

This report is provided in accordance with the Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008. It reports the Commission's operations during the 2025 calendar year and the status of planning activities.

Development Activities

The following development application was reviewed by the Planning Commission in 2025:

- The Planning Commission approved a site plan submitted by NEFCO, Inc. for a 6,000 square foot building addition at their facility located at 113 Deal Parkway. The addition is intended for expansion of the metal fabrication business.

Ordinance Amendments

The Planning Commission has appointed a standing **Ordinance Subcommittee** for the review and recommendation for potential amendments on an as-needed basis. The Subcommittee is considering recommendations from a report and analysis of the HC (Highway Commercial) zoning district for potential future amendments. In addition, the Planning Commission acted on the following amendment during 2025:

- Ordinance No. 226 recodifies the City's Zoning Ordinance. References to "Village" were updated to "City," to reflect incorporation, references to Fayette Township were removed since the two communities are no longer maintaining a joint ordinance, and ordinance amendments adopted since 2013 were incorporated into the updated ordinance. The Commission held a public hearing in October and recommended Council approval. The City Council subsequently approved at their November regular meeting.

Recreation Plan

The 5-Year Recreation Plan was adopted in 2024, following a public hearing at the Planning Commission and approval by the City Council. Plan implementation subsequently began with playground improvements at Carl Fast Park. Implementation of the Recreation Plan in 2025 included the addition of rubber mulch and borders to the Carl Fast Park playground, as well as the purchase of new waste receptacles for Carl Fast and Wright Street Parks.

The concept plan for Wright Street Park was also completed by the Planning Commission and recommended to the City Council early this year. The concept plan includes illustrations of the various future improvements to the park, prioritization of improvements, and project cost estimates. A Michigan Natural Resources Trust Fund Grant Application was also submitted for the first phase of improvements. The determination of funded projects is anticipated in the near future.

Master Plan

The Planning Commission approved the revised development Master Plan at their meeting on January 9, 2019. The City Council subsequently approved the Plan by resolution on January 16, 2019. Per the MPEA, at least every 5 years after adoption of a Master Plan, a Planning Commission shall review the plan and determine whether to commence the procedure to amend or adopt a new plan. The Plan was

updated in March, when the Recreation Plan was incorporated as an appendix and the Action Plan was amended accordingly.

Chapter 5 of the Master Plan includes an implementation plan and identifies priorities to be completed by various City boards and committees. The following highlights several accomplishments to date:

- Staff is working with a developer on the implementation of a development and sale agreement for **the former Klein Tool Building**. This project was the top community priority in the Master Plan. The Riverview Flats development would result in mixed-uses, including retail near Chicago Street and a multi-story market rate apartment building at the site of the former factory.
- The DDA is collaborated with the Michigan Department of Transportation (MDOT) on a **Downtown capital project**, that included streetscape improvements and a “road-diet” for Chicago Street through Downtown. The project was substantially complete in the fall of 2025, with punchlist items to be addressed in the spring of 2026.

Additional information regarding the updated Master Plan can be found on the City’s website at <http://jonesville.org/Boards/PlanningCommission/MasterPlanandEconomicDevelopment.aspx>.

Redevelopment Ready Communities

The Michigan Economic Development Corporation (MEDC) **Redevelopment Ready Communities (RRC) program** is designed to promote effective redevelopment strategies through a set of best practices. In order to engage in the program, interested communities must complete training, a self-evaluation of current practices, and pass a resolution expressing intent to participate in RRC. The City engaged in the program in 2018 and has been updating practices toward certification.

There were no milestones in 2025 related to the program. Completion of additional Essentials expectations will be a future goal.

Capital Improvement Planning

The Planning Commission completed a review of near- and long-term infrastructure projects, through the review of the 2025-26 through 2030-31 **Capital Improvement Program (CIP)**. The review included a discussion of the interface of this planning document with the annual budget, including the budget allocations for priorities identified in the Master Plan. The Planning Commission recommended funding for implementation of the Recreation Plan in the FY2025-26 budget, that was subsequently approved by the City Council.

Review of the CIP by the Planning Commission is important to assure that budget objectives are consistent with the long-range plan of the community.