



City of  
Jonesville

265 E. Chicago Street, Jonesville, MI 49250

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[www.jonesville.org](http://www.jonesville.org)

**CITY OF JONESVILLE  
PLANNING COMMISSION AGENDA  
TUESDAY, JANUARY 16, 2024, 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 12, 2023 Meeting
- 5. PUBLIC HEARING AND SUBSEQUENT ACTION**
  - A. City of Jonesville 2024-2028 Recreation Plan
    1. Public Hearing
    2. Action on Plan – Planning Commission Resolution [ROLL CALL][Action Item]
- 6. NEW BUSINESS**
  - A. 2023 Planning Commission Annual Report [Action Item]
  - B. 2024 Planning Commission Work Plan [Action Item]
  - C. Election of Officers [Action Item]
- 7. OTHER BUSINESS**
  - A. Project Updates
- 8. ADJOURNMENT – Next meeting Wednesday, February 14, 2024 at 7:00 p.m.**

**CITY OF JONESVILLE  
PLANNING COMMISSION  
Minutes of December 12, 2023**

A City of Jonesville Planning Commission meeting was held on Tuesday, December 12, 2023 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: Christine Bowman, Charles Crouch, Marty Ethridge, Brenda Guyse, Ryan Scholfield and Jim Ackerson.

Absent: Annette Sands.

Also Present: Jeff Gray, Mike Kyser and Zack Smith (R2PC).

Ryan Scholfield led the Pledge of Allegiance and the moment of silence.

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

Brenda Guyse made a motion and was supported by Ryan Scholfield to approve the minutes from September 13, 2023 with the noted changes. All in favor. Absent: Annette Sands. Motion carried.

Discussion was held regarding the complete draft of the updated Recreation Master Plan, including Sidewalk Priorities. A motion was made by Brenda Guyse and supported by Jim Ackerson that the Draft Recreation Master Plan with amendments be published for the Public Comment period. All in favor. Absent: Annette Sands. Motion carried.

A motion was made by Marty Ethridge and supported by Brenda Guyse to approve the Planning Commission calendar as presented, with one amendment. The PC meeting in January will be changed to Tuesday, January 16, 2024 at 7:00 P.M. All in favor. Absent: Annette Sands. Motion carried.

Manager Gray provided updates.


The next meeting is scheduled for Tuesday, January 16, 2024 at 7:00 p.m.

The meeting was adjourned at 8:09 p.m.

Submitted by,

Cynthia D. Means  
Clerk



To: Jonesville Planning Commission  
From: Jeffrey M. Gray, City Manager   
Date: January 12, 2024  
Re: Manager Report and Recommendations – January 16, 2024 Planning Commission Meeting

**5. A. City of Jonesville 2024-2028 Recreation Plan**

[ROLL CALL][Action]

Public Hearing: This is the time reserved on the agenda to hear public comments on the proposed Recreation Plan. The draft Recreation Plan was distributed in the December packet and is available on the City website at the following link: <https://bit.ly/JV-RecreationPlan-2024>. If Planning Commissioners prefer a print copy of the plan, please contact staff and we will make sure that you get one.

A 30-day comment period was advertised following the December Planning Commission meeting. We have received a handful of written comments, which are attached. Several of the comments express a similar theme that the plan appears to suggest that improvements to the Wright Street Park playground equipment is a low priority. This, obviously, is not our intent. Staff is working with R2PC staff on some updated language to address the concern. The Planning Commission may make any changes that it warrants necessary prior to final action on the Plan.

Action on the Request: Following the public hearing and including any amendments that the Planning Commission deems warranted, it is recommended that the attached Resolution to recommend that the City Council approve the Recreation Plan be considered for action. Action by the Planning Commission and City Council in January will enable submittal of the Plan to the Michigan Department of Natural Resources, so that the City is eligible to apply for grant funding that is available through that agency. *Please refer to the attached Resolution, Public Comments, and Public Hearing Notice.*

**6. A. 2023 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 2023 Annual Report. *Please refer to the attached draft 2023 Annual Report.*

**6. B. 2024 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.

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 2024 Work Plan. *Please refer to the attached copy of the draft 2024 Planning Commission Work Plan.*

**6. C. 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 is Annette Sands; 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  
COUNTY OF HILLSDALE  
STATE OF MICHIGAN

**RESOLUTION – CITY OF JONESVILLE 2024-2028 RECREATION PLAN**

At a Regular Meeting of the Planning Commission of the City of Jonesville, County of Hillsdale, State of Michigan, held in the City Hall in said City on the 16<sup>th</sup> day of January 2024, at 6:30 p.m.

**PRESENT:**

**ABSENT:**

The following resolution was offered by Commissioner \_\_\_\_\_ and supported by Commissioner \_\_\_\_\_.

**WHEREAS**, the City of Jonesville has undertaken an update of its five-year recreation plan, which describes the community’s physical and social characteristics, existing parks and recreation facilities, and the desired actions to be taken to improve parks and recreation facilities during the period from 2024 through 2028; and

**WHEREAS**, the City of Jonesville Planning Commission reviewed the Recreation Plan during the course of several public meetings; and

**WHEREAS**, the goals and objectives stated in the Recreation Plan were developed in response to needs and deficiencies identified by public input from a park open house and a recreation survey; and

**WHEREAS**, the Recreation Plan has been made available for public review in the manner required by law and all comments from the public have been considered by the City of Jonesville Planning Commission; and

**WHEREAS**, the Recreation Plan has been developed for the benefit of the entire community and a public hearing was held by the Jonesville Planning Commission on January 16, 2024 to provide another opportunity for citizens to express opinions, ask questions, and discuss all aspects of the Recreation Plan.

**NOW THEREFORE, IT IS RESOLVED** that the City of Jonesville Planning Commission hereby recommends that the Jonesville City Council adopt the City of Jonesville 2024-2028 Recreation Plan.

AYES:           Members:

NAYS:           Members:

ABSENT:        Members:

\_\_\_\_\_  
Cynthia D. Means, Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Planning Commission of the City of Jonesville, County of Hillsdale, Michigan at a Regular Meeting held

on the 16<sup>th</sup> day of January, 2024, and that public notice was given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended, including in the case of a special or rescheduled meeting notice by publication or posting at least eighteen (18) hours prior to the time set for the meeting.

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Cynthia D. Means, Clerk

## Jeff Gray

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**From:** Jonathan Caldwell <jcaldwell@greenmarkequipment.com>  
**Sent:** Friday, December 15, 2023 11:10 AM  
**To:** Jeff Gray  
**Subject:** Recreation Master Plan

Jeff,

I wanted to reach out say well done on this! I read most of it, browsed over a few parts, but thought it was well put together and easy to understand. I liked it has some local demographics in it as well. Those improvements will be awesome for our community and I look forward to utilizing those with my family. I wanted to give credit where credit was due.

Kee up the good work Jeff.

*Thanks,*  
*Jonathan Caldwell*

**Sales Professional**

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Greenmarkequipment.com

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Knox – Plymouth – Leesburg – Mishawaka – Monticello



## Jeff Gray

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**From:** Lorissa T <1lorissathompson@gmail.com>  
**Sent:** Friday, January 5, 2024 2:30 PM  
**To:** Jeff Gray  
**Subject:** Plans for Wright St. Park

Hello Jeff,

My name is Lorissa Thompson. My family and I have lived in Jonesville since 2015. We have read through the plans that the City has proposed for the renovations to the parks and truly feel like it is lacking in the details around the playground equipment. It is mentioned however it is very vague and seems to be much lower on the priority list. As a parent of a 5-year-old I can share that the park is lacking in the appeal to children. We go to Hillsdale's park at Baw Beese more than we go to the park in Jonesville and we live on the street across from it. We do this because the Baw Beese Park has much nicer equipment, more things to play on and with, along with the rubber mulch that softens any blows to falls. I would love to know more details around what the city would like to do with the playground equipment as it is one of the biggest reasons the park exists.

Thank you!  
Lorissa Thompson



## Jeff Gray

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**From:** Amy Spiegel <aspiegel1@hillsdale.edu>  
**Sent:** Monday, January 8, 2024 11:37 AM  
**To:** Jeff Gray  
**Subject:** Recreation Master Plan

Good morning, Mr. Gray:

First let me thank you for the efficient and effective management you and your team provide our city. We moved to Jonesville a year ago and have been so pleased with our choice. Our interactions with city staff have been extremely positive and we have thoroughly enjoyed the town.

I am very excited about the proposed improvements to the park and recreational facilities; especially the dog park and walking trails which is something we miss from our previous homes in Indiana. However, I would like to provide my feedback regarding the proposed fitness areas which seem quite expensive in proportion to their likely use. I would much prefer to see this money go to improvements to and expansions of the playground equipment. While our children are older and we don't currently have grandchildren, I remember with great fondness and gratitude the years when our children were small and our trips to the local park. A well-equipped playground can bring a great deal of joy and physical exercise (for kids) and relief and fellowship (for tired parents). I would love to see that type of space created for generations of Jonesville families, a place for moms and dads to watch their kids play while chatting with their neighbors. I would also imagine this type of space could act as a draw for potential residence as well as area visitors (I can remember driving over an hour to visit a special park and making a day of it with the kids) who are likely to stop in for a coffee, fill up their tank or maybe stop for dinner before going home.

In a perfect world, we could have both the exercise equipment and the additional playground equipment but I realize that resources are finite and given the makeup of our community, in this case, I think the funds are much better used in favor of the latter. Thank you for taking the time to listen to my input. Hope to see you next Tuesday at the community meeting.

Have a wonderful day.

**Amy E. Spiegel | Administrative Assistant for Gift & Estate Planning**  
Hillsdale College | 33 E. College Street, Hillsdale, MI 49242  
Office: 517-607-2783 | [aspiegel1@hillsdale.edu](mailto:aspiegel1@hillsdale.edu) | [hillsdalelegacy.org](http://hillsdalelegacy.org)



January 8, 2024

Jeff Gray, City Manager  
Jonesville City Hall  
265 E. Chicago Street  
Jonesville, MI 49250

Dear Planning Commission,

First and foremost, I want to thank you for your efforts to entertain new possibilities for our city parks. The draft master plan has recommended many great options to consider. As a resident of the city for the last four years, and a native of Hillsdale County, I am very passionate about the offerings of our community and ensuring that our residents are heard.

With that being said, I would like to provide some feedback for the Planning Commission in the hopes to serve our community as best as possible.

**Recommendation 1:** *Provide more detail to Objective 1.4, Playground Equipment, as a top request from the community.*

After first reviewing the Recreation Plan, I was very excited at the many proposals outlined, but quite disappointed by the little attention to the playground equipment section. According to the public input gathering, improved playground equipment had 11 mentions, and the walking trails had 8 mentions. Despite this public comment, Objective 1.4 simply recommends “the City make every effort to refurbish the “vintage” equipment” and that the existing location has space to “accommodate additional equipment.” Whereas, Objective 1.5, which relates to the walking trails, speaks to adding more trails and talks significantly about the implementation of a potential fitness area. I am unable to find specific requests or support for a fitness area, but the extensive discussion of such an initiative leads the reader, such as myself, to believe that a fitness area is a much bigger priority than the playground equipment, which I believe, was not the case. I completely acknowledge that the walking trails were a very requested item as a result of the public survey, but I would like to point out that the emailed survey did not speak or ask questions related to the use of our parks and the playground equipment. Thus, more emphasis on the trails and fitness area is not a fair representation of the community needs, as the parks and offerings at the parks were not questioned.

**Thus, I would ask our Committee to evaluate:** *Do the objectives of the proposed Recreation Plan match our community makeup?*

As found on page 11 of the plan, here is a breakdown of the city population:

Preschool (0-4)	13.2%	Young Adult (25-44)	21.9%
School Age (5-17)	22.9%	Adults (45-64)	20.2%
College Age (20-24)	8.00%	Older Adults (65+)	13.8%

This means, that 36.1% of our community is comprised of children between the age of 0 and 17. If we were to look at the Recreation Plan as it currently exists, does it appear that 1/3 of our efforts or objectives are aimed to benefit a core demographic of our community?

**Recommendation 2:** *Supply community with a Summary of the Master Plan, as well as the full Master Plan.*

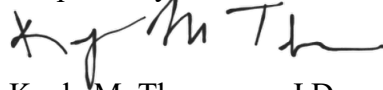
In an effort to assist those with no planning background, I have prepared a summary of the Master Plan (for the Wright Street Park only) that I believe would immensely assist our constituents in understanding the plan as proposed. While I fully recognize the plan as prepared must be detailed to serve the needs of the grant and funding process, it is much too comprehensive for the ordinary reader. The sheer number of pages (100) is overwhelming, and the proposal itself does not start until Page 53. In order to assist our community to feel welcome and encouraged to provide feedback on two very vital areas of our community, we should provide them the proposal in both a user-friendly and detailed format.

**Recommendation 3:** *Circulate survey to residents of Jonesville and ask them to rank and provide input on the various proposals found within the Recreation Master Plan.*

In preparing this shortened summary, I noticed that a lot of emphasis on these proposed changes were based on the “Gathering of Public Input.” Based on the proposal, there were 18 individuals represented in the session (whether in person or by comment card). While I believe these 18 comments created a great base for the current proposed improvements, I believe our community would further be served by a survey asking them to prioritize these roughly 7 objectives. Unfortunately, in-person events are very difficult for families with young children, which is why I was unavailable to attend on that particular day. The recreation survey that was sent out focused on pedestrian/bicycling behaviors and non-motorized recreation and had an outstanding response rate from 146 individuals. This survey, unfortunately, did not really speak to the community’s desire for utilization of our parks, and thus, I believe providing a survey at this time to help us determine the prioritization of these proposed objectives and request public comment in a format would be valuable and appreciated. Based on the prior recreation survey, people are very inclined to provide their thoughts through a survey.

I sincerely thank you for your time and consideration of my thoughts. I would be happy to discuss these further over the phone or an in-person meeting.

Respectfully,

A handwritten signature in black ink, appearing to read 'Kayla M. Thompson', with a stylized flourish at the end.

Kayla M. Thompson, J.D.



## Summary of Proposed Improvements

- 1.1 Off-Leash Dog Park Parcel G
- 1.2 Improve Parking Parcel A
- 1.3 Performance Band Shell Parcel F
- 1.4 Playground Equipment Parcel D
- 1.5 More Trails Parcels A, B, D, E, F, G
- 1.6 Install Pickleball Courts Parcel C

## **Goal 1: Improvements to Wright Street Park**

- 1.1 Create an Off-Leash Dog Park on the “Drake” Property (Parcel G)
  - Mentioned 14 times at gathering of public input.
  - Donation of one acre of land to be added to Wright Street Park with the stipulation the property be utilized as a dog park.
  - Explore feasibility of developing nature trails on this parcel, in addition to dog park.
- 1.2 Improve the Parking at Wright Street Park (Parcel A)
  - Mentioned 12 times at gathering of public input.
  - Possibility of 68 parking spaces on Parcel A
  - Possibility of 75 parking spaces on Parcel C, requires moving courts
  - Possibility of 49 parking spaces on Parcel B, but should be the last resort
- 1.3 Improve the Utilization (Parcel F)
  - Mentioned 12 times at gathering of public input.
  - Use Parcel F to reimage Wright Street Park with a performance band shell.
  - If band shell were developed, could also add the addition of a trail loop through Parcel F.
- 1.4 New, Improved, or Refurbished Playground Equipment (Parcel D)
  - Mentioned 11 times at gathering of public input.
  - Adding additional playground equipment and refurbishing the existing equipment in Parcel D.
  - Recommended that the City make every effort to refurbish the “vintage” equipment within the park given its uniqueness.
- 1.5 More Trails in Wright Street Park
  - Mentioned 8 times at gathering of public input.
  - Adding walking trails and paths throughout the park and enhancing the trails currently found in parcel B. A trail loop throughout the park would logically meander through Parcel F.
  - Potentially expand the trails through the proposed “Drake” property (i.e. dog park).
  - Explore addition of an outdoor fitness park to enhance and expand the trails.
- 1.6 Install Pickleball Courts (Parcel C)
  - Install one or two pickleball courts where the old tennis courts were located.
  - Cost in 2020 was \$40,000 per court, so current costs would be closer to \$50,000 per court with annual maintenance expenses of \$5k - \$6k.

## 1.7 Additional Improvements and Additions to Consider

- Beach Volleyball Courts
  - i. Possibility to install two beach volleyball courts with an anticipated cost of \$17,125 plus labor.
  - ii. Two courts would fit in Parcel E, Parcel A, or Parcel F, with the ideal locations in that order.
- Improve, Expand or Relocate Wright Street Basketball Courts
  - i. Renovate the existing court in Parcel C is the most cost-effective solution for improved basketball courts.  
Other options include moving basketball courts or adding additional basketball courts.
- Add Concrete Cornhole Boards
  - i. Possibility to install four concrete cornhole boards with total cost of \$10k - \$15k.
- Add Little Free Library to Wright Street Park
  - i. Possibility to add one or two Little Free Libraries to the park which would have a total cost between \$500 and \$1000.



## Potential Park Ideas

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# LOCALiQ

Petoskey News-Review | The Monroe News  
Holland Sentinel | Gaylord Herald Times  
Daily Telegram | Hillsdale Daily News  
The Daily Reporter | Sturgis Journal  
The Sault News | Cheboygan Daily Tribune

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## **PROOF OF PUBLICATION**

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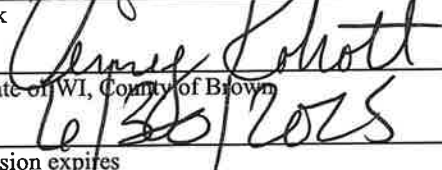
STATE OF WISCONSIN, COUNTY OF BROWN

The Hillsdale Daily News, a daily newspaper of general circulation, printed and published in Hillsdale County, Michigan; that the publication, a copy of which is attached hereto, was published in said newspaper in the issues dated:

12/30/2023

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 12/30/2023

  
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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., Tuesday, January 16, 2024 at the Jonesville City Hall, 265 E. Chicago Street, Jonesville, MI 49250.

The board will meet to consider recommending that the City Council adopt a new five-year Recreation Plan.

A copy of the draft Recreation Plan can be viewed in the Jonesville City Hall during normal business hours, 8:00 a.m. - 4:30 p.m., Monday through Friday or on the City's website at [www.jonesville.org](http://www.jonesville.org).

Attendance at the Planning Commission Hearing is welcomed, but not required. Written comments regarding the Plan may be submitted to the Jonesville City Hall, prior to the hearing at 265 E. Chicago Street, Jonesville, MI 49250, or [igray@jonesville.org](mailto:igray@jonesville.org) to the attention of Jeff Gray, City Manager. Comments received by 4:30 p.m. on the day of the hearing will be provided to the Planning Commission.

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](http://www.jonesville.org)

**RECEIVED**  
JAN 08 2024

BY:\_\_\_\_\_



## City of Jonesville Planning Commission 2023 Annual Report

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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 2023 calendar year and the status of planning activities.

### **Development Activities**

The following development applications were reviewed by the Planning Commission in 2023:

- The Planning Commission recommended a rezoning for a Planned Unit Development proposed by Key Opportunities, Inc. The project would provide housing and support services to persons with disabilities, senior citizens, and veterans. It includes 57 dwelling units, comprised of single-family, two-family, and fourplex units. The City Council subsequently acted to approve the Planned Unit Development.
- The Planning Commission reviewed the concept plan submitted by DH Roberts Construction for the potential redevelopment of the former Klein Tool building for the Riverview Flats project. The site would include retail space and a multi-story market-rate apartment 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. The company is working with State agencies regarding financial incentives to assist with the costs associated with development of the brownfield site.

### **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.

### **Recreation Plan**

Following a public input session and recreation survey in late 2022, the Planning Commission focused considerable effort on an update to the Recreation Master Plan, to be incorporated into the development Master Plan. With the assistance of Region 2 Planning Commission, a draft plan has been developed to address future improvements to both Carl Fast Park and Wright Street Park. In addition, opportunities for improvement to the sidewalk and trail network have been identified.

The draft plan was released for a 30-day public comment period following the December 12, 2023 meeting. A public hearing on adoption of the plan is scheduled for the January 16, 2024 meeting, with action by City Council tentatively scheduled for January 17<sup>th</sup>. If approved, the Plan will be forwarded to the Michigan Department of Natural Resources, so that the City may be eligible to apply for MDNR recreation grants.

### **Master Plan**

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 have finalized 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. Public meetings were held in late 2023 and this project is currently in engineering design and tentatively will be in MDOT’s construction plans in 2026.
- **Maumee Street** was resurfaced from Chicago Street to Adrian Street, with a left-turn lane added south of Adrian Street near the school facilities. Sidewalk ramp improvements and water service upgrades were also completed with the project. This project was funded in large part through a State Small Urban Grant.

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 2023-24 through 2028-29 **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 2024 Work Plan

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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 2023 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 DDA infrastructure projects, coordination of State incentives for the Riverview Flats development, and recruitment and retention of City staff. As a result, action on Zoning Ordinance amendments was delayed and has been carried over into the new year.

### **Priority Goals**

- ❖ Complete the Update of the Recreation Master Plan
  - Public hearing to be held in January
  - Final steps to incorporate into the development Master Plan in the first quarter of the year
- ❖ Redevelopment Ready Sites
  - Provide timely reviews for the Riverview Flats development and Key Opportunities 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