



**PLANNING COMMISSION MEETING AGENDA**  
**JONESVILLE CITY HALL | 265 E. CHICAGO STREET | JONESVILLE, MI**  
**AUGUST 13, 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. May 14, 2025 Meeting [Action Item]
- 5. PUBLIC HEARING AND SUBSEQUENT ACTION**
  - A. None
- 6. UNFINISHED BUSINESS**
  - A. None
- 7. NEW BUSINESS**
  - A. Set a Public Hearing – Ordinance No. 226 – Zoning Ordinance Recodification [Action Item]
  - B. Highway Commercial Zoning District Study [Information Item]
- 8. OTHER BUSINESS**
  - A. Project Updates
- 9. ADJOURNMENT – Next meeting Wednesday, September 10, 2025 at 7:00 p.m.**

**CITY OF JONESVILLE  
PLANNING COMMISSION  
Minutes of May 14, 2025**

A City of Jonesville Planning Commission meeting was held on Wednesday, May 14, 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, Jim Ackerson, Chad Benson, Brenda Guyse, Ken Koopmans, and Ryan Scholfield.

Absent: Kayla Thompson

Also Present: Jeff Gray, Charles Crouch, and Cindy Means.

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

Deputy Clerk LaNae Baker administered the Oath of Office to newly appointed board member Chad Benson.

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

There were no public comments.

There were no corrections to the Minutes of the April 9, 2025 meeting. Chair Bowman declared the minutes approved as written.

Kayla Thompson joined the meeting at 7:05 p.m.

Motion by Kayla Thompson and supported by Brenda Guyse to recommend that the City Council consider approval of the Capital Improvement Plan as presented. All in favor. Motion carried.

Manager Gray, Superintendent Crouch and Clerk Cindy Means provided updates.

The next meeting is scheduled for Wednesday, June 11, 2025 at 7:00 p.m.

The meeting was adjourned at 7:26 p.m.

Submitted by,

LaNae Baker  
Deputy Clerk



To: Jonesville Planning Commission  
From: Jeffrey M. Gray, City Manager   
Date: August 8, 2025  
Re: Manager Report and Recommendations – August 13, 2025 Planning Commission Meeting

**7. A. Set a Public Hearing – Ordinance No. 226 – Zoning Ordinance Recodification [Action]**

Units of government recodify ordinances from time to time to address outdated provisions, improve readability, etc. The City's Zoning Ordinance has not been recodified since city incorporation in 2014. Prior to incorporation, the City developed its Zoning Ordinance as a joint ordinance with Fayette Township. The purpose of recodification at this time is to accomplish the following:

1. Update outdated references to the "Village of Jonesville" to the City of Jonesville.
2. Remove regulatory references to Fayette Township, since the two communities are no longer maintaining and updating the Zoning Ordinance as a collaborative ordinance.
  - a. These amendments include deleting the Agricultural and Rural Residential zoning districts that exist only in Fayette Township, and deleting Fayette Township sign regulations in Chapter 16. The City of Jonesville sign regulations are in Chapter 19.
3. Add amendments that have taken place since the last update in 2013.
  - a. These include amendments for electronic signs, encroachments in front yards, updated bed and breakfast regulations, accessory dwelling units, and marijuana regulations.

The draft copy of the of the recodified ordinance will be sent under separate cover, due to file size. If you wish to compare it to the current version of the Zoning Ordinance, you can view it online by [clicking here](#). The recodified ordinance has been reviewed by the Ordinance Amendment Subcommittee and it is recommended that the Planning Commission schedule a public hearing to consider comments on the recodification. Following the hearing, the Planning Commission would act to recommend that the City Council consider approving the recodification. The Council would also hold a public hearing before taking action.

Attorney Lovinger has prepared the attached adoption ordinance. I recommend a motion to schedule a public hearing for Wednesday, September 10, 2025 at 7:00 p.m. at the Jonesville City Hall for the purpose of considering action on Ordinance No. 226. *Please refer to Ordinance No. 226.*

**7. B. Highway Commercial Zoning District Study [Information]**

This study has been referred to the Ordinance Amendment Subcommittee. This agenda item is reserved for an update on their work toward potential creation of a General Commercial zoning district.

**8. A. Project Updates**

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

**CITY OF JONESVILLE  
ORDINANCE NO. 226**

AN ORDINANCE ADOPTING AND ENACTING A RECODIFIED ZONING ORDINANCE FOR THE CITY OF JONESVILLE, MICHIGAN; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN; PROVIDING A PENALTY FOR THE VIOLATION THEREOF; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE; AND PROVIDING WHEN SUCH CODE AND THIS ORDINANCE SHALL BECOME EFFECTIVE.

THE CITY OF JONESVILLE ORDAINS:

**Section 1.**     **Short Title.** This ordinance shall be known as the "City of Jonesville Zoning Ordinance Recodification adopting ordinance" and may be so cited.

**Section 2.**     **Adoption of Code.** The Code entitled the "City of Jonesville Zoning Ordinance" is adopted.

**Section 3.**     **Repealer.** All ordinances of a general and permanent nature enacted on or before \_\_\_\_\_, 2025, and not included in the Code or recognized and continued in force by reference therein, are repealed.

**Section 4.**     **Prior Ordinances not Revived.** The repeal provided for in section 3 hereof shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance that is repealed by this ordinance.

**Section 5.**     **Code Additions or Amendments.** Additions or amendments to the Code when passed in such form as to indicate the intention of the City to make the same a part of the Code shall be deemed to be incorporated in the Code, so that reference to the Code includes the additions and amendments.

**Section 6.**     **Later Ordinances.** Ordinances adopted after \_\_\_\_\_, 2025 that amend or refer to ordinances that have been codified in the Code shall be construed as if they amend or refer to like provisions of the Code.

**Section 7.**     **Publication and Effective Date.** This Ordinance shall become effective on the date of publication in a newspaper of general circulation.

YEAS:

NAYS:

ABSENT:

ORDINANCE DECLARED ADOPTED ON \_\_\_\_\_, 2025.

\_\_\_\_\_  
Gerald E. Arno, Mayor

\_\_\_\_\_  
Cynthia D. Means, Clerk

**CERTIFICATION**

I, Cynthia D. Means, being the Clerk of the City of Jonesville, do hereby certify that the foregoing is a true and correct copy of the City of Jonesville Ordinance No. 226, passed on the \_\_\_\_ day of \_\_\_\_\_, 2025. Further, I certify I caused the same to be published in a newspaper of general circulation within fifteen (15) days after adoption by the City Council of the City of Jonesville, County of Hillsdale and State of Michigan.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2025\_\_\_\_\_.

\_\_\_\_\_  
Cynthia D. Means, Clerk