

Developing an Agreement /Ordinance for Joint Planning

Questions	City of Fremont	Sheridan Township	Sherman Township	Dayton Township
<p>1. What do you want the composition of the Joint Planning Commission to be?</p> <p>a. What Community interest areas do you want represented on the Commission?</p> <p>b. What is the preferred number of people on the Joint Planning Commission?</p> <p>c. What is the preferred representation from each jurisdiction?</p>	<p>Would like to abide by the Township Planning Act, which says "major interests" should be represented "such as agriculture, recreation, education, public health, government, commerce, transportation and industry."</p> <p>In keeping with the Township Planning Act, the City proposes nine (9) people for the Commission, The City also proposes to have one (1) alternate member from each governmental unit, increasing the number of members to thirteen (13)</p> <p>Two (2) representatives from each Township and three (3) representatives from the City Ideally, the City would like to include Garfield Township, with the composition of the Commission being as follows: Two (2) Representatives from each currently participating jurisdiction and one (1) representative from Garfield Township Rationale: The City is proposing that only 1/2 of Garfield Township be included in the planning area, therefore justifying one (1) representative.</p>	<p>All of the major interests of the involved communities should be represented. Preserving the rural nature of the community while staying within the confines of the peoples wishes in the joint master plan.</p> <p>Nine (9) people in total, and possibly an alternate from each jurisdiction.</p> <p>Two (2) representatives from each Township and three (3) represenatives from the City.</p>	<p>Would like to use the Township Planning Act for Interest Areas.</p> <p>Nine (9) people in total.</p> <p>Two (2) representatives from each jurisdiction and an "at large" member that would rotate between the jurisdictions.</p>	<p>Would like to use the Township Planning Act for Interest Areas.</p> <p>Would like to use the Joint Municipal Planning Act.</p> <p>Twelve (12) representatives, 3 from each jurisdiction, with 1 final vote per jurisdiction.</p>
<p>2. Should there be specific qualifications for appointment to the commission?</p>	<p>?That people elected to serve have some experience serving on a government board (planning commission, zoning board of appeals, etc.) or at least have served as an alternate on the Joint Planning Commission before being named as a full voting member of the Commission.</p> <p>?That there be a residency requirement, which mandates that a commissioner must reside in the area under purview of the Joint Planning Commission for at least one (1) year or must have significant property interest (real or personal property) within the joint planning area</p> <p>?An educational requirement such as each joint planning commissioner must attend three (3) hrs. of relevant continuing education each year.</p>	<p>Criteria should look at location within each unit of government, represent occupations such as business and agriculture and try to keep diversity, however no stringent standards that would preclude anyone from serving.</p>	<p>One (1) member from each unit should be from the Township Board, and one (1) member from the Township Planning/Zoning Commission or the Township Zoning Administrator.</p>	<p>Most specific qualifications include interest, dependability, and being a visionary.</p>

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3. How will you select people to serve on the Commission?	In keeping with the Township Planning Act, the selection of the joint planning commissioners should be appointed by the respective Township Supervisors and City Mayor, with confirmation by the Township Boards and City Council, respectively.	All jurisdictions should have appointments recommended by the Supervisor/Mayor, but must be voted on and approved by the entire Board and Council.	The members should be appointed by the Township Supervisor with approval of the Township Board.	The members should be appointed by the Township Supervisor subject to board approval
4. What should the terms in office be for Commission Members?	<p>¶The term of each of the nine (9) appointed members would be two (2) years except that the terms will be staggered the first year of the commission. The term of each of the four (4) appointed alternate members shall also be for two (2) years.</p> <p>¶Each member would be eligible to serve two (2) consecutive two-(2) year terms. Partial terms are considered full terms for purposes of calculating the number of terms served. Each alternative member is eligible to serve two (2) consecutive two-(2) year terms as an alternate. Partial terms are considered full terms for the purposes of calculating the number of terms served.</p> <p>¶Full members on the Commission would have full voting rights. Alternate members on the Commission shall not have full voting rights on matters before the Commission unless the full member representing their jurisdiction is not present. <u>Rationale:</u> Serving as an alternate would give a person the experience needed to move into a full member position. The alternate may serve one or two terms as an alternate before being considered for a full member position. While the thought is that an alternate would be one of the first considered to fill a vacant member position, it is not mandatory that an alternate be selected.</p>	We should have three (3) year staggered terms so that we do not have a total turn over at each three (3) year period. The first joint planning commission should probably be made up of at least one (1) member from each units existing planning commission so that there is some degree of familiarity with the process.	Three (3) or four (4) years with a staggered appointment at the start.	Three (3) people, starting with (1) one year term (1) two year term, and (1) three year term
5. What conditions and procedures do you want for removal of commissioners from office?	Undecided- Require more discussion.	Removal from office should be by a charge of inefficiency, neglect of duty or malfeasance in office made by a board/council member or substantial public outcry. Before removal, board or council should have hearing process, and vote taken by board or council.	Follow the Municipal Planning Act wording of "for inefficiency, neglect of duty, or malfeasance in office."	Follow Township Planning Act- Township Supervisor has authority to remove members after a hearing and with approval of the Township Board.

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6. How should planning commission vacancies be filled?	Joint Planning Commission vacancies should be filled by the respective Township Supervisor or the City Mayor in the same manner as an original appointment. Special consideration should be given to naming alternates to full member positions. In the event of a vacancy of the chair or vice chair, the Joint Planning Commission would elect another person to fill such vacancy for the remainder of the term of the chair or vice chair and in the same manner and under the same conditions as the original election.	Vacancies would be filled with advertisement for the position and a review of the applicants by the board or council and a subsequent vote by the governing body the same as filling an expired term.	Vacancies should be filled by appointment from the Township Supervisor with approval of the Township Board.	Vacancies should be appointed by the Township Supervisor with the Boards approval.
7. How shall the participating governments share the commission's operating budget?	Supports developing a cost-sharing budget formula similar to the one that the Fremont Community used to calculate a budget in the Fremont Fire and Emergency Services Agreement. The formula used a weighted-average cost sharing method, based on data such as population and taxable value of each governmental unit. The City believes the Joint Planning Commission should consider including a provision whereby the budget would include funding to compensate the commissioners for each meeting.	Develop a budget which must be recommended by the Joint Planning Commission and approved by the boards and council. A majority of the jurisdictions should be needed to approve the budget. Budgeting should be a prorated share based on number of members from each unit of government for 50% and the balance divided by a prorated share of the SEV in each jurisdiction.	Either by a per unit cost or by a formula using SEV and population.	Start with our past formula and build on it, adding Sherman Township.
8. What do you want the Commission's jurisdictional area to be?	The entire area of each unit of government. Would also like to include half of Garfield Township: either the area included in the Fremont Public School District or area outlined on the land use map.	The entire area of each jurisdiction.	The whole Township or City	Start with all the Townships and City, but regulate it to the urban growth plan already established if needed.
9. If a municipality decides to join or withdraw, what procedures should be used?	<p>?Any and all obligations of the Commission should be settled prior to withdraw.</p> <p>?Notice of withdraw, including the reasons for the withdraw should be provided to each jurisdiction at least 90 - 120 days before desired withdraw date.</p> <p>?An ordinance or resolution that states the reasons for withdraw from the Commission should be passed by the withdrawing entity.</p> <p>?City desires a provision in the Agreement that specifically outlines how a governmental unit can become a party to the agreement after its establishment. The buy in provision should specify a one time fee and language stating the new party is responsible for an equitable portion of the joint planning budget. (From 11.)</p>	The withdrawing unit should publish a public hearing stating the reasons for the withdraw, thus giving the public a chance to hear and voice the reasons for inclusion or exclusion from the joint planning commission. The Board/ Council should then vote on the issue. Some thought about a 2/3 majority vote of the legislative body to withdraw.	Written notice to all units of government prior to withdraw date or joining date. Pro-rated cost be paid.	In Joining: they must meet all the standards put forth in the original plan. in Withdrawing: would be leaving and then having to adjust their own Planning and Zoning Commissions.

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10. Which state planning act should the Commission follow in terms of procedures?	Township Planning Act. Has mixed feelings on whether procedures for removing commissioners from office should be handled using a public hearing as required in the Municipal Planning Act or by a hearing as required in the Township Planning Act.	Township Planning Act.	No Opinion.	Township Planning Act.
11. Which state zoning enabling act should the Commission follow in exercising such duties?	Township Zoning Act. To be consistent with Township Planning Act.	Township Zoning Act. However, if we have the flexibility to use provisions of both that would be good.	No Opinion.	Township Zoning Act.
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?	Yes, it would be appropriate for the legislative bodies to approve/reject any new or updated plan. It is thought that the Council/Boards should be appraised of the progress in the updating of the Plan as it is updated; therefore, the process of approving the Plan would merely be a formality. City talked about not only having the Joint Planning Commission update the master plan but that it would also like the Joint Planning Commission to have jurisdiction over all planning matters within the joint planning area. Eventually, the City would like the Joint Planning Commission to have jurisdiction over all planning and zoning matters in the joint planning area.	Yes, but to reject there must be clear identifiable reasons and conditions to reject the plan. Special use/Site Plans have to get past local boards/councils so that might make an easier sell.	Yes, Final authority must rest with the individual unit of government. Any change or new master plan must be approved by all units. Any individual unit can opt out of the decision.	Yes, no matter what jurisdiction lines are decided upon.