



**CITY OF JONESVILLE
PLANNING COMMISSION AGENDA
~~WEDNESDAY, AUGUST 14, 2024, 7:00 P.M.~~
Rescheduled to TUESDAY, AUGUST 20, 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. OATH OF OFFICE AND WELCOME**
 - A. Kenneth Koopmans
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. July 10, 2024 Meeting
- 6. PUBLIC HEARING AND SUBSEQUENT ACTION**
 - A. None
- 7. NEW BUSINESS**
 - A. Site Plan Review – Request from MT Engineering/Key Opportunities for construction of Phase I of the Planned Unit Development at 439 Beck Street
 - B. Wright Street Park Concept Plan
- 8. OTHER BUSINESS**
 - A. Project Updates
- 9. ADJOURNMENT – Next meeting Wednesday, September 11, 2024 at 7:00 p.m.**

[Action Item]
[Action Item]

**CITY OF JONESVILLE
PLANNING COMMISSION
Minutes of July 10, 2024**

A City of Jonesville Planning Commission meeting was held on Wednesday, July 10, 2024 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, Annette Sands, Brenda Guyse, and Jim Ackerson.

Absent: Ryan Scholfield and two vacancies.

Also Present: City Manager Jeff Gray and DPW Superintendent Charles Crouch.

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

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

Jim Ackerson made a motion and was supported by Annette Sands to approve the minutes from May 8, 2024. All in favor. Absent: Ryan Scholfield and two vacancies. Motion carried.

Brenda Guyse made a motion and was supported by Annette Sands to recommend that the City Council appoint Kenneth Koopmans and David Windle to fill the vacancies on the Planning Commission. All in favor. Absent: Ryan Scholfield and two vacancies. Motion carried.

Manager Gray provided updates regarding implementation of the Recreation Plan, noting that the Wright Street Concept Plan proposal will be presented to the City Council at their meeting on July 17th. The proposal includes costs for preparing a concept plan with engineering estimates, and an application for a Natural Resources Trust Fund Grant to implement the project.

Manager Gray and Superintended Crouch provided updates.

The next meeting is scheduled for Wednesday, August 14, 2024 at 7:00 p.m.

The meeting was adjourned at 7:49 p.m.

Submitted by,

Jeffrey M. Gray
City Manager



To: Jonesville Planning Commission
From: Jeffrey M. Gray, City Manager
Date: August 8, 2024
Re: Manager Report and Recommendations – August 14, 2024 Planning Commission Meeting

3. A. Oath of Office and Welcome

This agenda item is reserved for administration of the Oath to the newest Planning Commission member, Ken Koopmans.

7. A. Site Plan Review – Request from MT Engineering/Key Opportunities for construction of Phase I of the Planned Unit Development at 439 Beck Street [Action]

Owner:	Key Opportunities
Applicant:	MT Engineering, LLC
Property Location:	439 Beck Street
Request:	Construct Phase I of the Supportive Housing Planned Unit Development

Following the recommendation from the Planning Commission, the City Council approved a Planned Unit Development for the creation of a 57-unit supportive housing development on the former Eagles property located at 439 Beck Street in February of 2023. The Council subsequently approved the Planned Unit Development Agreement that governs the development of the property in June of 2024. The applicant has previously represented that the development would be constructed in phases, and has submitted a Site Plan Review application for Phase I of the development.

Property Location



Zoning and Land Use:

The property is 13.56 acres in area and has approximately 200 feet of frontage on Beck Street. Zoning and land use on the property and surrounding properties is as follows:

	Zoning	Land Use
Subject Property	PUD (Planned Unit Development)	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

Site Plan Review:

The primary purpose of a Site Plan Review is to assure that the respective phases of the development will be constructed in accordance with the approved Planned Unit Development Agreement. The Agreement serves to set the unique terms and conditions of the PUD zoning for the subject property. The proposed site plan is attached. Large prints are available to view at City Hall.

Pursuant to Section 13.07(I)(2) of the Zoning Ordinance, final site plans are reviewed subject to the following conditions:

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 City Attorney and approved by the Legislative Body.

The first phase of the development would consist of twelve single-family units, one quad-plex unit, renovation of the former clubhouse building for facility operations, and the construction of a caretakers' residence. These units in Phase I are called out with red text on site plan.

The following table is shown on the site plan and illustrates the variations from standard zoning that have been permitted to make the development possible:

KEY OPPORTUNITIES PROPOSED BECK PUD DEVELOPMENT			
TABLE 1, DEVIATIONS FROM THE STANDARD R-2 ZONING STANDARDS			
	Standard R-2	Proposed PUD	Notes
Principal Permitted Uses	1 Family Detached Dwelling; Adult & Child Residential Care; Home Occupations	1 Family Detached Dwelling; 2 Family Dwelling; Up to 4 Family Dwelling	Not all R-2 Principal permitted uses listed in Section. 7.02 of the ordinance are noted in this table. Those noted here are limited to most applicable and or caparable to those proposed as part of the PUD
Special Uses	2 Family Dwelling; Public & Quasi-Public Buildings; Public Serv. Buildings; Schools; Bed & Breakfast	2 Family Dwelling; Up to 4 Family Dwelling; Multi-Purpose Traning Building	The existing assembly building on site is to be repurposed as a Multi-Purpose Training Building/Office building
R.O.W/Easement Width	66 ft	50 ft	-
Width of Street Traveled	20ft for up to 24		The proposed private street is scheduled to consist of two 10ft lanes with 2ft wide shoulders. The 10 ft lane width is based off from American Assoc. of State Highway & Transportation Officials, A Policy on Geometric Design of Highway and Streets for low speed, low volume roadways
Surface (Combined Lane Width)	parcels; 24 ft greater than 24 parcels	20 ft	
Street Surface	Asphalt or Conc.	Asphalt	-
Front Yard R.O.W. Setback	30ft	NA	No Public R.O.W. is proposed as part of the PUD. In lieu of R.O.W. a 50ft wide roadway utility easement and 12ft wide back-lot utility easements will be provided. Minimum set back from utility easement to be 8 ft.
Side Yard	12 1/2 ft	NA	No individual lots or lot lines are proposed as part of the PUD. Min. dimensions btwn sides of each residential building to be 13ft
Rear Yard	35 ft from rear lot line	NA	No individual lots lines are proposed as part of the PUD. Distances from the rear of proposed buildings to parcel boundaris range from 20 ft to 41 ft
Building Height	25 ft or 2 1/2 Stories	25 ft or 2 1/2 Stories	No Deviation
Lot Coverage	25%	NA	No individual lots proposed as part of PUD. PUD concept plan includes building footprints totalling 53,779 on a parcel with a total area of 590,674 sft, resulting in a coverage of 9.1%
Minimum Lot Area	9500 sft	NA	-
Minimum Lot Width	65 ft	NA	-
Minimum Dwelling Unit Floor Area	780 sft ground floor; 1200 sft total UFA	1200 total UFA	No Deviation

Building locations are generally as shown on the approved Planned Unit Development plan. The caretakers’ residence had been discussed, but not located on the previous plan. It is illustrated immediately north of the remodeled training and office building. Building designs have been finalized. Typical floor plans and elevations for the single-family and quad-plex units are attached.

Parking – One paved parking space is provided at each single and duplex unit. In addition, the existing parking lot would be utilized. The 92 spaces are sufficient to meet the requirements of the Zoning Ordinance for the quad-plex units, the office/training space, and overflow parking for the neighborhood.

Signs – No signs are proposed at this time. Any future signage would require application for a Sign Permit from the City prior to installation.

Landscaping –Site landscaping is not illustrated on the plans. Staff has discussed a landscaping plan with the project engineer who will be discussing screening to the existing residences and building landscaping with the owner. In addition, waste receptacles are not shown on the plans at this time. Dumpster enclosure(s) must be screened on all sides, in accordance with Section 26-4 of the Code of Ordinances. Additional details are anticipated prior to Planning Commission action. Staff would recommend a condition that the applicant provide a landscaping plan to assure sufficient screening and that receptacle enclosures meet the requirements of the Zoning Ordinance.

Lighting – New lighting is proposed along the streets and parking lot in the development. 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. Staff would recommend approval include a condition regarding the lighting.

Utilities:

The applicant proposes installation of new water and sanitary sewer services to serve the residential units. Storm water detention would be provided on site, utilizing common open space areas. Final design of water, sanitary sewer, and storm sewer utilities will be subject to review and approval by the City Engineer, following site plan approval. There is sufficient capacity in the water and sanitary sewer systems to accommodate the proposed development. It is recommended that approval of the site plan be conditioned on review and approval of water, sanitary sewer, and storm sewer engineering plans by the City Engineer.

Site plans were also sent to Consumers Energy and Michigan Gas Utilities for review and comment. Michigan Gas has requested data regarding demand for the units and has not indicated any issues regarding capacity to serve the development. No comments have been received from Consumers Energy at this time.

The applicant is proposing utilization of the existing Beck Street drive and construction of a second access at the north end of the property. Beck Street is under the jurisdiction of the Michigan Department of Transportation (MDOT). Comments are attached, which include the request that the northern access be eliminated. This, obviously, creates issues with the design of future phases of the project, as well as potential concerns regarding access to the development for public safety purposes. The applicant is currently working with MDOT to explore options; staff has offered to participate in future meetings, as well. I anticipate that additional discussion will take place and am optimistic that this issue will be more completely addressed prior to Planning Commission action.

Recommended Action:

Site Plans are subject to the review standards listed in Section 15.05 of the Zoning Ordinance. A copy of these standards is attached. Staff would recommend a finding that the site plan meets the minimum requirements of the Ordinance. Aside from the concerns expressed by the Michigan Department of Transportation, staff would be prepared to offer a recommendation for approval of the plan with conditions. I appreciate the Planning Commission's consideration of the plans with this item still unresolved and hope that staff will be able to provide a full recommendation for action by the meeting time. *Please refer to the application, site plan drawings, building plans and elevations, Planned Unit Development Agreement, Planning Commission and Council Minutes, Section 15.05 of the Zoning Ordinance, Michigan Gas Utilities comments, and Michigan Department of Transportation comments.*

7. B. Wright Street Concept Plan

[Action]

The City Council has approved the attached agreement with Fleis and Vandenbrink to complete a conceptual master plan for Wright Street Park. The agreement calls for a project kickoff in August. Unfortunately, the project manager is not available at the Planning Commission regular meeting. I have suggested that scheduling a special meeting prior to the September regular meeting may be a challenge with the start of school, but would poll the Planning Commission for your availability on Wednesday, August 28th. If a special meeting is possible, it will be necessary to consider a motion to schedule. *Please refer to the Master Planning Proposal.*

8. A. Project Updates

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

**CITY OF JONESVILLE
PLANNING COMMISSION
SPECIAL LAND USE/SITE PLAN REVIEW**
265 E. Chicago Street
Jonesville Michigan 49250
Phone: 517-849-2104 Fax: 517-849-9037

DATE: 7-2-24

Applicant:

Name <u>Matt Taylor</u>	Business Name <u>MT Engineering LLC / Key Opportunities</u>
Street Address	Email Address <u>mtaylor@mtg-llc.com</u>
Cell Phone Number <u>517 610 9438</u>	Fax Phone Number <u>None</u>
	Phone Number <u>517 437 4283</u>

Zoning District: R-2

Site Plan Review Fee: \$100.00

Special Land Use Fee: \$500.00

Proposed Use:

It is hereby requested that the City of Jonesville Planning Commission approve the issuance of a Special Land Use Permit or Site Plan Review for:

Key Opportunities 439 Beck St site development

Existing Use of Property:

Vacant. Previous use private club assembly space and softball fields. 'Eagles'

Proposed Location: Address: 439 Beck St Jonesville
Property Tax ID#: 21 004 300 008 04 63

Statement of Justification for Requested Action:

State specifically the reason for this Special Land Use/Site Plan Review Permit request.

Plan review pursuant to previously approved PUD

Dimensions of Land:

Width: 902' Max (Irregular Shape)
Length: 1007' Max (Irregular Shape)
Acreage: 15.4
Frontage: 1076 ft

Existing Zoning Classification and Zoning of Adjacent Properties:

R-2 Existing, R-2 & I-1 Adjacent

Please note that submitted site plans shall include all of the information required in Section 15.03(F) of the Zoning Ordinance.

[Signature]
Signature of Applicant

7-2-24
Date:

[Signature]
Signature of Property Owner

7-2-24
Date:

Official Use Only	
Fee Paid	<u>100.00</u>
Date Paid	<u>7/2/24</u>
Receipt #	<u>165792</u>
Date of Hearing:	<u>7/10/24</u>

July 2, 2024

City of Jonesville
265 E. Chicago St
Jonesville, MI 49250

Attn: Zoning Department
Re: 439 Beck Rd, Key Opportunities Site Plan Application

Dear Reviewer

This cover letter is being attached to the enclosed *City of Jonesville Planning Commission Special Land Use/Site Plan Review* in order to provide additional clarification relevant to the standard permit application form.

The permit application is accompanied by the necessary site plan, which illustrates multiple proposed single family, two family and multi-family structures, together with one existing commercial use building that will remain to support the developments overall program.

Only single family structures and one multi-family structure (Quad-Plex) illustrated on the site plan are anticipated to be constructed as part of Phase 1. Building prints and details such as building square footage and building height provided on the enclosed application reflect known Phase 1 single family structure details. Renovation of the existing building, previously used as a 'clubhouse' is also intended as part of Phase 1.

A subsequent engineering plan set submittal and review of site construction level drawings is anticipated following zone compliance review of the enclosed plans.

Respectfully
MT ENGINEERING, LLC


Matt Taylor, P.E.

encl

RECEIVED
JUL 02 2024

BY: _____

CITY OF JONESVILLE
265 E. CHICAGO STREET
JONESVILLE, MI 49250



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 EASTERLY LINE OF THE NYCROR RIGHT OF WAY AND THE EAST LINE OF OLDS STREET; THENCE SOUTH 32.4 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 49' 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 EASTERLY LINE OF THE RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID RAILROAD LAND AND OLDS STREET TO A POINT 450 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 450 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM COMMENCING 200 FEET SOUTH OF THE PREVIOUS POINT OF BEGINNING; THENCE SOUTH 220 FEET; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE RAILROAD RIGHT OF WAY 10 FEET; THENCE EAST TO A POINT 227 FEET FROM THE EASTERLY LINE OF OLDS STREET; THENCE NORTH 134 FEET; THENCE NORTHWESTERLY TO A POINT 128 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST 128 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING COMMENCING 450 FEET SOUTH AND 10 FEET SOUTHWESTERLY ALONG THE EASTERLY LINE OF THE RAILROAD RIGHT OF WAY FROM THE PREVIOUS POINT OF BEGINNING; THENCE EAST TO A POINT 187 FEET FROM THE EASTERLY LINE OF OLDS STREET; THENCE SOUTH 200 FEET; THENCE WEST TO THE RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.

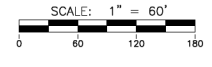
ALSO: A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6 SOUTH, RANGE 3 WEST, DESCRIBED AS: COMMENCING AT A POINT AT THE INTERSECTION OF THE EASTERLY LINE OF THE NYCROR RAILROAD RIGHT OF WAY AND THE EAST LINE OF OLDS STREET (M 89) ACCORDING TO THE RECORDED PLAT OF SUPERVISOR'S PLAT NO. 2; THENCE SOUTH 0° 11' EAST 32.4 FEET; THENCE SOUTH ALONG THE EASTERLY LINE OF OLDS STREET 450 FEET; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID RAILROAD RIGHT OF WAY AND OLDS STREET 10 FEET TO THE POINT OF BEGINNING; THENCE EAST A DISTANCE THAT WOULD BE 187 FEET FROM THE EASTERLY LINE OF OLDS STREET; THENCE SOUTH 200 FEET; THENCE WEST TO THE LS AND MS RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG THE OLDS AND MS RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

EXCEPTING COMMENCING AT A FOUND CONCRETE MONUMENT AT THE INTERSECTION OF THE EASTERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY LINE AND THE EAST LINE OF OLDS STREET (OLD M-99), ACCORDING TO THE SUPERVISOR'S PLAT NO. 2 OF JONESVILLE AS RECORDED IN LIBER 3 OF PLATS, PAGE 17, HILLSDALE COUNTY RECORDS, SAME BEING SOUTH 89° 48' 18" EAST 1360.37 FEET AND NORTH 00° 02' 40" EAST 1037.97 FEET FROM THE SOUTHWEST CORNER OF SECTION 4; THENCE SOUTH 00° 02' 40" WEST ALONG THE EAST LINE OF OLDS STREET 492.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 57' 20" EAST 187.00 FEET; THENCE SOUTH 05° 16' 36" WEST 193.36 FEET; THENCE NORTH 89° 45' 28" WEST 165.89 FEET TO THE EAST LINE OF OLDS STREET; THENCE NORTH 00° 02' 40" EAST ALONG SAID EAST LINE 93.69 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 SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 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 EASTERLY LINE OF NEW YORK CENTRAL RAILROAD RIGHT OF WAY LINE AND EAST LINE OF OLDS STREET (OLD M-99), ACCORDING TO THE SUPERVISOR'S PLAT NO. 2 OF JONESVILLE, AS RECORDED IN LIBER 3 OF PLATS, PAGE 17, HILLSDALE COUNTY RECORDS, SAME BEING SOUTH 89° 48' 18" EAST 1360.37 FEET AND NORTH 00° 02' 40" EAST 1037.97 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 00° 02' 40" WEST ALONG THE EAST LINE OF OLDS STREET 32.4 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 57' 20" EAST 450.24 FEET; THENCE SOUTH 00° 02' 40" WEST 434.10 FEET; THENCE NORTH 89° 57' 20" EAST 450.00 FEET; THENCE SOUTH 00° 02' 40" WEST 578.76 FEET TO THE SOUTH LINE OF SAID SECTION 4; THENCE NORTH 89° 46' 18" WEST ALONG SAID SECTION LINE 711.53 FEET TO THE EASTERLY LINE OF NEW YORK CENTRAL RAILROAD RIGHT OF WAY LINE AS ON SAID SUPERVISOR'S PLAT NO. 2 OF JONESVILLE; THENCE NORTH 22° 35' 41" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 400.26 FEET TO THE EAST LINE OF SAID OLDS STREET; THENCE SOUTH 59° 45' 28" EAST 193.96 FEET; THENCE NORTH 05° 16' 36" WEST 193.36 FEET; THENCE NORTH 89° 57' 20" EAST 40 FEET; THENCE NORTH 00° 02' 40" EAST 134.00 FEET; THENCE NORTH 38° 42' 20" WEST 181.36 FEET; THENCE SOUTH 89° 57' 20" WEST 126.00 FEET TO THE EAST LINE OF SAID OLDS STREET; THENCE NORTH 00° 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 EASTERLY LINE OF NEW YORK CENTRAL RAILROAD RIGHT OF WAY LINE AND THE EAST LINE OF OLDS STREET (OLD M-99), ACCORDING TO THE SUPERVISOR'S PLAT NO. 2 OF JONESVILLE, AS RECORDED IN LIBER 3 OF PLATS, PAGE 17, HILLSDALE COUNTY RECORDS, SAME BEING SOUTH 89° 48' 18" EAST 1360.37 FEET AND NORTH 00° 02' 40" EAST 1037.97 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 00° 02' 40" WEST ALONG THE EAST LINE OF OLDS STREET 586.09 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT DESCRIPTION; THENCE SOUTH 59° 45' 28" EAST 193.96 FEET; THENCE SOUTH 05° 16' 36" WEST 21.96 FEET; THENCE NORTH 69° 08' 33" WEST 56.23 FEET; THENCE NORTH 54° 03' 18" WEST 128.94 FEET TO THE EASTERLY LINE OF NEW YORK CENTRAL RAILROAD RIGHT OF WAY LINE AS ON SAID SUPERVISOR'S PLAT NO. 2 OF JONESVILLE; THENCE NORTH 22° 35' 41" WEST ALONG SAID EASTERLY LINE 26.92 FEET TO THE POINT OF BEGINNING.

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



148 Lewis Street
P.O. Box 232
Hillsdale, Michigan 49242
Phone: (517) 637-4283
Fax: (517) 637-4344



CLIENT
Key Opportunities, Inc.
1400 Lakeside St.
Hillsdale, Michigan 49249
517-437-4489

KEY OPPORTUNITIES
BECK RD DEVELOPMENT
OVERALL EXISTING CONDITIONS PLAN

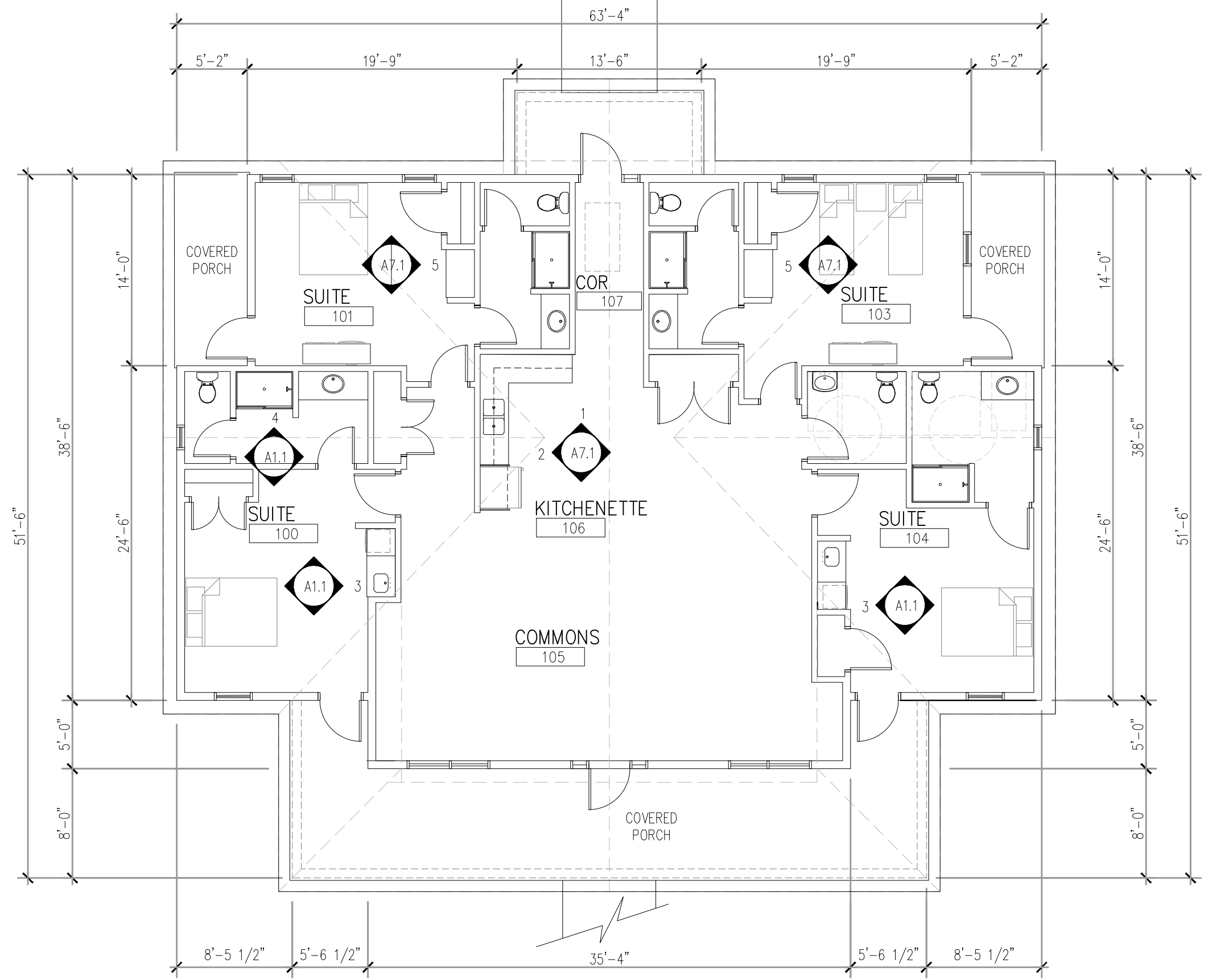
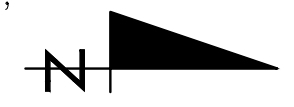
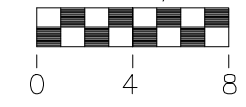


DATE:	11-08-22
SHEET:	1 OF 1
CDR:	MM
CHK:	MM
DATE:	11-08-22

MTE JOB NO. 02212
CONTROL SECTION: NA
MDOT JOB NO.: NA



SCALE: 1/8" = 1'



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

MTE
PROFESSIONAL
ENGINEERING
SERVICES

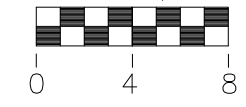
CLIENT
Hillsdale College
33 E. College St
Hillsdale, MI 49242

KEY OPPORTUNITIES
439 BECK ROAD DEVELOPMENT
QUAD-PLEX
FLOOR PLAN

A1.1

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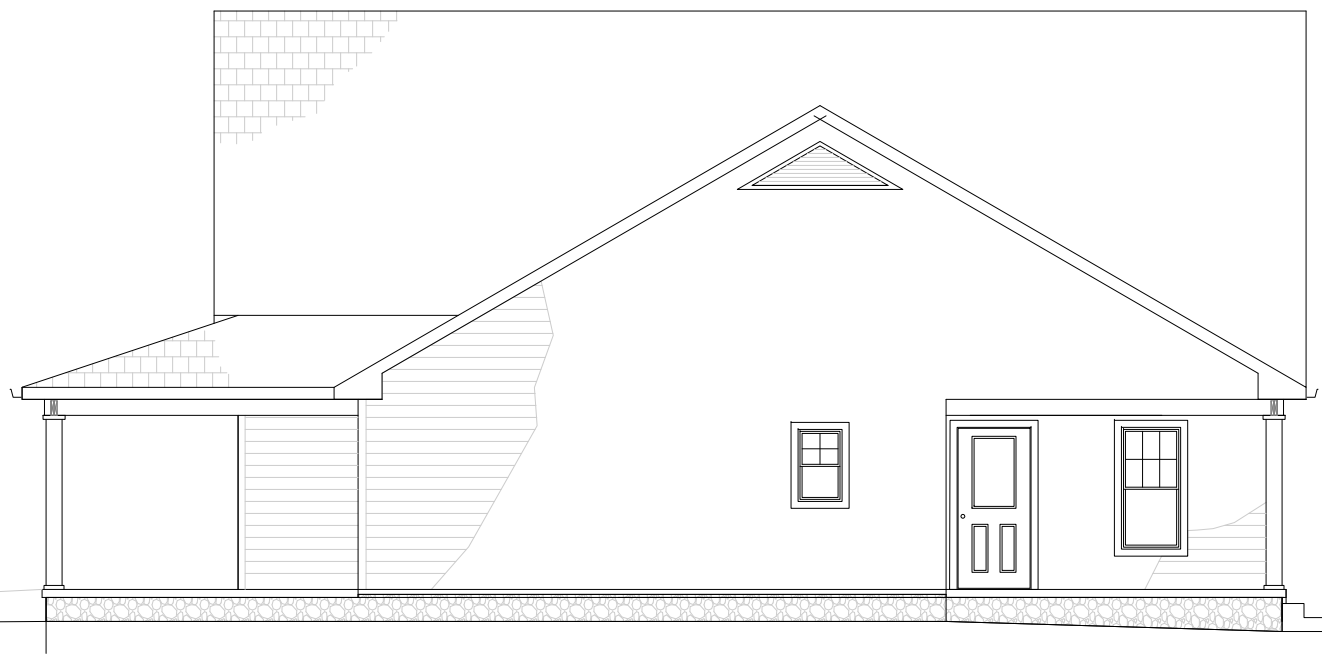


109'-0" TRUSS BEARING -----
 100'-0" FF -----
 98'-10 1/2" TOP CONC FND WALL (CRAWL) -----



SOUTH ELEVATION

----- 109'-0" TRUSS BEARING
 ----- 100'-0" FF
 ----- 98'-10 1/2" TOP CONC FND WALL (CRAWL)



NORTH ELEVATION

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

MTE
 PROFESSIONAL
 ENGINEERING
 SERVICES

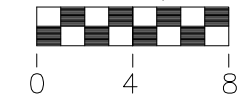
CLIENT
 Hillsdale College
 33 E. College St
 Hillsdale, MI 49242

KEY OPPORTUNITIES
 439 BECK ROAD DEVELOPMENT
 QUAD-PLEX
 END ELEVATIONS

A3.2

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11-11-22 100% DD	

SCALE: 1/8" = 1'



EAST ELEVATION



WEST ELEVATION

109'-0" TRUSS BEARING -----
 100'-0" FF -----
 98'-10 1/2" TOP CONC FND WALL (CRAWL) -----

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 Hillsdale, Michigan 49242
 Phone: (517) 437-4283
 Fax: (517) 437-4344

MTE
 PROFESSIONAL
 ENGINEERING
 SERVICES

CLIENT
 Hillsdale College
 33 E. College St
 Hillsdale, MI 49242

KEY OPPORTUNITIES
 439 BECK ROAD DEVELOPMENT
 QUAD-PLEX
 ELEVATIONS

A3.1

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REVISIONS:	
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11-11-22	100% DD

PLANNED UNIT DEVELOPMENT AGREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT (the "**Agreement**"), dated July 17, 2024, is made and entered into by and between the **CITY OF JONESVILLE**, a Michigan municipal corporation, having the address of 265 E. Chicago Street, Jonesville, Michigan 49250 hereinafter referred to as and called the "**City**", and **KEY OPPORTUNITIES, INC.**, a Michigan nonprofit corporation, whose address is 400 N. Hillsdale Street, Hillsdale, Michigan 49242, hereinafter referred to as and called "**Developer**."

RECITALS:

A. Developer has represented to City that Developer is the fee title owner of the Property described in the attached **Exhibit A** and shown on the survey attached hereto as **Exhibit B** (the "**Property**").

B. Developer has applied to the City to rezone the Property as a Planned Unit Development District (PUD) (the "**Developer PUD**"), as is authorized by Chapter 13 of the Zoning Ordinance (the "**City Zoning Ordinance**"), so that the Developer may develop and construct an affordable housing community for people with disabilities (the "**Project**"), with certain deviations or departures from the applicable standards of the City Zoning Ordinance, including, without limitation, permitted uses and street width. The Developer is proposing to develop the Project in five (5) phases (each, a "**Phase**").

C. The Developer has submitted a proposed site concept plan ("**Preliminary PUD Site Plan**"), a separate site analysis map, and a separate parallel plan or development plan for the Project and such other items as required by Chapter 13, Section 13.07 of the City Zoning Ordinance, whereupon the Planning Commission of the City of Jonesville (the "**Planning Commission**") has determined that the Developer PUD application satisfied all prerequisites to consideration for PUD approval by the Planning Commission. The Preliminary PUD Site Plan is attached hereto as Exhibit C and incorporated herein by reference.

D. The Planning Commission, at its January 11, 2023 Planning Commission Meeting, after having held a public hearing, has recommended to the City Council approval of the Developer PUD and the Preliminary PUD Site Plan, subject to certain stated conditions that the Planning Commission determined to be appropriate to comply with Chapter 13 of the City Zoning Ordinance and other applicable provisions and requirements of the City Zoning Ordinance. All such conditions have been, or shall be, incorporated into: (i) a final PUD Development Plan (the "**PUD Development Plan**"); and (ii) this Agreement.

E. At the City Council's February 15, 2023 meeting, the City Council approved the request to rezone the Property to the Developer PUD, conditional upon satisfaction of the certain conditions, including, among other things, subsequent execution by the parties and recordation of a PUD Development Agreement that meets the requirements of Section 13.07 (F) and (G) of the City Zoning Ordinance.

F. The parties have negotiated this Agreement as the PUD Development Agreement contemplated by the City Zoning Ordinance.

G. The City desires to ensure that all of the real property that is depicted on the PUD Development Plan is developed in accordance with, and used for the purposes permitted by the PUD Development Plan, the related documents and undertakings of Developer, and all applicable laws, ordinances, regulations, and standards.

NOW, THEREFORE, it is hereby agreed as follows:

1. The foregoing Recitals and the PUD Development Plan attached as Exhibit D each are an integral part of this Agreement and by reference incorporated herein.
2. The City has granted its approval of the Project under the planned unit development option of Chapter 13 of the City Zoning Ordinance, subject to the terms and conditions of the the PUD Development Plan and this Agreement. The parties agree and acknowledge that the Property shall be developed only in accordance with:
 - a. all applicable provisions of the City of Jonesville Code of Ordinances, including (without limitation) Chapter 13 of the City Zoning Ordinance relating to PUDs;
 - b. the PUD Development Plan; and
 - c. this Agreement.

The items listed in 1.b. and 1.c. above are collectively referred to in this Agreement as the "**PUD Documents.**"

3. The permitted uses of the Property shall be the uses permitted in the PUD Documents.
4. The City's approval of the PUD Documents, and the use of the Property and any development thereof, are subject to compliance with this Agreement and the following conditions:
 - a. Submission by Developer of a final site plan for at least one Phase of the Project no later than February 15, 2026 for Planning Commission review and approval;
 - b. Housing at the Property shall be available to serve persons with documented disabilities.
 - c. Open space and common areas shall be maintained as shown on the PUD Development Plan.

- d. the PUD Development shall be developed in strict accordance with the PUD Documents, as from time to time the same may be amended in accordance with Section 13.08 of the City Zoning Ordinance;
- e. the Developer shall have submitted plans for water, sanitary sewer and storm sewer design and layout for review by the City in connection with the final PUD Development Plan;
- f. the cost of installing and maintaining all streets proposed by the PUD Development Plan shall be the responsibility of Developer;
- g. the cost of installing any public improvements proposed by the PUD Development Plan shall be the responsibility of Developer;
- h. following the substantial completion of any public improvements proposed by the PUD Development Plan and constructed by Developer upon the Property, the Developer shall convey to the City and cause to be recorded by the Hillsdale County Register of Deeds irrevocable permanent easements in form and content approved by the City Zoning Administrator in respect of such public improvements, including by way of example, municipal water supply, sanitary sewer and stormwater management facilities;
- i. to the extent contemplated by the PUD Development Plan, the Developer, at its sole expense, shall connect proposed Property improvements to municipal water supply, sanitary sewer and stormwater management facilities and to third-party electric, telephone and fiber optic services and shall provide for the payment of all rates, fees and other charges in connection therewith; and
- j. the Developer shall maintain the condition and appearance of the Property and PUD Development, including the buildings, equipment, landscaping, yards, fencing, parking lots and all fixtures.

5. The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement.

6. Except for deviations both specifically approved by the City under this Agreement and which are depicted on the PUD Plan, the City Zoning Ordinance and all applicable regulations of the City shall apply to the Property, and any substantial violation of such Ordinance and regulations by Developer and/or any successor owners or occupants with respect to the Property shall be deemed a breach of this Agreement, as well as a violation of the City Zoning Ordinance.

6. (a) Any breach of this Agreement that continues after the expiration of all applicable notice and cure periods provided herein, shall constitute a nuisance *per se* which shall be abated. The parties therefore agree that, in the event of a breach of this Agreement by Developer that continues after the expiration of all applicable notice and cure periods provided herein, the City, in addition to any other relief to which it may be entitled at law or in equity, shall be entitled under this Agreement to an order of a court of competent jurisdiction providing for relief in the form of injunctive relief or specific performance requiring abatement of the nuisance *per se*.

(b) In the event of a breach of this Agreement, the City shall notify Developer of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Developer shall not be in default hereunder if Developer commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to any other relief to which the City may be entitled in equity or at law, render Developer liable to the City in any suit for enforcement, for actual costs incurred by the City including, but not limited to, reasonable attorneys' fees, expert witness fees and the like in the event the City prevails or receives any relief in such suit.

7. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event Developer desires to propose an amendment to this Agreement or to the PUD Plan, an application shall be made to the City Zoning Administrator, which shall process the application in accordance with the procedures set forth in section 13.08 of the City Zoning Ordinance for amendments of PUD Plans.

8. The parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.

9. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. In the event of any litigation relating to this Agreement or the Developer PUD, the parties consent to the venue in and to the exclusive jurisdiction of the courts of and in the State of Michigan, including the Federal District Court for the Western District of Michigan.

10. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the City's right to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.

11. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties.

12. This Agreement shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. The Developer at its sole expense shall cause this Agreement to be recorded in the Hillsdale County Register of Deeds prior to the commencement of any improvements to the Property and a true copy, as so recorded, promptly delivered to the City Clerk. The parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest to all or any

portion of the Property subject to the terms of this Agreement, and all references to "Developer" in this Agreement shall also include its successors and assigns. The parties also acknowledge that the members of the City Council and/or the City Administration and/or its departments may change, but the City shall nonetheless remain bound by this Agreement.

13. (a) Developer has negotiated with the City the terms of the PUD Documents, including this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of Developer and the City.

(b) The parties agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Developer has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Developer, all of which undertakings and obligations the parties agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the parties, as authorized under applicable City ordinances and the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, as amended. It is also agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the approved PUD, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety and general welfare. Furthermore, Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of the PUD Documents, and Developer shall not be permitted in the future to claim that the effect of the PUD Documents results in an unreasonable limitation upon uses of all or any portion of the Property, or claim that enforcement of the PUD Documents causes an inverse condemnation, other condemnation or taking of all or any portion of the Property.

14. It is understood that construction of some of the improvements included in the PUD Documents may require the approval of other governmental agencies.

15. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Developer and the City.

16. The City does not represent or warrant that Developer will achieve any certain or particular results by its development on the Property under and in accordance with the PUD Documents. The parties shall not be liable to the other for any economic (including, without limitation, loss of revenues, profits, contracts, business, property value or anticipated savings), special, direct, indirect, incidental, exemplary, punitive or consequential losses or damages or loss of goodwill in any way whether such liability is based on tort, contract, negligence, strict liability, or otherwise arising from or relating to this Agreement or resulting from the redevelopment, limitations on the ability to redevelop or the inability to redevelop the Property. The parties sole and exclusive remedies are limited to injunctive relief, declaratory relief, and any relief or remedies affirmatively set forth in this Agreement, applicable City ordinances and under the Michigan Zoning Enabling Act, except to the extent any such remedies and relief are limited under the terms of this Agreement.

17. The recitals contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.

18. This Agreement, together with the PUD Documents are intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein.

19. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and, in any event, expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

20. Where there is a question with regard to applicable regulations for a particular aspect of the development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PUD Documents which apply, the City Council, in the reasonable exercise of its discretion, shall determine the regulations of the City's Zoning Ordinance, as that Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of the PUD Documents. In the event of a conflict or inconsistency between two or more provisions of the PUD Documents, the more restrictive provision, as determined in the reasonable discretion of the City Council, shall apply. In the event of a conflict or inconsistency between this Agreement and applicable City ordinances, this Agreement shall control.

21. Notwithstanding the foregoing provisions of this Agreement, Developer retains the right at any time prior to commencement of construction of the improvements contemplated by the PUD Documents to terminate the PUD subject to and in accordance with the requirements of the City's Zoning Ordinance applicable to such a termination.

*[Remainder of page intentionally left blank.
Signatures continued on next page.]*

KEY OPPORTUNITIES, INC.
A Michigan nonprofit corporation

Julie Boyce
By: Julie Boyce

Its: Executive Director

STATE OF MICHIGAN)
) ss
COUNTY OF Hillsdale)

On this 2 day of August, 2024, before me personally appeared Julie Boyce, the Executive Director of Key Opportunities, Inc., a Michigan nonprofit corporation, who acknowledged that he/she signed this agreement on behalf of said company.

Olivia Johnson
Notary Public
Hillsdale County, Michigan
Acting in Hillsdale County, Michigan
My Commission Expires: 8/25/29

Exhibits:

- A – Property Legal Description
- B – Survey
- C – Preliminary PUD Plan
- D – PUD Development Plan

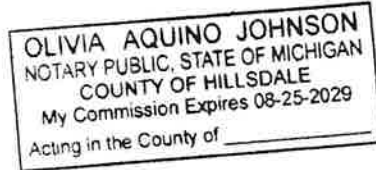


EXHIBIT A

PROPERTY LEGAL DESCRIPTION

Land situated in the City of Jonesville, County of Hillsdale, State of Michigan.

Commencing at the intersection of the Easterly line of the NYCRR right of way and the East line of Olds Street; thence South 32.4 feet to the point of beginning; thence North 89° 49' 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 Easterly line of the Railroad right of way; thence Northwesterly along the Easterly line of said Railroad land and Olds Street to a point 450 feet South of the point of beginning; thence North 450 feet to the point of beginning.

EXCEPTING THEREFROM: Commencing 200 feet South of the previous point of beginning; thence South 250 feet; thence Southeasterly along the Easterly line of the Railroad right of way 10 feet; thence East to a point 227 feet from the Easterly 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 EXCEPTING:** Commencing 450 feet South and 10 feet Southeasterly along the Easterly line of the Railroad right of way from the previous point of beginning; thence East to a point 187 feet from the Easterly line of Olds Street; thence South 200 feet; thence West to the Railroad right of way; thence northwesterly to the point of beginning.

ALSO: A Parcel of land being part of the Southeast 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 Easterly line of the NYCC Railroad right of way and the East line of Olds Street (M-99) according to the recorded plat of Supervisor's Plat No. 2; thence South 0° 11' East 32.4 feet; thence South along the Easterly line of Olds Street 450 feet; thence Southeasterly along the Easterly line of said Railroad right of way and Olds Street 10 feet to the point of beginning; thence East a distance that would be 187 feet from the Easterly line of Olds Street; thence South 200 feet; thence West to the LS and MS Railroad right of way; thence Northwesterly along the Old LS and MS Railroad right of way to the point of beginning.

EXCEPTING: Commencing at a found concrete monument at the intersection of the Easterly line of the New York Central Railroad right of way line and the East line of Olds Street (old M-99), according to the Supervisor's Plat No. 2 of Jonesville as recorded in Liber 3 of Plats, Page 17, Hillsdale County Records, same being South 89° 46' 18" East 1360.37 feet and North 00° 02' 40" East 1037.97 feet from the Southwest corner of Section 4; thence South 00° 02' 40" West along the East line of Olds Street 492.40 feet to the point of beginning of this description; thence North 89° 57' 20" East 187.00 feet; thence South 05° 16' 36" West 193.36 feet; thence North 59° 45' 28" West 195.96 feet to the East line of Olds Street; thence North 00° 02' 40" East along said East line 93.69 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 Southeast 1/4 of the Southwest 1/4, 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 Easterly line of New York Central Railroad right of way line and East line of Olds Street (old M-99), according to the Supervisor's Plat No. 2 of Jonesville, as recorded in Liber 3 of Plats, Page 17, Hillsdale County Records, same being South 89° 46' 18" East 1360.37 feet and North 00° 02' 40" East 1037.97 feet from the Southwest corner of said Section 4; thence South 00° 02' 40" West along the East line of Olds Street 32.4 feet to the POINT OF BEGINNING of this description; thence North 89° 57' 20" East 450.24 feet; thence South 00° 02' 40" West 434.10 feet; thence North 89° 57' 20" East 450.00 feet; thence South 00° 02' 40" West 575.76 feet to the South line of said Section 4; thence North 89° 46' 18" West along said Section line 711.53 feet to the Easterly line of New York Central Railroad right of way line as on said Supervisors Plat No. 2 of Jonesville; thence North 22° 35' 41" West along said Easterly right of way Line 490.26 feet to the East line of said Olds Street; thence South 59° 45' 28" East 195.96 feet; thence North 05° 16' 36" East 193.36 feet; thence North 89° 57' 20" East 40 feet; thence North 00° 02' 40" East 134.00 feet; thence North 38°

42' 20" West 161.36 feet; thence South 89° 57' 20" West 126.00 feet to the East line of said Olds Street; thence North 00° 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 Easterly line of New York Central Railroad right of way line and the East line of Olds Street (old M-99), according to the Supervisor's Plat No. 2 of Jonesville, as recorded in Liber 3 of Plats, Page 17, Hillsdale County Records, same being South 89° 46' 18" East 1360.37 feet and North 00° 02' 40" East 1037.97 feet from the Southwest corner of said Section 4; thence South 00° 02' 40" West along the East line of Olds Street 586.09 feet to the POINT OF BEGINNING of this easement description; thence South 59° 45' 28" East 195.96 feet; thence South 05° 16' 36" West 21.96 feet; thence North 69° 08' 33" West 56.23 feet; thence North 54° 03' 18" West 128.94 feet to the Easterly line of New York Central Railroad right of way line as on said Supervisor's Plat No. 2 of Jonesville; thence North 22° 35' 41" West along said Easterly line 26.92 feet to the POINT OF BEGINNING.

EXHIBIT B

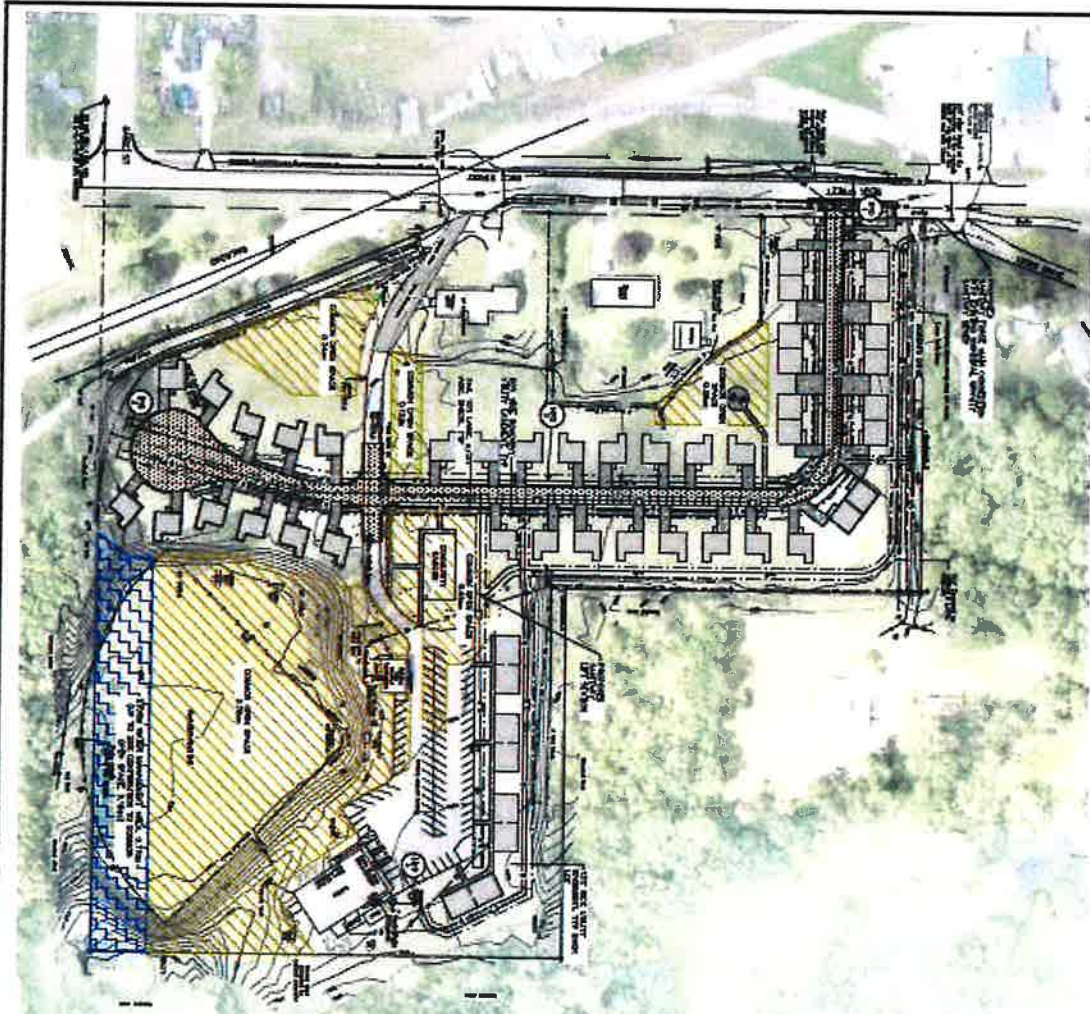
SURVEY

ATTACHED

EXHIBIT C

PRELIMINARY PUD PLAN

ATTACHED



LEGEND

- PROPOSED UTILITY STRUCTURE
- PROPOSED STREET
- PROPOSED SIDEWALK
- PROPOSED BICYCLE LANE
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED FIRE HYDRANT LABEL
- PROPOSED STREET LIGHT
- PROPOSED STORMWATER MANAGEMENT (CIRCULAR STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (RECTANGULAR STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (TRAPEZOIDAL STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (TRIANGULAR STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (CIRCULAR STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (RECTANGULAR STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (TRAPEZOIDAL STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (TRIANGULAR STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (CIRCULAR STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (RECTANGULAR STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (TRAPEZOIDAL STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (TRIANGULAR STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (CIRCULAR STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (RECTANGULAR STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (TRAPEZOIDAL STRUCTURE)
- PROPOSED STORMWATER MANAGEMENT (TRIANGULAR STRUCTURE)

GENERAL NOTES:

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

7. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

8. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

9. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

10. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

NO.	DESCRIPTION	DATE	BY	APP'D.
1	ISSUED FOR PERMITTING	10/15/2011	J. J. [Name]	[Signature]
2	ISSUED FOR PERMITTING	10/15/2011	J. J. [Name]	[Signature]
3	ISSUED FOR PERMITTING	10/15/2011	J. J. [Name]	[Signature]
4	ISSUED FOR PERMITTING	10/15/2011	J. J. [Name]	[Signature]
5	ISSUED FOR PERMITTING	10/15/2011	J. J. [Name]	[Signature]
6	ISSUED FOR PERMITTING	10/15/2011	J. J. [Name]	[Signature]
7	ISSUED FOR PERMITTING	10/15/2011	J. J. [Name]	[Signature]
8	ISSUED FOR PERMITTING	10/15/2011	J. J. [Name]	[Signature]
9	ISSUED FOR PERMITTING	10/15/2011	J. J. [Name]	[Signature]
10	ISSUED FOR PERMITTING	10/15/2011	J. J. [Name]	[Signature]

DATE: 10/15/2011

PROJECT: 02212

SCALE: 1" = 40'

KEY OPPORTUNITIES

BECK RD DEVELOPMENT

OVERALL SCHEMATIC PUD SITE LAYOUT PLAN

CLIENT

Key Opportunities, Inc.

408 W. Madison St.

Chicago, IL

312.467.4488

MTI PROFESSIONAL ENGINEERING SERVICES

1110 N. Dearborn St.

Chicago, IL 60610

Phone: 312.467.4488

Fax: 312.467.4488

EXHIBIT D

PUD DEVELOPMENT PLAN

ATTACHED

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

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

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

Absent: Marty Ethridge and one vacancy.

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

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

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

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

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

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

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

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

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

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

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

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

Manager Gray provided updates.

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

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

Submitted by,

Cynthia D. Means
Clerk

JONESVILLE CITY COUNCIL
Minutes of February 15, 2023

A meeting of the Jonesville City Council was held on Wednesday, February 15, 2023 at the Jonesville City Hall, 265 E. Chicago Street, Jonesville, MI. Mayor Gerry Arno called the meeting to order at 6:30 p.m. Council members present were: Tim Bowman, Christopher Grider, Brenda Guyse, George Humphries Jr., Delesha Padula and Andy Penrose.

Also present: Manager Gray, Treasurer Spahr, WWTP Supt. Boyle, Safety Director Lance, Attorney Thompson, DPW Supt. Kyser, Lisa Adair, Tristan Cox, Keith O'Neil, Julie Boyce, Mike Miller, Deb Hollister, Georgia Mason and Jack Mosley.

Safety Director Lance led the Pledge of Allegiance and the moment of silence.

A motion was made by Brenda Guyse and supported by Andy Penrose to approve the agenda as presented with the following addition; 6-J. Sanitary Sewer Point Repair Payment Request and 6.K. Trickling Filter Repairs Project Change Order. All in favor. Motion carried.

Tristan Cox, Life Scout of Boy Scout Troop 247 spoke to Council regarding his Eagle project on the North end of the Jerry Russell Trail. He stated he is proposing installation of additional bird houses, bat houses and the removal of an invasive plant species on the trail. This project will be in coordination with the Jonesville Rotary.

Keith O'Neil, Executive Director of Reading Emergency Unit, provided an update to City Council.

The Public Hearing was opened at 6:47 p.m. for the Rezoning Request from Key Opportunities, Inc. to rezone the property located at 439 Beck Street for a Planned Unit Development (PUD). Julie Boyce of Key Opportunities, Inc. spoke briefly to City Council regarding the project and Manager Gray provided information regarding the PILOT (Payment in Lieu of Taxes) program. The Public Hearing was closed at 6:52 p.m.

A motion was made by Delesha Padula and supported by Tim Bowman to approve the Rezoning Request to Planned Unit Development (PUD) for 439 Beck Street 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.

Roll Call Vote: Ayes: Delesha Padula, Tim Bowman, Chris Grider, Brenda Guyse, George Humphries Jr., Andy Penrose and Gerry Arno. Nays: None. Absent: None. Motion carried.

A motion was made by George Humphries Jr. and supported by Chris Grider to approve the Eagle Scout Project presented by Life Scout Tristan Cox for the installation of birdhouses, bat houses and the removal of an invasive plant species along the North section of the Jerry Russell Trail. All in favor. Motion carried.

Brenda Guyse made a motion and was supported by Andy Penrose to accept the Cemetery Committee recommendation and approve a two-year contract with Cemetery Sexton Tyler Butters/Butters Excavating, a Cemetery Sexton Services Agreement, including property mowing and maintenance, in the amount of \$34,500 annually. An additional fee that was previously approved for the newly acquired section from the school was reduced from \$2500 to \$2000. All in favor. Motion carried.

A motion was made by Tim Bowman and supported by Brenda Guyse to accept the Cemetery Committee recommendation and approve the revised Fee Schedule, effective April 1, 2023. All in favor. Motion carried.

Delesha Padula made a motion and was supported by Brenda Guyse to approve the addendum to Predevelopment Agreement with DH Roberts Construction toward a development and purchase agreement for the former Klein Tool building. The City Attorney has prepared the extension of the negotiation period through the March Council meeting to complete the discussions. All in favor. Motion carried.

A motion was made by Brenda Guyse and supported by George Humphries Jr. to approve Resolution 2023-04 – Add Pinecrest Drive to City Street System. DPW Superintendent Mike Kyser is recommending adoption of the resolution to formally accept it into the City's Street System, making it eligible for receipt of State Act 51 funds. Roll Call Vote: Ayes: Delesha Padula, Tim Bowman, Chris Grider, Brenda Guyse, George Humphries Jr., Andy Penrose and Gerry Arno. Nays: None. Absent: None. Motion carried.

Tim Bowman made a motion and was supported by Brenda Guyse to approve the Fiscal Year 2023-24 Budget Calendar. All in favor. Motion carried.

The Fiscal Year 2023 six-month budget comparison (July 1, 2022 – December 31, 2022) was provided to Council for their review.

A motion was made by Brenda Guyse and supported by Chris Grider to approve the Fiscal Year 2022-23 Second-Quarter Budget Amendments as presented, including unanticipated revenues from Cemetery lot sales and the state highway maintenance contract. Previously reported projects area also included, such as the carry-over of major and local street maintenance from the previous year and repair of the Fire Department tanker. All in favor. Motion carried.

Delesha Padula made a motion and was supported by George Humphries Jr. to accept the Planning Commission Annual Report and Work Plan as submitted by the Planning Commission. All in favor. Motion carried.

A motion was made by Brenda Guyse and supported by Andy Penrose to approve the final payment request from Concord Excavating and Grading, Inc. for the Sanitary Sewer Point Repair in the amount of \$96,905.95. All in favor. Motion carried.

Delesha Padula made a motion and was supported by Chris Grider to approve the Trickling Filter Project Change Order by \$5,000, utilizing stainless steel rather than aluminum components, reducing the lead time by six (6) weeks. The goal of this change is to put the contractor in a position to complete the work in April rather than June, before discharge limits change. All in favor. Motion carried.

A motion was made by Brenda Guyse and supported by George Humphries Jr. to approve the minutes of January 18, 2023 Regular Meeting and February 7, 2023 Special Meeting. All in favor. Motion carried.

Andy Penrose made a motion and was supported by Delesha Padula to approve the Accounts Payable for February 2023 in the amount of \$87,288.03. All in favor. Motion carried.

A motion was made by Delesha Padula and supported by Chris Grider to receive the minutes of Downtown Development Authority (DDA) – January 10, 2023 and Planning Commission - January 11, 2023. All in favor. Motion carried.

Andy Penrose gave an update from the Region 2 Planning Commission.

Updates were given by Department Heads, Manager Gray and Council.

Mayor Arno adjourned the meeting at 7:46 p.m.

Submitted by:

Cynthia D. Means
Clerk

Gerald E. Arno
Mayor

SECTION 15.05 REVIEW STANDARDS

The following standards shall be utilized in reviewing all site plans. These standards are intended to provide a frame of reference for the applicant in the preparation of site plans as well as for the reviewing authority in making judgment concerning them. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention, or innovation.

- A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site shall take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this Ordinance.
- B. Safe, convenient, uncontested, and well-defined vehicular and pedestrian circulation shall be provided for ingress/egress points and within the site. Drives, streets and other circulation routes shall be designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
- C. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area shall be planned to provide a safe and efficient circulation system for traffic.
- D. Removal or alteration of significant natural features shall be restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission may require that landscaping, buffers, and/or greenbelts be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.
- E. Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.
- F. The site plan shall provide reasonable visual and sound privacy for all dwelling units located therein, and adjacent thereto. Fences, walls, barriers, and landscaping shall be used, as appropriate, to accomplish these purposes.
- G. All buildings and groups of buildings shall be arranged so as to permit reasonable necessary emergency vehicle access as requested by the Fire Department serving the Community.
- H. All streets and driveways shall be developed in accordance with the Community Subdivision Control Ordinance, the Hillsdale County Road Commission, or Michigan Department of Transportation specifications, as appropriate, unless developed as a private road in accordance with the requirements for private roads in this Ordinance. The Planning Commission may impose more stringent requirements than those for the Road Commission or Michigan Department of Transportation with respect to driveway location and spacing. In addition, sidewalks may be required if determined to be necessary or appropriate for pedestrians and non-motorized vehicles.

- I. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made to accommodate stormwater, prevent erosion and the formation of dust. The use of detention/ retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic or create puddles in paved areas. Catch basins may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system. Other provisions may be required to contain runoff or spillage from areas where hazardous materials are stored, or proposed to be stored.
- J. Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not interfere with the vision of motorists along adjacent streets. Lighting of buildings or structures shall be minimized to reduce light pollution and preserve the rural and small town character of the community.
- K. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from Residential Districts or public streets, shall be screened by a vertical screen consisting of structural or plant materials no less than six (6) feet in height. The finished side of any wall, fence, or other screen shall face adjacent properties.
- L. Entrances and exits shall be provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site. The number of entrances to and exits from the site shall be determined with reference to the number of dwelling units or other land uses within the site, the nature and location of the surrounding streets, the effect of traffic in the area, nearby topography, and other factors.
- M. Site plans shall conform to all applicable requirements of County, State, Federal, and community statutes and ordinances. Approval may be conditioned on the applicant receiving necessary County, State, Federal, and community permits before final site plan approval or an occupancy permit is granted.
- N. Appropriate fencing may be required by the Planning Commission around the boundaries of the development if deemed necessary to minimize or prevent trespassing or other adverse effects on adjacent lands.
- O. The general purposes and spirit of this Ordinance and the Master Plan.

SECTION 15.06 CHANGES IN THE APPROVED SITE PLAN

Changes to the approved site plan shall be permitted only under the following circumstances:

- A. The holder of an approved site plan shall notify the Zoning Administrator of any proposed change to an approved site plan.
- B. Minor changes may be approved by the Zoning Administrator upon determining that the proposed revision(s) will not alter the basic design nor any specified conditions imposed as part of the original approval. Minor changes shall include the following:

Jeff Gray

From: Parker, Corey M <Corey.Parker@michigangasutilities.com>
Sent: Friday, July 19, 2024 8:19 AM
To: Mike Miller; Jeff Gray; Julie Boyce
Cc: Matt Taylor
Subject: RE: Beck Street Site Plan Questions

Looks good, thank you. I'll pass this along to design/engineering and reach back out if they should need anything else.
Have a great weekend,
Corey

Corey Parker

Senior Account Manager
Michigan Gas Utilities
office: 517-278-3533
mobile: 517-677-1804
corey.parker@michigangasutilities.com

From: Mike Miller <mmiller@keyopp.org>
Sent: Thursday, July 18, 2024 12:49 PM
To: Jeff Gray <JGray@jonesville.org>; Julie Boyce <jboyce@keyopp.org>
Cc: Matt Taylor <mtaylor@foulkeconstruction.com>; Parker, Corey M <Corey.Parker@michigangasutilities.com>
Subject: RE: Beck Street Site Plan Questions

You don't often get email from mmiller@keyopp.org. [Learn why this is important](#)

*** Exercise caution: This is an EXTERNAL email. DO NOT open attachments or click links from unknown senders or in unexpected emails. ***

Good Afternoon all

Answers to questions below:

- #1 number of units is correct
- #2 56 units will be @ 60,000 BTU
Existing building will be @ 2,000,000 BTU @ 2# pressure allowing for addition of standby generator
- #3 duplexes will have 2 hookups
- #4 Quadplexes will have 4 hookups

I believe this is the information you are looking for. Let me know if you have any additional questions

Mike Miller
Key Opportunities
517-437-4469

From: Jeff Gray <JGray@jonesville.org>
Sent: Tuesday, July 16, 2024 12:29 PM
To: Julie Boyce <jboyce@keyopp.org>
Cc: Mike Miller <mmiller@keyopp.org>; Matt Taylor <mtaylor@foulkeconstruction.com>; Corey Parker

<Corey.Parker@michigangasutilities.com>

Subject: FW: Beck Street Site Plan Questions

Julie,

I've sent out the PUD site plan to the City departments and local utilities for review and comment. Please see the questions from Michigan Gas Utilities below. Will you and your team provide answers to their questions so they can consider gas demand and system impacts?

Jeff

Jeffrey M. Gray· City Manager
City of Jonesville
265 E. Chicago Street· Jonesville, MI 49250
(517) 849-2104



From: Parker, Corey M <Corey.Parker@michigangasutilities.com>

Sent: Tuesday, July 16, 2024 10:01 AM

To: Jeff Gray <JGray@jonesville.org>

Subject: Beck Street Site Plan Questions

Good Morning Jeff,

I have a couple follow up questions for you on the Beck St project.

1. With respect to the total scope of ALL phases of the project, it looks like there are;
 - a. 28 Single Unit Dwellings (including the caretaker's residence)
 - b. 6 Duplex Dwellings
 - c. 4 Quadplex Dwellings
 - d. The Existing Building
 - i. Is this correct?
2. What is the total Input BTUs for each type of Dwelling?
3. Will the Duplexes have one or two gas hookups?
4. How many gas hookups will the Quadplexes have?

With these answers, we will be able to review the total gas demand for the entire project and determine the impact on our system.

Thank you,
Corey

Corey Parker
Senior Account Manager
Michigan Gas Utilities
office: 517-278-3533
mobile: 517-677-1804
corey.parker@michigangasutilities.com



STATE OF MICHIGAN
DEPARTMENT OF TRANSPORTATION
JACKSON TRANSPORTATION SERVICE CENTER

GRETCHEN WHITMER
GOVERNOR

BRADLEY C. WIEFERICH, P.E.
DIRECTOR

August 2, 2024

Jeffery M. Gray, City Manager
City of Jonesville
265 East Chicago Street
Jonesville, MI, 49250

Dear Jeffery M. Gray:

RE: Key Opportunities (PUD), 439 Beck Street, City of Jonesville, Hillsdale County.

The Michigan Department of Transportation (MDOT) Permits, Design, and Traffic and Safety Divisions have reviewed the plans for the proposed development in Hillsdale County and have the following comments:

- Storm drainage calculations would need to be submitted, please see attached.
- Traffic control will need to be added to plans for review.
- Proposed Northern access located too close to Roberts Drive and Lewis Drive and will need to be eliminated.
- Existing Southern access doesn't meet current standards and will need to be reconstructed to accommodate new development.

A more complete review will be conducted upon submission of plans that include details necessary for project construction. Please see attached list of minimum requirements for plan submission.

A permit to work cannot be issued until all information is submitted and approved.

If you have any further questions, please contact me.

Sincerely,

Doug Jordan

Doug Jordan
Permits
Jackson Transportation Service Center

**JACKSON TSC URBAN DRAINAGE DESIGN CHECKLIST FOR JACKSON,
HILLSDALE, AND LENAWEЕ COUNTIES**

PLEASE COMPLETE THE DRAINAGE DESIGN CHECKLIST (FORM 2484, <http://mdotjboss.state.mi.us/webforms/GetDocument.htm?fileName=2484.pdf>) USING THE INFORMATION REQUIRED BELOW.

PROVIDE THE FOLLOWING USING THE RATIONAL METHOD, FOUND IN CHAPTER 3 OF THE 2006 MDOT DRAINAGE DESIGN AND STORMWATER MANAGEMENT MANUAL (<http://www.michigan.gov/stormwatermgt>):

- PLANS OF PROPOSED STORM WATER CONVEYANCE SYSTEM
- CONNECTION DETAILS TO MDOT SYSTEM (Manhole inside ROW)
- CONTOUR MAP
- LENGTH OF SHEET FLOW
- SLOPE OF SHEET FLOW AREA
- LAND USE (EXISTING AND PROPOSED)
- RUNOFF COEFFICIENTS USED (Per table 3-1 in DDSMM pg. 3-20)
- TIME OF CONCENTRATION (see pgs. 3-22, 3-23 in DDSMM)
- RAINFALL INTENSITIES USED (per Appendix 3-B in DDSMM pg. 3-B-1)
- UNDEVELOPED PEAK RUNOFF FOR A 10YR, 50YR, AND 100YR STORM EVENT
- DEVELOPED PEAK RUNOFF FOR A 10YR, 50YR, AND 100YR STORM EVENT
- DETENTION VOLUME REQUIRED FOR 50 YEAR STORM EVENT (check 100 year, provide first flush volume)
- HYDRAULIC CAPACITY OF PROPOSED 4" STORM OUTLET @___% NEEDS TO BE NO GREATER THAN **0.7 CFS**

THIS DESIGN MUST BE SIGNED AND STAMPED BY A MICHIGAN REGISTERED PROFESSIONAL ENGINEER

DRAINAGE DESIGN CHECKLIST FOR ACCESSING STATE TRUNKLINES

INSTRUCTION: ALL FIELDS SHALL BE COMPLETED BY THE APPLICANT.

This checklist provides the required information necessary for MDOT review of drainage connections within MDOT right of way (ROW). MDOT's Drainage Manual (DM) should be used as the primary reference for hydrologic and hydraulic calculations and can be found at: <http://www.michigan.gov/stormwatermgt>. MDOT will not accept drainage connections from properties that do not naturally drain to the MDOT ROW.

Base Information (Provide all)

- Contour map of existing and proposed conditions
- Hydrologic analysis of existing and proposed conditions (Rational or modified rational methods are not acceptable for determining volume.)
- Plans of proposed storm water conveyance system
- Outlet control details
- Connection details to MDOT system
- Hydraulic design calculation
- Certification Statement (Signed by a Michigan Registered Professional Engineer.)

Information for Detention/Retention Basins

- Elevation vs storage table or curve
- Elevation vs discharge table or curve
- Soil boring information showing groundwater elevations, permeability tests shall be performed for infiltration basins

Flood Routing Method (Choose one. Required for sites with detention and/or retention.)

- NRCS TR55
- TR20
- Modified Puls Method
- HEC-1
- Other _____

Notes:

1. Program must use a hydrograph to calculate volume.
2. The rational or modified rational methods are not acceptable for flood routing.

Additional Information (Provide all that apply)

- Public Drainage Easement(s)
(Required when multiple properties share the proposed drainage system)
- NPDES Storm Water Industrial Permit (Certificate of Coverage)
(Required when storm water discharge associated with industrial activities defined by 40 CFR 122.25(b)(14)).
- Energy Dissipation details to control outlet velocities
(Required when proposed velocity is greater than 6 fps)
- Outlet shut off details for water quality purposes
(Required when the possibility for a potentially hazardous material spillage exists)
- Local Requirements
(Required when either flows or storage volumes are more restrictive than MDOT's requirements. Meeting local requirements does not necessarily indicate MDOT requirements have been met.)
- Digital copy of modeling program
(Required when computer application is used)
- Input and output reports in .pdf format for the range of flows
(Required when computer application is used)

Water Quality

- Applicant verifies that the discharge to MDOT's stormwater system will not cause a violation of [MDOT's National Pollution Discharge Elimination System stormwater discharge permit](#).

** Failure of the applicant to submit all required materials may result in delays or rejection of the application. **

Data Summary

Frequency	Existing flow to MDOT ROW		Proposed flow to MDOT ROW						
	Discharge (cfs)	Run off Volume (cft)	Without detention			With required detention***			
			Discharge (cfs)	Velocity * (ft/s)	Run off Volume (cft)	Discharge (cfs)	Velocity (ft/s)	Required Storage Volume** (cft)	Water Surface Elevation (ft)
10-year Storm Event									
50-year Storm Event									
100-year Storm Event Harmful Interference Evaluation									
Drainage Area (Acres)									
Design Storage Volume (cft)									

* Not applicable (N/A) if "sheet flow" into MDOT right of Way, or detention is proposed.

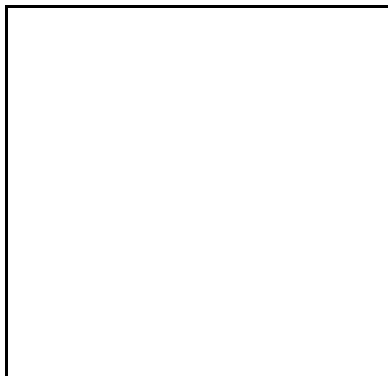
** Difference in volume between the proposed and existing conditions.

i.e. Required Storage Volume = Proposed Volume - Existing Volume, or (N/A) if Proposed Volume <= Existing Volume

*** Not required if proposed discharge is less than or equal to the existing discharge without detention.

Certification

I (print your name) _____, P.E., have prepared the attached plans and specifications for the proposed drainage system. The proposed outlet control from this drainage system is discharged at a flow rate equal to or less than the existing flow rate conditions into the MDOT stormwater conveyance system; the velocity discharged is properly dissipated; there exists sufficient storage on the permit applicant's property for all the range of flows summarized above, so that no harmful interference to MDOT ROW or adjacent properties will be caused as a result of utilizing this facility. This discharge to MDOT's stormwater system will not cause a violation of MDOT's National Pollution Discharge Elimination System stormwater discharge permit.



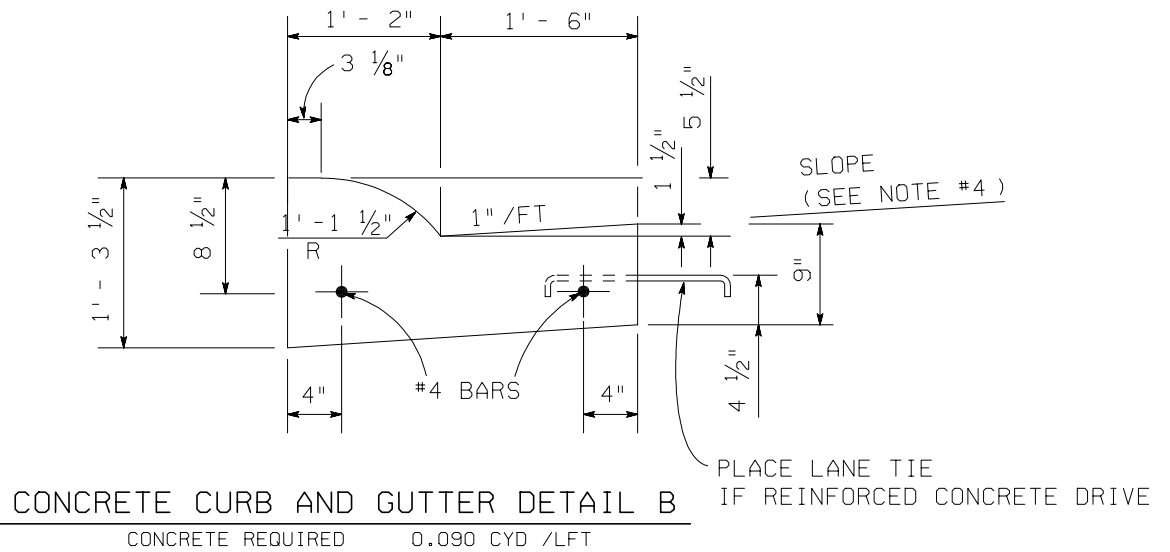
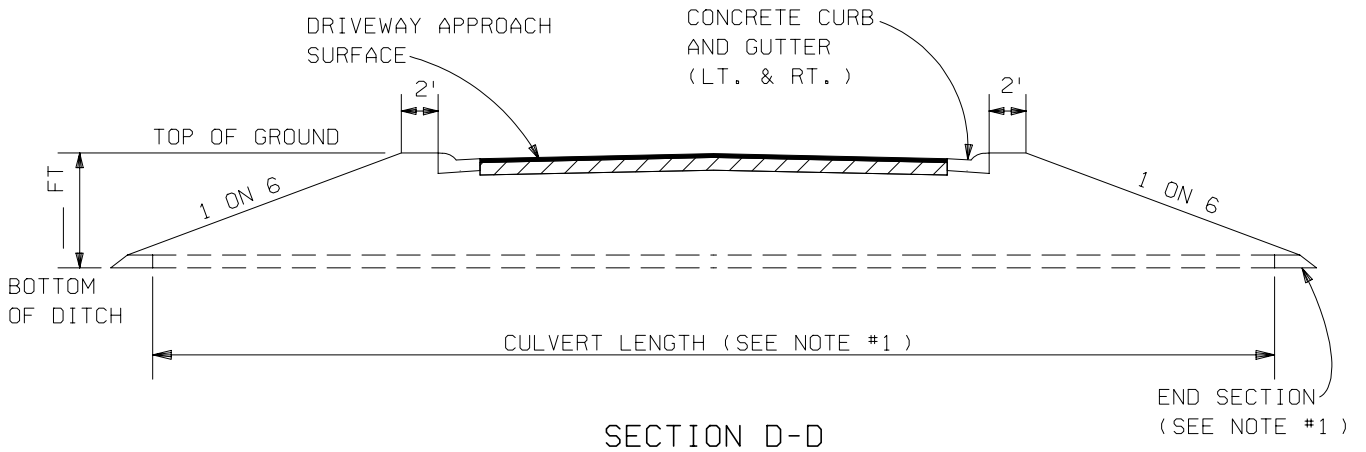
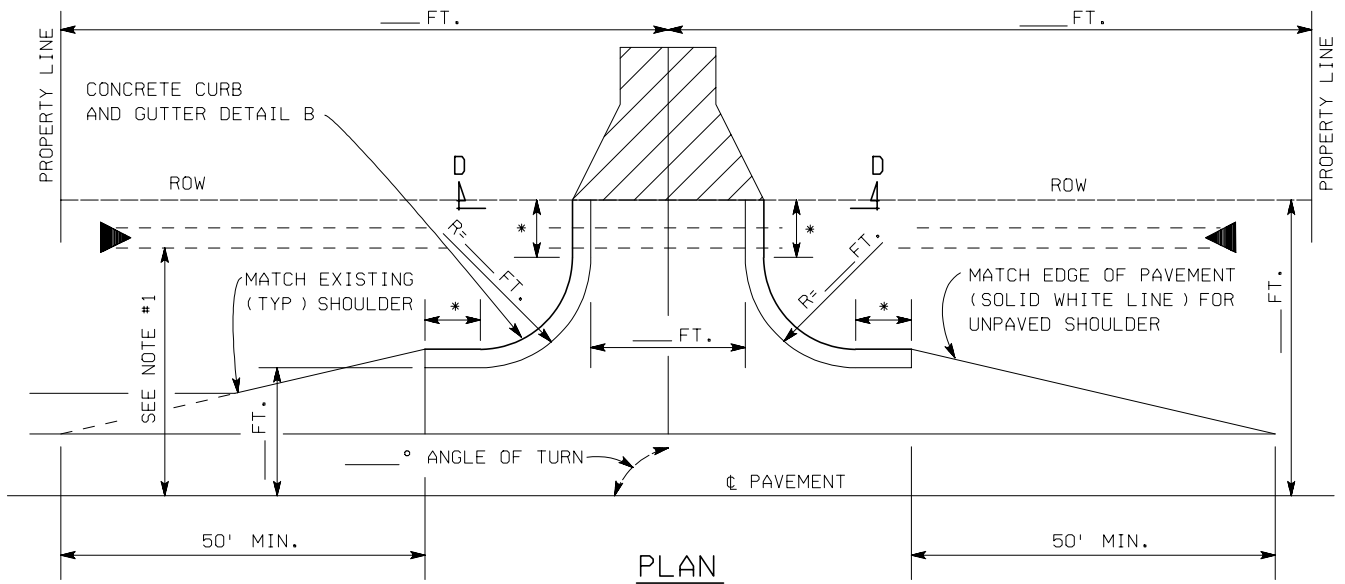
Signature: _____, P.E.

Michigan Professional Engineer License Number: _____

This document shall be sealed in the space provided to the left and submitted with the permit package.

MDOT UNIVERSITY REGION COMMERCIAL DRIVEWAYS PLAN REQUIREMENTS

1. A Description of the proposed work.
2. Location of project.
3. Site dimensions including:
 - a) North arrow
 - b) Right-of-way lines,
 - c) Property lines
 - d) Centerline of highway
 - e) Edge of pavement
 - f) Paved and gravel shoulders
 - g) Ditch lines
 - h) Locations of existing driveways and street intersection on both sides of the highway for a distance of 500 feet,
 - i) Proposed and existing building locations, and
 - j) Internal traffic circulation and parking.
4. Utility locations, including proposed service connections, (Note: service connections located within MDOT right-a-way also require a permit. These connections may be covered under the driveway permit subject to an additional fee)
5. Existing and proposed contour elevations.
6. Driveway and curb grades
7. Pavement cross-sections and curb and gutter detail.
8. Drainage disposition, including locations of existing and proposed culverts, storm sewers, and retention areas. (Note: MDOT is not obligated to accept storm water run-off from adjacent property unless it has historically drained onto MDOT right-of-way, and then only at its original rate of run-off. Detention shall be required for any additional run-off as a result of site improvements).



UTILITIES - PERMITS SECTION
REAL ESTATE SUPPORT AREA



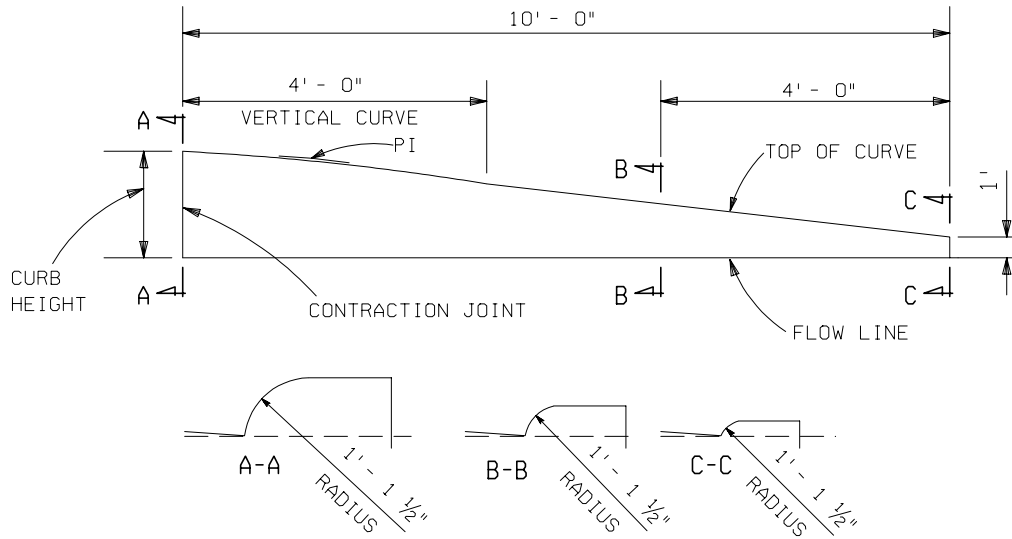
PERMIT NO. _____
TRUNKLINE _____
NAME OF PERMIT _____
APPLICANT _____

PERMIT ATTACHMENT FOR
COMMERCIAL DRIVEWAY
UNCURBED TRUNKLINE

05-02-03
PLAN DATE

PA-02

SHEET
01 OF 02



* TYPICAL TANGENT END OF CURB DETAIL

NOTES

1. PLACE ___ LFT OF ___ INCH CULVERT ___ FEET FROM CENTERLINE OF PAVEMENT WITH END SECTION AT EACH END.
GRATES SHOULD BE USED ON END SECTIONS FOR CULVERTS 18" AND LARGER WHICH ARE LESS THAN 30' FROM THE PAVEMENT. HEADWALLS SHALL NOT BE USED FOR DRIVEWAY CULVERTS.
2. THE SURFACE SHALL BE EQUAL TO OR BETTER THAN THE FOLLOWING:
 - a. ___ INCH BITUMINUS MIXTURE _____ TOP
 ___ INCH BITUMINUS MIXTURE _____ LEVELING
 ___ INCH BITUMINUS MIXTURE _____ BASE
 ___ INCH COMPACTED GRAVEL OR CRUSHED STONE
 ___ INCH SUBBASE COMPATIBLE WITH THAT USED ON THE HIGHWAY
 - b. ___ OF REINFORCED CONCRETE ON ___ INCH OF COMPACTED GRAVEL OR CRUSHED STONE AND ___ SUBBASE COMPATIBLE WITH THAT USED ON THE HIGHWAY.
 - c. CONCRETE GRADE P1 SHALL USED.
3. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND ACCORDING TO THE ADMINISTRATIVE RULES OF ACT 200, P.A. OF 1969.
4. SLOPE DRIVEWAY APPROACH AWAY FROM PAVEMENT AT 1/2" /FT FOR 12 FEET.
5. DISTURBED AREAS SHALL BE RESTORED WITH TOPSOIL AND SEED OR SOD ONLY. MINIMUM OF 3 INCHES OF TOPSOIL REQUIRED.
6. A DRIVEWAY SHALL BE CONSTRUCTED SO THAT IT DOES NOT ADVERSELY AFFECT THE HIGHWAY DRAINAGE. THE DRAINAGE AND THE STABILITY OF THE HIGHWAY SUBGRADE SHALL NOT BE ALTERED BY DRIVEWAY CONSTRUCTION OR ROADSIDE DEVELOPMENT.
7. CURB IS TO EXTEND TO ROW LINE OR A MINIMUM OF 10' BEYOND THE RADIUS OR AS DIRECTED BY THE ENGINEER.

UTILITIES - PERMITS SECTION
REAL ESTATE SUPPORT AREA



PERMIT NO. _____

TRUNKLINE _____

NAME OF PERMIT _____

APPLICANT _____

PERMIT ATTACHMENT FOR
COMMERCIAL DRIVEWAY
UNCURBED TRUNKLINE

05-02-03

PLAN DATE

PA-02

SHEET

02 OF 02

July 2, 2024

Jeff Gray, City Manager
City of Jonesville
265 E. Chicago St.
Jonesville, MI 49250

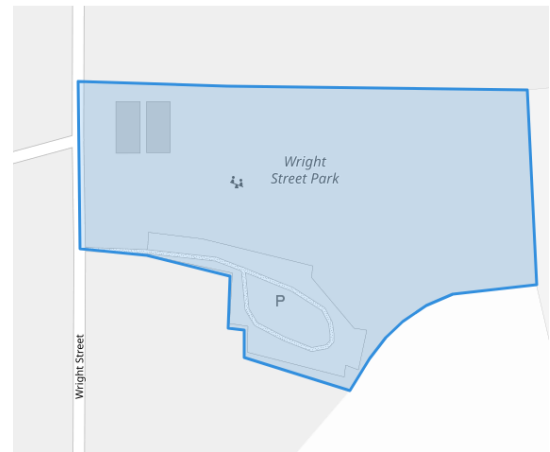
RE: Proposal for Professional Services for City of Jonesville Wright Park Conceptual Master Planning

Dear Mr. Gray:

Thank you for sharing your vision for your community's recreational needs at the City of Jonesville Wright Park with Matt Biolette. The overview that you shared with him was very beneficial in our understanding of the City goals for the park. The City property is located at the crossroads of Village Lane and Wright Street, and is composed of roughly 5.5 acres, which is currently utilized for mostly baseball activities.

Preliminary park elements identified as part of a community survey are:

- Walking trail
- Event pavilion with seating area
- Basketball court
- Pickleball courts
- Improved / paved parking lot
- Baseball diamond improvement
- Small and large dog run areas



The goal is to develop a conceptual master plan that would serve as a basis for pursuing grant funding and aid in forming collaborative partnerships with other area organizations. The master plan would then serve as the basis for a grant application with the Michigan Department of Natural Resources (MDNR) and other funding entities.

SCOPE OF SERVICES

We propose to provide the following services for park master planning of the City of Jonesville Wright Park as follows:

TASK A - PARK MASTER PLAN GUIDEBOOK

1. ORIENTATION AND ANALYSIS

The project will begin with a project kickoff meeting that includes representatives from the City staff, City board and committee members, and F&V staff assigned to the project. This meeting will provide direction to F&V and establish clear roles of team members and expectations for the lines of communication. Aerial

4798 Campus Drive
Kalamazoo, MI 49008
P: 616.977.1000
F: 616.977.1005
www.fveng.com

mapping with topographical and parcel boundaries will be provided electronically by the Hillsdale County GIS will serve as the base plan for master planning.

We will review and photograph all the existing features within the park. This inventory and analysis will aid us in indentifying:

- Potential recreational uses that may impact a master plan and the perception/need for existing or new park elements. This includes those facilities mentioned earlier in this letter and other amenities to meet the needs of the local community.
- Utility infrastructure improvement needs that may affect master plan phasing. This will include evaluation of the existing storm drainage, sanitary sewer, water service, and electrical systems. Improvements must consider initial capital investment by City for the various recreational activities and use zones.

Once all inventory and analysis of site conditions and features has been developed, including a photographic inventory of the City property, we will review the issues and opportunities listed above with associated costs to inform and communicate with the City staff. We will share this information at a public work session.

2. MASTER PLAN REFINEMENT

We will use our extensive experience in our issues-based design approach to develop a conceptual master plan for review and preliminary approval by City staff and related agencies. These approaches will include identifying potential recreational uses and park elements that impact a design. Programming needs for recreational uses such as parking, play areas, restrooms, pavilions, pathways, day-use areas, and other associated recreational needs to be defined early in the process.

With priorities and preferences defined, conceptual design alternatives will be refined into a final master plan. The master plan development will be supported by illustrations, details, sketches, and graphic images to further define the nature of recreational infrastructure and landscape features. It will include representative photographic examples of major park elements to reflect the scale and scope of the respective elements. A 24" x 36" rendered plan sheet for public viewing will be provided.

Final development of the conceptual design will be refined based on City review to focus on improving overall park functionality and with an emphasis on user safety as well as options promoting universal access, particularly to enable people of all ages, needs, and ability to reach and enjoy the parks' resources.

Budget considerations will be integral to the process from beginning to completion of the schematic design and beyond. We will prepare detailed engineer's estimate of probable construction costs for the chosen option including phasing recommendations and will include future estimated professional services cost for preliminary design, final design, and construction oversight.

We will develop a summary of the recommendations and a final graphic color-rendered master plan with design details for elements and treatments for the park. Also included in the master plan will be information with regards to various grant programs specifically in the area of recreation enhancement that the City may want to consider aiding in funding improvements.

TASK B - MICHIGAN NATURAL RESOURCES TRUSTS FUND (MNRTF) GRANT APPLICATION

We can guide the City and assist with the preparation of a MNRTF Grant Application. The application must be submitted by the application deadline of April 1 with the following:

1. Site master plan graphic showing the proposed Wright Park improvements as determined by the City.
 - a. All elements proposed under the grant application must be identified and labeled.
 - b. Project location map.
 - c. Boundary map – Legal description provided by community must delineate the legal boundaries of the property identified for park use.
2. Elevations and plan views of any proposed structures.
3. MNRTF Grant Application Form – one copy fully completed by F&V and signed by authorized community representative.

4. Application narrative prepared by F&V with information provided by City staff.
5. Documentation of local financial match such as letters of commitment from the source.
6. Certified resolution from the governing body committing to the application.
 - a. Resolution to be adopted at a public hearing with an advertisement 7 days prior to meeting. F&V will provide a sample ad and resolution.
 - b. City to provide a copy of affidavit from local paper.
7. Documentation of Site Control Form (PR1956-1). Completed by community and community's legal counsel.
8. City will be tasked with gathering any letters of support from local stakeholders and groups.
9. Prepare supplemental information, if necessary, after preliminary application scoring in August of the year of application.

SCHEDULE

A summary of the anticipated tasks and timeline is as follow. For the sake of preparing a schedule, it is assumed that a contract for the proposed project will be awarded on or about July 17, 2024.

Task / Description	Schedule
Project Kickoff	August 2024
Base Map Preparation and Site Assessment	August 2024
Agency/Public Work Sessions, Inventory, and Analysis	September 2024
Schematic Design and Preliminary Cost Projections	October 2024
Final Master Plan Review and Adoption	December 2024
MDNR Grant Application (TBD)	March/April 1 2025

PROFESSIONAL FEE

Based on our understanding of the project outlined in our work plan, public engagement and deliverables, our services as will be provided on a lump sum basis as itemized below:

Task / Description	Schedule
A. Park Master Plan Guidebook	\$8,500
B1-8. MDNR MNRTF Grant Application (If Desired)	\$3,800
B9. Supplemental MDNR Grant Information (If Necessary)	\$700
Tasks A – B9 Proposed Lump Sum Fee	\$13,000

We would be happy to meet and present our teams qualifications in greater detail If desired. If this proposal is acceptable to you, we will prepare our standard professional services agreement for your authorization. We look forward to working with you on the City's continued vision for the park and region. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

FLEIS & VANDENBRINK



Rick Stout, LLA
Project Manager
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Jeff Wingard, PE
Client Services Manager

