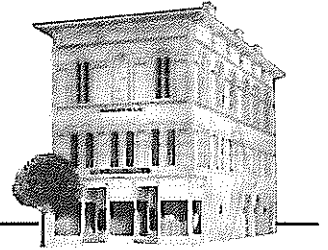




# VILLAGE OF JONESVILLE

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

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**Village of Jonesville  
PLANNING COMMISSION AGENDA  
September 14, 2011  
7:00 P.M. Village Hall**

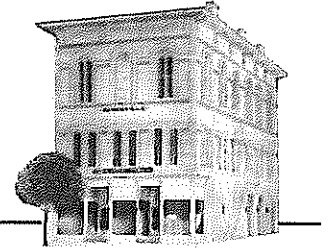
- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- B. PUBLIC COMMENT
- C. APPROVAL OF AGENDA – **September 14, 2011**
- D. APPROVAL OF MINUTES – **August 10, 2011**
- E. NEW BUSINESS
  - 1. **Form Based Zoning**
  - 2. **Tobacco Policy for G. Carl Fast Park**
  - 3. **FY2012 Infrastructure Activities**
- F. ONGOING BUSINESS
  - 1. **Heritage Lane Update-Status with MSHDA LIHTC**
  - 2. **Medical Marihuana- Recent ruling**
  - 3. **Sign Ordinance- Update**
- I. ADJOURNMENT




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To: Jonesville Planning Commission  
From: Tim McLean, Assistant to the Manager   
Date: September 14, 2011  
Re: Assistant to the Manager's Report for September 14, 2011

## **E.1 Form Based Zoning**

One of the upcoming projects for the Village of Jonesville will be to consider the adoption of a system of Form Based Zoning. Consistent with the 2010 Master Plan's tenets of Smart Growth, Form Based Zoning is intended to address deficiencies associated with traditional zoning. With Form Based Zoning, sprawl can be minimized and a variety of mixed-use developments can be achieved.

The attached article references a movement to Form Based Zoning in Suttons Bay in Leelanau County, MI. Additionally, in 2010, the City of Troy, MI adopted a system of Form Based Zoning. This change has enabled its Planning Department to reduce time for site plan approval, decrease the workload for both the Planning Commission and the Zoning Board of Appeals, utilize existing infrastructure, and generally streamlines the process for urban planning and development. *Please refer to the attachment on Form Based Zoning.*

## **E.2 Tobacco Policy at G. Carl Fast Park**

As requested by the Planning Commission, there is the need for continued discussion of the possibility of a tobacco-free policy in G. Carl Fast Park. It is important to review the current policy at Wright Street Park which prohibits the use of tobacco. The Wright Street Park Policy reads:

*Due to the acknowledged hazards of tobacco use and secondhand smoke in combination with the organized recreation programs involving youth, as of May 1, 2009, it shall be our policy to provide a tobacco-free environment for all patrons of Wright Street Park. Tobacco use will be strictly prohibited on the Wright Street Park premises.*

*A person shall not use tobacco in any form on the premises of the Wright Street Park, including any parking lot, bleachers, pavilion, playground area, tennis courts, basketball court, ball fields, and general grounds.*

*Penalty: Civil Infraction punishable by a fine of not more than \$50.00 for each offense.*

Chief Corbett be present to answer any questions or concerns regarding this proposal.

### **E.3 FY2012 Infrastructure Activities**

This item is reserved for update on Fiscal Year 2012 Infrastructure Update.

#### **F.1 Heritage Lane Update**

Excel Realty has submitted its application for Low Income Housing Tax Credits to MSHDA. It will take some months for MSHDA to decide which projects will receive funding. MSHDA representatives were unable to provide a more specific timeline for rendering its decision. Currently, MSHDA has a list on its website of the self-scores for those developers who have applied for LIHTC as well as how much funding each of those projects will require. Based on the self-scores, the Heritage Lane Project scored 14<sup>th</sup> out of 39 applicants. MSHDA plans to award an estimated \$9 million in LIHTC for the current round. Each applicant has requested LIHTC in the range of \$1 million. *Please refer to the attachment on project rankings.*

#### **F.2 Medical Marihuana**

Due to the recent Michigan Court of Appeals decision making Medical Marihuana dispensaries illegal, Village Manager Smith recommends discontinuing all discussion regarding potential zoning for dispensaries due to the fact that these discussions do not represent a legal activity. *Please refer to the attached articles.*

#### **F.3 Sign Ordinance**

This item is reserved for an update on the Sign Ordinance.