Section 13.07(G) of the Zoning Ordinance that addresses the development provisions and concept plan that are unique to the property. The final agreement will be recorded with the County Register of Deeds. The applicant is working to resolve some final terms of the agreement, including the legal provisions to assure that the housing may be reserved for the target demographic and the property tax status and/or payment in lieu of taxes to support public services to the property. We hope to provide an update on these matters at the meeting, with the concepts resolved prior to Council action.

Following approval of the PUD Agreement, the applicant will develop final development plans that address specific building designs, landscaping and open space designs, final infrastructure plans, and project phasing. The PUD approval is valid for two years, and will remain valid as long as final plans are submitted for review within that time.

Finally, it should be noted that the applicant has met with staff informally on several occasions to discuss the concept and development of the project - many more than are required to meet the preapplication requirements of the ordinance. I want to express my gratitude for their openness in doing so and for

addressing several staff comments and questions. Their track record is well known and respected in the County and their desire to be community partners is appreciated.

Recommended Action

The Planning Commission may recommend that the City Council approve, approve with conditions, or deny the application for rezoning. It is recommended that the Planning Commission state the basis for the recommendation and any conditions in the motion. Staff recommends that the Planning Commission consider a motion to approve with conditions, and offers the following draft recommendation, pending comments and discussion at the Public Hearing:

A motion 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 benefits 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.**

Please refer to the enclosed application materials, notice of the public hearing, Master Plan criteria for evaluating rezoning requests, and Chapter 13 of the Zoning Ordinance. Large copies of the PUD drawings are available for review at City Hall.

6. A. 2022 Planning Commission Annual Report

[Action]

The Planning Commission is required to submit an annual report of its activities to the City Council, pursuant to the State Planning Enabling Act (Public Act 33 of 2008). A draft report is attached for consideration and may be amended, as determined necessary by the Commission prior to approval. A motion is necessary to adopt the 2022 Annual Report. *Please refer to the attached draft 2022 Annual Report.*

6. B. 2023 Planning Commission Work Plan

[Action]

The Planning Commission annually adopts a work plan for the coming calendar year. As in the past, the work plan distinguishes between priority goals and those to pursue as time permits. Progress on last year's goals and the carry over of various goals is explained in the annual report and proposed work plan.

I have attached a copy of the Implementation section of the adopted Master Plan so that the Planning Commission may consider whether there are other priorities that should be considered in the work plan. The attached draft may be amended as determined necessary by the Planning Commission. The plan will be forwarded to the City Council with the Annual Report. A motion is necessary to adopt the 2023 Work

Plan. *Please refer to the attached copy of the draft 2023 Planning Commission Work Plan and Master Plan Implementation Chapter.*

6. C. Riverview Flats Redevelopment Concept

[Information]

The Downtown Development Authority and City Council approved a development concept from DH Roberts Construction for the former Klein Tool building. This agenda item is reserved for an update on the concept for the property, which includes 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.

6. D. Election of Officers

[Action]

The Bylaws provide that the Election of Officers will take place annually. The current Chair is Christine Bowman; the Vice-Chair was Jerry Drake; and the Secretary is Jim Ackerson. Staff is not an officer, but functions as the Recording Secretary for minutes. Officers are eligible for re-election. Brenda Guyse is not eligible to serve as Chair, since he is the City Council representative to the Planning Commission. Officers are elected by motion, support and vote by the Committee, following the consideration of nominations.

7. A. Project Updates

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



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	<input checked="" type="radio"/> 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 Boye Date: 12-8-22

Owner Signature: Julie Boye 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):

<u>YES</u>	NO	N/A
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Site Plan Submission (Circle One):

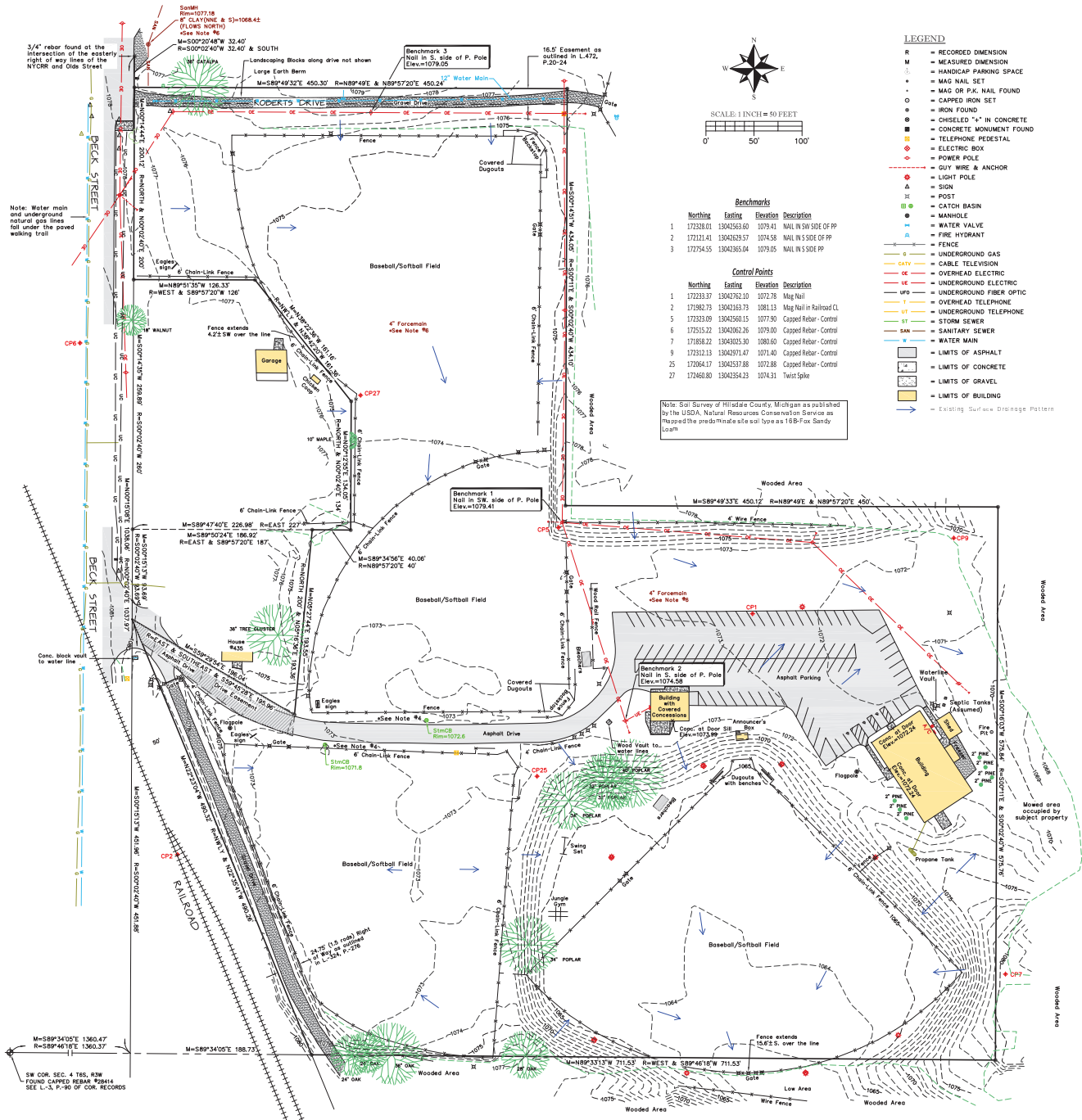
<u>YES</u>	NO	N/A
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Fee Submission is \$500.00

Receipt #: _____

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

Received By: [Signature]



SURVEYOR'S NOTES:

- Bearings are based on NAD83 State Plane Coordinate System - Michigan South Zone.
- Vertical datum is based on NAVD83 (GPS derived).
- The underground utilities shown are based on marked locations in the field and/or maps provided to this office. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, some utility companies and/or municipalities may ignore B11 utility locate requests. Mostrom & Assoc., Inc. makes no guarantee that the underground utilities shown comply all that are located on the site, or that they are in the locations shown.
- There appears to be a home-made storm french drain system on either side of the asphalt drive. Exact construction and limits/capacity are unknown.
- This boundary survey is a replacement survey of a previous Survey #211-02 by Dave North. Surveying dated January 6, 2002. This survey appears to have been used in rewriting descriptions that were previously ambiguous. Mostrom & Assoc., Inc. held this survey and the supplied titlework in this preparation. The fourth line of Section 4 is shown as monumented by Jeffrey A. Bland on the 2002 survey.
- On site meeting with Jonesville Public Works informed us that the sanitary line entering to the structure 455 north of the subject parcel and 405' east of Beck Street centerline came from the Elk Lodge Building with a 4" force main. No information for the location, or specifics of construction details are available.

NOTE: COPYRIGHT MOSTROM & ASSOC., INC.
All rights reserved. No part of this map may be reproduced by photographing, recording or by any other means, or stored in a retrieval system, without the prior written permission of the surveyor. Copies of this plan without an original signature and seal are not valid.

SURVEYOR'S CERTIFICATE:

I hereby certify exclusively to KEY OPPORTUNITIES, INC. that I have surveyed the above described property; that the plot herein delineated is a correct representation of the same; that all surface encroachments were noted; that said survey was performed with an error closure of one in 5000.

DAVID W. MOSTROM, Professional Surveyor No. 4007032339
810 W. Burr Oak St., Centerville, Michigan 49032 (269) 467-6348
28 W. Chicago St., Coldwater, Michigan 49036 (517) 279-9707

DESCRIPTION FURNISHED:

THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS: CITY OF JONESVILLE, COUNTY OF HILLSDALE, STATE OF MICHIGAN.

COMMENCING AT THE INTERSECTION OF THE EASTERN LINE OF THE NYCR RIGHT OF WAY AND THE EAST LINE OF OLDS STREET, THENCE SOUTH 32.4 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 40' EAST 450.24 FEET; THENCE SOUTH 0° 11' EAST 434.1 FEET; THENCE NORTH 89° 49' EAST 450 FEET; THENCE SOUTH 0° 11' EAST TO THE SOUTH LINE OF SECTION 4; THENCE WEST ALONG SAID SOUTH LINE TO THE EASTERN LINE OF THE RAILROAD RIGHT OF WAY, THENCE NORTHWESTERLY ALONG THE EASTERN LINE OF SAID RAILROAD LAND AND OLDS STREET TO A POINT 400 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 40° FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM COMMENCING 200 FEET SOUTH OF THE PREVIOUS POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG THE EASTERN LINE OF THE RAILROAD RIGHT OF WAY TO 100 FEET; THENCE EAST TO A POINT 227 FEET FROM THE EASTERN LINE OF OLDS STREET; THENCE NORTH 134 FEET; THENCE NORTHWESTERLY TO A POINT 126 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 126 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT COMMENCING 450 FEET SOUTH AND 10 FEET SOUTHEAST OF THE POINT OF BEGINNING, THENCE WEST TO THE RAILROAD RIGHT OF WAY, THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.

ALSO, A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6 SOUTH, RANGE 3 WEST, DESCRIBED AS: COMMENCING AT A POINT AT THE INTERSECTION OF THE EASTERN LINE OF THE NYCR RAILROAD RIGHT OF WAY AND THE EAST LINE OF OLDS STREET (M-99) ACCORDING TO THE RECORDED PLAT OF SUPERVISORS PLAT NO. 2 OF JONESVILLE, AS RECORDED IN LIBER 3 OF PLATS, PAGE 17, HILLSDALE COUNTY RECORDS, SAME BEING SOUTH 89° 40' EAST 450 FEET; THENCE SOUTH 0° 11' EAST 32.4 FEET; THENCE SOUTH ALONG THE EASTERN LINE OF OLDS STREET 400 FEET; THENCE SOUTHEASTERLY ALONG THE EASTERN LINE OF SAID RAILROAD LAND AND OLDS STREET TO THE POINT OF BEGINNING; THENCE EAST A DISTANCE THAT WOULD BE 187 FEET FROM THE EASTERN LINE OF OLDS STREET; THENCE SOUTH 200 FEET; THENCE WEST TO THE LS AND RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE OLDS LS AND RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

EXCEPTING COMMENCING AT A FOUND CONCRETE MONUMENT AT THE INTERSECTION OF THE EASTERN LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY AND THE EAST LINE OF OLDS STREET (OLD M-99), ACCORDING TO THE SUPERVISORS PLAT NO. 2 OF JONESVILLE AS RECORDED IN LIBER 3 OF PLATS, PAGE 17, HILLSDALE COUNTY RECORDS, SAME BEING SOUTH 89° 40' EAST 450.24 FEET AND NORTH 0° 02' 40' EAST 1037.97 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 0° 02' 40' WEST ALONG SAID EASTERN LINE OF OLDS STREET 32.4 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 57' 20' EAST 150.36 FEET; THENCE SOUTH 0° 02' 40' WEST 150.36 FEET; THENCE SOUTH 89° 57' 20' WEST 126.00 FEET TO THE EAST LINE OF SAID OLDS STREET; THENCE NORTH 0° 02' 40' EAST ALONG SAID EAST LINE 200.00 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE PROPERTY MORE PARTICULARLY DESCRIBED BY DUE NORTH SURVEY JOB #211-02A AS FOLLOWS: LAND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 3 WEST, VILLAGE OF JONESVILLE, HILLSDALE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND CONCRETE MONUMENT AT THE INTERSECTION OF THE EASTERN LINE OF NEW YORK CENTRAL RAILROAD RIGHT OF WAY LINE AND EAST LINE OF OLDS STREET (OLD M-99), ACCORDING TO THE SUPERVISORS PLAT NO. 2 OF JONESVILLE, AS RECORDED IN LIBER 3 OF PLATS, PAGE 17, HILLSDALE COUNTY RECORDS, SAME BEING SOUTH 89° 40' EAST 450.24 FEET AND NORTH 0° 02' 40' EAST 1037.97 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 0° 02' 40' WEST ALONG SAID EASTERN LINE OF OLDS STREET 32.4 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 57' 20' EAST 150.36 FEET; THENCE SOUTH 0° 02' 40' WEST 150.36 FEET; THENCE SOUTH 89° 57' 20' WEST 126.00 FEET TO THE EAST LINE OF SAID OLDS STREET; THENCE NORTH 0° 02' 40' EAST ALONG SAID EAST LINE 200.00 FEET TO THE POINT OF BEGINNING.

NOTE: ALL OF THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO A DRIVE EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND CONCRETE MONUMENT AT THE INTERSECTION OF THE EASTERN LINE OF NEW YORK CENTRAL RAILROAD RIGHT OF WAY LINE AND THE EAST LINE OF OLDS STREET (OLD M-99), ACCORDING TO THE SUPERVISORS PLAT NO. 2 OF JONESVILLE, AS RECORDED IN LIBER 3 OF PLATS, PAGE 17, HILLSDALE COUNTY RECORDS, SAME BEING SOUTH 89° 40' EAST 450.24 FEET AND NORTH 0° 02' 40' EAST 1037.97 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 0° 02' 40' WEST ALONG THE EAST LINE OF OLDS STREET 32.4 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT; THENCE SOUTH 0° 02' 40' EAST 150.36 FEET; THENCE SOUTH 89° 57' 20' EAST 150.36 FEET; THENCE SOUTH 0° 02' 40' WEST 150.36 FEET; THENCE SOUTH 89° 57' 20' WEST 126.00 FEET TO THE EAST LINE OF SAID OLDS STREET; THENCE NORTH 0° 02' 40' EAST ALONG SAID EAST LINE 200.00 FEET TO THE POINT OF BEGINNING.

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RE: FIRST AMERICAN TITLE INSURANCE COMPANY; #30-22818099-HH



MOSTROM & ASSOC., INC.

610 W. Burr Oak St.
Centerville, Michigan 49032
Phone: (269) 467-6348

28 W. Chicago St.
Coldwater, Michigan 49036
Phone: (517) 279-9707

www.mostromsurvey.com

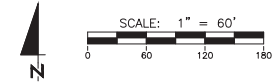
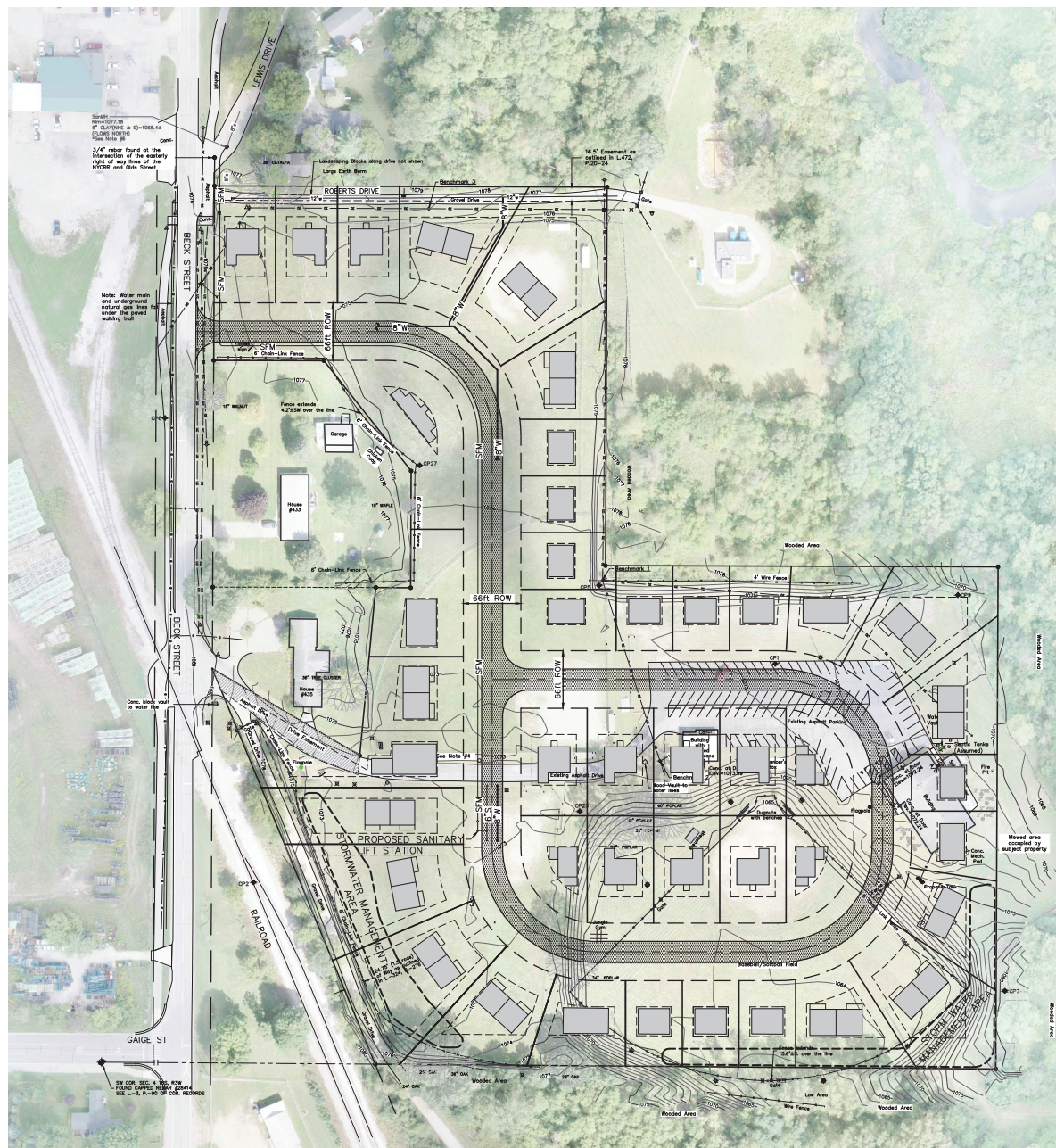
Boundary and Topographical Survey for

Key Opportunities, Inc.

Located in the SW 1/4 of Section 4, T6S, R3W,
Village of Jonesville, Hillsdale County, Michigan

REVISIONS

DRAWN BY: MCR
DATE: 2022
SCALE: 1" = 50'
CADD FILE NO.: 28994.TD02.dwg
SURVEY NO.: 4007032339
SHEET 1 OF 1



149 Lewis Street
P.O. Box 232
Hillsdale, Michigan 49242
Phone: (517) 437-4283
Fax: (517) 437-4344

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Jonesville

265 E. Chicago Street, Jonesville, MI 49250

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(517) 849-9037 Fax
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**PUBLIC NOTICE
CITY OF JONESVILLE
NOTICE OF PUBLIC HEARING**

The Planning Commission will hold a Public Hearing at 7:00 p.m., Wednesday, January 11, 2023 at the Jonesville City Hall, 265 E. Chicago Street, Jonesville, MI 49250.

The board will meet to consider the following request:

A Rezoning Request from Key Opportunities, Inc. for the property located at 439 Beck Street, Jonesville, MI to rezone the property for a Planned Unit Development (PUD). The purpose of the rezoning is for the development of an affordable permanent supportive housing development primarily for people with disabilities, veterans, and senior citizens. Property ID: #30-21-004-300-008-04-6-3.

Attendance at the Planning Commission Hearing is welcomed, but not required. Written comments may be submitted to the Jonesville City Hall, prior to the hearing.

A copy of the application materials can be viewed in the Jonesville City Hall during normal business hours, 8:00 a.m. - 4:30 p.m., Monday through Friday.

Individuals with disabilities requiring auxiliary aids or services should contact the City of Jonesville by writing or calling the following:

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

° = feet/stories

^ = Max. building length of 120 ft

* = Abutting a residence

~ = Abutting any other district

' = one-bedroom unit

" = two-bedroom unit

Evaluating Land Use Changes

Changing the land use or zoning designation on any property can have far reaching physical, environmental, financial, and legal consequences. Therefore, a careful evaluation of proposed rezonings is essential. As with any land use decision, the use of standards is essential to reaching fair and consistent decisions. The following evaluation measures are included in the master plan to permit their use by the planning commission and city council when rezoning or land use changes are contemplated.

- **Consistency with master plan.** If conditions upon which the joint master plan was developed have changed significantly since the document was adopted (e.g., economic factors, demographic shifts, new utility lines, changing traffic conditions, or other reasons), the planning commission and city council should consider these events as part of their deliberation. Particular attention should be paid to the adopted goals, objectives, and policies to ensure that they remain valid, and that the proposed rezoning or land use change does not impair their intent.
- **Compatibility.** All of the uses allowed in the proposed district should be compatible with the conditions present on the site and in the immediate vicinity of the site especially in terms of density, character, traffic, aesthetics, and property values. The master plan provides several guidelines, as noted above, which should be considered when determining whether or not the proposed district is compatible with the neighborhood and the area as a whole.
- **Capability of being used as already zoned.** It is the right of every property owner to receive a reasonable return on the investment placed on property. This does not mean that zoning is a slave to the "highest and best use," which is not a zoning, but a real estate term. It does mean that there should be a reasonable use available within the zone district. However, if the property is capable of being used as zoned, there will need to be a compelling reason to change. These reasons may be related to the first two standards of consistency and compatibility.

Site plans will generally not be considered as part of a rezoning request. The planning commission and/or city council will not be swayed by what is proposed by the petitioner. Instead, the City will specifically note that all of the uses permitted in the proposed district may be placed on the site — not just the one shown on a site plan.

Relationship to the Future Land Use Map

This section equates the various zoning districts included on the zoning map with the various classifications included on the future land use map.

- **Low Density Residential.** Low density residential areas are addressed generally on the future land use map. The following zoning district(s) equate to those areas:
 - R-1 — Single Family Residential District
 - PUD — Planned Unit Development District
- **Medium Density Residential.** Medium density residential areas are addressed generally on the future land use map. The following zoning district(s) equate to those areas:
 - R-2 — Single Family Residential District
 - PUD — Planned Unit Development District
- **High Density Residential.** High density residential areas are addressed generally on the future land use map. The following zoning district(s) equate to those areas:
 - R-3 — Multiple Family Residential District
 - MHP — Manufactured Home Park District
 - PUD — Planned Unit Development District
- **Central Business District.** The central business district area is addressed generally on the future land use map. The following zoning district(s) equate to those areas:
 - D-1 — Downtown Core Sub-District
 - D-2 — Downtown Edge Sub-District
- **Highway Commercial.** Highway commercial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - HC — Highway Commercial District

- PUD — Planned Unit Development District
- **Light Industrial.** Light industrial areas are addressed generally on the future land use map. The following zoning districts equate to those areas:
 - LI — Light Industrial District
 - PUD — Planned Unit Development District
- **Public/Quasi-Public.** Public/quasi-public areas are addressed generally on the future land use map as an overlay zone. Although they are identified on the future land use map, they do not equate to any district on the zoning map.
- **Conservation Corridor.** The conservation corridor is addressed generally on the future land use map as an overlay zone. Although it is identified on the future land use map, it does not equate to any district on the zoning map.

CHAPTER 13 PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT

SECTION 13.01 INTENT

The intent of this Chapter is to offer an alternative to traditional development by permitting flexibility in the regulations for development. The standards contained herein are intended to promote and encourage development on parcels of land which are suitable in size, location and character for the uses proposed while ensuring compatibility with adjacent land uses.

The PUD Zoning District standards are provided as a design option to encourage innovation in land use in terms of variety, design, layout, and type of structures constructed; to preserve and protect significant natural features and open space; to ensure that new developments are consistent with the small-town character of the community; to promote efficient provision of public services and utilities; to minimize adverse traffic impacts; to encourage development of convenient recreational facilities; and to encourage the use and improvement of existing sites.

SECTION 13.02 QUALIFYING CONDITIONS

1. Unified Control: The Planned Unit Development District shall be under the control of one (1) owner or group of owners and shall be capable of being planned and developed as one (1) integral unit.
2. Size: A PUD shall include a parcel or parcels totaling a minimum of ten (10) acres of contiguous land.
3. Recognizable Benefits: The design of the PUD shall provide recognizable benefits to the community. These benefits shall be determined by the following:
 - a. The benefits of a PUD District can be provided through site design elements in excess of the requirements of this Ordinance, such as:
 - i. unique site design features;
 - ii. high quality architectural design;
 - iii. extensive landscaping beyond that otherwise required;
 - iv. efficient consolidation of poorly dimensioned parcels;
 - v. sensitivity to adjacent residential land uses;
 - vi. unified access; and
 - vii. the preservation of open space and significant natural features including the natural topography, woodlands, wetlands, drains, creeks and streams.
4. The proposed development shall provide at least one (1) of the following benefits:
 - a. Significant Natural Assets: The site contains significant natural assets such as woodlands, rolling topography with grades exceeding fifteen percent (15%), significant views, natural drainage ways, water bodies, floodplains, regulated or non-regulated wetlands, or natural corridors that connect quality wildlife habitats.

- b. Recreation Facilities. If the site lacks natural features, it can qualify if the development will preserve an existing recreation facility or provide new recreation facilities to which all residents of the development shall have reasonable access. Such recreation facilities include areas such as a neighborhood park, golf course, passive recreational facilities, soccer fields, ball fields, bike paths or similar facilities which provide a feature of community-wide significance and enhance residential development.
 - c. Mixed Use: A site can qualify if the development will provide a complementary and integrated mixture of uses, residential densities and/or housing types. A mixed use project shall be considered a project which proposes a combination of single family detached and multiple family housing or a mixture of compatible residential, commercial and industrial uses.
- 5. Public Utilities: All uses within the PUD District shall be served by public water and sewer systems, or approved private systems.
- 6. Master Plan: The proposed PUD shall be consistent with the Master Plan.

SECTION 13.03 PERMITTED USES

- A. The uses permitted in the PUD District shall be consistent with and in accordance with the "Permitted Uses" and "Special Land Uses" in the underlying zoning district.
- B. Other uses, including mixed residential, commercial, office, and industrial uses, however, may be permitted upon a finding by the Legislative Body that such uses will be appropriate and compatible with the uses proposed for the development and with the uses surrounding the development.

SECTION 13.04 AREA AND BULK REGULATIONS

The height, bulk and area conditions set forth in the underlying zoning districts and in Sections 13.05 and 13.06 shall be used as guidelines for the use areas set forth in the PUD. However, to encourage flexibility and creativity consistent with the intent of the PUD District, the Legislative Body, upon recommendation by the Planning Commission, may permit specific departures from the requirements of the Zoning Ordinance. Any regulatory modification shall be approved through a finding by the Legislative Body that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

SECTION 13.05 DENSITY REGULATIONS

- A. The density permitted in the PUD shall be based on the underlying zoning district of the proposed parcel, except as noted in Section 13.05, E.
 - 1. Single Family Residential
 - a. Where the underlying zoning is single-family residential, the number of dwelling units allowable within a PUD shall be determined through preparation of a parallel plan.

- i. The applicant shall prepare a parallel design for the project that is consistent with State, County and Village/Township requirements and design criteria for a tentative preliminary plat.
 - ii. The parallel plan shall meet all standards for lot size, lot width and setbacks in accordance with the requirements for the underlying zoning district(s). The parallel plan must also account for public roadway improvements and contain an area which conceptually would provide sufficient area for storm water detention.
 - iii. Lots in the parallel plan shall provide sufficient building envelope size without affecting wetlands regulated by the Michigan Department of Environmental Quality.
2. The Legislative Body shall review the design and determine the number of lots that could be feasibility constructed and be economically viable following the parallel design. This number, as determined by the Legislative Body, shall be the maximum number of dwelling units allowable for the PUD.
3. Multiple Family Residential. Where the underlying zoning is an R-3 District multiple family residential, the density shall be the maximum allowed by the underlying zoning district.
4. Non-Residential. Where the underlying zoning is non-residential, residential may be permitted at the density permitted in the R-3 District. Such density shall be permitted in those portions of the PUD proposed for residential use. Land areas of a PUD proposed for non-residential use shall not be counted towards the maximum allowable density.
5. PUDs with More Than One Underlying Zoning District.
 - a. Where a PUD is proposed for a land area that includes multiple underlying zoning districts, density shall be determined separately for each respective zoning district then combined for a maximum permitted dwelling unit density for the overall project.
 - b. Following the determination of density, residential dwelling unit types may be integrated within the overall design for the project and need not be segregated by the underlying zoning districts.
 - c. The location and distribution of dwellings within the PUD shall be determined through design that meets the intent of this Ordinance, preservation of natural features and compatibility with surrounding land uses.
6. Residential Density Bonus. A variable density bonus of up to twenty-five percent (25%) may be allowed for any residential portion of the PUD at the discretion of the Legislative Body, after recommendation by the Planning Commission, based upon a demonstration by the applicant of design excellence. Projects qualifying for a density bonus shall include at least one (1) of the following elements:
 - a. A high level of clustered development through smaller lot sizes or attached dwellings where a minimum of fifty percent (50%) of the PUD is common open space.

- b. Inclusion of an integrated mixture of housing types.
- c. Removal or renovation of blighted buildings or cleanup of site contamination.
- d. Other similar elements as determined by the Legislative Body.

SECTION 13.06 DEVELOPMENT REGULATIONS

A. Open Space Requirements

1. In the **Township**, a PUD shall maintain a minimum of fifty percent (50%) of the gross area of the site as dedicated open space held in common ownership. In the **Village**, a PUD shall maintain a minimum of thirty percent (30%) of the gross area of the site as dedicated open space held in common ownership. Except as noted in 2, below, any undeveloped land area within the boundaries of the site meeting the open space standards herein may be included as required open space.
2. The following land areas are not included as dedicated open space within a PUD.
 - a. Area proposed as single family residential lots or site condominiums.
 - b. Area proposed to be occupied by multiple family dwellings.
 - c. Any portion of the project used for commercial, office, institutional or industrial purposes including buildings, structures, parking and loading areas. Parking used exclusively for public recreational facilities shall be permitted as open space.
 - d. The area of any street right-of-way, private road easement or access drive.
 - e. Any submerged land area of a pond, lake, river or stream.
 - f. The area within any stormwater detention or retention pond, except that the Legislative Body may permit up to twenty-five percent (25%) of a central detention or retention area as open space when such areas are used to retain stormwater from the entire PUD.
3. Protection of Open Space.
 1. The dedicated open space shall be set aside by the developer through an irrevocable conveyance that is found acceptable to the Legislative Body, such as: recorded deed restrictions, covenants that run perpetually with the land, or conservation easements.
 2. Such conveyance shall assure that the open space will be protected from all forms of development, except as shown on an approved site plan, and shall never be changed to another use. Such conveyance shall:
 - a. Indicate the proposed allowable use(s) of the dedicated open space. The Legislative Body may require the inclusion of open space restrictions that prohibit the following:
 - i. Dumping or storing of any material or refuse;
 - ii. Activity that may cause risk of soil erosion or threaten any living plant material;
 - iii. Cutting or removal of live plant material except for removal

- iv. of dying or diseased vegetation;
 - iv. Use of motorized off road vehicles;
 - v. Cutting, filling or removal of vegetation from wetland areas;
 - vi. Use of pesticides, herbicides or fertilizers within or adjacent to wetlands.
 - b. Require that the dedicated open space be maintained by parties who have an ownership interest in the open space.
 - c. Provide standards for scheduled maintenance of the open space.
- 4. The dedicated open space shall forever remain open space, subject only to uses approved by the Legislative Body on the approved site plan. Further subdivision of open space land or its use for other than recreation, conservation or agricultural purposes, except for easements for utilities and septic systems, shall be strictly prohibited.

SECTION 13.07 APPROVAL PROCEDURE

A. Qualification and Conceptual Plan (PUD Plan)

- 1. Pre-application Meeting
 - a. Any applicant interested in pursuing a PUD development may request an optional pre-application meeting with community staff, consultants and appropriate agency representatives to review the proposed development.
 - b. Prior to submitting an application, the applicant may conduct an introductory meeting with the Legislative Body to present the concept plan for informal comment.
- 2. Submittal Requirements: The following information shall be submitted to the Legislative Body as part of the application for a PUD:
 - a. Application form and review fee.
 - b. Proof of ownership and sworn statement indicating the date of acquisition of the parcel by the present land owner, or authorization from the land owner to submit the proposal for review.
 - c. Twelve (12) copies of concept plans (PUD plans) at a scale not smaller than one inch equals two hundred feet (1" = 200') providing:
 - i. the location of intended land uses
 - ii. building footprints or lots
 - iii. type and density of dwelling units
 - iv. layout of streets, roads, drives and parking areas
 - v. sidewalks and pathways
 - vi. an indication of whether public or private roads are intended
 - vii. open space areas
 - viii. general landscaping plans
 - ix. indication of natural features present on the site, and highlighting those that will be eliminated and those that are to be preserved
 - x. proposed generalized topography
 - xi. description of the transition technique provided adjacent to

- xii. existing single family developments or residentially zoned areas
 - xiii. location and types of recreational facilities proposed
 - conceptual utility plan including sanitary sewer, public water and storm water management facilities.
 - d. Twelve (12) copies of separate site analysis map at the same scale as the concept plan, indicating the following:
 - i. existing woodlands and significant trees stands, including any landmark trees;
 - ii. wetland boundaries (documentation by a qualified wetland consultant may be required);
 - iii. water bodies;
 - iv. natural drainage patterns (shown with arrows);
 - v. existing topography at five-foot contour intervals;
 - vi. description of general soil conditions based on the U.S. Soil Conservation Service Soil Survey of Hillsdale County;
 - vii. sight distance limitations along adjacent roadways proposed for access points;
 - viii. existing buildings and structures;
 - ix. existing easements and rights-of-way;
 - x. driveways and intersections on both sides of the street within two hundred and fifty (250) feet of any part of the PUD site;
 - xi. adjacent land uses and zoning;
 - xii. unbuildable areas due to site conditions
 - e. Twelve (12) copies of separate parallel plan or development plan at the same scale as the concept plan, based on the current zoning district standards. This plan will be used to determine density and dimensional standards permitted in the PUD.
 - f. Written or other documentation indicating how the criteria for qualification for a PUD have been met.
 - g. A table which details all deviations from the established zoning district uses; area, height and setback requirements; off-street parking regulations; general provisions; or subdivision regulations which would otherwise be applicable to the uses and development proposed in the absence of this PUD. This table shall clearly identify the allowed regulation in comparison to the requested deviation.
 - h. Any additional information requested by the Legislative Body to better assist in the determination of PUD qualification such as, but not limited to: market studies, fiscal impact analysis, traffic impact studies, and environmental impact assessments
- B. Planning Commission Review. The Planning Commission shall conduct a preliminary review of the request, offer comments and set a public hearing in accordance with the requirements of the Zoning Act.
- C. Public Hearing. Following the preliminary review meeting, the Planning Commission shall conduct a public hearing which shall be noticed not less than fifteen (15) days prior to the meeting and mailing of notice shall be sent to all property owners and occupants within 300 feet of the parcel to be developed, regardless of whether the noticed property

or occupants are located in the community. The notice shall include:

1. The nature of the request.
 2. The property(s) that are the subject of the request including a listing of all existing street addresses within property(s). If there are no addresses other means of identification may be used.
 3. Location and time of the hearing.
 4. Where and when written comments may be received.
- D. The purpose of the public hearing is for the Planning Commission and the applicant to receive public comment on the PUD.
1. The Planning Commission shall not take action on the request unless there is a specific finding that all review standards have been met.
 2. If deemed necessary by the Planning Commission, following the public hearing the applicant shall submit revised plans and a document which point-by-point addresses any issue determined by the Planning Commission to require additional information.
 3. Following the public hearing, the Township shall send the proposed PUD to the Hillsdale County Planning Commission in accordance with the procedures required by the Zoning Act.
 4. The Planning Commission shall then recommend the PUD to the Legislative Body with their approval, denial, or approval with conditions. The review of the Planning Commission shall be based on the considerations of Section 13.07, E, 2, a-c.
- E. Legislative Body Review and Approval.
1. Upon receipt of the Planning Commission recommendation, the Legislative Body shall review the PUD concept plan in consideration of Planning Commission recommendation, public hearing comments, technical reviews from staff and consultants, comments from applicable review agencies, and compliance with the standards of this Chapter and other applicable standards of this Ordinance.
 2. The Legislative Body shall approve, approve with conditions or deny the PUD Plan. The decision shall be based on the following:
 - a. Whether the proposal meets the eligibility criteria for qualification of the PUD and promotes the land use goals and objectives of the community.
 - b. Whether all applicable provisions of this Article and this Ordinance have been met. If any provision of this Chapter shall be in conflict with the provisions of any other Article of this Ordinance, the provisions of this Chapter shall apply to the lands embraced within a PUD.
 - c. Whether there is, or will be at the time of development, adequate facilities to accommodate the sanitary sewage, storm water, solid waste, water supply needs and traffic generated by the proposed project.
- F. PUD Agreement
1. If the Legislative Body approves the PUD concept plan, the applicant shall submit

- a written Agreement stating the conditions upon which approval is based, for review by the Village/Township Attorney.
2. After review and approval by the Legislative Body, the PUD Agreement shall be entered into between the Village/Township and the applicant and be recorded in the office of the Hillsdale County Register of Deeds, at the expense of the applicant. Approval shall be effective upon recording.
- G. The PUD Agreement shall provide, at a minimum:
1. A survey of the acreage comprising the proposed development.
 2. The manner of ownership of the developed land.
 3. The manner of the ownership and of dedication or mechanism to protect any areas designated as common areas or open space.
 4. Provision assuring that those open space areas shown on the plan for use by the public or residents of the development will be or have been irrevocably committed for that purpose. The community may require conveyances or other documents to be placed in escrow to accomplish this.
 5. Satisfactory provisions have been made to provide for the future financing of any improvements shown on the plan for site improvements, open space areas and common areas which are to be included within the development and that maintenance of such improvements is assured by a means satisfactory to the Legislative Body.
 6. The cost of installing and maintaining all streets and the necessary utilities has been assured by a means satisfactory to the Legislative Body.
 7. Provisions to ensure adequate protection of natural features.
 8. The preliminary PUD plan shall be incorporated by reference and attached as an exhibit.
- H. Rezoning: The rezoning of the parcel to PUD is concurrent with the PUD Plan approval.
- I. Final Site Plan/Subdivision Plat Review and Approval.
1. Final site plans and subdivision plats, as applicable, shall be submitted for review and approval in accordance with Chapter 15, or the Subdivision Regulations, as applicable.
 2. Final site plans or subdivision plats may be submitted for the entire PUD or for individual phases within the PUD. In reviewing site plans and subdivision plans, the following standards shall apply:
 - a. Site plans or subdivision plans shall be in substantial conformance with the approved PUD plan.
 - b. Each site plan or subdivision plat shall either individually or in combination with previously approved contiguous project areas, meet the standards of this Article and the approved PUD plan regarding layout, density, open space and land use.
 - c. Each plan submission shall include a map illustrating the site or phase in relation to previously approved plans and the overall PUD.
 - d. Any amendment requested to the Agreement approved by the Legislative Body shall be submitted for review by the Village/Township Attorney and approved by the Legislative Body.

- J. Effective Period: Approval of the PUD Plan shall be effective for a period of two (2) years. If final site plans or subdivision plats for at least the first phase of the PUD are not submitted and approved during this two (2) year period, the right to develop under the approved PUD Plan shall terminate and a new application must then be filed and processed.

SECTION 13.08 AMENDMENTS AND DEVIATIONS FROM APPROVED PUD PLANS

- A. Any amendment or deviation from the approved PUD Plan or final site plans shall be submitted to the Zoning Administrator only after final site plan or plat approval has been granted. Such amendment or deviation shall be explained in writing, accompanied by a site plan illustrating the proposed change.
- B. Procedure. Within fourteen (14) days of receipt of a request to amend the Final Site Plan, the Zoning Administrator shall determine whether the change is major, warranting review by the Legislative Body, or minor, allowing administrative approval, as noted below.
- C. Minor Changes
1. The Zoning Administrator may approve the proposed revision upon finding the change would not alter the approved design or provisions of the PUD Agreement, would not reduce the area devoted to open space, and all applicable Zoning Ordinance regulations will be met. The Zoning Administrator shall inform the Legislative Body of such approval in writing.
 2. The Zoning Administrator shall consider the following when determining a change to be minor:
 - a. For residential buildings, the square footage of structures may be reduced by three percent (3%); or increased by three percent (3%), provided the overall density of units does not increase, the minimum square footage and parking requirements are met and the building(s) do not extend into any required open space or required setbacks.
 - b. Gross floor area of non-residential buildings may be decreased; or increased by up to three percent (3%) or two thousand (2,000) square feet, whichever is smaller, provided parking requirements are met and the building does not extend into any required setback or open space.
 - c. Floor plans may be changed if consistent with the character of the use.
 - d. Relocation of a building by up to five (5) feet, if consistent with required setbacks, open space and other standards.
 - e. Height of buildings may be lowered.
 - f. Designated woodlands or areas not to be disturbed may be increased.
 - g. Plantings on the approved landscape plan may be replaced by similar types of landscaping on a one-to-one or greater basis. Any regulated trees lost during construction shall be replaced on a caliper-per-caliper basis on the site.
 - h. Improvements or slight relocation of site access or circulation, such as inclusion of deceleration lanes, boulevards, curbing or pedestrian/bicycle paths, with documentation from Hillsdale County, where appropriate.

- i. Changes of building materials to another of higher quality, or a slight change in the color of the exterior material, as determined by the Zoning Administrator.
- j. Grade change of up to one (1) foot, after review and approval by the community Engineer.
- k. Modification of entry design, sign placement or reduction in size of permitted signs, which is consistent with the intent of the PUD, this Article, and the approved PUD Plan.
- l. Internal rearrangement of parking lots which does not affect the number of parking spaces or alter access locations or design.
- m. Changes to the location of accessory buildings and structures only when the new location will be consistent with the building envelope identified on the approved plan.
- n. Changes required or requested by the community, County or State for safety reasons.

D. Major Changes

- 1. Where the Zoning Administrator determines a requested amendment to the approved final site plan is major, resubmittal to the Legislative Body shall be required.
- 2. Should the Legislative Body determine that the modifications are inconsistent with the approved PUD Plan, a revised PUD Plan shall be submitted according to the procedures outlined in this Chapter.
- 3. In all cases, a change in use to a more intensive use than approved in the PUD Plan shall be considered major and require resubmission of a PUD Plan.

SECTION 13.09 LIMITATION ON VARIANCES FROM THE BOARD OF APPEALS

The decision to grant PUD approval or any regulatory modifications are not subject to variance approval of the Zoning Board of Appeals. No part of a PUD may be appealed to the Zoning Board of Appeals. This provision shall not preclude an individual lot owner from seeking a dimensional (non-use) variance following final approval of the PUD, provided such variance does not involve alterations to open space areas as shown on the approved PUD Plan or any condition of the PUD approval.



City of Jonesville Planning Commission 2022 Annual Report

This report is provided in accordance with the Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008. It reports the Commission's operations during the 2022 calendar year and the status of planning activities.

Development Activities

The following development applications were reviewed by the Planning Commission in 2022:

- The Planning Commission recommended two representatives to serve on a joint committee with representatives from the Downtown Development Authority (DDA) and City Council. The committee has provided review of proposals for the redevelopment of the Klein Tool building and potential future use of the upper floors of City Hall. An architectural study will begin in early 2023 for City Hall utilization.
- The Planning Commission reviewed the concept plan submitted by DH Roberts Construction for the potential redevelopment of the former Klein Tool building. The Downtown Development Authority and City Council have subsequently approved entering into a development and purchase agreement with the company to proceed with the project. Design plans are anticipated to be submitted for Planning Commission review in 2023.
- An informal review of plans from Key Opportunities, Inc. for a Planned Unit Development housing proposal was conducted in late 2022. The project would provide housing and support services to persons with disabilities, senior citizens, and veterans. A formal application has been received and will be considered in early 2023.

Ordinance Amendments

The Planning Commission has appointed a standing **Ordinance Subcommittee** for the review and recommendation for potential amendments on an as-needed basis. There were no amendments considered in 2022.

Master Plan

The second half of 2022 was focused on an update to the Recreation Master Plan, to be incorporated into the development Master Plan. The Planning Commission developed a scope for the updates, hosted a public input session at Wright Street Park in October, gathered survey input on sidewalks and pathways, and has begun to consider potential improvements to parks, based on the comments received. The Recreation Master Plan is expected to include prioritized concept plans for improvements to Wright Street Park and Carl Fast Park. It will also include a sidewalk and pathways survey and prioritized additions to walking and biking facilities.

The Planning Commission approved the revised development Master Plan at their meeting on January 9, 2019. The City Council subsequently approved the Plan by resolution on January 16, 2019. Per the MPEA, at least every 5 years after adoption of a Master Plan, a Planning Commission shall review the plan and determine whether to commence the procedure to amend or adopt a new plan.

Chapter 5 of the Master Plan includes an implementation plan and identifies priorities to be completed by various City boards and committees. The following highlights several accomplishments to date:

- The Downtown Development Authority (DDA) and City Council are currently negotiating a development and sale agreement for **the former Klein Tool Building**. This project was the top community priority in the Master Plan. If the project is successful, the site will be developed for mixed-uses, including retail near Chicago Street and a multi-story market rate apartment building.
- The DDA is collaborating with the Michigan Department of Transportation (MDOT) on **future capital projects**, including streetscape improvements and a potential “road-diet” for Chicago Street through Downtown. It is anticipated that public meetings regarding this project will be held in the first quarter of 2023 to solicit public input.
- The Local Development Finance Authority (LDFA) has engaged in **strategic planning of future projects** to commence in the 2023 and 2024 fiscal years. They have identified development of an entrepreneurial park, supporting workforce training, and partnerships in developing workforce housing as top priorities.
- Grant funds have been awarded for **Maumee Street**. The street will be resurfaced from Chicago Street to Adrian Street, with a left-turn lane to be added south of Adrian Street near the school facilities. Sidewalk ramp improvements and water service upgrades will also be completed with the project, which is expected to start after school gets out in 2023.
- The DDA and LDFA will hold **joint informational meetings** to provide activity reports and information updates, as required by Public Act 57 of 2018 at the DDA and Council meetings in January. Reports are posted on the DDA and LDFA sections of the City website.

Additional information regarding the updated Master Plan can be found on the City’s website at <http://jonesville.org/Boards/PlanningCommission/MasterPlanandEconomicDevelopment.aspx>.

Redevelopment Ready Communities

The Michigan Economic Development Corporation (MEDC) **Redevelopment Ready Communities (RRC) program** is designed to promote effective redevelopment strategies through a set of best practices. In order to engage in the program, interested communities must complete training, a self-evaluation of current practices, and pass a resolution expressing intent to participate in RRC. The City engaged in the program in 2018 and has been updating practices toward certification.

Our RRC Planner reports that the City has accomplished 70% of the objectives to meet RRC Essentials expectations. Completion of additional Essentials expectations will be a future goal.

Capital Improvement Planning

The Planning Commission completed a review of near- and long-term infrastructure projects, through the review of the 2022-23 through 2027-28 **Capital Improvement Program (CIP)**. The review included a discussion of the interface of this planning document with the annual budget, including the budget allocations for priorities identified in the Master Plan.

Review of the CIP by the Planning Commission is important to assure that budget objectives are consistent with the long-range plan of the community.



City of Jonesville Planning Commission 2023 Work Plan

The Planning Commission annually develops a proposed work plan to identify its upcoming priorities. The approved plan will be submitted to City Council. The proposed plan, below, is provided in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008.

The Planning Commission focus in 2022 has been on the development of the Recreation Master Plan, supporting efforts to redevelop the former Klein Tool building, and assisting in the evaluation of the long-term use of underutilized space in City Hall. Outside of the Planning Commission, staff time has been focused on storm repairs at City Hall and DDA infrastructure projects. As a result, action on Zoning Ordinance amendments was delayed and has been carried over into the new year. Redevelopment of Klein Tool remains the top priority for the Planning Commission and the City, and appears nearer to completion.

Priority Goals

- ❖ Complete the Update of the Recreation Master Plan
 - Develop priorities for parks improvements and explore funding options
 - Create recommendations and seek partnership opportunities for expansion of walking and biking facilities in the City
- ❖ Redevelopment Ready Sites
 - Provide timely reviews for the redevelopment of the former Klein Tools building and Jonesville Eagles site
 - Work with willing property owners to identify and market additional priority sites
- ❖ Ordinance Review and Amendment (as needed)
 - Evaluate small HC (Highway Commercial) zoned properties for amendment to assure long-term viability

As Time Allows Goal

- ❖ Redevelopment Ready Communities Objectives
 - Formalize the Public Participation Plan utilized by the Planning Commission
 - Align City goals with program goals to progress with certification

Ongoing Activities

- ❖ Timely Development Reviews
- ❖ Economic Development Strategy
 - Annually review the Strategy with other development boards and committees
- ❖ Infrastructure Planning and Development
 - Conduct annual review of Capital Improvements Program for consistency with community development objectives



The Sauk Theatre

CHAPTER 5
IMPLEMENTATION

The successful pursuit of plan goals and objectives requires an aggressive implementation strategy. Accordingly, the following table establishes the priority, responsible parties, and possible funding sources for each objective. A key defining priority terms (i.e., near, mid, and long) and the abbreviated codes for the responsible parties and possible funding sources are located at the end of the table.

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
Goal — Encourage the development of housing quantities and types that will meet current and anticipated market needs.					
Objective — Collaborate with the Hillsdale County Board of Realtors, Hillsdale County Economic Development partnership, area local government officials, and others to determine market needs and attract developers to meet those needs.				CS • PC	GF
Objective — Consider housing types needed to meet market demands; increase awareness regarding potential missing middle housing types that could meet demands.				CS • PC	GF
Objective — Evaluate current housing policies and regulations and determine changes and amendments needed to encourage market development of needed housing.				PC • CC	GF
Objective — Evaluate current zoning policies and regulations and determine needed changes and amendments to encourage market development of needed housing.				PC • CC	GF
Goal — Encourage the maintenance, improvement, and preservation of important historic homes and neighborhoods.					
Objective — Initiate a conversation with community property owners, residents, the Planning Commission, and other stakeholders regarding the desired outcomes of preservation measures.				CS • PC	GF
Objective — Seek technical assistance to complete an inventory of significant properties through resources such as the Michigan Historic Preservation Network (MHPN), the State Historic Preservation Office (SHPO), and the Redevelopment Ready Communities® program.				CS • PC	GF • MEDC • SHPO
Objective — Assure opportunity for public input on potential policy and ordinance amendments.				PC • CC	GF
Goal — Assist the reuse and/or redevelopment of the Klein Tool property.					
Objective — Complete a feasibility study addressing approximate costs and measures for various use and development options.				DDA • PC	GF • DDA • MDEQ
Objective — Seek technical assistance from the Redevelopment Ready Communities® program to engage in marketing the property.				DDA • PC	GF • DDA • MEDC

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
Objective — Accomplish a productive public or private use of the property that results in public benefit, reinvestment in the site, new tax base, and/or additional jobs in the Downtown.				DDA • PC • CC	GF • DDA • MEDC • MDEQ • MDNR • PS
Objective — Maintain relationships with the Michigan Economic Development Corporation (MEDC), Michigan Department of Environmental Quality (MDEQ), Michigan Department of Natural Resources (MDNR), and others to assure technical and financial assistance to accomplish a redeveloped site.				CS	GF • MEDC • MDNR • MDEQ
Goal — Support and assist the Downtown Development Authority (DDA) in maintaining the Downtown infrastructure.					
Objective — Devote appropriate time and financial resources to the 2019 Michigan Department of Transportation (MDOT) signal modernization project.				CS • DDA	DDA • MDOT
Objective — Engage in cost estimating and planning of maintenance improvements to the Chicago Street (US-12) streetscape (sidewalks, lighting, street furniture, etc.).				CS • DDA	DDA • MDOT
Objective — Plan and design the South Parking Lot utility burial and resurfacing project.				CS • DDA	DDA
Objective — Support the Downtown Development Authority with the annual review of the Capital Improvements Plan for needed infrastructure improvements.				DDA • PC • CC	GF • DDA
Goal — Encourage the preservation of important historic properties in the Downtown.					
Objective — Initiate a conversation with Downtown property owners, businesses, the Planning Commission, and other stakeholders regarding the desired outcomes of preservation measures.				CS • PC	GF
Objective — Assist property owners, developers, and tenants with finding resources, tax credits, and other available incentives to offset development costs.				CS • PC	SHPO • MEDC • PS
Objective — Continue to implement the form-based code Downtown to encourage in-fill construction and building redevelopment consistent with the traditions and established character of Downtown.				CS • PC • CC	GF
Goal — Collaborate with the DDA, Jonesville Business Association, and others to recruit additional retail and other commercial uses, and upper-story residential uses, to vacant buildings and sites.					
Objective — Complete engagement in the Redevelopment Ready Communities® program in order to utilize technical assistance with Downtown marketing, promotions, and branding efforts.				PC • CC	GF
Objective — Improve development approval literature to clarify development procedures and partnerships.				PC • CC	GF

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
Objective — Consider Downtown directional signage and other branding initiatives and parking improvements to support business recruitment and retention.				DDA • PC	GF • MS • LS • DDA • MEDC
Goal — Evaluate small HC (Highway Commercial) zoned properties and consider potential map and/or text amendments that assure long-term viability.					
Objective — Review recently issued variances for parcels on East Chicago Street (US-12).				CS • PC	GF
Objective — Evaluate other similarly sized parcels on West Chicago Street (US-12) and Olds Street (M-99) near Downtown.				CS • PC	GF
Objective — Consider whether Zoning Ordinance amendments are needed/warranted to assure continued viability of these parcels for use and re-use.				PC • CC	GF
Goal — Consider appropriateness of amendments to sign regulations to address electronic signage.					
Objective — Evaluate demand for such signs and consider whether amendments are desirable/advisable.				CS • PC	GF
Objective — Consider Zoning Ordinance amendments identified during the evaluation of the issue.				PC • CC	GF
Goal — Improve the appearance of the Olds Street (M-99) corridor south of Chicago Street (US-12).					
Objective — Coordinate aesthetic and safety improvements in the Olds Street (M-99) right-of-way with future work planned by the Michigan Department of Transportation.				CS • DDA	GF • DDA • MDOT
Objective — Collaborate with the DDA regarding potential funding/local match to address project costs.				DDA • PC • CC	GF • DDA • MDOT
Goal — Support Local Development Finance Authority (LDFA) efforts to improve and enhance industrial infrastructure.					
Objective — Address circulation needs in the Gaige Street and Reading Lane area.				CS • LDFA	LDFA • MDOT • USED A
Objective — Support efforts to provide affordable broadband internet service to industrial businesses and properties.				CS • LDFA	GF • LDFA • MEDC
Objective — Continue coordination across multiple boards on 6-year Capital Improvement Plan (CIP) to address future needs.				LDFA • PC • CC	GF
Goal — Assist with planning future needed expansions of the Jonesville Industrial Park.					
Objective — Assess the development needs of the Industrial Park.				LDFA	GF • LDFA • MEDC

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
Objective — Support efforts to plan for land acquisition, design, and infrastructure expansion that may be needed to recruit future business development.				LDFA • PC • CC	GF • LDFA • MEDC
Goal — Renovate and maintain existing recreation facilities and park areas as needed.					
Objective — Complete concept plans with projected budgets for the renovation of the Wright Street and Carl Fast Parks.				CS • PC • CC	GF
Objective — Incorporate needed renovations in the Capital Improvement Plan (CIP) and annual budget.				PC • CC	GF • MDNR
Objective — Consider future recreation program offerings with facility designs.				CS • CC	GF
Goal — Improve public access to the St. Joseph River to enhance its use as a water trail.					
Objective — Explore the feasibility of trail and sidewalk extensions to the River, and canoe and kayak launch sites on the River, where possible.				CS • PC	GF • MS • LS • MDNR
Objective — Cooperate with businesses and institutions to provide new or enhanced opportunities for canoeing, kayaking, and other river activities.				CS • PC • CC	GF • MS • LS • MDNR
Objective — Continue to support projects that improve river access for Riverfest and other activities.				PC • CC	GF
Goal — Enhance existing natural resources.					
Objective — Maintain and improve existing public natural spaces.				CS • CC	GF • MDNR
Objective — Consider sidewalk and trail extensions that connect natural areas and that are designed to improve awareness and knowledge of conservation efforts and practices.				CS • PC • CC	GF • MS • LS • MDNR
Objective — Continue to support those businesses and organizations that promote the cleanup of the St. Joseph River and other public spaces.				CS	GF
Goal — Plan, design and execute the continued maintenance of the City's public infrastructure.					
Objective — Continue the annual review and updating of the City's Capital Improvement Plan.				CS • DDA • LDFA • PC • CC	GF
Objective — Devote appropriate time and financial resources to the completion of priority projects, including water system improvements, street maintenance, and the proper care of the City's buildings and grounds.				CS • CC	GF • LDFA • DDA • MS • LS

Goals and Objectives	Priority			Responsible Parties	Possible Funding Sources
	Near Term	Mid Term	Long Term		
Objective — Seek opportunities for emerging infrastructure technologies.				CS • CC	GF • LDFA • DDA • MS • LS • MEDC • MDEQ
Goal — Prioritize development where infrastructure already exists.					
Objective — Identify those sites with adequate infrastructure for planned development and market them first.				CS • PC	GF • DDA • LDFA
Goal — Expand the City's non-motorized paths and sidewalk network.					
Objective — Develop a plan for the prioritization of path and sidewalk extensions that considers filling gaps, and connecting important destinations.				CS • PC	GF
Objective — Incorporate extensions into annual capital planning.				PC • CC	GF • MS • LS • MDNR
Objective — Consider needed improvements in conjunction with planned street projects.				CS • CC	GF • MS • LS • MDNR
Goal — Formalize development ready practices.					
Objective — Prepare a stated Public Participation Policy that reflects existing efforts to include stakeholders in important City decisions and actions.				CS • PC • CC	GF
Objective — State in writing current development practices and formalize a development guide to aid the public in development procedures.				CS • PC • CC	GF
Objective — Seek technical assistance from Redevelopment Ready Communities® program staff in the development of a marketing plan.				CS • PC • CC	GF
Goal — Keep other plans and strategies updated.					
Objective — Update the joint recreation plan with Fayette Township—or develop a standalone plan—for 2020 in order to maintain eligibility for grants through the Michigan Department of Natural Resources (MDNR) and to include any new projects.				CS • PC • CC	GF
Objective — Annually review the City's Economic Development Strategy with the Downtown Development Authority (DDA) and the Local Development Finance Authority (LDFA) for its implementation status and any needed amendments.				CS • DDA • LDFA • PC • CC	GF
Objective: Consider the general revision and update of the Zoning Ordinance.				CS • PC • CC	GF

Key:

Priorities	Responsible Parties	Possible Funding Sources
Near Term = 1 to 3 years	CC = City Council	DDA = Downtown Development Authority
Mid Term = 3 to 5 years	CS = City Staff	GF = General Fund
Long term = 5 years or more	DDA = Downtown Development Authority	LS = Local Street Fund
	LDFA = Local Development Finance Authority	LDFA = Local Development Finance Authority
	PC = Planning Commission	MDEQ = Michigan Department of Environmental Quality
		MDNR = Michigan Department of Natural Resources
		MDOT = Michigan Department of Transportation
		MS = Major Street Fund
		PS = Private Sector
		SHPO = State Historic Preservation Office
		USEDA = U.S. Economic Development Administration