

## JONESVILLE PLANNING COMMISSION

### Unofficial Minutes of Regular Meeting

August 10, 2011

Present: LeAnn Clements, Jerry Drake, Connie Hutchinson, Dave Steel, George Schutes, Bob Snow, Mike Venturini. Also present: Adam Smith, Tim McLean, Mike Kyser, Don Heck

Absent: None

Guests: Joe Brazier, Christine Bowman, Tim Bowman, Gale Fix, Margaret Hughes, Andy Penrose, Joe Falater, Marcia Penix, Gary Penix

The regular monthly meeting of the Jonesville Planning Commission was called to order at 7:00 p.m. by Chairman Steel. Jerry Drake led the group in the Pledge of Allegiance. A moment of silence followed.

There was no public comment.

Following the approval of the evening's agenda, motion was made by LeAnn Clements and seconded by Mike Venturini to approve the minutes of the regular meeting of July 13, 2011. Minutes were unanimously approved. Motion was made by Bob Snow and seconded by Mike Venturini to approve the minutes of the special meeting of July 25. Special Meeting minutes on July 25 were unanimously approved. Motion was made by LeAnn Clements and seconded by Mike Venturini to approve the minutes of the special meeting of August 3, 2011. Minutes from August 3, 2011 were unanimously approved.

Joe Brazier of Excel-Sterling LDHA LP made a presentation summarizing his company's proposed project to redevelop the property at 117 West Street (former Kiddie Brush and Toy).

**Public hearing was opened at 7:10 p.m. to take comments and questions from the public regarding the project:**

**Margaret Hughes:** Expressed support for the proposed development.

**Gary Penix:** Expressed disapproval of the development. He offered additional concern about possible deterioration in the future in addition to concerns about potential non-senior citizen tenants.

**Bob Snow:** Spoke positively about site visits to Excel Realty developments in Otsego and Jackson.

**Andy Penrose:** Does not believe this project can be compared with Section 8 type housing developments. Voiced belief that this project would be community enhancing.

**Marcia Penix:** Questioned whether or not there would be a landlord on site, project financing, and monthly rent.

**Jerry Drake:** Spoke positively about a site visit to the Armory Arts development which had been done by Excel Realty.

**Dave Steel:** Spoke positively about the site visit to the Armory Arts project in Jackson.

**Joe Brazier:** Offered responses to concerns about staffing, financing, and the cost of rents. Private financing and Low Income Housing Tax Credits would finance this project. Rents would be in the amount of \$501.00 per month for a one-bedroom apartment and \$597.00 per month for a two-bedroom apartment.

**Connie Hutchinson:** Asked and received information about the volume of calls to the Police Department on Parkwood Apartments and Walnut Junction Apartments. Annually, police respond to around 24 calls per year. Calls to Parkwood Apartments have declined from 125 calls in 2007, 73 calls in 2008, 75 calls in 2009, and 48 calls in 2010.

**Bob Snow:** Reiterated that this was not going to be a Section 8 type of development and emphasized it was difficult to draw a comparison between Parkwood/Walnut Junction and the proposed Heritage Lane.

**The hearing was closed at 7:32 p.m.**

New business outside of Heritage Lane Residences project was postponed until the September 14, 2011 meeting.

In ongoing business, Mr. Brazier was invited to make additional comments and to address questions brought up during the public hearing. Following Commission members comments on the project, the motion was made by LeAnn Clements and supported by Jerry Drake to recommend to Village Council for approval of the PUD concept plan and site plan for 117 West Street with the condition that all state and local codes compliances are met throughout future phases of the project. The motion for approval was unanimous. The matter will be forwarded to Council to proceed. Other ongoing business items were also postponed until the September 14 meeting.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Connie Hutchinson, Secretary