



VILLAGE OF JONESVILLE

265 E. CHICAGO ST.
JONESVILLE, MI 49250
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**VILLAGE OF JONESVILLE
Planning Commission Agenda
August 10, 2011
7:00 P.M. Village Hall**

- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE/A MONMENT OF SILENCE
- B. PUBLIC COMMENT
- C. APPROVAL OF AGENDA – August 10, 2011
- D. APPROVAL OF MINUTES – July 13, 2011; Special Meeting July 25, 2011;
and Special Meeting August 3, 2011.
- E. PRESENTATIONS
 - 1. **Excel-Sterling LDHA LP – Planned Unit Development Concept Plan**
- F. PUBLIC HEARING
 - 1. **Planned Unit Development for 117 West Street (former Kiddie Brush & Toy site)**
- G. NEW BUSINESS [Note: New Business to be postponed until September 14, 2011 meeting.]
- H. ONGOING BUSINESS
 - 1. **Excel-Sterling LDHA LP – Site Plan/PUD Recommendation**

[Note: Additional Ongoing Business items to be postponed until September 14, 2011 meeting.]
- I. ADJOURNMENT



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To: Jonesville Planning Commission
From: Adam R. Smith, Manager
Date: August 10, 2011
Re: Manager Report for August 10, 2011 Planning Commission Meeting

E. 1 Excel-Sterling LDHA LP

Joe Brazier of Excel-Sterling LDHA LP will be in attendance to speak regarding the Planned Unit Development concept plan for the redevelopment of 117 West Street (the former Kiddie Brush & Toy Company site). Specific site plan issues to be discussed under Agenda item H. 1.

F. 1 Planned Unit Development for 117 West Street Public Hearing

Opportunity for public comments regarding the planned unit development of 117 West Street (former Kiddie Brush & Toy Company site). The redevelopment of the site is to provide housing for moderate income citizens. Heritage Lane Residences is comprised of forty-six (46) units, to include a minimum of twenty (20) senior units. The standards contained in our Zoning Ordinance, Chapter 13 – Planned Unit Development (PUD) Zoning District, are intended to promote and encourage development on parcels of land which are suitable in size, location and character for the use proposed while ensuring compatibility with adjacent land uses. The PUD Zoning standards are provided as a design option to encourage innovation in land use in terms of variety, design, layout; to promote efficient provision of public services and utilities; and to encourage the use and improvement of existing sites. *Please refer attached affidavit of publication and certified mailing list of property owners within 300 feet of the site to be developed.*

H. 1 Excel-Sterling LDHA LP – Site Plan/PUD Recommendation

Pursuant to Zoning Ordinance Chapter 13 – Planned Unit Development (PUD) Zoning District, the Planning Commission is to provide a recommendation to the Council with their approval, denial, or approval with conditions following a public hearing and final site plan review. In regard to the former Kiddie Brush & Toy Company site (117 West Street); per staff review, adequate public infrastructure to accommodate the sanitary sewage, storm water, water supply and traffic exist. Applicable provisions of the zoning ordinance have been met and a table of deviations has been provided on the site plan as required. The site plan is subject to all state and local codes compliance as additional project information is generated during the construction document phase of the project. Pending satisfactory review of the documents this evening, it is my recommendation to provide an approval recommendation to Council for the Site Plan/PUD redevelopment project for 117 West Street with the condition that all state and local codes compliances are met throughout future phases of the project. A motion is necessary to take action on the PUD concept plan and site plan for 117 West Street. *Please refer to attached executive summary, revised site plan, demolition plan and floor plan. Full size documents will be provided for public review.*