

**FREMONT AREA JOINT PLANNING COMMITTEE
MEETING MINUTES**

**Monday, June 26, 2006
5:00 – 6:30 PM
Sheridan Township Hall**

- Members Present:** Dayton Township: Shirley Hooker, Supervisor
Dayton Township: Barbara Popp, Board Member
Dayton Township: Chuck Witteveen, Planning Commissioner
Dayton/Sheridan Townships: Peter Lance, Zoning Administrator
Sheridan Charter Township: Dave Lue, Supervisor
Sheridan Charter Township: Jack Taylor, Planning Commissioner
Sherman Township: Fran Derks, Board Member
Sherman Township: Joan Obits, Supervisor
Sherman Township: Roman Miller, Zoning Administrator
City of Fremont: Peg May, Planning Commissioner
City of Fremont: Jim Breinling, Mayor Pro Tem
City of Fremont: Richard Rought, Zoning Administrator
- Members Absent:** Dayton Township: Vern Staley, Planning Commissioner
Sheridan Charter Township: Don Potter, Board Member
Sheridan Charter Township: Jeff Wharton, Planning Commissioner
Sherman Township: Randy Paulson, Planning Commissioner
Sherman Township: Warren Stroven, Planning Commissioner
City of Fremont: Chuck Whitman, Planning Commissioner
City of Fremont: James Rynberg, Mayor
- Alternates Present:** Sheridan Charter Township: Jennifer Christensen, Board Member
- Alternates Absent:** Sheridan Charter Township: Sandy Vandenberg, Planning Commissioner
- Others Present:** City of Fremont: Michele Ribant, Director of Neighborhood & Economic Development
- Facilitator Present:** Land Information Access Association (LIAA): Joe VanderMeulen, Executive Director

Call to Order & Welcome

The meeting was called to order at 5:00 p.m. Chuck Witteveen welcomed the Committee and then proceeded to thank Jack Taylor for chairing the last two meetings in his absence.

Review & Approval of Minutes

It was noted that Dave Lue, Sheridan Charter Township Supervisor, was absent from the June 12, 2006 Fremont Area Joint Planning Committee meeting, yet the minutes reflect that he was in attendance. A motion was made, seconded and carried to approve the minutes from the June 12, 2006 Fremont Area Joint Planning Committee meeting with the correction as noted.

Discussion on the Joint Planning Public Forum

The Committee took some time and reviewed the feedback received at the Joint Planning Public Education Forum held on June 12, 2006. Some of the comments expressed were as follows:

- Many people did not appear to understand that each governmental unit is required under law to provide for all land uses in the presence of a demonstrated need. However, if you have a joint planning area in a community, then as long as a land use is allowed somewhere within the joint planning area, each governmental unit does not have to provide for that use.
- At the public forum it was suggested that the governmental units should take advantage of purchase of development rights programs. At the June 26, 2006 meeting, the point was made that if the Fremont community ever acquired funds to take part in such programs, the community would be in a stronger position to be considered for grant funding if we had a joint plan in place.
- Many people did not understand that we can have multiple zoning districts (e.g., numerous agricultural districts with different setback requirements) with regulations that may vary for the different areas within the joint planning jurisdiction.
- One suggestion made at the public forum was to have a vote on the joint planning agreement by referendum. At the June 26, 2006 meeting, it was suggested that many people in the community rely on their elected officials/leaders to make the right decision for the community on their behalf on these types of issues.

It was brought up that people in the Townships who do not have a Fremont mailing address did not receive the brochure, "Mapping Out the Future of the Fremont Community", which invited the community to a public education forum on June 12, 2006 to learn about the proposed Fremont Community Joint Planning Agreement. While there was an article on the front page of the *Times Indicator*, which invited the Fremont Community to that public forum, it was felt that we should conduct another public forum to make every effort possible to reach those people who may not have heard about the forum on June 12. Therefore, the Joint Planning Committee made the following motion:

A motion was made, seconded, and carried to have another public education forum on the Benefits of Joint Planning, which will be noticed in the *Times Indicator* and the *Hi-Lites* newspapers and which will be held at 7:00 p.m. on Monday, July 10, 2006 at the Sheridan Charter Township Hall with the regular joint planning meeting to be held prior to the public forum at 6:30 p.m. and with action to be taken by the Committee on the proposed Fremont Community Joint Planning Commission Agreement directly after the public forum.

It was decided that Michele Ribant will provide articles to the *Times Indicator* and to the *Hi-Lites* to promote the public education forum. Jack Taylor offered to write an editorial for the *Times Indicator* on the value of joint planning and the Committee's efforts in this regard. It was decided that each governmental unit should post a public notice promoting the July 10, 2006 public forum at their Township Hall/City Hall.

Discussion on the Next Step in the Joint Planning Process

It was decided that the Fremont Area Joint Planning Committee would vote on the proposed Fremont Community Joint Planning Agreement at the July 10, 2006 meeting directly after analyzing the feedback received by the public at the forum portion of that meeting. If the Committee votes at that meeting to approve the Agreement as written, then each governmental unit a party to the Agreement will be asked to vote on the Agreement at its next Board/Council meeting.

A motion was made, seconded and carried to have LIAA update the proposed Fremont Community Joint Planning Agreement so that it is in final form (e.g., addresses the new Michigan Zoning Enabling Act).

Update on the Land Information Access Association's Role in the Joint Planning Process

Chair Witteveen expressed his sincere thanks to Joe VanderMeulen for all he has done to assist the Committee in developing the draft Fremont Community Joint Planning Agreement and facilitating the process. Joe VanderMeulen, in turn, offered to buy dinner for the entire Joint Planning Committee before its next meeting as a "thank you" to the Committee for all their hard work. He said he appreciated that they understood the value of joint planning and worked so hard to try to move the adoption of the Joint Planning Agreement forward. Mr. VanderMeulen went on to say that he was committed to the project; and therefore, he plans to be at the July 10, 2006 meeting and will give a power-point presentation on the "Benefits of Joint Planning" at the public forum portion of that meeting.

Plan for Next Meeting

The schedule for the next Fremont Area Joint Planning Committee meeting is as follows:

Monday, July 10, 2006

Sheridan Charter Township Hall

6:00 p.m.: Dinner at the Sheridan Charter Township Hall for all Joint Planning Commissioners

6:30 p.m.: Regular Joint Planning meeting

7:00 p.m.: Public Forum on the Benefits of Joint Planning

8:00 p.m. or directly after the Public Forum: Vote on the Joint Planning Agreement

Note: The same format used at the June 12, 2006 Public Forum will be used at the July 10, 2006 Public Forum.

A motion was made, seconded and carried to allow any member of the Fremont Area Joint Planning Committee who is unable to attend the July 10, 2006 Fremont Area Joint Planning Committee meeting to provide the chair of the Committee in writing in advance of the meeting with his/her vote on whether the proposed Fremont Community Joint Planning Agreement should be adopted.

Adjournment

There being no further business of the Committee, the meeting adjourned at 6:30 PM.