

**FREMONT AREA JOINT PLANNING COMMITTEE
MEETING MINUTES**

**Monday, May 16, 2005
4:45 PM – 6:30 PM
Fremont City Hall
Council Chambers**

Members Present:	Dayton Township: Chuck Witteveen, Planning Commissioner Dayton Township: Shirley Hooker, Township Trustee City of Fremont: Chuck Whitman, Planning Commissioner Sheridan Township: Jack Taylor, Planning Commissioner
Members Absent:	City of Fremont: Robert Goscicki, Planning Commissioner Sheridan Township: Bernard Church, Planning Commissioner
Other Officials Present:	James Breinling Fremont Mayor Pro Tem, Acting Chairman Joan Obits Sherman Township Supervisor David J. Lue Sheridan Charter Township Supervisor James M. Rynberg Fremont Mayor Richard Rought Fremont Zoning Administrator Michele Ribant Fremont Director of Neighborhood & Economic Development

I. Call to Order

Chairman Witteveen called the meeting to order at 4:46 PM. Chuck Witteveen expressed that he was pleased to see that there was a quorum present.

Michele Ribant reminded the Fremont Area Joint Planning Committee that they were invited to attend the May 24, 2005 Fremont City Planning Commission meeting to take part in an education program to be conducted by Steve Langworthy of LSL Planning Inc. Ms. Ribant indicated that LSL Planning Inc. is the planning firm who will be working with the City to develop a new form-based zoning ordinance and that Mr. Langworthy would review the basics of zoning and introduce concepts associated with form-based zoning at the education session. She informed the group that the program will be held in the Council Chambers at the Fremont City Hall at 3:15 PM.

Ms. Ribant also invited the Committee to take part in a charrette to be held on Friday, June 24 and Saturday, June 25, which is part of the new zoning ordinance project for the City of Fremont. She indicated that LSL Planning together with the Ferrell Madden Associates Inc. will facilitate the charrette. The charrette is designed to find out what the community wants its neighborhoods to look like so that the City's new zoning ordinance can be designed to reflect the community's desires.

II. Approval of Minutes

A motion was made by Chuck Whitman, seconded by Shirley Hooker, and carried to approve the minutes from the November 29, 2004, January 20, 2005, February 14, 2005, March 14, 2005 and April 25, 2005 Fremont Area Joint Planning Committee meetings and the minutes from the March 21, 2005 and April 11, 2005 Subcommittee meetings of the Fremont Area Joint Planning Committee.

III. Discussion on the Submission of the *Partnerships for Change* Program Grant Application to the Land Information Access Association

Chairman Witteveen indicated that he had reviewed the proposed grant application that is to be submitted to the Land Information Access Association in connection with the *Partnerships for Change* program and that he had no changes to propose. The chair inquired as to whether anyone else had changes to propose to the grant application. Seeing that there were none, Jim Breinling made a motion, which was seconded by Chuck Whitman and carried to approve the grant application as presented so that it could be submitted to the Land Information Access Association by the May 23, 2005 deadline.

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

It was the consensus of the Committee that the map of the proposed planning area as was delineated by the Subcommittee of the Fremont Area Joint Planning Committee be included as part of the grant application with the area in Garfield Township shaded. The thought is that the Committee is hopeful that Garfield will join in on the joint planning effort and therefore does not want to completely take the area off the map that encompasses a portion of Garfield Township.

V. Update on Dayton Township Planning Commission's Proposed Zoning Ordinance Amendments

Chuck Witteveen reported that Dayton Township is proposing to amend its zoning ordinance to eliminate the AG - 2 and AG - 3 zoning classifications and that the land currently outlined under these classifications will be reclassified under the AG - 1 classification in the Dayton Township Zoning Ordinance.

Mr. Witteveen also indicated that they are looking to strengthen the requirements under the "12 Point Rules" with which developers must adhere to if they want to develop non-farm uses on agricultural land. He indicated that the proposal is to eliminate one point so that it would become the "11 Point Rules" and that the criteria under the 11 Points would be more specific. Mr. Witteveen indicated the public hearing on the proposed zoning amendments would take place at the Dayton Planning Commission meeting the first Thursday in July, 2005.

VI. Other Business

Jim Breinling opened up conversation as to what area in the Fremont community should fall under the purview of any joint planning committee that is established. Mr. Breinling indicated that the area does not have to be limited to the ring (doughnut) around the City but that it could also include the entire City. Many views were expressed by committee members in terms of what area should be included. One member indicated that it could conceivably include the entire area of the City and the Townships. It was clear that there are a range of possibilities and that any decision on the matter could be handled as part of the creation of a Fremont Area Joint Planning agreement.

Mr. Breinling shared two articles with the committee concerning land use and farmland preservation funds, which are as follows:

- "Land Use Lexicon: Michigan Must Manage Its Growth" by Soji Adelaja, Professor of Land Policy, Michigan State University
- "Communities Offered Qualification Program for Farmland Preservation Funds" Michigan Farm News, May 15, 2005

VII. Next Meeting

Chuck Witteveen indicated that the next meeting of the Fremont Area Joint Planning Committee would be set after a determination is made by the *Partnerships for Change* selection committee as to whether the Fremont Area community was awarded the *Partnerships for Change* grant. Michele Ribant indicated that communities selected by *Partnerships for Change* for funding would be contacted by June 23, 2005.

VII. Adjournment

The meeting adjourned at 5:32 PM.