



PLANNING COMMISSION MEETING AGENDA
JONESVILLE POLICE DEPARTMENT - 116 W. CHICAGO STREET - JONESVILLE, MI
JANUARY 8, 2025 - 7:00 P.M.

1. **CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE**
2. **APPROVAL OF AGENDA** [Action Item]
3. **PUBLIC COMMENT**
4. **APPROVAL OF MINUTES**
 - A. December 11, 2024 Meeting [Action Item]
5. **PUBLIC HEARING AND SUBSEQUENT ACTION**
 - A. None
6. **UNFINISHED BUSINESS**
 - A. Wright Street Park Concept Plan [Discussion Item]
7. **NEW BUSINESS**
 - A. 2024 Annual Report [Action Item]
 - B. 2025 Work Plan [Action Item]
 - C. Election of Officers [Action Item]
8. **OTHER BUSINESS**
 - A. Project Updates
9. **ADJOURNMENT – Next meeting Wednesday, February 12, 2025 at 7:00 p.m.**

**CITY OF JONESVILLE
PLANNING COMMISSION
Minutes of December 11, 2024**

A City of Jonesville Planning Commission meeting was held on Wednesday, December 11, 2024 at the Jonesville City Hall, 265 E Chicago Street, Jonesville, MI. Chair Christine Bowman called the meeting to order at 7:05 p.m.

Present: Christine Bowman, Jim Ackerson, Brenda Guyse, Kayla Thompson, and Ryan Scholfield.

Absent: Ken Koopmans and One Vacancy

Also Present: Jeff Gray, Charles Crouch, Mike Miller (Key Opportunities), Hayden James, David Betz and via Zoom Rick Stout (Fleis & Vandenbrink).

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

Clerk Means administered the Oath of Office to Kayla Thompson.

A motion was made by Brenda Guyse and supported by Kayla Thompson 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 November 13, 2024. All in favor. Absent: Ken Koopmans and One Vacancy. Motion carried.

Brenda Guyse made a motion and was supported by Jim Ackerson to approve the Site Plan Review request from MT Engineering/Key Opportunities for construction of Phase 1 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.

All in favor. Absent: Ken Koopmans and One Vacancy. Motion carried.

Rick Stout of Fleis & Vandenbrink joined via virtual meeting. Mr. Stout prepared a park layout and cost estimated, based on the "bubble concept" that was approved by the Planning Commission last month. Discussion ensued of the layout, project costs and priorities for potential project phasing. The January Planning Commission meeting will focus on a discussion of project priorities.

The 2019 Master Plan called for an evaluation of the properties in the HC (Highway Commercial) zoning district. Over the years there have been a large number of variances to develop several smaller properties in the district over the years. Intern Hayden James presented his report regarding the Highway Commercial Zoning District Study and provided various options to the Planning Commission. The Ordinance Amendment Sub-Committee consists of Christine Bowman, Jim Ackerson and Ryan Scholfield (replacing Annette Sands).

A motion was made by Jim Ackerson and supported by Brenda Guyse to refer the Highway Commercial Zoning District Study for review and recommendations to the Planning Commission Ordinance Amendment Subcommittee. All in favor. Absent: Ken Koopmans and One Vacancy. Motion carried.

Kayla Thompson made a motion and was supported by Ryan Scholfield to approve the 2025 Planning Commission meeting calendar as presented. All in favor. Absent: Ken Koopmans and One Vacancy. Motion carried.

Manager Gray provided updates.

The next meeting is scheduled for Wednesday, January 8, 2025 at 7:00 p.m.

The meeting was adjourned at 8:34 p.m.

Submitted by,

Cynthia D. Means
Clerk



To: Jonesville Planning Commission
From: Jeffrey M. Gray, City Manager 
Date: January 3, 2025
Re: Manager Report and Recommendations – January 8, 2025 Planning Commission Meeting

**Please note that this meeting will take place at the
JONESVILLE POLICE DEPARTMENT, 116 W. CHICAGO STREET**

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

Rick Stout, from Fleis and Vandenbrink, will join via virtual meeting. The Planning Commission requested some time to digest the park layout and cost estimates that were provided at the December meeting. These documents are attached. The focus of the January meeting will be to discuss priorities for phasing Wright Street Park improvements. Rick has provided an excerpt of priorities from the Recreation Plan to begin the discussion. We will meet at the Police Department to give the opportunity to spread out and engage in some exercises to reach consensus on priorities. *Please refer to the attached updated Concept Plan and Cost Estimate, and Recreation Plan priorities excerpt.*

7. A. 2024 Annual Report **[Action]**

The Planning Commission is required to submit an annual report of its activities to the City Council, pursuant to the State Planning Enabling Act (Public Act 33 of 2008). A draft report is attached for consideration and may be amended, as determined necessary by the Commission prior to approval. A motion is necessary to adopt the 2024 Annual Report. *Please refer to the attached draft 2024 Annual Report.*

7. B. 2025 Work Plan **[Action]**

The Planning Commission annually adopts a work plan for the coming calendar year. As in the past, the work plan distinguishes between priority goals and those to pursue as time permits. Progress on last year's goals is explained in the annual report and proposed work plan.

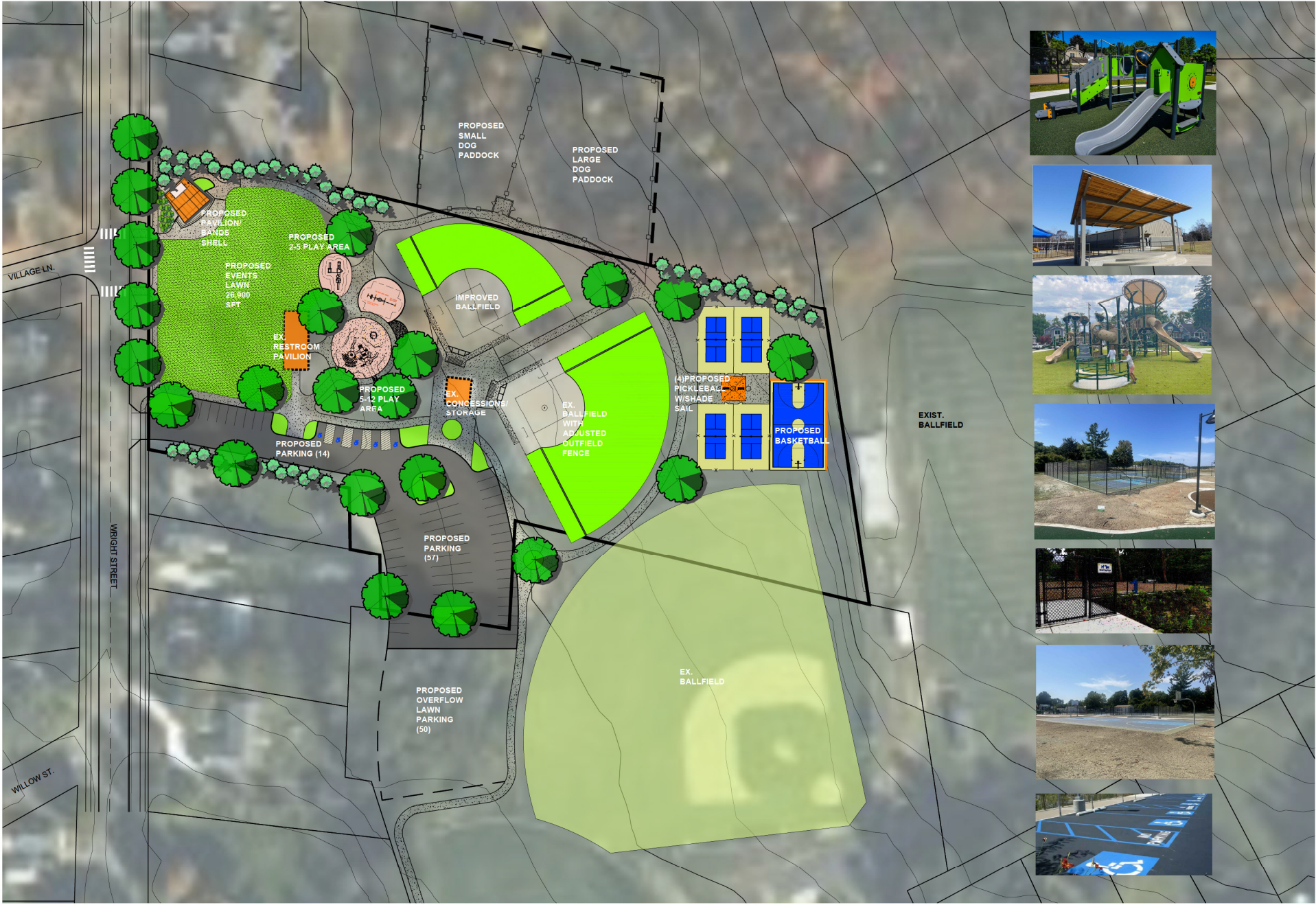
The attached draft may be amended as determined necessary by the Planning Commission. The plan will be forwarded to the City Council with the Annual Report. A motion is necessary to adopt the 2025 Work Plan. *Please refer to the attached copy of the draft 2025 Planning Commission Work Plan.*

7. C. Election of Officers **[Action]**

The Bylaws provide that the Election of Officers will take place annually. The current Chair is Christine Bowman; the Vice-Chair is currently vacant; and the Secretary is Jim Ackerson. Staff is not an officer, but functions as the Recording Secretary for minutes. Officers are eligible for re-election. Brenda Guyse is not eligible to serve as Chair, since she is the City Council representative to the Planning Commission. Officers are elected by motion, support and vote by the Committee, following the consideration of nominations.

8. A. Project Updates

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



WRIGHT PARK CONCEPT PLAN E 2.02
CITY OF JONESVILLE
12.05.2024

JONESVILLE, VA
 800.877.7100
 800.877.7100

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

Wright Street Park excerpts 2024- 2028 Five Year Recreation Plan

A. Goals

Goal and Objectives

The goals and objectives described in this chapter are the result of community input gathered through public meetings, surveys, and stakeholder interviews and focus on three key areas: Wright Street Park, Carl Fast Park, and increased connectivity through a prioritization of sidewalk improvements and installations and nonmotorized trail development.

Goal 1 – Improvements to Wright Street Park

The overwhelming majority of public feedback centered on potential improvements to Wright Street Park, which served as the basis to formulate the objectives for this goal. A recommended Concept Plan has been developed, and is illustrated on the following page, that would allow park improvements to be accomplished in a phased approach, planned on a regular basis through the City’s budgeting and Capital Improvement Planning processes.

Opportunities could also be sought for larger grants to accomplish multiple improvements in fewer phases, or to consider implementation of larger recreation improvements. This planning approach allows for flexibility in implementation, partnering with community organizations, while addressing community desires for park improvements.

Implementation of the Concept Plan focuses on the following basic improvements to Wright Street Park:

- o Creation of an off-leash dog park
- o Improvements to parking
- o Creation of an entertainment pavilion or band shell
- o Improved playground equipment
- o Trails for recreation and access
- o Installation of pickleball courts
- o Additional and updated park amenities

The Concept Plan shows approximate areas for improvements. Additional engineering and study will refine these locations, based on topography, utility locations, community preferences and other considerations.

B. Barrier Free Rating

| City of Jonesville | | | | |
|--------------------|-------------------------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| | Name | Acres | Facilities | BFA |
| A | Carl Fast Memorial Park | 1.4 | Playgrounds; Picnic Tables & Shelter; Clock; Statue; and Benches | 2 |
| B | Wright Street Park | 4.8 | Tennis; Playgrounds; Picnic shelter with bathrooms; Basketball; Baseball; and connecting trail to the high school baseball fields | 2 |
| C | Jerry Russell Trail | N/A | A 1.4 mile-long 10-foot wide Multi-Use Recreational Pathway, including an Interpretive Sign, Benches, Trash/Recycling Receptacles, and Plantings | 5 |

Barrier-Free Access

It is important that the parks and recreation facilities operated by the City of Jonesville be accessible to people with disabilities. After all, 17.8 percent of all Jonesville residents had at least one disability in the year 2020. Accordingly, both of the city’s parks and recreation facilities were also rated according to their level of barrier free access.¹ The number listed under the BFA column in those tables equates to the barrier-free rating listed below:

C. Past Public Input

- *Public Input Session:*

The City of Jonesville Planning Commission and Region 2 Planning Commission staff planned and hosted a public input session at Wright Street Park on October 25, 2022, where they presented potential improvements for the park to community residents. The event consisted of five stations where Jonesville Planning Commission members and Region 2 staff fielded questions from residents about the recreation planning process and provided index cards so that participants could share their opinion on

proposed park improvements they would like to see. Eighteen comment cards were completed during the session. The responses from the public input session can be summarized as follows (please see Appendix B for a complete list of responses):

- *Public Input Responses:* The top responses from the public input session were:
 - Fourteen people mentioned the potential addition of a dog park to Wright Street Park, making it the most popular suggestion, although two of the responses were not in favor of it.
 - The need for more, or improved, parking at Wright Street Park was mentioned twelve times. Twelve people also mentioned the band shell as a potential addition to the park, although one of the responses was not in favor of it.
 - Eleven suggestions were offered for a splash pad as well as for new, more, or improved or renovated playground equipment for the park.
 - Pickleball was mentioned nine times, with six people offering it as a replacement for the Wright Street Park tennis courts and three people opposed to adding pickleball courts.
 - Improved connectivity through the addition of new nonmotorized walking trails or sidewalks was suggested eight times.
 - Additional suggestions from the public input session, each mentioned three times, included:
 - The need to resolve the restroom situation at Wright Street Park.
 - Update or expand the basketball courts.
 - Little free libraries at Wright Street Park and Carl Fast Park.
 - Beach volleyball.

- *Stakeholder Interviews:*

Fifteen community stakeholders were identified for interviews regarding parks and recreation facilities and programming in Jonesville. Seven stakeholder interviews were conducted in April and May 2023 covering fourteen questions. A list of invited stakeholders along with anonymous responses can be found in Appendix B. Among the highlights:

- *Jonesville Youth Softball and Baseball Programs:*
 - Interviewees spoke very highly of these programs but there was a recognition that the fields could use some updating or even the addition of a third field due to the heavy use of the existing fields.
- *Improvements to Wright Street Park:*
 - Redevelopment of the tennis courts at Wright Street Park was discussed with interviewees offering up pickleball, permanent concrete cornhole boards, and parking as potential uses for that section of the park.
 - Improved parking at Wright Street Park was mentioned frequently by interviewees.
 - Other changes to the park mentioned by the stakeholders were the addition of a dog park and improved nonmotorized trails through the park and the City.
- *Nonmotorized Trails:*
 - Interviewees were in favor of more and improved nonmotorized trails throughout the community.
 - Adding bodyweight exercise stations to a segment of trails, specifically in Wright Street Park, was suggested.

D. Past Visioning Plans

Wright Street Park Concept Plan



The following graphic will serve as a guide for the location of potential improvements to Wright Street Park.



- o Parcel A: current unpaved parking for Wright Street Park (0.53 acres).
- o Parcel B: owned by Jonesville Community Schools, there is potential to collaborate with the school for future parking on this site (0.54 acres).
- o Parcel C: former location of the tennis courts and current location of the basketball court (0.50 acres).
- o Parcel D: current location of playground equipment (0.16 acres).
- o Parcel E: directly west of the existing park shelter (0.25 acres).
- o Parcel F: between the park's ball diamonds and the Jonesville Community Schools football field (1.33 acres).
- o Parcel G: the "Drake" parcel may be donated for creation of a community dog park (1.0 acre).

E. Objectives

Objective 1.1: Create an Off Leash Dog Park on the "Drake" Property (parcel G)

Thanks to a very generous donation by the property owner, one acre of land will be added to **Wright** Street Park with the stipulation that the property be utilized as a dog park.

- The creation of a dog park at **Wright** Street Park was mentioned 14 times during the gathering of public input for the recreation plan project, more than any other desired improvement.
- The creation of nature trails was also mentioned numerous times as a desired improvement. Given the wooded characteristics of parcel G it appears to lend itself to the creation of this type of trail. As a result, the feasibility of developing nature trails on this parcel, in addition to the dog park, should be explored.
- *Case Study: Cass City (MI) Bark Park*
 - An unused plot in the village's municipal park system, the Cass City Bark Park, calls for a 100' x 150' large dog area and a 40' x 90' small dog area, each with a double-gated entry for safe transfer in and out of the park. The fenced area will extend into the woods for shade. Also planned are benches, waste baskets, agility equipment, and water station.
 - The half-acre Cass City Bark Park had an initial budget of \$28,000 and sought to raise \$14,000 through Michigan Economic Development Corporation's (MEDC) Public Spaces Community Places program to access an additional \$14,000 in matching funds. The project raised a total of \$18,010, exceeding its initial goal, successfully securing its MEDC matching funds. The Cass City Bark Park was scheduled to open in summer 2023.

Objective 1.2: Improve the Parking at **Wright Street Park (parcel A)**

Although demand for parking at **Wright** Street Park is at its peak between Memorial Day and July 4 and during football season improving the parking and/or adding additional parking at the Park was mentioned 12 times during the gathering of public input, making it the second most requested improvement.

- The Concept Plan shows that paving the existing unpaved area on Parcel A would provide 71 on-site parking spaces. Paved and marked spaces would help to improve efficiency and utilization of the existing paved area. Reconfiguration of the entry drive should be studied to determine the feasibility of adding 10-15 additional parking spaces.

The University of Tennessee's Institute of Agriculture's UT Extension CPA Info #222: "Estimating the Number of Parking Spaces per Acre" estimates the following regarding parking spaces per acre:

- The typical parking space is 180 square feet (10'x18')

Objective 1.3: Create an Entertainment Pavilion/Band Shell (Parcel F)

Maximizing the utilization of parcel F's 1.33 acres affords the greatest opportunity to reimagine Wright Street Park. A performance band shell has been mentioned frequently in conversations about potential improvements to the park, in fact it was one of the most popular requests during the public input process with twelve mentions. Parcel F is the most logical location given its size and the footprint required to properly site a band shell.



Objective 1.4: New, Improved, or Refurbished Playground Equipment (Parcel D and Parcel E)

Adding additional playground equipment and refurbishing the existing equipment, where necessary, were popular responses (eleven) during the public input process. There is a base of more recently installed equipment, like the apparatus resembling a boat and a climbing wall that are in condition to be retained. Some of the more vintage equipment, like the swings and the often-used merry-go-round might be candidates for refurbishment. This is an easy, relatively low-cost, objective that can be accomplished in the near term. There are some older pieces that are due for removal, making room for additional new pieces. The existing playground location within Wright Street Park (Parcel D) has the size, 0.16 acre, to accommodate additional equipment. The adjoining Parcel E (0.25 acres) could also accommodate new equipment.

Objective 1.5: Wright Street Park Trails (Parcels A, B, C, D, E, F, G)

Walking, preferably along trails and paths, continues to be the most universally desired recreational activity in the country. The desire for trails throughout Wright Street Park was mentioned eight times during the public input process. The feasibility of developing a trail loop throughout the park should be explored further in combination with expanding and enhancing the trails currently found in parcel B.

The Wright Street Park Concept Plan shows three different trails. The blue trail is a 0.2 mile, five foot wide trail. Cutting the price per foot described above in half to account for the narrower trail width results in a trail development cost range of \$76,100 for concrete, \$53,200 for asphalt, and \$28,100 for crushed stone to implement the blue trail. The red trail shown on the concept plan is 0.1 mile in length with a width of ten feet. Applying the representative costs above to this trail given their similar widths results in an approximate trail development cost range of \$76,100 for concrete, \$53,200 for asphalt, and \$28,100 crushed stone which are identical to the blue trail approximate costs.

Another possibility for developing an expanded trail network throughout Wright Street Park would be to explore the feasibility and compatibility of extending trails through the "Drake" property, which is the proposed site of the dog park. This trail is shown as the green trail on the Wright Street Park Concept Plan and is 0.1 mile and five feet wide. Approximate development costs for this trail range from \$38,000 for concrete, \$26,600 for asphalt, and \$14,100 for crushed stone. Assuming trails and a dog park are compatible this option should be explored to provide an option for nature trails in Wright Street Park.

Objective 1.6: Install Pickleball Courts (Parcel C)

Pickleball is the fastest growing recreational activity amongst the forty-five and older population and continues to grow in general popularity. It is currently estimated that 4.8 million people play pickleball in the United States with a growth rate of 14.8 percent from 2020 to 2021, which followed a 21.3 percent growth rate between 2019 and 2020. Within the Region 2 area Jackson County is converting tennis courts at Sparks Park to eight pickleball courts with the capacity to add an additional six courts if demand merits. The County is also considering a proposal to develop an indoor pickleball facility at Keeley Park, formerly known as the Jackson County Fairgrounds. Interest in pickleball is also evident in Jonesville as pickleball courts were requested six times during the recreation plan public input process. Key components of a pickleball complex include:

Objective 1.7: Improve, Expand, or Relocate Wright Street Park Basketball Courts (Parcel C)

The most cost effective solution for improved basketball courts at Wright Street Park would be to renovate the existing courts located in the southern portion of parcel C.



The two most logical improving and/or expanding the basketball courts at Wright Street Park are:

- *Option A:* this option would be the development of one 94' x 50' regulation court with an additional 30' x 30' shooting court and a 35' x 45' three-on-three court with the additional courts laid out in a stacked manner next to the regulation court. Such a layout would encompass an overall hard surface area of 104' x 100' resulting in a total area of 10,400 square feet of hard surface at an overall cost (\$10/sf) of \$104,000 utilizing concrete as the surface material. Again polycarbonate is the preferred goal material and this layout would require four goals at a cost of \$8,000 (\$2,000 each) bringing the total anticipated material cost, without any labor, but with a small contingency to \$115,000 for this option.
- *Option B:* this option would be the development of two 94' x 50' regulation courts laid out in a side-by-side manner with five feet of additional hard surface along the exterior of each side of the courts and ten feet of hard surface between each court. Assuming concrete (\$10/sf) is utilized as the hard surface the surfacing cost for two courts (12,480 sf) would result in \$124,800 in surfacing costs alone. Asphalt could be a less expensive surface to explore. Two courts would require four goals, with polycarbonate the preferred material, at a cost of \$2,000 each, although less expensive options are available. Total anticipated material cost, without any labor, but with a small contingency is assumed at \$135,000.00.

Objective 1.8: Update Existing Amenities and Consider Additional Amenities (Parcels A, B, C, D, E, F)

The existing site amenities within Wright Street Park are showing evidence of age and disrepair and should be addressed. There is also the opportunity to add smaller scale additional amenities that can serve as activators without compromising the passive integrity of the park.

o **Objective 1.8.1: Update Existing Amenities**

A simple upgrade to Wright Street Park is to replace the existing site amenities such as benches, trash receptacles and picnic tables that are showing their age or are in disrepair. It is recommended that a simple inventory and replacement schedule be developed for these amenities, focusing on replacing the ones in the worst condition first. A preferred style and model should be determined for the new site amenities to maintain a cohesive feel and look within the park.

o **Objective 1.8.2: Add Concrete Cornhole Boards**

A relatively low cost improvement for Wright Street Park that came through the public input process was for the addition of concrete cornhole boards. The cost for a pair of concrete cornhole boards is \$1,325.00 and a typical cornhole "court" is 8' wide x 40' in length with a distance of 27 feet between the front edge of each board for competitions. Given the relatively modest cost and dimensions for one cornhole court it is recommended the City pursue the development of a four court arrangement for cornhole at Wright Street Park. Assuming an overall area of 56' wide by 50' feet in length (2,800 square feet or 0.064 acre) would accommodate four cornhole courts with each court eight feet wide by forty feet in length with six feet in space between each court and three feet of additional surface on the outside of each outer court and an additional five feet beyond the playing surface at each end of all the courts. Total cost for four pairs of cornhole boards in this scenario would be \$5,300.00. There appear to be many options for playing surface so one was not specified, although most appear to be relatively low cost. Labor costs for preparation of the courts was also not estimated but it is assumed that installation, including cornhole boards, for four cornhole courts would be in the range of \$10,000.00 - \$15,000.00.

o **Objective 1.8.3: Add Little Free Library to Wright Street Park**

Another relatively simple addition to Wright Street Park that was mentioned multiple times in the public input process was the addition of one or more Little Free Libraries to the park. Costs for prefabricated structures range between \$250.00 and \$500.00 each so it is assumed two such libraries could be installed in Wright Street Park for a total cost of between \$500.00 and \$1,000.00. It is also possible to partner with local entities that may be willing to take on the project such as the industrial arts program at Jonesville High School, an Eagle Scout Project, or even the local library. The most logical locations for a Little Free Library would be near the driveway entrance off Wright Street or near the shelter area of the park.



Objective 1.9: Additional Improvements and Additions to Consider (Parcels C, E, F)

The Concept Plan calls for modest improvements to Parcel C (0.50 acres), beginning with reconstruction of a larger basketball court and the installation of two pickleball courts. Additional recreation space will remain and may be evaluated for future use. This might include expansion for additional pickleball courts, a second basketball court, or addition of some additional recreational courts and fields described below. As the Concept Plan is implemented, Parcel E (0.25 acres) and parcel F (1.33 acres) might also be considered for these additional improvements and/or additions to Wright Street Park:

o **Objective 1.9.1: Beach Volleyball Courts**

The four (4) beach volleyball courts shown in this picture from Lebanon (IN) Memorial Park are double-loaded two by two with an overall area measuring 15,000 square feet (150' L x 100' W).



Developing two courts, each 30' W x 60' L, in a side-by-side manner for Wright Street Park would require an overall area of 100' W x 75' L (.172 acre) with sand one foot deep. Building the courts would require 278 yards or 445 tons of sand at an estimated cost of \$11,125. Beach volleyball nets cost an average of \$3,000 each, so from a materials perspective installation of two beach volleyball courts for Wright Street Park would have an anticipated cost of \$17,125 plus labor. Two beach volleyball courts as described above require a total site of 0.172 acres meaning parcel E (0.25 acres); parcel A (0.50 acres); or parcel F (1.33 acres) in that order would be ideal locations within Wright Street Park for their installation.

o **Objective 1.9.2: Fitness Stations**

A trail loop throughout the park will logically meander through parcel F, which given its open space affords the opportunity to implement fitness stations along that section of potential new trail. Such a development, the Rotary Fitness Park, is underway in Hillsdale and includes a 6,400 square foot FitCore extreme fitness area and a 2,650 square foot HealthBeat fitness station area. The cost for the FitCore extreme fitness equipment is approximately \$110,000 while the HealthBeat fitness station equipment is \$66,000. Total development costs for the two fitness areas at the Rotary Fitness Park is approximately \$253,000 which includes installation and contingencies. The cost for implementing such an amenity with an expanded trail network through Wright Street Park would likely necessitate grant funding and require a longer term implementation schedule and does not include the cost of the trail itself.



F. Verify Objectives Order of Priority

| | <u>Cost:</u> | <u>Lead Entity:</u> | <u>Implementation:</u> |
|---------------------------------------------------------------------|--------------|----------------------------|------------------------|
| Goal 1: Improvements to Wright Street Park | | | |
| Objective 1.1: Create an off leash dog park on the "Drake" Property | \$30,000.00 | City of Jonesville | Medium Term |
| Objective 1.2: Improve the parking at Wright Street Park | TBD | City of Jonesville | Long Term |
| Objective 1.3: Create an entertainment pavilion/band shell | \$250,000.00 | City of Jonesville/Partner | Long Term |
| Objective 1.4: New, improved, or refurbished playground equipment | \$300,000.00 | City of Jonesville | Immediate |
| Objective 1.5: Wright Street Park trails | \$190,000.00 | City of Jonesville | Medium Term |
| Objective 1.6: Install pickleball courts | \$100,000.00 | City of Jonesville | Medium Term |
| Objective 1.7.1: Improve, expand, or relocate basketball courts | \$175,000.00 | City of Jonesville | Medium Term |
| Objective 1.8.1: Update existing amenities | TBD | City of Jonesville | Immediate |
| Objective 1.8.2: Install cornhole courts | \$15,000.00 | City of Jonesville | Medium Term |
| Objective 1.8.3: Install Little Free Library | \$1,000.00 | City of Jonesville/Partner | Immediate |
| Objective 1.9.1: Install beach volleyball courts | \$25,000.00 | City of Jonesville | Long Term |
| Objective 1.9.2: Fitness Stations | \$250,000.00 | City of Jonesville | Long Term |

This report is provided in accordance with the Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008. It reports the Commission's operations during the 2024 calendar year and the status of planning activities.

Development Activities

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

- The Planning Commission approved a site plan submitted by Stoll Metal Sales, LLC for an 8,100 square foot addition that connects two existing buildings at their facility located at 590 Olds Street. The addition is intended for manufacturing and storage.
- The Planning Commission approved the site plan for the first phase of the supportive housing project proposed by Key Opportunities, Inc. The project would provide housing and support services to persons with disabilities. The first phase includes eleven single-family units, one quad-plex unit, renovation of the existing clubhouse for facility operations, and construction of a caretaker residence.

Ordinance Amendments

The Planning Commission has appointed a standing **Ordinance Subcommittee** for the review and recommendation for potential amendments on an as-needed basis. The Planning Commission received a report and analysis of the HC (Highway Commercial) zoning district late in the year. The report has been referred to the Ordinance Subcommittee to develop potential ordinance amendments for consideration in 2025.

Recreation Plan

The 5-Year Recreation Plan was adopted in 2024, following a public hearing at the Planning Commission and approval by the City Council. Plan implementation subsequently began with playground improvements at Carl Fast Park. Funds were budgeted in the current fiscal year, as recommended by the Planning Commission, for addition of rubber mulch and borders to the Carl Fast Park playground, as well as the purchase of new waste receptacles for Carl Fast and Wright Street Parks. A land donation was secured for a dog park at Wright Street Park.

The Planning Commission has also engaged the services of Fleis and Vandenbrink for the development of a concept plan for Wright Street Park. The concept plan will include illustrations of the various future improvements to the park, prioritization of improvements, project cost estimates, and potential grant and financing options. Concept plan work is anticipated to be complete in early 2025.

Master Plan

The Planning Commission approved the revised development Master Plan at their meeting on January 9, 2019. The City Council subsequently approved the Plan by resolution on January 16, 2019. Per the MPEA, at least every 5 years after adoption of a Master Plan, a Planning Commission shall review the plan and determine whether to commence the procedure to amend or adopt a new plan. The Plan was updated in March, when the Recreation Plan was incorporated as an appendix and the Action Plan was amended accordingly.

Chapter 5 of the Master Plan includes an implementation plan and identifies priorities to be completed by various City boards and committees. The following highlights several accomplishments to date:

- Staff is working with a developer on the implementation of a development and sale agreement for **the former Klein Tool Building**. This project was the top community priority in the Master Plan. If the project is successful, the site will be developed for mixed-uses, including retail near Chicago Street and a multi-story market rate apartment building.
- The DDA is collaborating with the Michigan Department of Transportation (MDOT) on **future capital projects**, including streetscape improvements and a potential “road-diet” for Chicago Street through Downtown. Project plans were approved in late 2024 and the project is currently expected to go to bid for construction 2025.
- **West and Adrian Street** were reconstructed. New sidewalks were added from the Maumee and Adrian intersection to the Fayette and West intersection, filling an important sidewalk gap in the first block west of the Elementary School.

Additional information regarding the updated Master Plan can be found on the City’s website at <http://jonesville.org/Boards/PlanningCommission/MasterPlanandEconomicDevelopment.aspx>.

Redevelopment Ready Communities

The Michigan Economic Development Corporation (MEDC) **Redevelopment Ready Communities (RRC) program** is designed to promote effective redevelopment strategies through a set of best practices. In order to engage in the program, interested communities must complete training, a self-evaluation of current practices, and pass a resolution expressing intent to participate in RRC. The City engaged in the program in 2018 and has been updating practices toward certification.

There were no milestones in 2024 related to the program. Completion of additional Essentials expectations will be a future goal.

Capital Improvement Planning

The Planning Commission completed a review of near- and long-term infrastructure projects, through the review of the 2024-25 through 2029-30 **Capital Improvement Program (CIP)**. The review included a discussion of the interface of this planning document with the annual budget, including the budget allocations for priorities identified in the Master Plan. The Planning Commission recommended funding for implementation of the Recreation Plan in the FY2024-25 budget, that was subsequently approved by the City Council.

Review of the CIP by the Planning Commission is important to assure that budget objectives are consistent with the long-range plan of the community.

The Planning Commission annually develops a proposed work plan to identify its upcoming priorities. The approved plan will be submitted to City Council. The proposed plan, below, is provided in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008.

Following the adoption of the updated Recreation Master Plan, the Planning Commission has focused on plan implementation. These included playground and support facilities improvements, and development of a concept plan for Wright Street Park. Outside of the Planning Commission, staff time has been focused on implementation of Master Plan priorities, including DDA infrastructure projects and coordination of State incentives for the Riverview Flats development. A commercial zoning ordinance study was completed late in the year by an intern.

Priority Goals

- ❖ Implement the Recreation Master Plan
 - Complete the Wright Street Park Concept Plan, including recommendations for phasing and funding to the City Council
 - Complete Carl Fast Park playground improvements and updates to waste receptacles
- ❖ Redevelopment Ready Sites
 - Provide timely reviews for the Riverview Flats site
 - Work with willing property owners to identify and market additional priority sites
- ❖ Ordinance Review and Amendment (as needed)
 - Consider ordinance amendments for small HC (Highway Commercial) zoned properties, based on the recently completed study

As Time Allows Goal

- ❖ Redevelopment Ready Communities Objectives
 - Formalize the Public Participation Plan utilized by the Planning Commission
 - Align City goals with program goals to progress with certification

Ongoing Activities

- ❖ Timely Development Reviews
- ❖ Economic Development Strategy
 - Annually review the Strategy with other development boards and committees
- ❖ Infrastructure Planning and Development
 - Conduct annual review of Capital Improvements Program for consistency with community development objectives