

**Status of Joint Planning Commissions in Michigan  
(updated from Land Information Access Association report July, 2008)**

**Membership of Joint Planning Commissions**

JPC Jurisdictions	Population Area	# Units	Members	Twp. Appts.	Village Appts.	Others Appts.	Term Length
<b>Bear Lake Community JPC</b> : Bear Lake Twp., Pleasanton Twp., Village of Bear Lake	2,722 pp 71 sq mi	3	9	3 each	3	None	3 yrs
<b>Bellevue Community JPC</b> : Village of Bellevue and Bellevue Twp.	4,509 pp 37 sq mi	2	8	4	4	1 rotating	3 yrs
<b>Fremont Community JPC</b> : Sheridan Charter Twp., Dayton Twp., City of Fremont	8,649 pp 67 sq mi	3	10	3 each	4	1 alt. each	3 yrs
<b>Homestead Inland JPC</b> : Homestead and Inland Townships	3,665 pp 66 sq mi	2	8	4 each		1 rotating	3 yrs
<b>Mayville Community JPC</b> : Fremont Twp., Village of Mayville	4,614 pp 36 sq mi	2	9	5	4	2 alts.	4 yrs
<b>Marshall Area JPC</b> : City of Marshall, Marshall Twp.	NA	2	6	3	3	1 alt. each	3 yrs
<b>Suttons Bay Community JPC</b> : Village of Suttons Bay, Suttons Bay Twp.	3,571 pp 42 sq mi	2	7	4	3	1 alt. each	3 yrs
<b>Grand Traverse Commons JPC</b> : City of Traverse City, Garfield Charter Twp.	484 acres	2	4	2	2	1 joint appt	3 yrs

**Joint Planning Status**

Bellevue Community: The JPC was formed in 2005. They adopted the Joint Master Plan in 2006, but are administrating separate but identical zoning ordinances. Currently the JPC is considering a wind energy systems ordinance.

Fremont Community: The JPC was formed in 2007. They anticipate completing a Joint Master Plan by summer '09. A joint zoning ordinance is under development and they plan to disband the individual planning commissions by summer '09 or when the new zoning ordinance is adopted.

Mayville Community: The JPC adopted a joint master plan in 2007 but not a joint zoning ordinance. New zoning ordinances are being developed for each unit.

Bear Lake Community: The Joint Planning Commission was formed in '06 but newly elected township boards are reconsidering the joint planning agreement. A joint master plan has been developed but not adopted. The JPC is meeting with the boards of the three jurisdictions to resolve differences about funding a regional sanitary sewer system.

Inland& Homestead Townships: The Joint Planning Commission was formed in '07 after withdrawing from the County Planning Commission. They adopted a Joint Master Plan and Zoning Ordinance in 2008 which had been criticized for encouraging commercial sprawl outside of the Traverse urban area.

Marshall Area: The JPC was formed in 2006 to review and approve development in areas of the township subject to 425 Agreements. The City and the Township have separate Planning Commissions and Zoning Ordinances. Each 425 Agreement determines which unit's zoning applies.

Suttons Bay Community: The JPC was formed in 2008 and will begin meeting in February '09. It hopes to adopt a Joint Master Plan in '09. Preliminary work has been done by informal committee. Consideration of a joint zoning ordinance and replace the current Planning Commission will happen after the Master Plan adoption.

Grand Traverse Commons: The JPC was formed in 2007 specifically for the Grand Traverse Commons redevelopment project of 484 acres. It has begun joint master plan and zoning ordinance for the area.

### **General Characteristics of Joint Planning Commissions**

Jurisdiction: Six of the JPCs cover the entire jurisdictional area of the participating municipalities. The Marshall Area JPC applies to an Act 425 Agreement area. The Grand Traverse JPC applies only to a 484 acre redevelopment area. The Suttons Bay JPC's jurisdiction excludes Indian lands.

Continuing Education: Four require continuing education of JPC members.

Representation: Several require at least one representative from each jurisdiction be from the legislative body. Three call for appointments from existing planning commission members.

Removal: Two of the JPCs remove members for cause. One provides removal after 2 unexcused absences. The rest make recommendations to their legislative bodies for action.

Budget Sharing: Three units use a formula averaging population & taxable value to allocate budget share. One JPC has used the relative % of taxable value. Two units splits the budget based on the number of members (5/9 and 4/9; 3/7 and 4/7). The other two JPCs divide the budgets equally among the municipalities.

Joining & Withdrawal: Most require a petition to the JPC which recommends to the participating municipalities for a vote to accept the additional member. Three JPCs require a public hearing and ordinance by all municipalities before a member can withdrawal. All but one require paying obligations before withdrawal.