

**Fremont Community Joint Planning Commission
Meeting Minutes**

**Monday, June 22, 2009
5:00 p.m. – 6:30 p.m.
Sheridan Township Hall
Council Chambers**

Members Present: Sheridan Charter Township: Tom Karnemaat
Sheridan Charter Township: Don Potter
Sheridan Charter Township: Jack Taylor (Chair)
Sheridan Charter Township: Jeff Wharton
Dayton Township: Chuck Whitman
Dayton Township: Kent Folkema
City of Fremont: Don Henry
City of Fremont: Peg May (Secretary/Treasurer)
City of Fremont: Jim Sloan
City of Fremont: Lon Vredeveld

Members Absent: Dayton Township: Shirley Hooker (Vice Chair)
City of Fremont: Jim Breinling

Others Present: Sheridan Charter/Dayton
Townships: Peter Lance
Sheridan Charter Township: Dave Lue
City of Fremont: Michele Ribant

Call to Order and Opening Remarks

The meeting of the Commission was called to order at 5:06 p.m. by Chair Jack Taylor.

Review and Approval of Agenda

A motion was made by Don Henry, seconded by Chuck Whitman and carried to approve the June 22, 2009 FCJPC agenda as presented.

Review and Approval of Minutes

A motion was made by Chuck Whitman, seconded by Don Henry and carried to approve the minutes of the March 23, 2009 FCJPC meeting.

Public Comment

Jane Drake complimented the Fremont Community Joint Planning Commission for the work they have done on the Fremont Community Joint Comprehensive and Growth Management Plan.

Old Business

There was no old business.

Public Hearing – Fremont Community Joint Comprehensive and Growth Management Plan

Jack Taylor opened the public hearing at 5:08 p.m. He went on to say that the proper notices had been sent out. Mr. Taylor asked if any comments were provided to any of the Commissioners or staff. No comments were received. There was no public comment on the proposed Fremont Community Joint Comprehensive and Growth Management Plan. The public hearing closed at 5:15 p.m.

Discussion on Fremont Community Joint Comprehensive and Growth Management Plan

The FCJPC reviewed the section of the Plan dealing with Schools. The FCJPC reviewed new language that could be incorporated into the Plan that addressed the new Fremont Public High School. The Commission recommended the following changes to the draft language regarding the new Fremont Public School:

- That the specific date, May 5, 2009 be used rather than May, 2009.
- That the first sentence of the last paragraph be revised to read: “The Fremont Public High School building site under consideration is located west of M-82, north of 56th Street and south of the Fremont Maple Grove Cemetery.
- That the last sentence of the last paragraph be revised to read: “It is being planned to not only serve the student population at the time it is due to open in the fall of 2012, but design considerations were taken into account, so it can serve the student population well into the future.”

A motion was made by Jeff Wharton, seconded by Peg May and carried to approve the proposed language regarding the new Fremont Public High School as presented with the changes as outlined above.

The chair asked if anyone had any other changes they want to propose to the Fremont Community Joint Comprehensive and Growth Management Plan. No other changes were proposed.

A motion was made by Don Henry, seconded by Peg May and carried to approve the Fremont Community Joint Comprehensive and Growth Management Plan with the change to the school section as outlined above.

A motion was made by Chuck Whitman, seconded by Don Potter and carried to ask the Fremont City Council, the Dayton Township Board and the Sheridan Township Board to consider approving the Fremont Community Joint Comprehensive and Growth Management Plan as approved by the Fremont Community Joint Comprehensive and Growth Management Plan.

Update on the Joint Zoning Working Group

Chair Taylor gave a summary of the work of the Joint Zoning Working Group as follows and the respective motions ensued:

Downtown Main District: The Working Group recommends that these regulations be incorporated into the Joint Zoning Ordinance as written.

A motion was made by Don Henry, seconded by Peg May and carried to incorporate the Downtown Main District regulations as written into the Joint Zoning Ordinance.

Manufacturing Home Park District: The Working Group recommends that these regulations be incorporated into the Joint Zoning Ordinance as written.

A motion was made by Jeff Wharton, seconded by Don Potter and carried to incorporate the Manufacturing Home Park District regulations as written into the Joint Zoning Ordinance.

Industrial District: The Working Group recommends that these regulations be incorporated into the Joint Zoning Ordinance as written with the exception of allowing Regulated Uses as a Special Use in this District. The Working Group will be evaluating the best place within the Joint Planning Area for Regulated Uses.

A motion was made by Jeff Wharton, seconded by Don Henry and carried to incorporate the Industrial District regulations as written with an exception, which is to eliminate Regulated Uses as a Special Use, into the Joint Zoning Ordinance.

West Main District: The Working Group recommends that this District be renamed as the Urban Commercial District. The Working Group recommends changes to this District as outlined in the agenda packet. Also, with regard to the zoning map, the Working Group recommends no changes in the City’s existing zoning map and

some changes to the Townships' zoning maps as outlined in the agenda packet. Also, additional uses were added to this District.

Chair Taylor reviewed all the proposed changes to the West Main District. There was much conversation regarding whether to eliminate pole signs entirely from this District. It was decided that issue of eliminating pole signs from the West Main District should be referred back to the Joint Zoning Working Group for consideration. The FCJPC will vote on the West Main District recommendations at its next meeting.

New Business

There was no new business.

Commissioner's Discussion

After some discussion, the Commissioners decided to continue the practice of having the Joint Zoning Working Group review the various sections of each municipalities' zoning ordinance in order to provide recommendations to the full FCJPC on the creation of a Joint Zoning Ordinance. Chair Taylor said the meetings were open and any FCJPC member was free to attend.

A motion was made by Don Potter, seconded by Don Henry and carried to ask LSL Planning to recommend where the Regulated Uses should be placed within the new Joint Zoning Ordinance.

Next FCJPC Meeting

July 27, 2009

Sheridan Charter Township Hall

5:00 p.m. – 6:30 p.m.

Next Joint Zoning Working Group Meeting

July 20, 2009

Fremont City Hall

4:30 p.m. – 6:00 p.m.

Adjournment

A motion was made by Chuck Whitman, seconded by Peg May and carried to adjourn the meeting at 6:36 p.m.