

Key Questions for Joint Planning Case Example – Fremont Community



1. What do you want the composition of the Joint Planning Commission (JPC) to be?

A. What community interests do you want represented on the commission?

B. What is the preferred number of people on the commission?

Thirteen (13) members

C. What is the preferred representation from each jurisdiction?

Four (4) from the City of Fremont, three (3) from Dayton Township, three (3) from Sheridan Charter Township, three (3) from Sherman Township

2. Should there be specific qualifications for appointment to the commission?

Within the first twelve months of being appointed to the JPC, each member shall attend at least eight hours of education through seminars or continuing planning education.

At least one member appointed by the City shall be a duly elected member of the City Council. At least one of the members appointed by each township shall be a duly elected member of the township's board.

At least two members appointed by each of the municipalities shall have experience in land use planning and regulation.

3. How will you select people to serve on the commission?

The Mayor of the City of Fremont shall appoint members. The Supervisors of the Townships shall appoint members.

4. What should the terms in office be for the commission members?

Staggered terms with one member appointed to one year term, one member appointed to a two year term, and one member appointed to a three year term. After initial terms, all appointed members shall serve for terms of three years. No member shall serve more than two terms.

5. What conditions and procedures do you want for removal of commissioners from office?

Submit a written request to the appointing municipality. Causes for removal include, but are not limited to, performance, conduct or behavior, whether by act or omission, that the entity appointing the member concludes materially adversely affects the orderly or efficient operation of the Joint Planning Commission.

6. How should planning commission vacancies be filled?

The vacancy shall be filled for the balance of the unexpired term by the participating entity that made the original appointment to the vacated position.

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7. How shall the participating governments share the commission's operating budget?

The JPC shall be funded by the participating entities on an annual basis. The funds and financials of the JPC shall be managed as a separate account or fund under the auspices of the City of Fremont.

The JPC shall establish an annual budget, which requires the approval of all of the municipalities participating in the Agreement.

Each year, funding for the annual budget shall be divided among the jurisdictions based on the weighted average percentage of the taxable valuation of real property on the ad valorem tax roll plus the weighted average percentage of population as recalculated using the population data available from the most recent decennial census of the US Census Bureau and the recent real taxable value data available.

8. What do you want the commission's jurisdictional area to be?

The corporate limits of the City of Fremont and Dayton, Sheridan Charter and Sherman Townships

9. If a municipality decides to join or withdraw, what procedures should be used?

The JPC shall consider each petition to join and make a formal recommendation to the member municipalities. After receiving the JPC's recommendation, each participating municipality shall vote.

A participating municipality shall have the right to withdraw from the JPC subject to the following requirements:

- 1. Any obligations of the JPC shall be settled prior to withdrawal*
- 2. Provide for public notice a public hearing*
- 3. Pass an ordinance, which states formal withdrawal from JPC*

10. Which state planning act should the commission follow in terms of procedures?

The JPC shall follow the procedure of the Township Planning Act, Michigan Public Act 168 of 1959

11. Are the jurisdictions ready to exercise zoning and land use regulations jointly?

One of the first duties of the JPC is to develop and implement a Joint Plan

12. Do you want the legislative bodies to assert the authority to approve/reject the new master plan developed by the new Joint Planning Commission?

The JPC makes recommendation to the Boards and Council. Boards and Council make final decision on the Plan

13. Does the Joint Planning Commission adopt the existing regional Plan?