

**Fremont Community Joint Planning Commission
Meeting Minutes**

**Monday, July 25, 2011
5:00 p.m. – 6:30 p.m.
Sheridan Charter Township Hall
Council Chambers**

Members Present:	Sheridan Charter Township:	Don Potter
	Sheridan Charter Township:	Jack Taylor
	Sheridan Charter Township:	Jeff Wharton (Arrived at 5:21 p.m.)
	City of Fremont:	Jim Breinling (Chair)
	City of Fremont:	Marcia Eib
	City of Fremont:	Peg May
	City of Fremont:	Jim Sloan
	City of Fremont:	Lon Vredeveld
	Dayton Township:	Kent Folkema
	Dayton Township:	Chuck Whitman
	Dayton Township:	Shirley Hooker

Members Absent: Sheridan Charter Township: Tom Karnemaat

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

Call to Order and Opening Remarks

The meeting of the Fremont Community Joint Planning Commission was called to order at 5:02 p.m. by Jim Breinling.

Review and Approval of Agenda

A motion was made by Peg May, seconded by Marcia Eib and carried to approve the agenda as presented.

Review and Approval of Minutes

A motion was made by Lon Vredeveld, seconded by Don Potter and carried to approve the minutes of the June 27, 2011 FCJPC meeting as presented.

Review and Acceptance of Joint Zoning Working Group Minutes

A motion was made by Chuck Whitman, seconded by Shirley Hooker and carried to accept the minutes from the 7-18-11 Joint Zoning Working Group meeting.

Public Comment

There was no public comment.

Old Business

There was no old business.

Feedback of Boards/Council on the Request for Proposals for the FCJPC Joint Zoning Ordinance

It was reported that each of the Boards/Council have approved the dissemination of the Request for Proposals for the FCJPC Joint Zoning Ordinance. Jim Breinling reviewed the timeline for completion of the Joint Zoning Ordinance project, and he reported that the RFP is due to be sent on Wednesday, July 27, 2011. It was announced that any suggestions as to which firms to send the RFP to are to be provided to Michele Ribant.

It was also decided that if any of the jurisdictions want a legal review of the ordinance they may do so but at their expense.

Review of City's Proposed Ordinances addressing the MI Medical Marihuana Act

Jim Breinling shared with the Commission the approach the City of Fremont is taking with regard to addressing the MI Medical Marihuana Act. It was reported that the City's language as being proposed in the Fremont Zoning Ordinance was included in the proposed Joint Zoning Ordinance. In the City's Zoning Ordinance medical marihuana dispensaries are defined and then prohibited. The FCJPC was also provided for its information with the language in a police powers ordinance being proposed by the City that also addressed the MI Medical Marihuana issue. Peter Lance expressed some concerns with the definition of medical marihuana dispensary as outlined in the City's Ordinances. Michele Ribant said she will look into his concern.

Review of Chapter 4 "Agricultural Districts"

Chair Breinling said that the Commission discussed the Agricultural Districts at its last meeting and it is on the agenda again so that any concerns or ideas regarding these districts can be shared and addressed.

Jeff Wharton said he thought that the maximum lot area requirement in the Agricultural 3 District should be changed from "5 acres" to "none". After some discussion, the Commission concurred with the change.

Michele Ribant was asked to put all the Agricultural District regulations in a matrix.

Review of Chapter 2 "Definitions"

Jack Taylor indicated that the definition for "Accessory structure" should be included in Chapter 2 "Definitions". Chair Breinling asked if anyone else had changes to propose to Chapter 2 "Definitions", and no suggestions were made.

Review of Three Articles of Chapter 6 "Residential Districts"

No changes were proposed to the following articles of Chapter 6 "Residential Districts":

- Article 1: Low Density Residential District (R-1)
- Article 2: Medium Density Residential District (R-2)
- Article 7: Lake District (R-LD)

Review of Chapter 7, Article 5 "Access Management Corridor Overlay District"

Chair Breinling explained that the Downtown Commercial and the Urban Commercial Districts are not subject to the regulations in the Access Management Corridor Overlay District. It was reported that the Urban Commercial District has its own set of regulations regarding access management. No changes were proposed to the "Access Management Corridor Overlay District" regulations.

Review of Chapter 9 "Special Land Uses"

It was reported that the standards for "Wind Turbines" need to be added to the Special Land Use Chapter. No changes were recommended to Chapter 9.

Next Meeting

FCJPC Meeting
Sheridan Charter Township Hall
August 22, 2011
5:00 p.m. – 6:30 p.m.

Adjournment

There being no further business of the FCJPC, the Commission adjourned at 6:30 p.m.