

FREMONT AREA JOINT PLANNING COMMITTEE MEETING MINUTES

Monday, September 25, 2006
5:00 – 6:30 PM
Dayton 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:	Don Potter, Board Member
	Sheridan Charter Township:	Jack Taylor, Planning Commissioner
	City of Fremont:	Jim Breinling, Mayor Pro Tem
	City of Fremont:	Peg May, Planning Commissioner
	City of Fremont:	James Rynberg, Mayor
	City of Fremont:	Chuck Whitman, Planning Commissioner
City of Fremont:	Michele Ribant, Zoning Administrator	
Members Absent:	Dayton Township	Vern Staley, Planning Commissioner
	Sheridan Charter Township	Jeff Wharton, Planning Commissioner
Alternates Present:	Sheridan Charter Township:	Jennifer Christensen, Board Member
	Sheridan Charter Township:	Sandy Vandenberg, Planning Commissioner
Others Present:	City of Fremont:	Chris Yonker, Fremont City Manager
Presenter:	MSU Extension Office	Ryan Coffey, Land Use Coordinator

Note: Representatives from Sherman Township did not attend the meeting since the Sherman Township Board did not approve the Ordinance that would make them a party to the Fremont Community Joint Planning Agreement.

Call to Order & Welcome

The Committee was called to order at 5:03 p.m.

Review & Approval of Minutes

A motion was made by Dave Lue, seconded by Jim Breinling, and the motion carried to approve the minutes from the July 10, 2006 Fremont Area Joint Planning Committee meeting.

Presentation on Transfer of Development Rights/Purchase of Development Rights Programs

Ryan Coffey gave a presentation on Development Rights Programs. He gave the pros and cons of the Transfer of Development Rights Program (TDR) and the Purchase of Development Rights Program (PDR). He indicated that a PDR Program may be a better fit for the Fremont Community than the TDR Program. He indicated that in order to implement a PDR Program, the community should do the following:

- Work on obtaining strong public support early and often
- Strive to meet state requirements
- Have an up-to-date Master Plan
- Have a PDR Enabling Ordinance
- Develop an application

He indicated that it would take nine (9) months to a year to implement a PDR Program and that a person would have to be identified who would be responsible for administering the Program.

Feedback on the Approval Process related to the Adoption of Ordinances to Establish the Fremont Community Joint Planning Commission

The Committee members expressed how pleased they were that three of the four governmental units (Dayton Township, Sheridan Charter Township and the City of Fremont) approved an Ordinance that makes their governmental unit a party to the Fremont Community Joint Planning Agreement that establishes a Joint Planning Commission. The Committee acknowledged how hard the representatives from Sherman Township worked on trying to encourage joint planning within their governmental unit. The Committee expressed its disappointment that Sherman Township would not be a part of the joint planning efforts within the community at this time. However, it was expressed that they are welcome to join the joint planning efforts in the future.

Review of the Amended Fremont Community Joint Planning Agreement

A copy of the revised Agreement Establishing the Fremont Community Joint Planning Commission was provided to the Joint Planning Committee with their agendas. Chair Witteveen outlined the changes to the Joint Planning Agreement that were a result of Sherman Township voting not to be a party to the Agreement. He indicated that the most substantive change was the change in the representation from each governmental unit on the Commission. It was decided that the Commission would continue to have thirteen (13) members with the City of Fremont having five (5) representatives and both Dayton and Sheridan Charter Townships having four (4) representatives on the Commission.

New language was proposed to the third paragraph of Section 3 “Terms and Qualifications of Office” as follows:

“However, that member may be appointed in the municipality he/she now resides in.”

This language clarifies that while a member may no longer be eligible to serve on the Commission as a representative of one governmental unit due to his/her moving his/her residence outside the municipality, he/she may be eligible to be appointed by the appointing party in his/her new jurisdiction.

After some discussion, Dave Lue made a motion, Jennifer Christensen seconded the motion, and the motion carried to approve the proposed changes to the Agreement Establishing the Fremont Community Joint Planning Commission as submitted with the additional change in the Agreement as proposed at the meeting and outlined above to Section 3 “Terms and Qualifications of Office”.

Discussion on Appointments to the Fremont Community Joint Planning Commission

It was decided that each governmental unit would have their Board/Council vote on the amendment to the Ordinance establishing the Joint Planning Commission in which now only Dayton Township, Sheridan Charter Township and the City of Fremont will be a party to. It was decided that before the Joint Planning Committee met again, that each governmental unit will have appointments made to the Fremont Community Joint Planning Commission and that those members would be invited to the next meeting.

Discussion on Amending the Joint Comprehensive Development and Growth Management Plan

It was decided that it would be in the best interest of the Joint Planning Commission to work with the Land Information Access Association (LIAA) in updating the Joint Comprehensive Development and Growth Management Plan. Michele Ribant indicated she would develop a Scope of Service document that could be provided to LIAA and that that document would be provided to the Joint Planning

Committee at its next meeting for review. The Committee indicated that the following issues, among many others, should be addressed in the Scope of Service document:

- Farmland Preservation Program
- Housing
- Digital Mapping
- 425 Agreement (delineated and explained)

Next Meeting Date

Monday, November 27, 2006
City of Fremont
5:00 p.m. – 6:30 p.m.

This meeting will be the last meeting of the Fremont Area Joint Planning Committee. The new members of the Fremont Community Joint Planning Commission will be invited. Supervisors were asked to provide Michele Ribant with the new members' contact information so that she may provide them with orientation material.

Adjournment

There being no further business of the Committee, the meeting adjourned at 6:40 p.m.