

**Fremont Community Joint Planning Commission
Meeting Minutes**

**Monday, August 24, 2009
5:00 p.m. – 6:30 p.m.
Sheridan Township Hall
Council Chambers**

Members Present:	Sheridan Charter Township:	Don Potter
	Sheridan Charter Township:	Jack Taylor (Chair)
	Dayton Township:	Kent Folkema
	Dayton Township:	Shirley Hooker (Vice chair)
	Dayton Township:	Chuck Whitman
	City of Fremont:	Jim Breinling
	City of Fremont:	Don Henry
	City of Fremont:	Peg May (Secretary/Treasurer)
	City of Fremont:	Jim Sloan
	City of Fremont:	Lon Vredeveld

Members Absent:	Sheridan Charter Township:	Tom Karnemaat
	Sheridan Charter Township:	Jeff Wharton

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 5:02 p.m. by Chair Jack Taylor.

Review and Approval of Agenda

A motion was made by Don Henry, seconded by Lon Vredeveld and carried to approve the August 24, 2009 FCJPC agenda as presented.

Review and Approval of Minutes

Kent Folkema indicated that he was in attendance at the June 22, 2009 FCJPC meeting; therefore, the minutes need to be changed to reflect that.

A motion was made by Chuck Whitman, seconded by Jim Breinling and carried to approve the minutes of the June 22, 2009 FCJPC meeting with the correction as noted.

Note: The July 27, 2009 FCJPC meeting was cancelled.

Public Comment

There were no members of the public at the meeting; therefore, there was no public comment.

Old Business – Fremont Community Joint Comprehensive and Growth Management Plan

The FCJPC was provided with a clean copy of the new school language that the Commission had incorporated into the Fremont Community Joint Comprehensive and Growth Management Plan and that was provided to all the Boards/Council at the time each respective board/council voted on the Plan. It was reported that the Dayton Township Board and the Fremont City Council recommended approval of the Fremont Community Joint Comprehensive and Growth Management Plan as written, which included the new high school language. It was also reported that the Sheridan Township Board recommended approval of the Plan with the new high school language contingent on changes to some of the maps.

Michele Ribant indicated that she worked with the Sheridan Township Board member who had questions regarding the Plan maps, and she went on to say that she had LIAA make the following changes based on his input:

Map 6a. Question: What is the difference between the categories “Severe Constraint for Developments without a Basement” and the category “Severe Constraints for Dwellings with a Basement”

Solution: Revised the map to have only one category entitled “Severe Constraint for Developments” It includes the following definition:

Severe building constraints indicate that soil properties or site features are so unfavorable or difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required where the soil limitations are severe.

Map 6d. Question #1: Why is a category outlined as “All areas are prime farmland”

Solution: Changed category name to read “Prime Farmland”

Map 6d. Question #2: Why are areas that are ravines near Sleeper Ave. classified as “Farmland of Local Importance”.

Solution: Those areas were changed to indicate that they are “Streams”.

Maps 7 a – 7d. Question: How were the clusters determined?

Solution: The way the information was calculated is now outlined on the maps.

Map 10b and Chart 10.2 Question: Why don’t these two jive?

Solution: The chart was updated to reflect the correct information on the maps.

Map 15 a Question: Where is the commercial area on the northeast corner of M-82 and Maple Island?

Solution: The commercial area was put back on the map.

All maps: Question: Why is the outlet from Fremont Lake that runs down to Grandpa Lake not shown?

Solution: This area is reflected as a stream on all the maps.

Editors Note: In addition Peter Lance indicated that his Sheridan Charter Board member identified the following change to Map 5a, and LIAA made the change:

Map 5a: This map shows a vertical stripe of green surrounded by pink by the airport. It should be solid pink without the stripe. It is located just below where 64th would have cut across the airport property.

It was the consensus of the FCJPC that the changes to the maps as identified by the Sheridan Township Board member should be made to the maps, and since the changes were housekeeping and not substantive, the FCJPC could incorporate the changes and vote on the Plan which would include these changes without having to re-notice.

Chair Taylor provided the Commission with a proposed resolution that makes it clear that the Boards/Council recommended approval of the Fremont Community Joint Comprehensive and Growth Management Plan as proposed and that states that the Fremont Community Joint Planning Commission approves the Plan. The Commission reviewed the Resolution and voted on it.

A motion was made by Jim Breinling, seconded by Don Potter and carried by a roll call vote to approve the resolution entitled, "A Resolution for the Adoption of the Fremont Community Joint Comprehensive and Growth Management Plan for Dayton Township, Sheridan Charter Township and the City of Fremont".

Ayes: Jack Taylor, Shirley Hooker, Peg May, Don Potter, Kent Folkema, Chuck Whitman, Jim Breinling, Don Henry, Jim Sloan and Lon Vredeveld

Nays: None

Absent: Tom Karnemaat and Jeff Wharton

Chair Taylor thanked the Commission for their hard work on the Joint Comprehensive Plan Project.

Update on the Joint Zoning Working Group

Chair Taylor indicated that the Joint Zoning Working Group did not recommend any other changes to the Urban Commercial District Guidelines (formerly called the West Main District in the City's Zoning Ordinance) other than the ones that were provided to the FCJPC at the June meeting. He did, however, say that the Joint Zoning Working Group revisited the issue of banning pole signs in commercial districts and that they continue to recommend that they be banned.

There was much discussion on the pros and cons of banning pole signs.

A motion was made by Jim Breinling, seconded by Jack Taylor and defeated by a roll call vote to forbid new pole sign in the commercial districts within the Fremont Community Joint Planning Area.

Ayes: Jim Breinling, Jack Taylor and Don Henry

Nays: Don Potter, Kent Folkema, Chuck Whitman, Peg May, Jim Sloan and Lon Vredeveld

Absent: Tom Karnemaat and Jeff Wharton

Chair Taylor outlined the areas in the Fremont community that the Joint Zoning Working Group identified as "Urban Commercial" as outlined on the maps provided in the agenda packet. He also identified areas that the Working Group identified as being "Rural Commercial" as outlined on the maps provided in the agenda packet. After some discussion, the following action resulted.

A motion was made by Lon Vredeveld, seconded by Peg May and carried to approve the Urban Commercial District boundaries as outlined on the maps provided in the agenda packet.

A motion was made by Jim Sloan, seconded by Don Potter and carried to approve the Rural Commercial District boundaries as outlined on the maps provided in the agenda packet.

New Business

There was no new business.

Commissioner's Discussion

Jim Breinling informed the Commission that Ryan Coffey of the MSU Extension Office has been asked to speak to the Commission on Farmland Preservation at the September FCJPC meeting. He indicated that the working group needs to

understand the intentions of the full Commission in terms of farmland preservation before they propose regulations for the agricultural districts. It was decided that all three jurisdiction's planning commissions should be invited to the presentation, which will start at 5:00 p.m. It was also decided that the meeting will be held directly after the presentation and that the presentation/meeting will be held at Sheridan Charter Township instead of Dayton Township because it is a larger venue that can accommodate more guests.

Jim Breinling also reviewed with the Commission the high points of the article in the agenda packet from the Muskegon Chronicle on "Blueprint for change". He said that the article makes you realize why we do planning and that Fremont should feel good with regard to their planning efforts.

The Commission asked that the site plan for the new Fremont Public High School be presented to the Commission at the next FCJPC meeting.

Next FCJPC Meeting

September 28, 2009

Sheridan Charter Hall

5:00 p.m. – 6:30 p.m.

Speaker: Ryan Coffey, MSU Extension

Adjournment

A motion was made by Jim Breinling, seconded by Don Potter and carried to adjourn the meeting at 6:30 p.m.