

**CITY OF JONESVILLE
PLANNING COMMISSION
Minutes of December 11, 2024**

A City of Jonesville Planning Commission meeting was held on Wednesday, December 11, 2024 at the Jonesville City Hall, 265 E Chicago Street, Jonesville, MI. Chair Christine Bowman called the meeting to order at 7:05 p.m.

Present: Christine Bowman, Jim Ackerson, Brenda Guyse, Kayla Thompson, and Ryan Scholfield.

Absent: Ken Koopmans and One Vacancy

Also Present: Jeff Gray, Charles Crouch, Mike Miller (Key Opportunities), Hayden James, David Betz and via Zoom Rick Stout (Fleis & Vandenbrink).

Christine Bowman led the Pledge of Allegiance and the moment of silence.

Clerk Means administered the Oath of Office to Kayla Thompson.

A motion was made by Brenda Guyse and supported by Kayla Thompson to approve the agenda as presented. All in favor. Absent: Ken Koopmans and One Vacancy. Motion carried.

There were no corrections to the Minutes of November 13, 2024. All in favor. Absent: Ken Koopmans and One Vacancy. Motion carried.

Brenda Guyse made a motion and was supported by Jim Ackerson to approve the Site Plan Review request from MT Engineering/Key Opportunities for construction of Phase 1 of the Planned Unit Development at 439 Beck Street. Approval is based on the plans prepared by MTE Professional Engineering Services last revised on November 11, 2024. Approval is granted with a finding that the plans conform to the Planned Unit Development Agreement and Section 15.05 of the Zoning Ordinance, with the following conditions:

1. Any future signage would require application for a Sign Permit from the City prior to installation.
2. Pursuant to Section 2.18 of the Zoning Ordinance, light fixtures may not exceed a height of 20 feet and must be full cut-off to direct light downward.
3. Final design of water, sanitary sewer and storm sewer utilities will be subject to review and approval by the City Engineer.
4. The final design and location of the access to the City's Iron Removal Plant shall be subject to administrative review and approval of the City Zoning Administrator.

All in favor. Absent: Ken Koopmans and One Vacancy. Motion carried.

Rick Stout of Fleis & Vandenbrink joined via virtual meeting. Mr. Stout prepared a park layout and cost estimated, based on the "bubble concept" that was approved by the Planning Commission last month. Discussion ensued of the layout, project costs and priorities for potential project phasing. The January Planning Commission meeting will focus on a discussion of project priorities.

The 2019 Master Plan called for an evaluation of the properties in the HC (Highway Commercial) zoning district. Over the years there have been a large number of variances to develop several smaller properties in the district over the years. Intern Hayden James presented his report regarding the Highway Commercial Zoning District Study and provided various options to the Planning Commission. The Ordinance Amendment Sub-Committee consists of Christine Bowman, Jim Ackerson and Ryan Scholfield (replacing Annette Sands).

A motion was made by Jim Ackerson and supported by Brenda Guyse to refer the Highway Commercial Zoning District Study for review and recommendations to the Planning Commission Ordinance Amendment Subcommittee. All in favor. Absent: Ken Koopmans and One Vacancy. Motion carried.

Kayla Thompson made a motion and was supported by Ryan Scholfield to approve the 2025 Planning Commission meeting calendar as presented. All in favor. Absent: Ken Koopmans and One Vacancy. Motion carried.

Manager Gray provided updates.

The next meeting is scheduled for Wednesday, January 8, 2025 at 7:00 p.m.

The meeting was adjourned at 8:34 p.m.

Submitted by,

Cynthia D. Means
Clerk