

FREMONT AREA JOINT PLANNING COMMITTEE MEETING MINUTES

**Monday, April 25, 2005
4:45 PM – 6:30 PM
Fremont City Hall
Council Chambers**

Members Present:	Dayton Township:	Shirley Hooker, Township Trustee
Members Absent:	City of Fremont: City of Fremont: Sheridan Township: Sheridan Township: Dayton Township:	Chuck Whitman, Planning Commissioner Robert Goscicki, Planning Commissioner Bernard Church, Planning Commissioner Jack Taylor, Planning Commissioner Chuck Witteveen, Planning Commissioner
Other Officials Present:	James Breinling Joan Obits Peter Lance George J. Suchy, Jr. Rob Kinniburgh James Rynberg Jane Drake Richard Rought Michele Ribant	Fremont Mayor Pro Tem, Acting Chairman Sherman Township Supervisor Sheridan/Dayton Township Zoning Administrator Garfield Township Supervisor Garfield Township Trustee Fremont Mayor Fremont City Councilmember Fremont Zoning Administrator City Director of Neighborhood & Economic Development

I. Call to Order

Acting Chairman Breinling called the meeting to order at 4:47 PM; a quorum was not present.

Jim Breinling informed the Committee that the results session for the Blueprint Program would be held on Monday, May 2, 2005 from 7:00 PM – 8:30 PM in the multi-purpose room at the Fremont High School. He encouraged the Committee to attend to hear the “Vision” for Downtown Fremont.

Jim Breinling invited members of the Fremont Area Joint Planning Committee to attend the May 24, 2005 Fremont Planning Commission meeting to take part in an education program to be conducted by Steve Langworthy of LSL Planning Inc.; the program will be held in the Council Chambers at the Fremont City Hall at 3:15 PM. Jim Breinling explained that LSL Planning Inc. is the planning consulting firm who is working with the City of Fremont on the City’s new zoning ordinance. Jim Breinling informed the Committee that Steve Langworthy will review the basics of zoning, and he will also introduce concepts associated with form-based zoning.

II. Approval of Minutes

The minutes from the Monday, March 14, 2005 Fremont Area Joint Planning Committee (FAJPC) were not approved because there was no quorum. The minutes from the November 29, 2004, the January 20, 2005, the February 14, 2005, the March 14, 2005, and the April 25, 2005 FAJPC meetings must be voted on for approval at the next meeting. The minutes from the March 21, 2005 and the April 11, 2005 meetings of the Subcommittee of the Fremont Area Joint Planning Committee must also be voted on for approval at the next meeting.

III. Discussion on Proposed Map of the Fremont Area Joint Planning Jurisdiction

Acting Chairman Breinling explained that members of the Subcommittee developed the proposed map of the Fremont Area Joint Planning Jurisdiction as outlined in the agenda packet, and he

outlined the rationale the Subcommittee had for coming up with the proposed map. Chairman Breinling explained that the ring around the City or the “doughnut” as depicted on the proposed map is the area that would fall under the Fremont Area Joint Planning Commission’s jurisdiction, if an official Commission is established. He also indicated that the map is just a starting point and that it is subject to change based upon input from the Townships and the City.

A question arose as to why no portion of the City is included in the proposed jurisdiction, yet the City has a third of the representation on the proposed Commission. Jane Drake explained that over the years the City has had pressure from townships to provide services to parcels that are not within the City’s jurisdiction and therefore, it would be reasonable to include the City in the planning efforts over these areas. Michele Ribant indicated that consideration could be given to including part of the City’s jurisdiction within the proposed planning area. However, Richard Rought added that most of the area within the City that is contiguous to the proposed planning area is already developed, so the proposed Commission would likely only have input on redevelopment projects in that area. Mayor Rynberg commented that consideration could be given to including the entire City of Fremont as part of the proposed jurisdiction.

It was the consensus of the Committee that if the formal creation of the Fremont Area Joint Planning Commission moves forward, thoughtful consideration should be given by the City and the Townships as to what area should be included within the boundaries under which the Joint Planning Commission would have authority.

IV. Discussion on Model Fremont Area Joint Planning Agreement

Mr. Breinling indicated that the Subcommittee of the Fremont Area Joint Planning Committee developed a model agreement to give the Township Boards and the City Council an example of the types of provisions that will need to be addressed, if an official agreement is developed between the five governmental units (City of Fremont and Dayton, Sheridan Charter, Sherman and Garfield Townships.) He indicated that all the provisions are subject to change and that there are provisions that will need to be added, but that the draft agreement was a starting point.

One local official further expressed a concern that while no portion of the City of Fremont is included in the proposed planning jurisdiction area, three of the nine members proposed to serve on the Joint Planning Commission are from the City of Fremont. After some discussion, it was the consensus of the Committee that the subject of representation on the Commission also be addressed, if the creation of a formal Joint Planning Commission moves forward.

Mayor Rynberg questioned how the terms for member appointments would be staggered; in other words, which governmental units would get appointments to the one-year, the two-year and the three-year terms. Michele Ribant indicated that the matter would have to be further discussed by the governmental units that will be party to the agreement and the agreement would have to be fine-tuned accordingly. Chairman Breinling asked Michele Ribant to revise the model to make it clear that the appointments are staggered when the appointments are first made; Ms. Ribant agreed to update the model accordingly.

Peter Lance inquired as to whether the millage set aside that is required as part of the Act 425 Agreement (the Development Cooperation Agreement among the City of Fremont, Dayton Township and Sheridan Charter Township) could be used to fund the budget of the proposed Joint Planning Committee. Peter indicated that it was his understanding that those funds are to be expended on joint projects, such as the joint master plan. Richard Rought indicated he believed that

those funds can be used for joint purposes; however, he will review the contract to verify the specific uses for these funds.

V. Discussion on Submission of Grant Proposal to the Land Information Access Association

Chairman Breinling reminded the Committee that the grant proposal to have the Land Information Access Association (LIAA) work with the Committee on creating a formal Fremont Area Joint Planning Commission is due on May 23, 2005. He indicated that as part of the grant submission process, proof has to be provided to LIAA that there is support for the proposed project. Therefore, resolutions by each participating governmental unit authorizing the funding need to be approved by the respective units by mid-May. He indicated that Sheridan Charter already authorized funding for their portion of the 20% local match for the grant. Jim Breinling indicated that Chuck Witteveen, the Committee's chair, is willing to attend any of the Township Board meetings to help address any issues a township has with regard to the request for funding for the grant.

The Chairman pointed out that it would be in the best interest of each Township and the City to take part in creating an agreement because each governmental unit would then have input into the agreement at the beginning stages, and the units can work together to work through any issues.

Ms. Ribant asked for input from the Committee in terms of information she needed to put together a grant proposal. Specifically, she needed to know how participants in the multi-jurisdictional project would be represented. It was decided that each government unit would have two representatives that would participate in the creation of the agreement and that those representatives would be named if the grant was awarded.

It was the consensus of the officials in the room that the grant proposal to be submitted to LIAA outline the Committee's request for assistance (Level 1) to create a joint planning agreement amongst the participating government units and that the Committee not take on any additional projects as part of the grant proposal, such as work on the update of the Joint Comprehensive Development and Growth Management Plan (the "Plan"). The Committee felt that once the agreement was in place, a decision could be made whether to pursue work on the "Plan."

VI. Next Meeting

The next meeting of the Fremont Area Joint Planning Committee will be on Monday, May 16, 2005 from 4:45 PM – 6:00 PM in the City Council Chambers at City Hall. Chairman Breinling indicated that it is very important that we have a quorum at the next meeting so that the Committee can discuss any issues related to the grant proposal the Committee anticipates submitting to LIAA by the May 23, 2005 deadline and so that all the past minutes can be voted on for approval.

VII. Adjournment

The meeting adjourned at 5:51 PM.