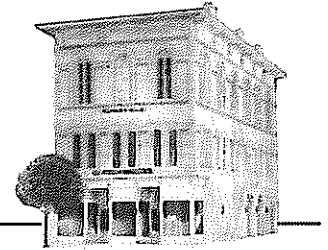




# VILLAGE OF JONESVILLE

265 E. CHICAGO ST.  
JONESVILLE, MI 49250  
www.jonesville.org

(517) 849-2104  
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**Village of Jonesville  
PLANNING COMMISSION AGENDA  
January 11, 2012  
7:00 P.M. Village Hall**

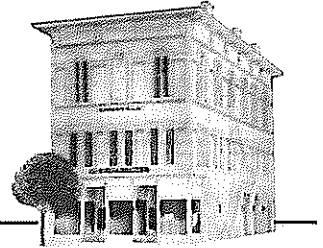
- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- B. PUBLIC COMMENT
- C. APPROVAL OF AGENDA – **January 11, 2012**
- D. APPROVAL OF MINUTES – **December 14, 2011**
- E. NEW BUSINESS
- F. ONGOING BUSINESS
  - 1. **Form Based Zoning: Zak Branigan of Carlisle-Wortman Associates will be on hand to present a proposal for the Form Based Zoning project**
  - 2. **2012 Proposed Work Plan [Action Item]**
  - 3. **Ordinance regulating parking in front yards [Discussion Item]**
  - 4. **Potential Broken Window Ordinance [Discussion Item]**
  - 5. **Wind Turbine Ordinance Update**
- I. ADJOURNMENT



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To: Jonesville Planning Commission  
From: Tim McLean, Assistant to the Manager *T.M.*  
Date: January 11, 2012  
Re: Assistant to the Manager's Report for January 11, 2012

## **F.1 Form Based Zoning Proposal**

For the Form Based Zoning project in downtown Jonesville, Mr. Zak Branigan of Carlisle-Wortman Associates (CWA) will be on hand to discuss a proposed scope of work. Carlisle-Wortman Associates are a private organization of planning/zoning consultants. CWA has offices in Ann Arbor, MI and Clarkston, MI.

CWA has extensive experience in planning, zoning, architecture, and the development of master plans. The proposed project team is highly experienced with the development of form based codes. Richard Carlisle, the President of CWA, will be the Principal in Charge of the project. Mr. Carlisle has over thirty years of experience in the field and is certified by AICP. The Project Manager, Zak Branigan is also certified by AICP, and very recently he has received Leadership in Energy and Environmental Design accreditation. Most recently, CWA has been involved in the writing of form based codes for the following municipalities in Michigan: City of Saline, Northfield Township, and the City of Troy.

Due to the importance of this project and the magnitude of the proposed scope of work, I have formally invited the Village Council to attend, as well as the Zoning Administrator, Mike Kyser.

Enclosed in this packet is a proposed scope of work, including a financial summary of the project, as well as background and qualifications of the proposed project team. *Please see the attachment, "Form Based Code: Village of Jonesville."*

As this presentation is informational only, no action will be taken by the Planning Commission at this time.

## **F.2 2012 Proposed Work Plan**

From the December meeting of the Planning Commission, a draft proposal for the 2012 Work Plan was provided. The Proposed Work Plan has projects which span both the short and long term. The Form Based Zoning project will, in my estimation, require the most amount of time and will have a significant impact on future development in the downtown portion of Jonesville. Due to ongoing litigation of the medical marihuana laws, it is very likely that the current moratorium will have to be extended. The proposed ordinances on the work plan will also require much discussion. Also from the December meeting, there was much discussion about how current ordinances are being enforced. It is my recommendation that the Planning Commission add to the Work Plan a focus on

enforcement of existing ordinances. Based on previous discussions, this is an issue that needs to be considered as new ordinances get passed. At this time, I recommend that this item be discussed at the February meeting. It would be beneficial to have Chief Corbett and/or Officer Young present at that meeting to engage in meaningful dialogue about the enforcement process. I have added this item to the Proposed Work Plan. At this time, the Planning Commission has the option of approving the Proposed Work Plan as written, or to make appropriate additions or revisions. Additionally, I would ask that members of the Planning Commission indicate which items should be prioritized over others. *Please see the attachment "2012 Planning Commission Proposed Work Plan."*

### **F.3 Draft Language for Yard Parking Ordinance**

At this time, we are still working to prepare a draft of this proposed ordinance. A draft of the proposed ordinance will appear as a discussion item on the agenda for the February Planning Commission Meeting.

### **F.4 Broken Window/Door Ordinance**

Having received direction from the Planning Commission to make appropriate revisions to the proposed ordinance which would regulate broken windows and/or doors, I have prepared a new draft of the proposed ordinance. Again, at this time, the Planning Commission has the option to recommend the passage of this ordinance to Village Council, make further revisions, or table the item until after the discussion of enforcement methods. *Please see the attached draft of the proposed ordinance, which has been revised from the December meeting.*

### **F.5 Wind Turbine Ordinance**

At this time we are still seeking clarification from Municipal Attorney Lovinger as to whether or not the Fayette Township ordinance applies to the Village of Jonesville. As of this printing, we have received no clarification.