

**CITY OF JONESVILLE
PLANNING COMMISSION
Minutes of April 9, 2025**

A City of Jonesville Planning Commission meeting was held on Wednesday, April 9, 2025 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, Brenda Guyse, Ken Koopmans, Kayla Thompson, and Ryan Scholfield.

Absent: Jim Ackerson, one vacancy.

Also Present: Jeff Gray; Charles Crouch; Dan Loew with NEFCO, Inc.; and Chad Benson.

Kayla Thompson led the Pledge of Allegiance and the moment of silence.

A motion was made by Brenda Guyse and supported by Kayla Thompson to approve the agenda as presented. All in favor. Absent: Jim Ackerson, one vacancy. Motion carried.

There were no public comments.

There were no corrections to the Minutes of the February 8, 2025 regular meeting or the March 18, 2025 joint meeting. Chair Bowman declared the minutes approved as written.

Manager Gray reviewed the request from NEFCO, Inc. for the construction of a 6,000 square foot building addition on the east end of the existing building at 113 Deal Parkway. The addition will meet all building setback and parking requirements, and is not expected to have increased demand on City utilities. Dan Loew, NEFCO, Inc. stated that the addition is intended to accommodate a powder coat paint system. He indicated that he would like consideration of the addition of 60 feet of hard surfaced pavement, east of the existing paved area.

Motion by Kayla Thompson and supported by Brenda Guyse to approve the Site Plan Review for construction of a 6,000 square foot building addition on the property located at 113 Deal Parkway. Approval is based on the plans prepared by Dennis M. Bell, P.E., Bell Engineering Limited, Inc. dated March 17, 2025 (Job No. 25-008), with a finding that the plan meets the Review Standards listed in Section 15.05 of the Zoning Ordinance, subject to the following conditions:

1. Any new site lighting shall be no greater than 20 feet in height and utilize light cutoff fixtures that direct light downward, in accordance with Section 2.18 of the Zoning Ordinance.
2. Any change in industrial discharge to the sanitary sewer shall be subject to the review and approval of the Wastewater Treatment Plant Superintendent, in accordance with the requirements of the City Code of Ordinances.

3. The applicant may extend the existing paved driveway east of the building an additional 60 feet to the east, provided a revised site plan is submitted for administrative approval by the Zoning Administrator.

All in favor. Absent: Jim Ackerson, one vacancy. Motion carried.

The Planning Commission considered the applications for the vacancy on the Planning Commission. Chad Benson, candidate for the vacancy introduced himself and explained his interest in serving on the Commission. The Planning Commission noted that both applicants are strong candidates and expressed their appreciation to Mr. Benson for attending the meeting. Motion by Brenda Guyse, support by Ryan Scholfield, to recommend that the City Council appoint Chad Benson to fill the vacancy on the Planning Commission for the remainder of an unexpired term through November of 2027. All in favor. Absent: Jim Ackerson, one vacancy. Motion carried.

Manager Gray and Superintendent Crouch provided updates.

The next meeting is scheduled for Wednesday, May 14, 2025 at 7:00 p.m.

The meeting was adjourned at 7:47 p.m.

Submitted by,

Jeffrey M. Gray
City Manager