



**CITY OF JONESVILLE  
PLANNING COMMISSION AGENDA  
WEDNESDAY, NOVEMBER 13, 2024, 7:00 P.M.  
JONESVILLE CITY HALL, 265 E. CHICAGO STREET**

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE**
- 2. APPROVAL OF AGENDA** [Action Item]
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES**
  - A. October 9, 2024 Meeting [Action Item]
- 5. PUBLIC HEARING AND SUBSEQUENT ACTION**
  - A. None
- 6. UNFINISHED 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 [Information Item]
  - B. Wright Street Park Concept Plan [Discussion Item]
- 7. NEW BUSINESS**
  - A. Planning Commission Vacancy [Action Item]
- 8. OTHER BUSINESS**
  - A. Project Updates
- 9. ADJOURNMENT – Next meeting Wednesday, December 11, 2024 at 7:00 p.m.**

**CITY OF JONESVILLE  
PLANNING COMMISSION  
Minutes of October 9, 2024**

A City of Jonesville Planning Commission meeting was held on Wednesday, October 9, 2024 at the Jonesville City Hall, 265 E Chicago Street, Jonesville, MI. Chair Christine Bowman called the meeting to order at 7:02 p.m.

Present: Christine Bowman, Jim Ackerson, Brenda Guyse, Ken Koopmans, Annette Sands, and Ryan Scholfield.

Absent: One Vacancy

Also Present: Jeff Gray, Charles Crouch, Rick Jenkins and via Zoom Rick Stout (Fleis & Vandenbrink)

Annette Sands led the Pledge of Allegiance and the moment of silence.

Councilman Tim Bowman thanked the Planning Commission for the great work they have provided Jonesville over the last 13 years. Bowman stated he has enjoyed working together with them.

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

Annette Sands made a motion and was supported by Ryan Scholfield to approve the minutes from September 11, 2024 with one correction being made. All in favor. Absent: One Vacancy. Motion carried.

Manager Gray provided information regarding the Site Plan Review request from MT Engineering/Key Opportunities for construction of Phase 1 of the Planned Unit Development at 439 Beck Street. Action on this request for the first phase of construction of the supportive housing development at the former Eagles site was postponed at the August 20<sup>th</sup> regular meeting to allow the applicant to address site access issues raised by the Michigan Department of Transportation. A draft plan is in a form acceptable to MDOT, an amended plan will be submitted to update the Planned Unit Development. No action is recommended at this time, pending updates to the plan.

A motion was made by Annette Sands and supported by Brenda Guyse to move Agenda Item 7.A. prior to 6.B. All in favor. Absent: One Vacancy. Motion carried.

A motion was made by Brenda Guyse and supported by Annette Sands to approve the Site Plan Review request from Stoll Metal Sales, LLC, for construction of an 8,100 square foot building addition on the property located at 590 Olds Street. Approval is based on the plans prepared by Richard J. Jenkins, P.E., dated September 25, 2024, with a finding that the plan meets the Review Standards listed in Section 15.05 of the Zoning Ordinance. Richard Jenkins spoke briefly to the Planning Commission. All in favor. Absent: One Vacancy. Motion carried.

The Wright Street Park Concept Plan was presented to Council virtually by Rick Stout with Fleis and Vanderbrink. Mr. Stout provided four (4) concept plans for Wright Street Park that were thoroughly discussed amongst the Planning Commission. Comments/changes/suggestions of the concept plans are to be submitted to Manager Gray by October 23, 2024. These comments will then be submitted to Mr. Stout. Discussion will continue with the new concept plans that are put together by Mr. Stout from the comments that are received at the November 13, 2024 Planning Commission Meeting.

Manager Gray provided updates.

The next meeting is scheduled for Wednesday, November 13, 2024 at 7:00 p.m.

The meeting was adjourned at 8:18 p.m.

Submitted by,

Cynthia D. Means  
Clerk



To: Jonesville Planning Commission  
From: Jeffrey M. Gray, City Manager *JMG*  
Date: November 7, 2024  
Re: Manager Report and Recommendations – November 13, 2024 Planning Commission Meeting

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

The applicant has submitted an updated development plan and amendment to their Planned Unit Development that will be considered at the November 20<sup>th</sup> City Council meeting. The plan would eliminate the southern driveway access to the development, limiting entry to a new northern driveway, as required by the Michigan Department of Transportation (MDOT). Once the Planned Unit Development Agreement has been updated, the Planning Commission may consider the amended site plan. Staff anticipates that will be considered at the December 11<sup>th</sup> meeting. No action is recommended at this time, pending updates to the plan.

**6. B. Wright Street Park Concept Plan [Discussion]**

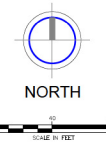
Thank you all for your review and comments regarding the various “bubble concepts” for Wright Street Park. By consensus, Bubble Concept E 2.0 was the leading design. Discussion at the meeting will focus on further refinement of the concept. Rick Stout, from Fleis and Vandenbrink, will join via virtual meeting. Rick has prepared some refinements to the concept, to address some of the Commission’s comments. *Please refer to the attached updated Concept E 2.0.*

**7. A. Planning Commission Vacancy [Action Item]**

Several months ago, two Planning Commission vacancies were advertised and one of them has been filled. Resident Kayla Thompson currently serves on the Zoning Board of Appeals and previously had interest in serving on the Planning Commission. She recently reached out and asked that her previous application be considered. A motion would be necessary for the Planning Commission to recommend that the City Council appoint Kayla Thompson to a three-year term on the Planning Commission through November of 2027. *Please refer to the attached email correspondence and application from Kayla Thompson.*

**9. A. Project Updates**

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



**WRIGHT PARK BUBBLE CONCEPT E 2.01**

CITY OF JONESVILLE  
11.06.2024

JONESVILLE, VA  
City of Jonesville  
11.06.2024

## Jeff Gray

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**From:** Kayla Thompson <kaylamthompson1@gmail.com>  
**Sent:** Friday, October 25, 2024 2:22 PM  
**To:** Jeff Gray  
**Subject:** Re: Park Concepts

Thank you for sending these, Jeff! Very interesting. I would be curious to hear the feedback on the proposals. I'll be sure to be at the November meeting.

Additionally, please resubmit my prior application for consideration with authorization of this email. All of the information is still up-to-date.

Have a great weekend,

Kayla

**Kayla M. Thompson**  
(e) kaylamthompson1@gmail.com  
(c) 517.610.3897

On Oct 25, 2024, at 12:52 PM, Jeff Gray <jgray@jonesville.org> wrote:

Hi Kayla,

As we discussed last night regarding Wright Street Park, I've attached the "bubble concepts" that the Planning Commission is considering for the general layout and relationship between improvements. Concepts A-D are in one of the documents – these were all discussed at the October Planning Commission meeting. After the meeting, the consultant developed Concept E and E2.0, based on the discussion.

These will get discussed at the November 13<sup>th</sup> Planning Commission and hopefully we'll land on one so that a more detailed concept plan and cost estimates can be developed.

Also, if you are interested in being considered for the Planning Commission vacancy, please let me know. I've attached the application that you submitted previously. We can use it again with an email note back to me, or you can complete a new one from our website at the following link:

[http://jonesville.org/Portals/50/forms/jonesville\\_application\\_to\\_city\\_boards.pdf](http://jonesville.org/Portals/50/forms/jonesville_application_to_city_boards.pdf)

Have a great weekend!

Jeff

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

<image001.png>

RECEIVED  
FEB 01 2023

**JONESVILLE CITY BOARDS & COMMITTEE  
APPLICATION FOR APPOINTMENT**

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

**Board or Committee to which appointment is desired. (If more than one, please list in order of preference.)**

Planning Commission

1. Name Kayla M. Thompson 2. Occupation Attorney

3. Employer Hillsdale College 4. Email address kaylamthompson1@gmail.com

5. Home Address 730 Wright Street, Jonesville, MI 49250  
Street City Zip

6. Home Telephone 517-610-3897 7. Business Phone 517-607-2302

8. Length of residency in Jonesville 4 years

9. List other community organizations/commissions that you are a member.

Board Member, City of Jonesville Zoning Board; Board Member, University of Michigan

Alumni Club of Hillsdale County; Volunteer, Hillsdale UB Church

10. Please indicate below the background or experience you have that will be of value if you are appointed. Also, indicate any reasons for desiring to serve on the requested board or committee.

(Please continue on reverse side if needed and be sure to sign and date. Please attach resume or other pertinent information if so desired.)

I am seeking appointment on the Planning Commission Board as I am passionate about the success of the City of Jonesville. As a local homeowner and member of the community, I want to help make our city vibrant and attractive to new families. I believe my prior residential history will be a great asset to this Board, as I have lived in many other areas and can offer new ideas for future projects. Additionally, I was born and raised in Hillsdale County so I have a great understanding of our community, its values, and the needs of our residents.

2/1/2023

Date of Application



Signature

**PLEASE RETURN THIS APPLICATION TO:** City of Jonesville  
265 E. Chicago Street  
Jonesville, MI 49250  
Phone: 517-849-2104  
Fax: 517-849-9037