



**CITY OF JONESVILLE
PLANNING COMMISSION AGENDA
WEDNESDAY, DECEMBER 11, 2024, 7:00 P.M.
JONESVILLE CITY HALL, 265 E. CHICAGO STREET**

- 1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE**
- 2. OATH OF OFFICE AND WELCOME**
 - A. Kayla Thompson
- 3. APPROVAL OF AGENDA** **[Action Item]**
- 4. PUBLIC COMMENT**
- 5. APPROVAL OF MINUTES**
 - A. November 13, 2024 Meeting **[Action Item]**
- 6. PUBLIC HEARING AND SUBSEQUENT ACTION**
 - A. None
- 7. 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 **[Action Item]**
 - B. Wright Street Park Concept Plan **[Discussion Item]**
- 8. NEW BUSINESS**
 - A. Highway Commercial Zoning District Study **[Action Item]**
 - B. 2025 Meeting Calendar **[Action Item]**
- 9. OTHER BUSINESS**
 - A. Project Updates
- 10. ADJOURNMENT – Next meeting Wednesday, January 8, 2024 at 7:00 p.m.**



To: Jonesville Planning Commission
From: Jeffrey M. Gray, City Manager *JMG*
Date: December 6, 2024
Re: Manager Report and Recommendations – December 11, 2024 Planning Commission Meeting

2. A. Oath of Office and Welcome

This agenda item is reserved to welcome new Planning Commissioner Kayla Thompson. Clerk Cindy Means will administer the Oath of Office.

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

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. The Planning Commission originally postponed action on the request, pending the Michigan Department of Transportation’s request to reduce the roadway entrances into the development from two to one. The plan has subsequently been amended so that the southern entrance has been removed, and the City Council approved the amendment to the Planned Unit Development Agreement at their November 20th meeting. The total development has been slightly reduced in density, with 54 total units; 25 single family units, 6 duplex buildings, and 4 quad-plex units, and a caretaker residence.

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(l)(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 eleven 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 parcels; 24 ft greater than 24 parcels	20 ft	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)	Asphalt or Conc.	Asphalt	-
Street Surface			
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. Storm shelter for the units will be provided via access to the crawl space under each unit.

Parking – Sixty-four on-street parking spaces are provided to serve the single and duplex units. In addition, the existing parking lot would be utilized. The 81 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 –A site landscaping has been provided that illustrates typical building foundation plantings, entryway plantings at the street entrance, site and street trees, as well as screening landscaping to the adjacent residential properties. Waste service will be provided via dumpster enclosures located along the south side of the existing parking lot, in accordance with Section 26-4 of the Code of Ordinances.

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 confirmed that it has sufficient capacity in the vicinity of the site to serve the development. No comments have been received from Consumers Energy at this time.

The City's access to the Iron Removal Plant for water treatment is in an easement along the north end of the property. The Michigan Department of Transportation (MDOT) would prefer that the driveway be eliminated and combined with the development. The proposed plan illustrated elimination of the driveway. However, City staff has concerns about necessary access to utilities and Key Opportunities is flexible to locating the driveway in a manner that will work for all. Staff would recommend approval of the plan with the condition that the location of the Iron Removal Plant driveway shall be subject to administrative approval. Building locations may have to shift to accommodate MDOT requirements, but the total number of units would not change. Staff correspondence with MDOT is attached for reference.

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. In addition, staff would note our appreciation to the applicant for their patience and flexibility as we worked to address the access issues for the property.

Based on the analysis above, staff would recommend that the Planning Commission consider the following motion:

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

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

4. The final design and location of the access to the City's Iron Removal Plant shall be subject to administrative review and approval of the City Zoning Administrator.

Please refer to the application, site plan drawings, building plans and elevations, Planned Unit Development Agreement, Section 15.05 of the Zoning Ordinance, Michigan Gas Utilities comments, and staff comments to the Michigan Department of Transportation.

7. B. Wright Street Park Concept Plan

[Discussion]

Rick Stout, from Fleis and Vandenbrink, will join via virtual meeting. Rick has prepared a park layout and cost estimate, based on the "bubble concept" that was approved by the Planning Commission last month. The agenda item is reserved for discussion of the layout, project costs, and priorities for potential project phasing. *Please refer to the attached updated Concept Plan and Cost Estimate.*

8. A. Highway Commercial Zoning District Study

[Action]

The 2019 Master Plan called for an evaluation of the properties in the HC (Highway Commercial) zoning district. There has been a large number of variances to develop several smaller properties in the district over the years. This agenda item is reserved for Intern Hayden James to present his report regarding the properties in the district and various options. It is recommended that the Planning Commission consider whether to refer these options to the Ordinance Amendment Subcommittee. If so, the Planning Commission will need to appoint a member to address Annette Sands' vacancy. The other members of the Committee are Christine Bowman and Jim Ackerson. *Please refer to the attached study report.*

8. B. 2025 Meeting Calendar

[Action]

A proposed meeting calendar for 2025 is attached for consideration. The draft calendar continues the schedule of meetings on the second Wednesday each month, at 7:00 p.m., consistent with the current meeting calendar. The calendar may be modified by the commission, if deemed desirable or necessary. A motion to approve the calendar as presented or with amendments, is recommended. *Please refer to the attached draft 2025 Meeting Calendar.*

9. 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
Minutes of November 13, 2024**

A City of Jonesville Planning Commission meeting was held on Wednesday, November 13, 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, Jim Ackerson, Brenda Guyse, Annette Sands, and Ryan Scholfield.

Absent: Ken Koopmans and One Vacancy

Also Present: Jeff Gray, Charles Crouch, Trinity Bird, Joe Ruden and via Zoom Rick Stout (Fleis & Vandenbrink)

Brenda Guyse 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: Ken Koopmans and One Vacancy. Motion carried.

There were no corrections to the Minutes of October 9, 2024. All in favor. Absent: Ken Koopmans and 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. The applicant has submitted an updated development plan and amendment to their Planned Unit Development that will be considered at the November 20th 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 11th meeting.

The Wright Street Park Concept Plan was presented to Council virtually by Rick Stout with Fleis and Vanderbrink. Mr. Stout provided the concept plan for Wright Street Park that was the leading design, by consensus. Discussion ensued amongst the Planning Commission and guests with recommendations of slight changes to be made. Mr. Stout will provide a refined plan at the December Planning Commission meeting and priorities will be discussed at that time.

A motion was made by Jim Ackerson and supported by Annette Sands to recommend that City Council appoint Kayla Thompson to a three-year term on the Planning Commission through November 2027. All in favor. Absent: Ken Koopmans and One Vacancy. Motion carried.

Manager Gray provided updates.

The next meeting is scheduled for Wednesday, December 11, 2024 at 7:00 p.m.

The meeting was adjourned at 8:12 p.m.

Submitted by,

Cynthia D. Means
Clerk

**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

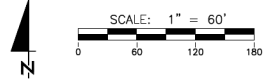
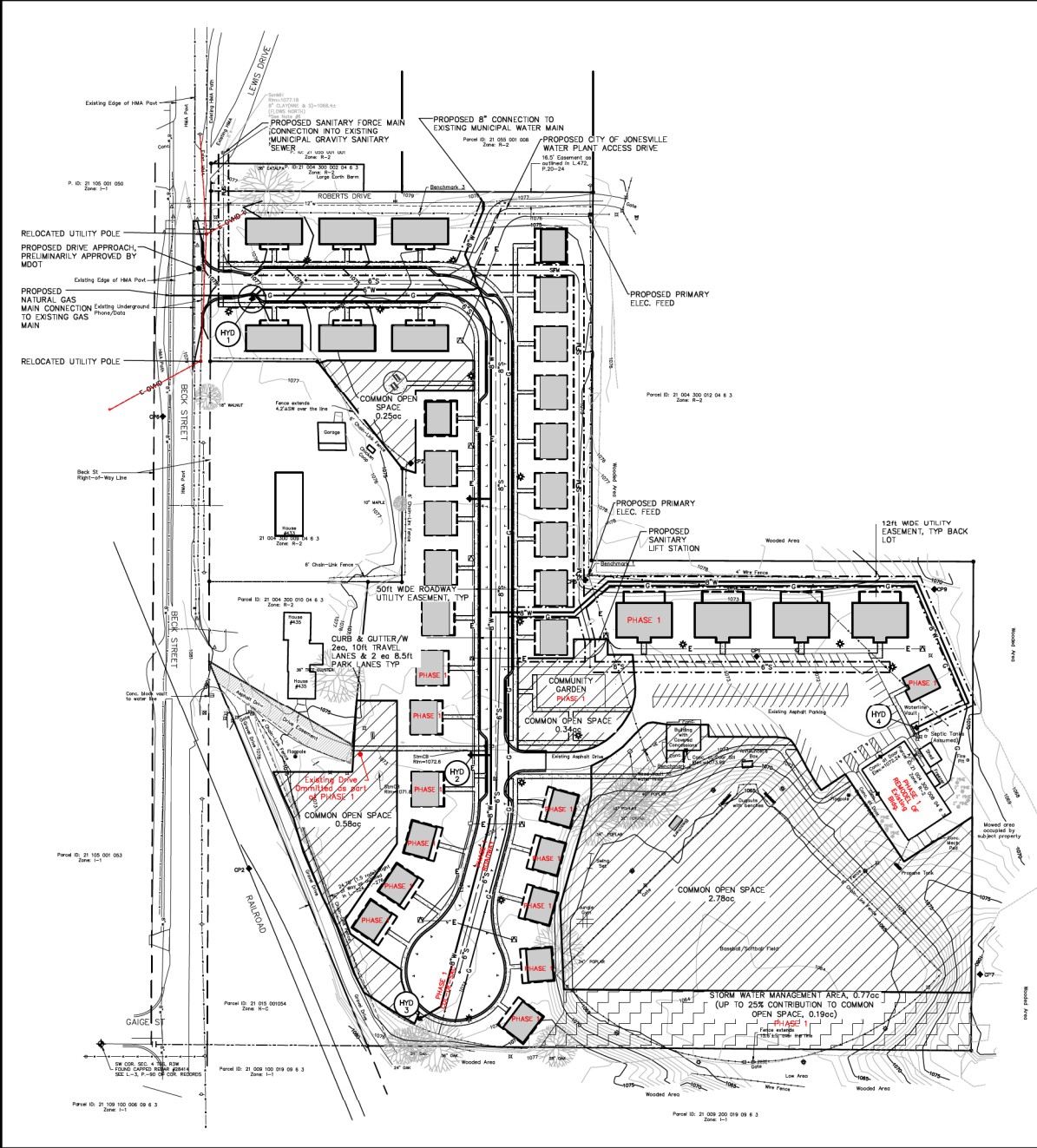

Matt Taylor, P.E.

encl

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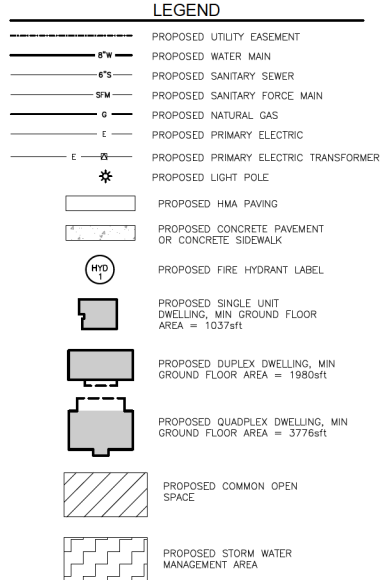
BY: _____

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



MISC. PLAN NOTES

1. ALL UTILITIES AND PROPOSED ROADWAY WORK ILLUSTRATED IS INTENDED FOR PHASE ONE CONSTRUCTION. BUILDING STRUCTURES NOT LABELED AS PHASE 1 ARE INTENDED FOR FUTURE PHASE(S).
2. NATURAL GAS AND PRIMARY ELECTRIC LAYOUTS SHOWN ARE CONCEPTUAL. ACTUAL LAYOUT TO BE COORDINATED WITH MICHIGAN GAS UTILITIES AND CONSUMERS ENERGY.
3. ONLY CONCEPTUAL PRIMARY ELECTRIC IS ILLUSTRATED IN THIS PLAN. SECONDARY ELECTRIC AND BRANCH CIRCUITS FOR SITE LIGHTING ARE NOT SHOWN.
4. VERTICAL ROADWAY ALIGNMENTS AND GRADING PLANS TO BE PROVIDED AS PART OF FUTURE ENGINEERING PLAN SUBMITTAL & REVIEW.



OPEN SPACE/GREEN SPACE RATIO INFORMATION:

TOTAL GROSS PARCEL AREA: 13.56 ac
 30% REQUIRED AS COMMON OPEN SPACE PER 13.06A
 • 13.56(0.30) = 4.07ac

PROVIDED COMMON OPEN SPACE, INCLUDING 25% OF STORM WATER MANAGEMENT AREA PER 13.06.A.2.f
 • Σ = 0.19ac + 2.78 + 0.25 + 0.34 + 0.58 = 4.14 ac > 4.07ac

LANDSCAPE NOTES
 DEVELOPER TO SUBMIT SEPARATE LANDSCAPE PLAN OR INCORPORATE LANDSCAPE DESIGN AND PLANTING SCHEDULES INTO FINAL ENGINEERED SITE PLAN SUBMITTALS. PLANS TO PROVIDE SATISFACTORY DETAIL TO SATISFY SECTION 13.02.3.a.iii OF THE CITY OF JONESVILLE ORDINANCE

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 comparable to those proposed as part of the PUD
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R.O.W./Easement Width	66 ft	50 ft	
Width of Street Traveled	20ft for up to 24 parcels; 24 ft greater	20 ft	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)	Asphalt or Conc.	Asphalt	
Width	From 24 parcels		
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.
Rear Yard	35 ft from rear lot line	NA	Min. dimensions bwn sides of each residential building to be 13ft. No individual lots lines are proposed as part of the PUD. Distances from the rear of proposed buildings to parcel boundaries 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 sqft, resulting in a coverage of 9.1%
Minimum Lot Area	9200 sqft	NA	
Minimum Lot Width	65 ft	NA	
Minimum Dwelling Unit Floor Area	780 sqft ground floor; 1200 sqft total LFA	1200 total LFA	No Deviation

146 Lewis Street
 P.O. Box 232
 Hillside, Michigan 48252
 Phone: (617) 457-4283
 Fax: (617) 457-4244

PROFESSIONAL ENGINEERING SERVICES

MTE

CLIENT
 Key Opportunities, Inc.
 400 Hillside St
 Hillside, MI
 517 437-4469

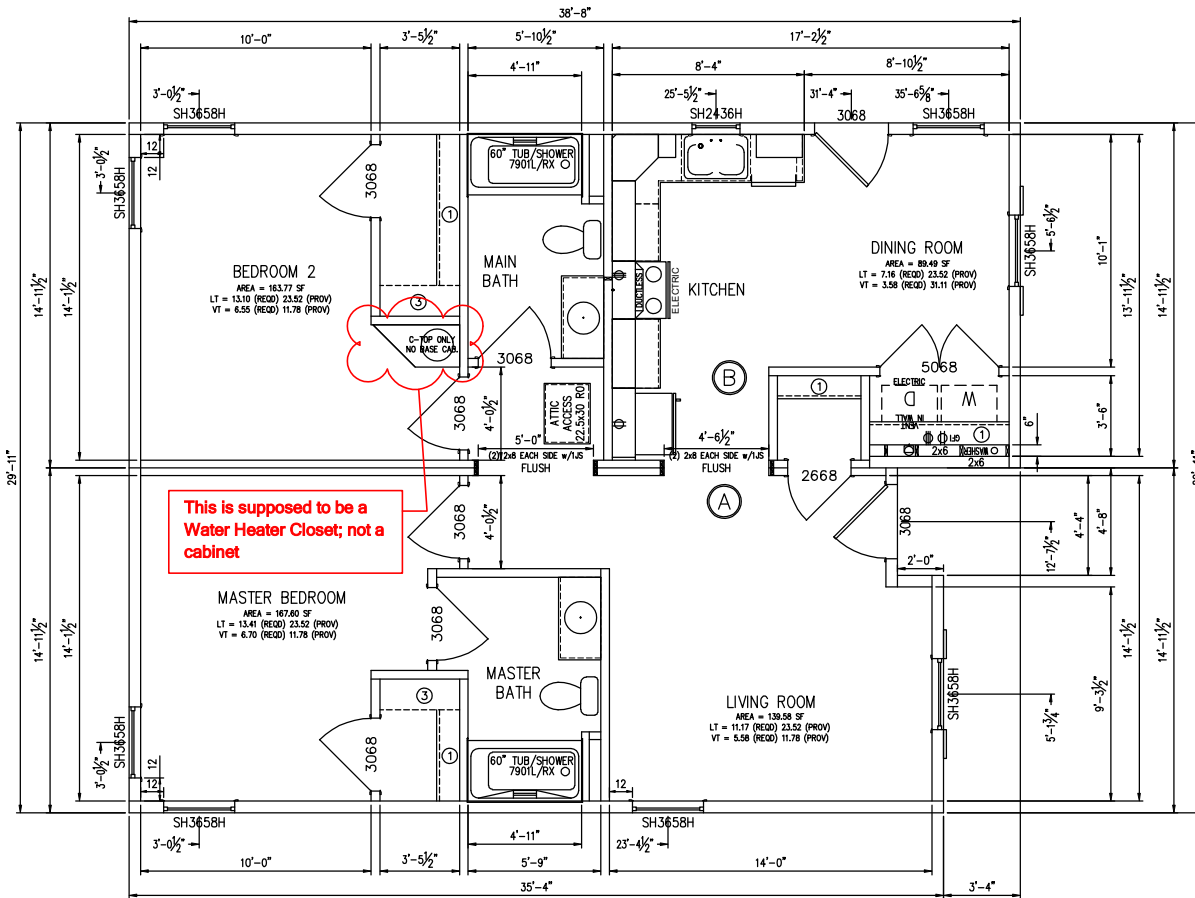
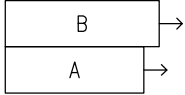
KEY OPPORTUNITIES
 BECK RD DEVELOPMENT
 OVERALL SCHEMATIC PUD SITE LAYOUT PLAN

CP1

DATE: 11-28-22
 SHEET: 1 OF 1
 CAD: [blank]
 TAC: [blank]
 TSC: [blank]
 Key Op. Desc. Ref. 1.1

MTE JOB No: 02212
 REVISIONS:
 12-12-22 [blank]
 02-20-24 [blank]
 03-30-24 [blank]
 05-30-24 [blank]

CONTROL SECTION: NA
 MDT JOB NO.: NA



This is supposed to be a
Water Heater Closet; not a
cabinet

MASTER BEDROOM
AREA = 167.60 SF
LT = 13.41 (REQD) 23.52 (PROV)
VT = 6.70 (REQD) 11.78 (PROV)

BEDROOM 2
AREA = 163.77 SF
LT = 13.10 (REQD) 23.52 (PROV)
VT = 6.52 (REQD) 11.78 (PROV)

LIVING ROOM
AREA = 139.26 SF
LT = 11.17 (REQD) 23.52 (PROV)
VT = 5.56 (REQD) 11.78 (PROV)

DINING ROOM
AREA = 89.49 SF
LT = 7.16 (REQD) 23.52 (PROV)
VT = 3.58 (REQD) 31.11 (PROV)

ESTIMATED SHIPPING HEIGHT:
13'-7 13/16" - 8'-0"CLG.

SINGLE/DOUBLE HUNG WINDOWS

LVL IS 2.0E W/ Fb=3100 PSI

- : MI INSIGNIA
- ▲ : NTA-F2
- : DATA SHEET

ROOM	BASE (ft)	OH (ft)
KITCHEN	13	18
ISLAND	--	--
MAIN BATH	4	0
MASTER BATH	4	0
UTIL	--	--

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CO#: MC50596224
SN: -----



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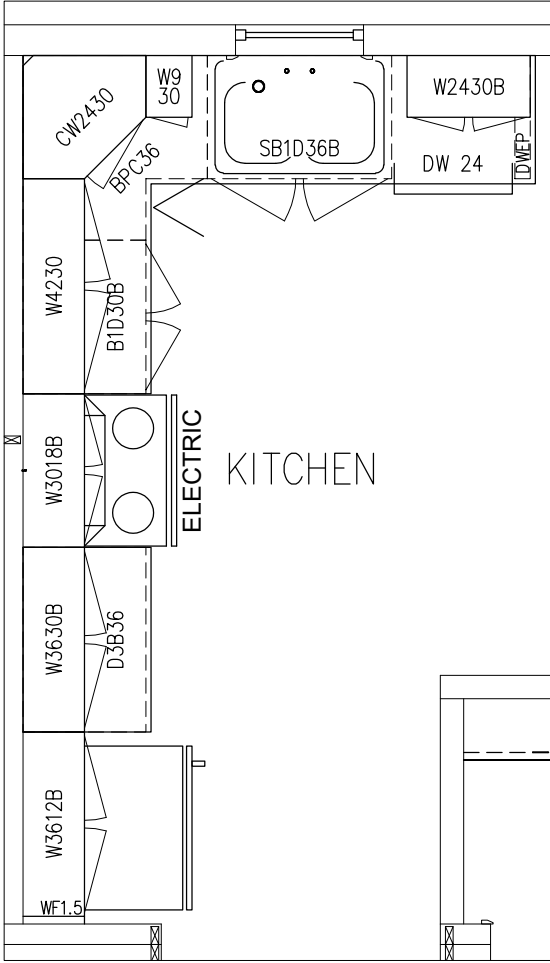
PROFESSIONAL ENGINEER SEAL

DATE	DESCRIPTION	BY
05/06/24	PRELIM	DL

BUILDER: MIDSTAR BUILDER
CUSTOMER: CUSTOM RANCH
--- MI
RC ACT. MGR: DEREK MILLER
MODEL: CUSTOM RANCH

TITLE: 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

SHEET: FP1



CO#: MC50596224
SN: -----



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PROFESSIONAL ENGINEER SEAL

DATE	DESCRIPTION	BY
05/06/24	PRELIM	DL

BUILDER: MIDSTAR BUILDER

CUSTOMER: CUSTOM RANCH

RC ACT. MGR: DEREK MILLER

MODEL: CUSTOM RANCH

TITLE: KITCHEN

SCALE: NTS

SHEET: KIT

CABINET ORDER: XX/XX/XX
CABINET REVIEW: XX/XX/XX

CO#: MC50596224
 SN: -----



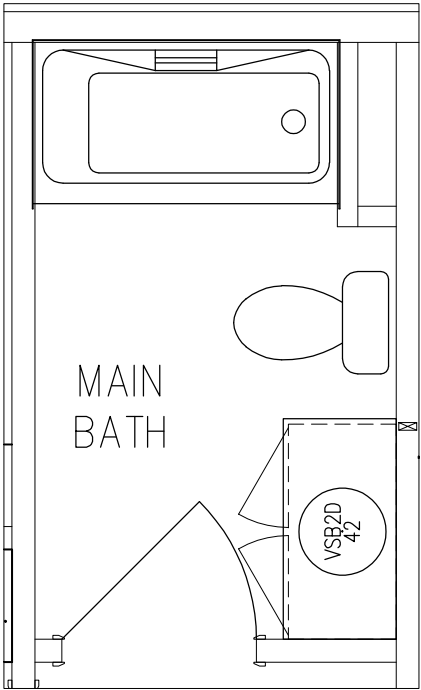
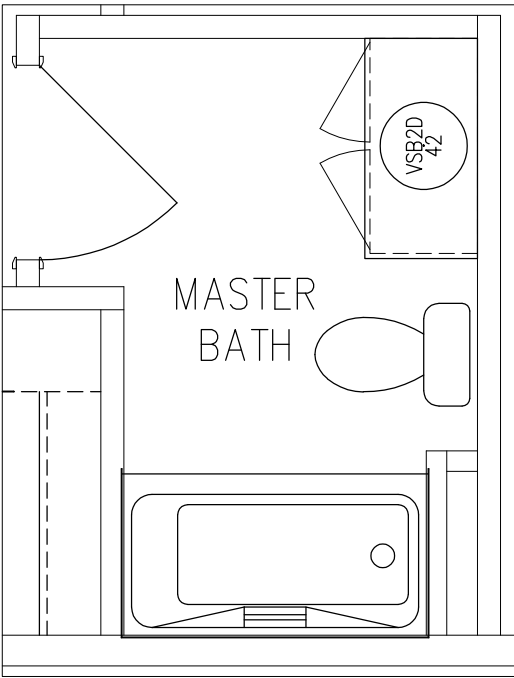
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PROFESSIONAL ENGINEER SEAL

DATE	DESCRIPTION	BY
05/06/24	PRELIM	DL

BUILDER: MIDSTAR BUILDER
 CUSTOMER: CUSTOM RANCH --- MI
 RC ACT. MGR: DEREK MILLER
 MODEL: CUSTOM RANCH
 TITLE: CABINETS
 SCALE: NTS
 SHEET: CAB



CABINET ORDER: XX/XX/XX
 CABINET REVIEW: XX/XX/XX

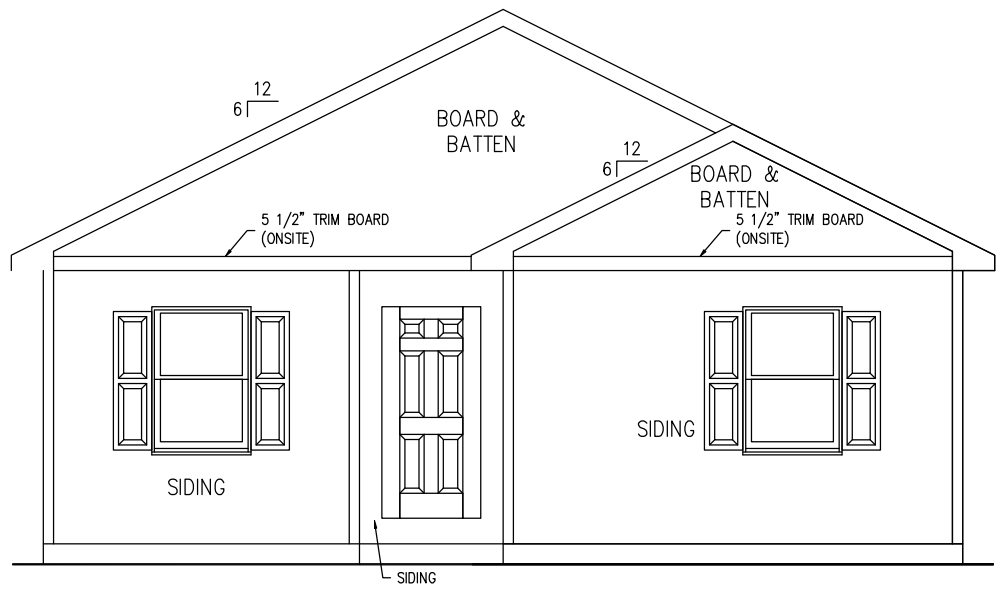
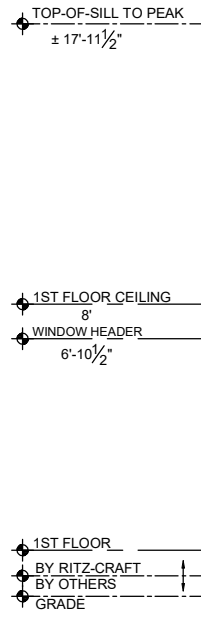
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PROFESSIONAL ENGINEER SEAL

DATE	DESCRIPTION	BY
05/06/24	PRELIM	DL



FRONT ELEVATION

BUILDER: MIDSTAR BUILDER
 CUSTOMER: CUSTOM RANCH --- MI
 RC ACT. MGR: DEREK MILLER
 MODEL: CUSTOM RANCH
 TITLE: ELEVATIONS

SCALE: 1/4" = 1'-0"

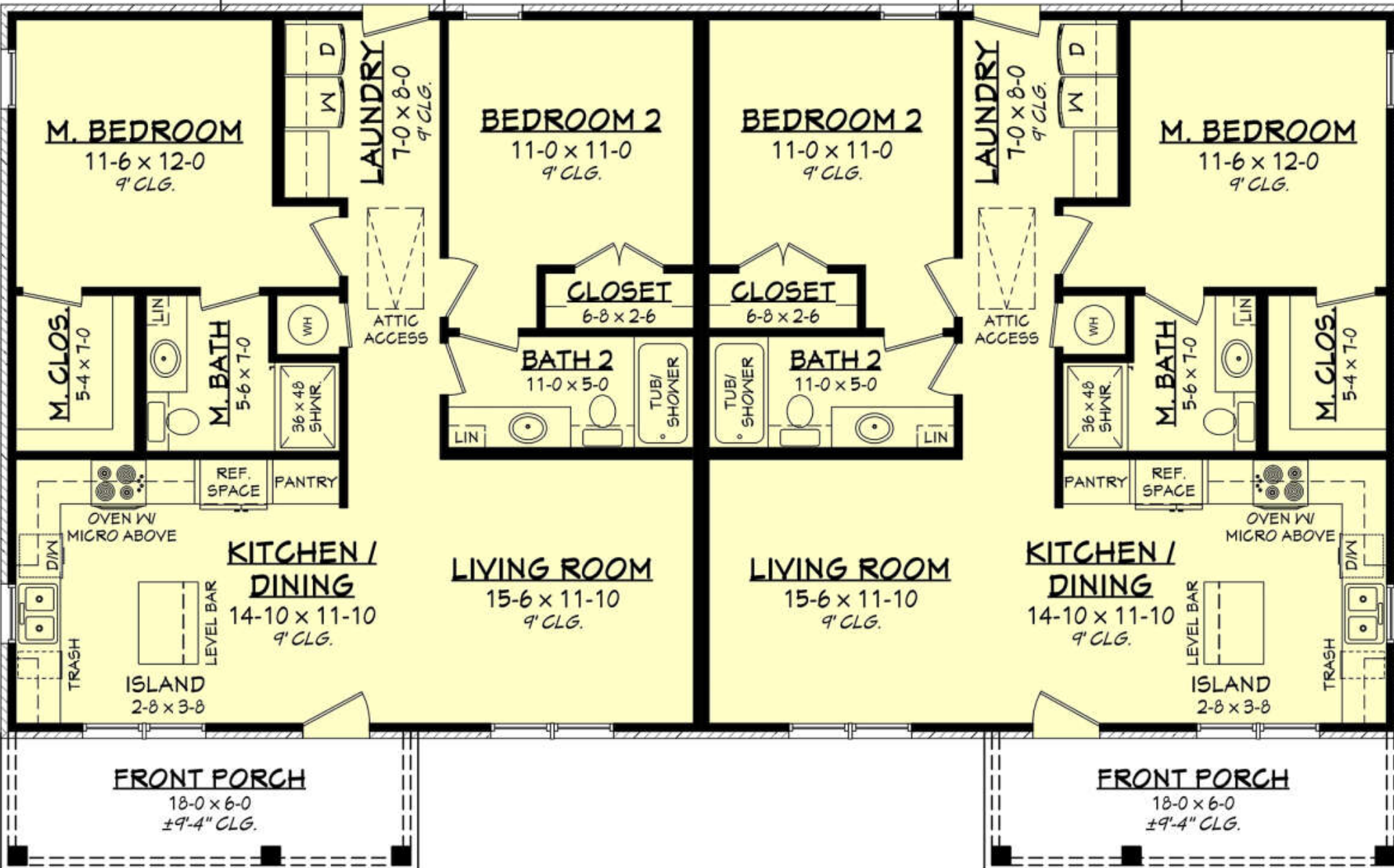
SHEET: ELV1

P:\RITZ-CRAFT\2024 PRINT REQUESTS\MC50596224\MC50596224.DWG_Plot Date: 5/16/2024 10:13 AM by: Doug Love

Duplex Dwelling Unit

PATIO
(NOT INCLUDED IN FOOTAGES OR PLAN DEPTH)

PATIO
(NOT INCLUDED IN FOOTAGES OR PLAN DEPTH)

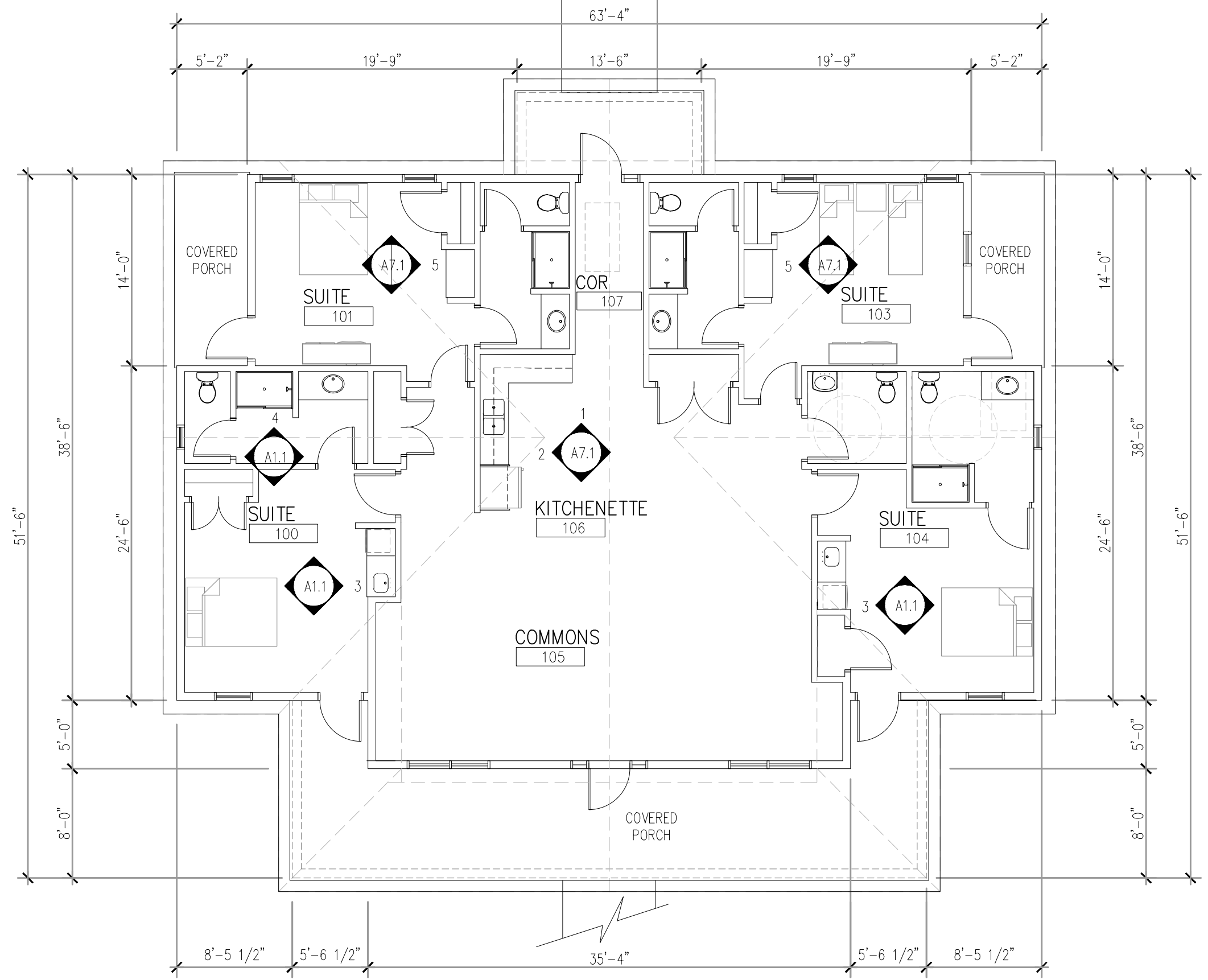
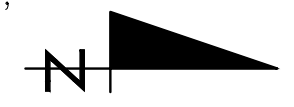
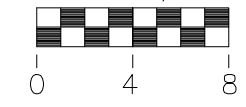


Duplex
Unit
Front
Elevation





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

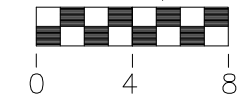
CLIENT
 Hillsdale College
 33 E. College St
 Hillsdale, MI 49242

KEY OPPORTUNITIES
 439 BECK ROAD DEVELOPMENT
 QUAD-PLEX
 FLOOR PLAN

A1.1

JOB No.	00000
DATE:	
SHEET	Of x
CADD:	
ENG:	
PM:	
TECH:	

SCALE: 1/8" = 1'

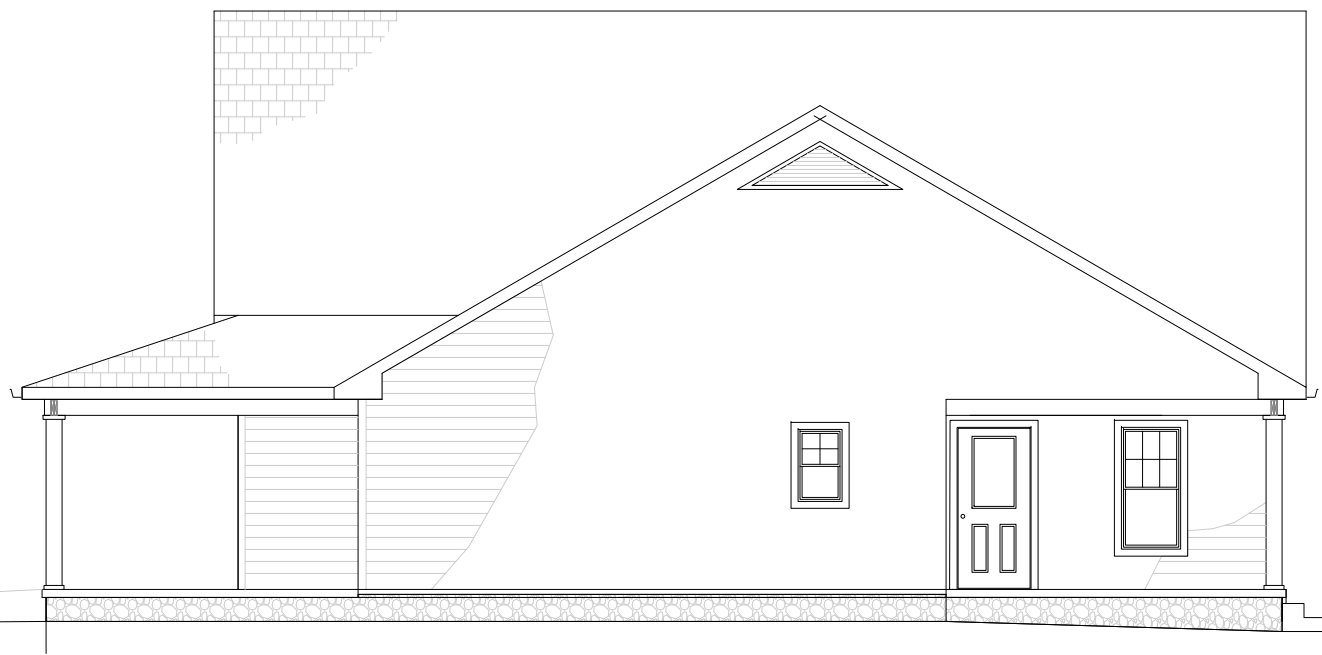


109'-0" TRUSS BEARING -----

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

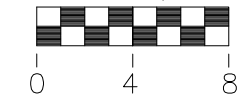
CLIENT
Hillsdale College
33 E. College St
Hillsdale, MI 49242

KEY OPPORTUNITIES
439 BECK ROAD DEVELOPMENT
QUAD-PLEX
END ELEVATIONS

A3.2

JOB No.	00000
DATE:	
SHEET	OF x
CADD:	
ENG:	
PM:	
TECH:	
REVISIONS:	
10-15-22	
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) -----

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
 ELEVATIONS

A3.1

JOB No.	00000
DATE:	
SHEET	OF x
CADD:	
ENG:	
PM:	
TECH:	
REVISIONS:	
10-15-22	
11-11-22	100% DD

KEY OPPORTUNITIES
VOCATIONAL TRAINING
EDUCATE · EMPOWER · EMPLOY

October 24, 2024

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

Re: Request for Change

Dear City of Jonesville Council Members,

I would like to request a change to the Key Opportunities Community Housing Planned Unit Development. The new plan removes the driveway at the south end of the property about a quarter of the way in and adds the main entrance to the north end of the property. The main entrance will replace Roberts Drive. An additional drive will be made just before the curve heading to the roundabout for the City of Jonesville to access their water plant area. The area where the current drive is must be removed and curbed.

These changes were requested of Key Opportunities Community Housing when we were seeking approval from the Michigan Department of Transportation. They requested one driveway and it be at the North end of the property, due to their regulations.

Thank you for your consideration,



Julie Boyce, Executive Director

**FIRST AMENDMENT TO
PLANNED UNIT DEVELOPMENT AGREEMENT**

THIS FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT (this "Amendment"), dated November _____, 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 and City entered into that certain Planned Unit Development Agreement recorded on August 2, 2024, in Liber 1876, Page 196, Hillsdale County Register of Deeds as Instrument No. (the "**PUD Agreement**") with respect to the Property located in the City of Jonesville, Hillsdale County, Michigan and more particularly described in the attached **Exhibit A** (the "**Property**").

B. Developer is the fee simple owner of the Property, and the PUD Agreement requires Developer to develop and construct an affordable housing community for people with disabilities on the Property in accordance with the terms of the PUD Agreement.

C. In connection with the review by the Department of Transportation (the "**DOT**") of the PUD Development Plan, the DOT has requested that Developer remove the driveway at the south end of the Property and place the main driveway at the north end of the Property in accordance with applicable state laws and/or regulations.

D. Developer requested an amendment to the PUD Development Plan to allow for such removal and relocation of the driveways on the Property and the City Council has approved such amendment.

E. Developer and City desire to amend the PUD Agreement for the purposes set forth in this Amendment.

NOW, THEREFORE, it is hereby agreed as follows:

1. The PUD Development Plan attached as Exhibit D to the PUD Agreement is hereby deleted in its entirety and replaced with the PUD Development Plan attached hereto as Exhibit B. All references to the PUD Development Plan in the PUD Agreement shall refer to the PUD Development Plan attached hereto as Exhibit B.

2. This Amendment shall be governed by the laws of the State of Michigan, both as to interpretation and performance.

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

4. The parties acknowledge and agree that, except as expressly set forth in this Amendment, all of the terms, conditions and obligations contained in the PUD Agreement remain unchanged and are in full force and effect.

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

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

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year set forth with the notarization of their signatures.

CITY OF JONESVILLE
a Michigan Municipal Corporation

By: Jeffrey M. Gray
Its: City Manager

AND

By: Cynthia D. Means
Its: City Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF HILLSDALE)

On this ____ day of _____, 2024, before me personally appeared Jeffrey M. Gray, the City Manager, and Cynthia D. Means, the City Clerk, of the City of Jonesville, a Michigan municipal corporation, who each acknowledged that she/he signed this agreement on behalf of said company.

Notary Public
Hillsdale County, Michigan
Acting in Hillsdale County, Michigan
My Commission Expires: _____

KEY OPPORTUNITIES, INC.
a Michigan nonprofit corporation

By:

Its:

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

On this ____ day of _____, 2024, before me personally appeared _____, the _____ of Key Opportunities, Inc., a Michigan nonprofit corporation, who acknowledged that he/she signed this agreement on behalf of said company.

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires: _____

Exhibits:

- A – Property Legal Description
- B – 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 114 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:

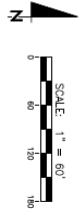
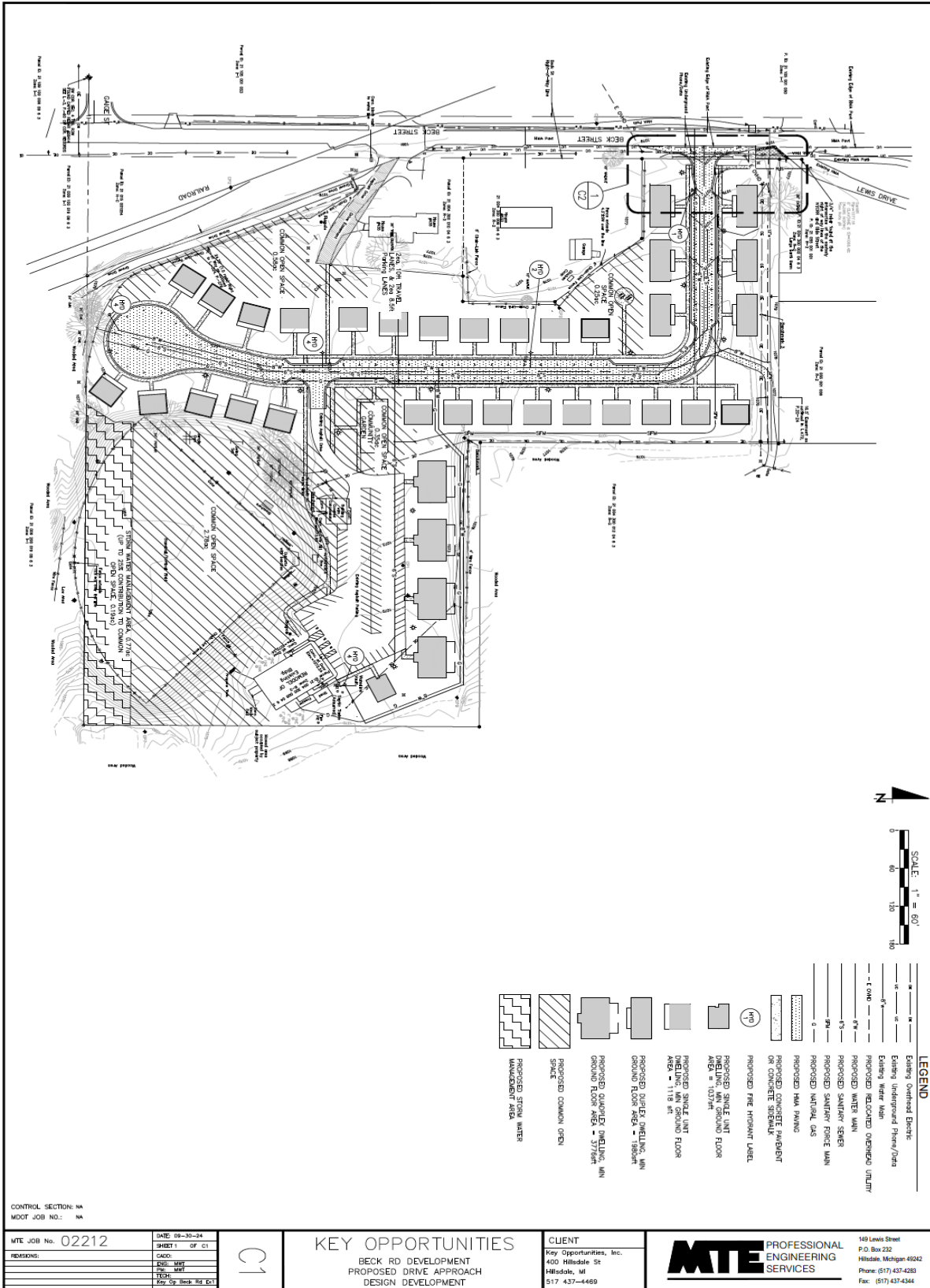
Land in the Southeast 1/4 of the Southwest 1/4, Section 4, Township 6 South, Range 3 West, Village of Jonesville, Hillsdale County, Michigan, described as follows:

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
PUD DEVELOPMENT PLAN
ATTACHED



- LEGEND**
- Existing Overhead Electric
 - Existing Underground Power/Data
 - Existing Water Main
 - PROPOSED RELOCATED OVERHEAD UTILITY
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY FORCE MAIN
 - PROPOSED NATURAL GAS
 - PROPOSED HMA PAVING
 - PROPOSED CONCRETE PAVEMENT OR CONCRETE SIDEWALK
 - PROPOSED FIRE MOUNT LABEL
 - PROPOSED SINGLE UNIT DWELLING, MIN GROUND FLOOR AREA = 1033SF
 - PROPOSED SINGLE UNIT DWELLING, MIN GROUND FLOOR AREA = 1118 SF
 - PROPOSED DUPLEX DWELLING, MIN GROUND FLOOR AREA = 1980SF
 - PROPOSED QUADPLEX DWELLING, MIN GROUND FLOOR AREA = 3778SF
 - PROPOSED COMMON OPEN SPACE
 - PROPOSED STORM WATER MANAGEMENT AREA

CONTROL SECTION: NA
 MDOT JOB NO.: NA

MTE JOB No. 02212	DATE 09-30-24	SHEET 1 OF C1
REVISIONS:	CADD	
	REV	
	DATE	
	BY	
	CHK	
	APP	

C1

KEY OPPORTUNITIES
 BECK RD DEVELOPMENT
 PROPOSED DRIVE APPROACH
 DESIGN DEVELOPMENT

CLIENT
 Key Opportunities, Inc.
 400 Hillside St
 Hillsdale, MI
 517 437-4469

MTE PROFESSIONAL ENGINEERING SERVICES

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

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, October 18, 2024 2:01 PM
To: Jeff Gray
Subject: Beck Street Site

Good Morning Jeff,

I'm circling back to you on the Beck Street Site Plan with what I've received from our engineering team.

We can serve the development without any major system improvements.

The next step for us would be to get a timeframe on the development construction.

We would be happy to participate in pre-construction meetings and meet on site to review staked ROWs and property lines and review the preferred route for our mains/services.

Please let us know if you have any questions as you begin moving forward.

Thank you,

Corey

Corey Parker

Senior Account Manager

Michigan Gas Utilities

office: 517-278-3533

mobile: 517-677-1804

corey.parker@michigangasutilities.com

Jeff Gray

From: Jeff Gray
Sent: Tuesday, December 3, 2024 4:37 PM
To: Jordan, Robert (MDOT)
Subject: Jonesville Iron Removal Plant Driveway
Attachments: IMG_20241203_112120767.jpg; Site Plan EXCERPT.pdf; 29894_TOPO_11-21-2022.pdf

Hi Doug,

Thanks for taking the time to talk this morning about the Iron Removal Plant driveway off from Beck Street. Although it had been my hope that we could eliminate the driveway with the Key Opportunities development, we've come into some practical issues regarding access to utilities. The City has a 12-inch water main that runs under the driveway and overhead utilities run along it. I've highlighted the location of the main in the attached EXCERPT in blue and the overhead utilities in yellow. I've also attached a photograph looking east down the access drive from Beck Street. The overhead utilities are shown with the Iron Removal Plant in the distance. The Topo and survey drawing show the existing location of the driveway in its entirety.

You'll see that there are two water valves in the area of the driveway that is proposed for abandonment. These valves connect to water mains that extend north and provide loops into the neighborhood north of the site. I hope that the illustrations help to better explain what I was describing this morning. There are both above and below ground utilities along the length of the drive that will need to be accessible for future service by large equipment.

As I mentioned, we also periodically service the well pumps by crane. Straight access to the plant with this equipment would be desirable for ease of access. There are also staff concerns about the risks of having to take the equipment through the neighborhood. You'll recall that the new neighborhood will house individuals with developmental disabilities. There will be a higher than average percentage of residents who do not drive and will be frequent pedestrians. Separation to avoid conflict and risk to pedestrians is desirable.

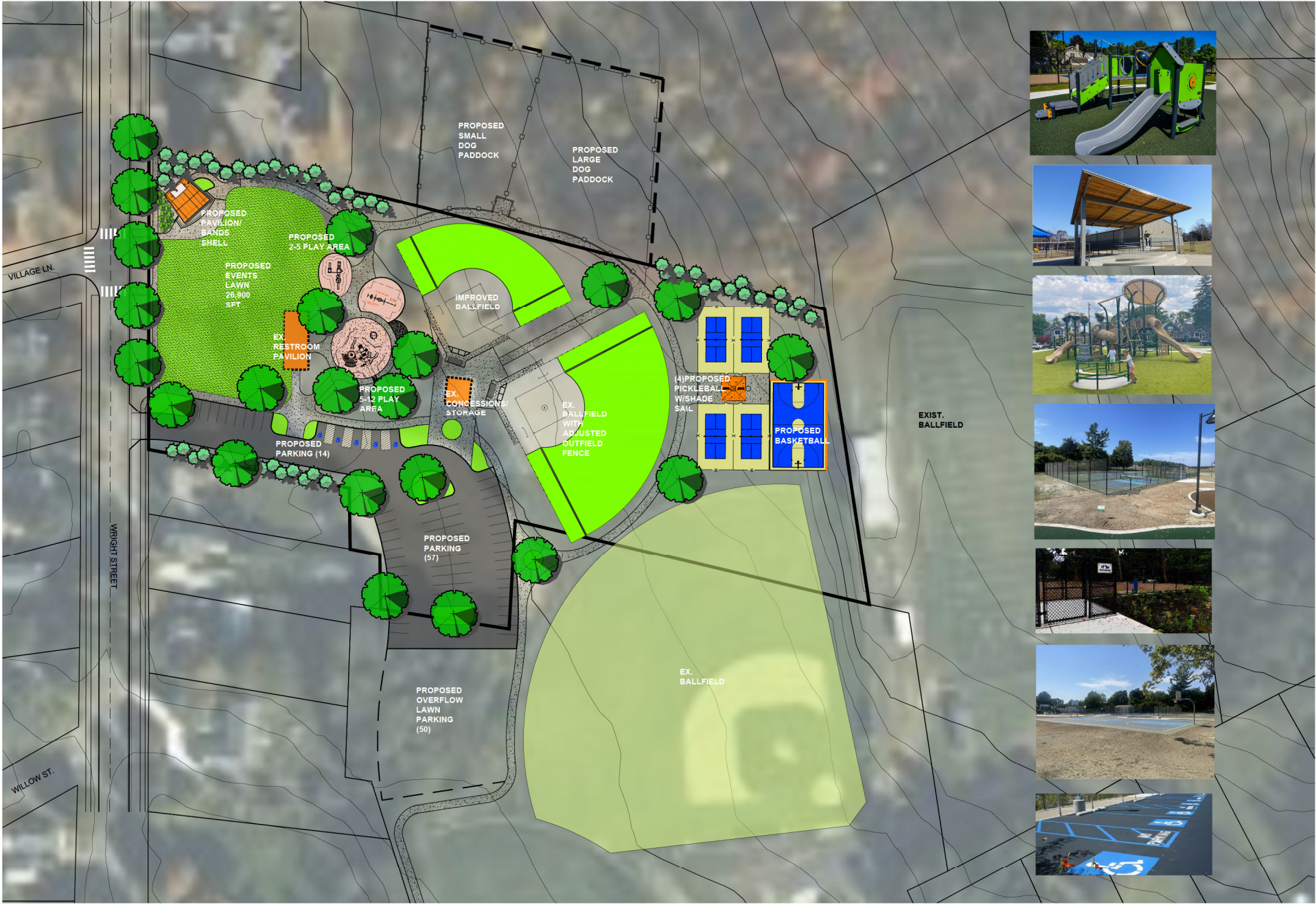
Respectfully, we've considered other options but don't have a feasible solution. Moving the development roadway north to the City's access drive would create conflicts with Lewis Drive, a private street in a platted subdivision. Placing the entrance at the southern property frontage has already been determined to be infeasible, due to the proximity to the railroad. I would appreciate your assistance with a solution that can be workable for all parties involved.

Perhaps the low traffic volume on Beck Street (929 AADT on last count), and the infrequent use of the City driveway (typically less vehicle trips per day than an average single family residence) are mitigating factors for some flexibility. The City is willing to take additional measures to prevent unnecessary access to the City driveway, including a gate and signage at the edge of the right-of-way that would limit trips to necessary access to public utilities.

Thank you for your consideration of these issues. As discussed, I'll attempt a follow up call tomorrow to discuss a solution.

Jeff

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



WRIGHT PARK CONCEPT PLAN E 2.02
CITY OF JONESVILLE
12.05.2024

JONESVILLE, VA
 General Contractor
 F&W
 813.277.7100
 813.277.7105

City of Jonesville

Wright Park Master Plan Improvements

Pre-Design Engineer's Estimate of Construction Costs



Project No.: 867640
 By: RWS
 Date: 12/5/2024

ITEM NO.	ITEM DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	ESTIMATED TOTAL
1	Mobilization, Bonds & Insurance	LSum	1	\$120,000	\$120,000
2	Removals	LSum	1	\$25,000	\$25,000
3	Site Grading	LSum	1	\$150,000	\$150,000
4	Aggregate Base, 6 Inch	Syd	5,000	\$14	\$70,000
5	HMA Paving - 3 Inch	Ton	1,000	\$140	\$140,000
6	Storm sewer upgrades	Lsum	1	\$40,000	\$40,000
7	Concrete Curb & Gutter	FT	600	\$30	\$18,000
8	Concrete sidewalk, 4 Inch	SFT	30,000	\$8	\$240,000
9	Site Lighting/Electrical Allowance	Lsum	1	\$60,000	\$60,000
10	Bandshell/ Pavilion	LSum	1	\$400,000	\$400,000
11	Ballfield Improvements - Fencing, infield, Benches	Each	2	\$75,000	\$150,000
12	2-5 Play Area w/ Universal access surfacing	LSum	1	\$175,000	\$175,000
13	5-12 Play Area w/ Universal access surfacing	LSum	1	\$350,000	\$350,000
14	Pickleball Courts - HMA, Color Coating & Nets	Each	4	\$60,000	\$240,000
15	Pickleball Court Lighting	Lsum	1	\$80,000	\$80,000
16	Dog Park Fencing	FT	1,000	\$65	\$65,000
17	Basketball Court - HMA, Color Coating & Hoops	LSum	1	\$40,000	\$40,000
18	Shade sail	LSum	1	\$20,000	\$20,000
19	Benches	Each	6	\$2,000	\$12,000
20	Landscaping- Evergreen and Shade Trees	Each	70	\$700	\$49,000
21	Irrigation	LSum	1	\$40,000	\$40,000
22	Surface Restoration	LSum	1	\$20,000	\$20,000

Construction Subtotal: \$2,504,000
 20% Contingencies: \$500,800
Construction Total: \$3,005,000

Engineering: \$511,000

TOTAL PROJECT COST: \$3,516,000



MEMORANDUM

TO: Planning Commission

FROM: Hayden James, Intern

DATE: December 5, 2024

SUBJECT: Highway Commercial Study

As a part of the 2019 City Master Plan, the Planning Commission made it a goal to reevaluate the Highway Commercial district, and to consider amendments to the map and text of the ordinance in order to assure long-term viability. The purpose of this memorandum is to explain the current zoning regulations within the Highway Commercial district, highlight the nature of recent variance requests within the district, and to provide the Planning Commission with options regarding the consideration of amending the ordinance.

Current Zoning Regulations

The current regulations of the Highway Commercial district are relevant to this study as they pertain to use and non-use variances. The sections regarding each read as follows:

SECTION 10.02 PERMITTED USES

In the HC Highway Commercial District, land, buildings, and other structures shall be used only for the following specified uses:

- A. Office buildings for any of the following occupations:
 1. Executive, administrative, professional, accounting, drafting, and other similar professional activities, as determined by the Zoning Administrator.
 2. Medical and dental offices and clinics.
- B. Banks, credit unions, savings and loan associations, and other similar uses as determined by the Zoning Administrator, including those with drive-through facilities.
- C. Personal service establishments conducting services on the premises, including barber and dry-cleaning service outlets, beauty shops, fitness centers, travel agencies, and other similar uses, as determined by the Zoning Administrator.
- D. Retail businesses of fifty thousand (50,000) square feet gross floor area or less, conducting business entirely within an enclosed building.
- E. Drug stores and pharmacies, including those with drive-through facilities
- F. Restaurants, exclusive of drive-through facilities.
- G. Private clubs, fraternal organizations, and lodge halls.

- H. Dry-cleaning and laundry establishments performing cleaning operations on the premises, including retail/service operations.
- I. Indoor recreational facilities, excluding bowling alleys.
- J. State licensed child care facilities in accordance with Section 2.32.
- K. Utility and public service buildings, without storage yards, but not including essential public services such as poles, wires, and underground utility systems.
- L. Accessory buildings, structures, and uses, customarily incidental to any use, in accordance with Section 2.21.

SECTION 10.04 SITE DEVELOPMENT REQUIREMENTS

H. No building or structure, nor the enlargement of any building or structure, shall be thereafter erected unless the following yards, lot area, and building coverage requirements are provided and maintained in connection with such building, structure, or enlargement.

Minimum Lot Area	1 acre
Minimum Lot Width	220 feet
Front Yard	Maximum and Minimum setback of 40 feet
Side Yard	Side abutting Residential Districts or uses – 30 feet
	Side abutting other Districts – 0 or 10 feet
Rear Yard	Abutting Residential Districts or uses – 50 feet
	Abutting other Districts – 25 feet
Lot Coverage	30 percent
Building Height	35 feet or 2 ½ stories

Variance Property Data

When looking at a map of the Highway Commercial district (attached), five main areas can be discerned. For the purposes of this study, only three of the five are of concern. Area D, the large area on the south end of town along M-99, mostly contains properties that are large enough to conform to the dimensional standards of the ordinance. Likewise, area E is made up almost entirely of the golf course, which also does not need to be changed from the current standards. The other three areas run horizontally along Chicago Street from west to east, referred to in this study as areas A, B, and C.

Due to the wide-reaching and segmented nature of the Highway Commercial District, the minimum requirements in the current ordinance make it very difficult for all properties to conform to every standard. Over the last decade or so, there have been many variance applications filed for properties within these three areas that are nonconforming to the standards listed above. Throughout this project, many of the properties affected by these variances were studied- the nonconforming aspect was noted and its measurements were recorded. Listed below are the measurements of said properties, categorized into their geographic area, as well as a list

of all property uses within the areas. When examining the following measurements, refer to sections 10.02 and 10.04 above to understand how the characteristics of the properties compare to the ordinance requirements.

Area A

Property	Lot Area	Lot Width	Front Setback	Side Setback	Rear Setback	Lot Coverage
Swander Property (421 W. Chicago St/422 Harley)	0.34 Acres	~103 ft	0 ft	~12 ft	~5 ft	~17%
Kolenda Property(422 Harley)	0.47 Acres	~122 ft	~25 ft	~30 ft	~72 ft	~8%
221 Reading Avenue	2.48	~255 ft	~26 ft	~21 ft	~249 ft	~4%
412 W Chicago St	0.69	~115 ft	~26 ft	~16 ft	~136 ft	~10%
317 W Chicago St	0.47	~95 ft	~24 ft	0 ft	~24 ft	~30%

Property uses within Area A: Residential, auto glass shop, carpet store, hair salon, car dealership, substance treatment center, car wash, CrossFit gym, restaurant, warehouse

Area B

Property	Lot Area	Lot Width	Front Setback	Side Setback	Rear Setback	Lot Coverage
Dusser Investments (124-126 W. Chicago St)	0.6 Acres	~184 ft	~11 ft	~10 ft	25 ft	~33%
Briner Oil Site (325 Beck St)	0.52 Acres	~88 ft	15'	0 ft	7.56'	~21%
Paige Capo (204 Olds St)	0.4 Acres	~163 ft	~29 ft	~10 ft	~16 ft	~40%
Stephens (126 W. Chicago St)	0.6 Acres	~185 ft	~10 ft	~7 ft	~27	~33%

Property uses within Area B: Insurance office, lumber/hardware store, fire dept., police dept., drive-thru restaurant, mechanic shop, gas station, residential, towing company, doctors office, combat sport gym, auto shop

Area C

Property	Lot Area	Lot Width	Front Setback	Side Setback	Rear Setback	Lot Coverage
Bailey and Hodshire Site (479 E. Chicago St)	0.6 Acres	165 ft	No frontage	~11ft	25'	~13%
Spanglers (601 E. Chicago St)	1.11 acres	~270 ft	20' US-12 29' Concord	~133 ft	~95 ft	~10%
Gow Storage (607 E. Chicago St)	1.18 acres	~204 ft	~12 ft (fence)	~12 ft	~33 ft	~32%
Biggby Coffee Site (503 E. Chicago St)	0.91 acres	~240 ft	~4 ft	~97 ft	~94 ft	4.14%
Citgo Gas Station (475 E. Chicago St)	1.68 acres	~425 ft	40 ft	~72 ft	~45 ft	6%

Property uses within Area C: Storage facility, restaurant, drive-in restaurant, drive-thru restaurant, farm supply store, gas station, accounting firm

As seen in the above tables, the actual data from lots within the HC district is very inconsistent with the regulations of the ordinance. While many of the properties examined were non-use variances that simply did not conform to dimensional standards, there were a handful of use variances as well, which are listed below.

- The owner of the Paige Capo site requested to use his property for light industrial/residential purposes.
- The owner of the Stephens property requested the allowance of a vehicle service station.
- It was requested that the Swander property actually be divided into two, in order to sell the house and garage as separate parcels (each parcel would go on to also have non-use variances).
- The owner of the Kolenda property requested to use the garage as a residence.

General Data Analysis

In addition to the measurements of each property, the minimums, maximums, and averages of each regulatory category for the three separate areas have been calculated. The tables are presented below:

Area A	Lot Area	Lot Width	Front Setback	Side Setback	Rear Setback	Lot Coverage
Minimum	0.34 Acres	95 ft	0 ft	0 ft	5 ft	4%
Maximum	2.48 Acres	255 ft	26 ft	30ft	249 ft	30%
Average	0.89 Acres	138 ft	20 ft	16 ft	97 ft	14%

Area B	Lot Area	Lot Width	Front Setback	Side Setback	Rear Setback	Lot Coverage
Minimum	0.4 Acres	88 ft	10 ft	0 ft	7.5 ft	21%
Maximum	0.6 Acres	185 ft	29 ft	10 ft	27 ft	40%
Average	0.53 Acres	155 ft	16 ft	6.75 ft	19 ft	32%

Area C	Lot Area	Lot Width	Front Setback	Side Setback	Rear Setback	Lot Coverage
Minimum	0.6 Acres	165 ft	0 ft	11 ft	25 ft	6%
Maximum	1.68 Acres	425 ft	40 ft	97 ft	95 ft	32%
Average	1.1 Acres	260 ft	15.2 ft	65 ft	58 ft	13%

It is important to note that these maximums, minimums, and averages are *not* derived from every single property in the highway commercial district, but rather a sample size of the properties examined in this study. For example, the minimum lot size in Area A is listed at 0.34 acres, which comes from the 5 properties within that area that were measured for this study. This data, combined with the attached maps, provides a solid understanding of the district, its subdivision into smaller areas. When comparing the above tables to the requirements found in section 10.02 of the ordinance, one can begin to see where changes may be needed. Listed below are comments regarding the general analysis of this data:

- **Size Variation:** There are clear differences in the property sizes among the areas. Many of the maximum measurements within Area B are very similar to the minimum measurements in Area C. This can most clearly be visualized through acreage. While 66% of properties in Area C meets the 1-acre minimum requirement, only ~15% of properties in the combined areas of A and B do so (Refer to attachment 1b).
- **Mix of Residential:** A handful of use variance requests involved the allowance of a residential unit on property zoned for commercial use. Of the 26 total properties in Area A, 13 of them are residential, with no commercial use.
- **Setbacks:** Aside from acreage, the next most common nonconforming aspect of the zoning ordinance is the setback requirement. In areas A and B, for example, the maximum front yard setbacks don't even meet the minimum of 40 feet. Even properties in Area C, which are larger on average, often failed to meet these requirements.

Considerations and Options

Given the data collected, there are some general considerations and questions that may be relevant regarding a potential amendment to the zoning ordinance.

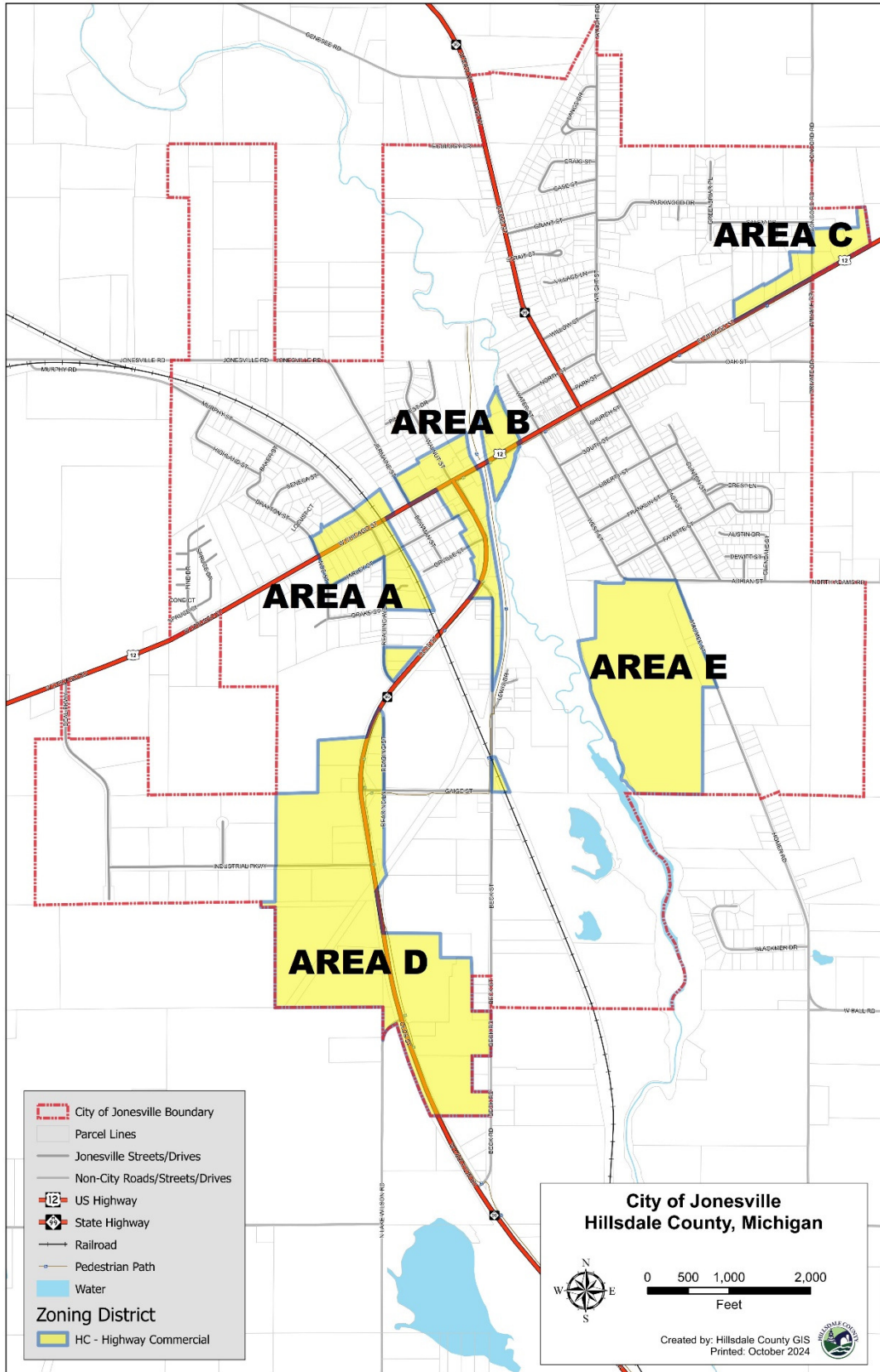
- **What is the process to amend the Zoning Ordinance?** In order for the Council to amend an ordinance, it would refer to the Planning Commission, which would develop an

amendment, hold a public hearing, and recommend an action to the City Council. The Council would then also hold a public hearing before acting on the Planning Commission's recommendation.

- What should the new non-use variance requirements be? Ultimately, the Planning Commission will have the final say on what, if any, changes are to be made to the Ordinance requirements. However, after further analysis of the properties, there are some recommendations the Committee may find to be helpful. Acreage and front setback requirements were the two requirements most commonly found to be nonconforming. Every property in Areas B and C was examined in relation to these two criteria, resulting in the following conformity percentages:
 - If the minimum **acreage** was set at **0.6**, 17 of the 36 properties in Area B would conform (47%). All 9 of the properties in area C would conform (100%). Between both areas, **58%** of properties would conform.
 - If the minimum **acreage** was set at **0.4**, 22 of the 36 properties in Area B would conform (61%). All 9 of the properties in area C would conform (100%). Between both areas, **69%** of properties would conform.
 - If the **front setback** was set at **25 feet**, 17 of the 36 properties in Area B would conform (47%). 3 of the 9 properties in area C would conform (33%). Between both areas, **44%** of properties would conform.
 - If the **front setback** was set at **10 feet**, 26 of the 36 properties in Area B would conform (72%). 6 of the 9 properties in area C would conform (66%). Between both areas, **71%** of properties would conform.

Based on these percentages, it seems that the most fitting requirements would be a 0.4 acre minimum, as well as a 10 ft front setback minimum. These requirements more closely align with the area, and would allow the majority of the properties to be conforming.

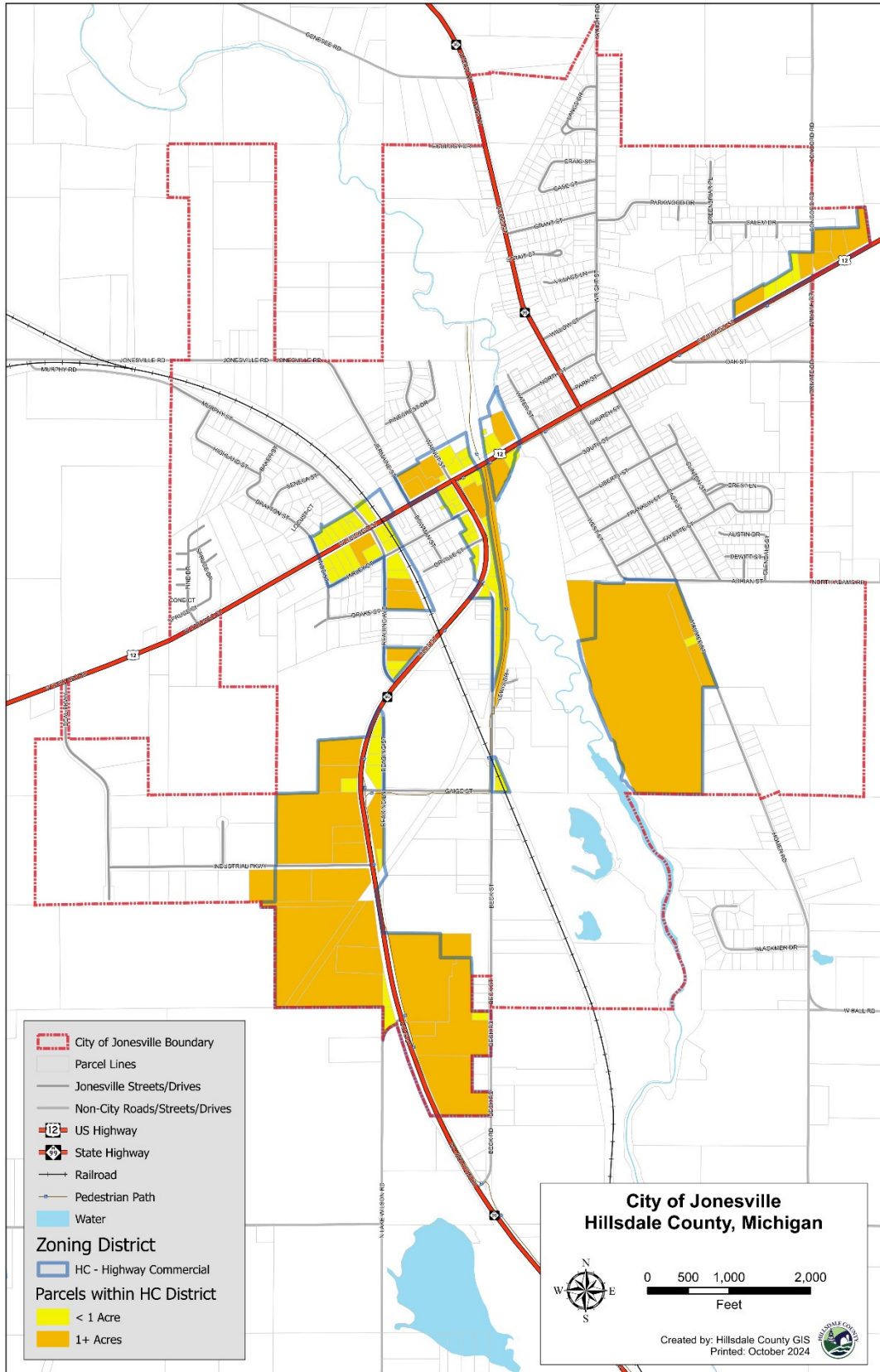
- What about Area A? The commercial properties within Area A are very similar to those in Areas B and C in terms of size and setback measurements. However, it is worth noting that 13 of the 26 properties within Area A have non-commercial, residential uses. While there are a few residential properties in area B, they make up a small percentage compared to Area A's 50%. Because this commercial area is so intertwined with residential properties, the Planning Commission may wish to hold off on including Area A in any ordinance changes or redistricting.
- Creation of a new district? While the provided data shows that areas B and C should have certain ordinance regulations changed to better fit the properties, doing so would change the regulations for the entirety of the Highway Commercial district. This is a problem because Areas D and E already conform to the existing ordinance requirements relatively well. Therefore, a solution would be to create a new, General Commercial district made up of what are now Areas B and C (as well as potentially Area A, though the number of residential properties may require further analysis, as previously mentioned).

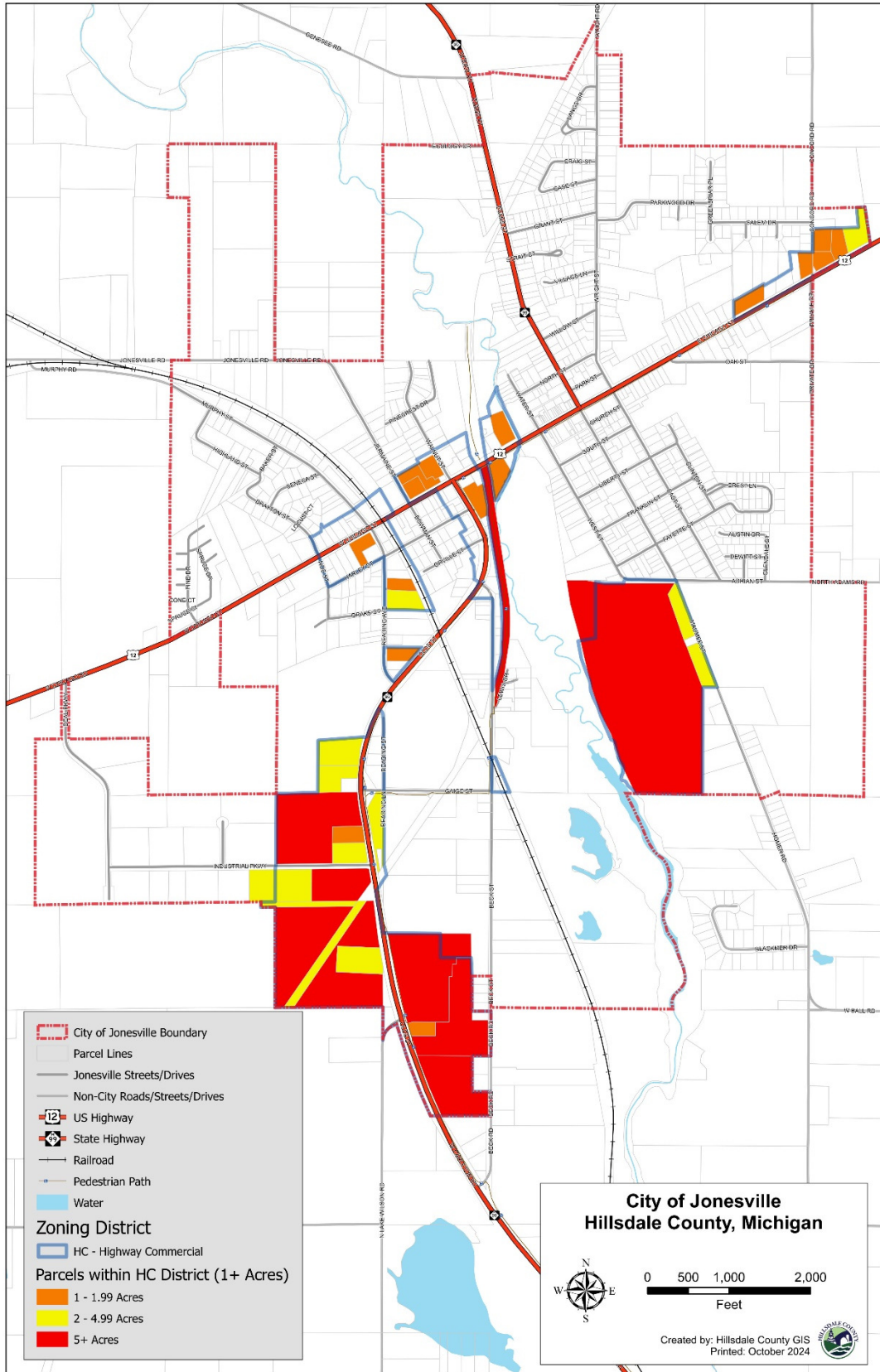


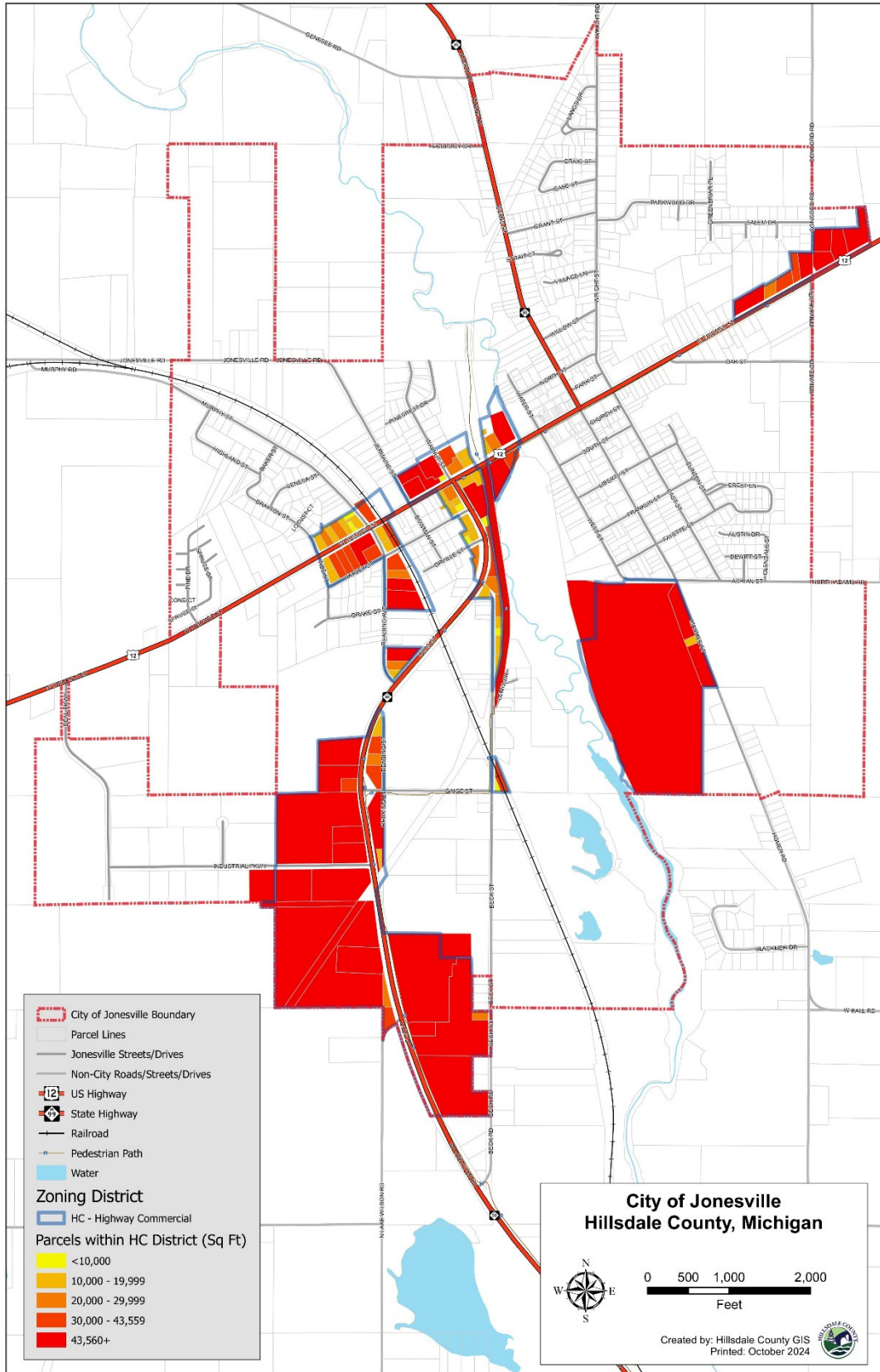
- City of Jonesville Boundary
- Parcel Lines
- Jonesville Streets/Drives
- Non-City Roads/Streets/Drives
- US Highway
- State Highway
- Railroad
- Pedestrian Path
- Water
- Zoning District**
- HC - Highway Commercial

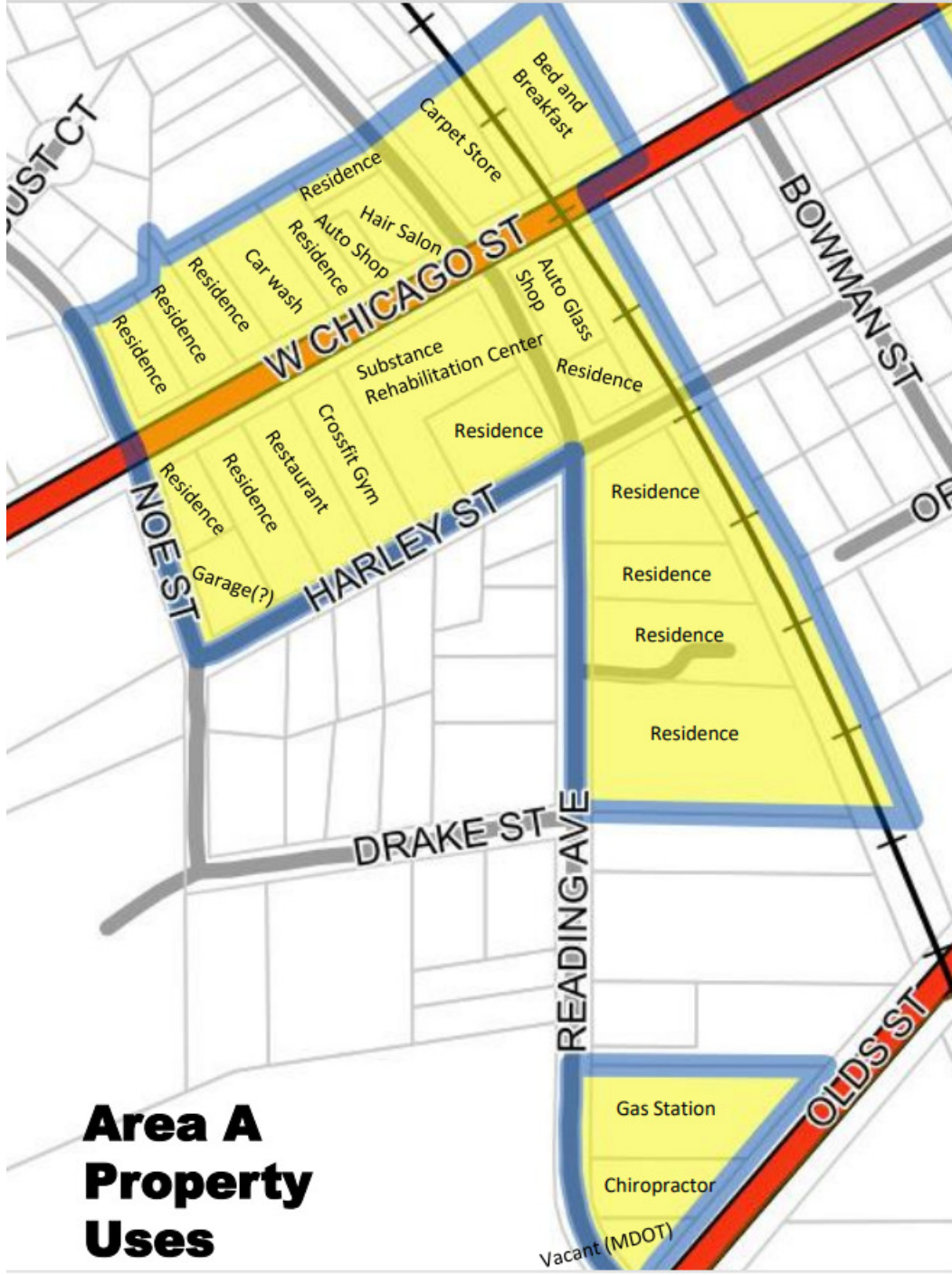
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**PLANNING COMMISSION
2025 ANNUAL MEETING CALENDAR
SECOND WEDNESDAY OF EVERY MONTH**

WEDNESDAY	JANUARY 8, 2025	7:00 P.M.
WEDNESDAY	FEBRUARY 12, 2025	7:00 P.M.
WEDNESDAY	MARCH 12, 2025	7:00 P.M.
WEDNESDAY	APRIL 9, 2025	7:00 P.M.
WEDNESDAY	MAY 14, 2025	7:00 P.M.
WEDNESDAY	JUNE 11, 2025	7:00 P.M.
WEDNESDAY	JULY 9, 2025	7:00 P.M.
WEDNESDAY	AUGUST 13, 2025	7:00 P.M.
WEDNESDAY	SEPTEMBER 10, 2025	7:00 P.M.
WEDNESDAY	OCTOBER 8, 2025	7:00 P.M.
WEDNESDAY	NOVEMBER 12, 2025	7:00 P.M.
WEDNESDAY	DECEMBER 10, 2025	7:00 P.M.

All meetings are held at the Jonesville City Hall – 265 E. Chicago Street, Jonesville, MI,
unless otherwise noted on the meeting agenda.

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