

EXAMPLE - FCJPC Planning & Zoning Processes for each Governmental Unit

	Dayton Township	Sherman Township	Sheridan Charter Township	City of Fremont	Similarities/Differences
Planning Process					
Comprehensive Plan	Planning Commission makes recommendation to the Township Board; Board makes final decision on Plan.	Planning Commission makes recommendation to the Township Board; Board makes final decision on Plan.	Planning Commission makes recommendation to the Township Board; Board makes final decision on Plan.	Planning Commission makes recommendation to City Council; Council makes final decision on the Plan.	Same process for all 4 governmental units
Zoning Process					
Site Plan Review	Planning Commission makes recommendation to the Township Board; Board makes final decision.	Planning Commission makes final decision.	Planning Commission makes final decision.	Planning Commission makes final decision.	Same procedure for 3 of the governmental units; in Dayton Township the Board makes final decision on site plan reviews whereas in all the other governmental units the Planning Commission makes final decision on site plan reviews.
Text Amendment	Planning Commission makes recommendation; the recommendation is forwarded to County for its recommendation, and then the Board decides on the matter.	Planning Commission makes recommendation; the recommendation is forwarded to County for its recommendation, and then the Board decides on the matter.	Planning Commission makes recommendation; the recommendation is forwarded to County for its recommendation, and then the Board decides on the matter.	Planning Commission makes recommendation; the recommendation is provided to the City Council for final disposition of the issue.	The Boards/Council all make final decisions on text amendments. However, the Townships all provide the County with an opportunity for review before the Board makes a final decision.
Map Amendment	Planning Commission makes recommendation; the recommendation is forwarded to County for its recommendation, and then the Board decides on the matter.	Planning Commission makes recommendation; the recommendation is forwarded to County for its recommendation, and then the Board decides on the matter.	Planning Commission makes recommendation; the recommendation is forwarded to County for its recommendation, and then the Board decides on the matter.	Planning Commission makes recommendation; the recommendation is provided to the City Council for final disposition of the issue.	The Boards/Council all make final decisions on map amendments. However, the Townships all provide the County with an opportunity for review before the Board makes a final decision.
Special Use	Requests for special uses also require a site plan review, which must be reviewed by the Planning Commission with the final decision being made by the Board.	Planning Commission makes final decision on special use applications.	Requests for special uses also require site plan review, which must be reviewed by the Planning Commission with the final decision being made by the Board.	The City has provisions that would allow for special uses; however, special uses have never been used.	Special uses applications are processed by all the Townships; the City has not used them even though they allow for them.
Planned Unit Development	The Township has provisions for residential - not commercial PUDs; however, the PUDs have not been used.	Has not had a formal request to date; however, the process involves review by the Planning Commission for residential and commercial PUDs with Township Board making final decision.	The Township has provisions for residential, commercial, industrial and mineral extraction PUDs; however, the PUDs are rarely used.	The City has provisions that allow for PUDs; however, PUDs have not been used.	All governmental units have provisions that allow for some type of PUD (e.g., commercial); however, PUDs are rarely if ever used.

	Dayton Township	Sherman Township	Sheridan Charter Township	City of Fremont	Similarities/Differences
Land Divisions	Zoning administrator reviews the proposed land division and then the matter is referred directly to the Board for final disposition.	Decision made by zoning administrator	If more than 3 parcels, the zoning administrator reviews the proposed land division and the recommendation goes to the Planning Commission for final disposition; it does not go to the Board. If less than 3 parcels, the zoning administrator makes final decision.	Decision made by zoning administrator	Sherman Township and the City both allow the zoning administrator to make land division decisions; the other 2 townships handle land divisions differently.
Zoning Board of Appeals Process					
Variances	ZBA makes final disposition on the issue.	ZBA makes final disposition on the issue.	ZBA makes final disposition on the issue.	ZBA makes final disposition on the issue.	The ZBA makes final decision on variances in all 4 governmental units.
Blight Ordinance	Has no blight ordinance	Zoning administrator speaks to the person who has had a complaint made against him, and he explains the violation; he then sends a letter following a site visit. He tries to work out an agreeable solution to the complaint. If the complaint cannot be resolved voluntarily, a civil infraction ticket is issued.	Zoning administrator verifies complaint and then sends a letter indicating that there could be a problem; zoning administrator works with people to accomplish desired results. If the situation can't be resolved, a civil infraction ticket is issued.	The City public works and police handle enforcement of the blight ordinance.	Sherman and Sheridan Charter Townships handle administration of the Blight Ordinance similarly; the City handles proposed infractions of its Ordinance differently, and Dayton does not have a Blight Ordinance.
Zoning Administrator's Compensation	Township contracts with the zoning administrator; he also receives \$20.00 per site visit. He conducts approximately 30 site visits per year.	The zoning administrator is salaried plus he gets \$50.00 per parcel division; he processes approximately 8 divisions per year.	Township contracts with the zoning administrator; he also receives \$20.00 per visit; he conducts approximately 65 site visits per year.	City administrator is salaried.	Sheridan Charter and Dayton Townships compensate their zoning administrator the same way; Sherman Township and the City compensate their zoning administrators in different ways, yet they are both salaried.