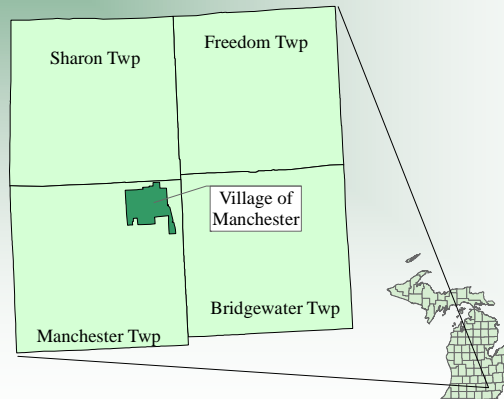


Forming a Joint Planning Commission First Questions



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Tonight's Discussion

- 1. Joint Municipal Planning Act**
- 2. Responses to "Homework" Assignment**
- 3. Acceptable Language**

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Joint Municipal Planning Act
(P.A. 226 of 2003, M.C.L. 125.131 et. seq.)

For the first time, gives authority to cities, townships & villages to exercise planning & zoning powers jointly, including the creation of a single joint land use plan.

1-A. What community interest areas do you want represented on the commission?

Village of Manchester	Manchester Township	Bridgewater Township
<p>It is critical to have major interests represented. Our community has varied needs that must feel comfortable that their interests are represented.</p>	<p>A cross section of community interests (all major interests)</p>	<p>Some of the community interest areas that should be represented on the commission are our farmers, our local business districts, and our remaining population who value our rural culture.</p>

1-B. What is the preferred number of people on joint planning commission?

Village of Manchester	Manchester Township	Bridgewater Township
Thirteen (13)	2 to 3 from each local unit depending on how many local units participate	The joint planning commission should have one member and one alternate from each municipality. We should also include representatives from both the Manchester and Clinton School Boards.

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1-C. What is the preferred representation from each jurisdiction?

Village of Manchester	Manchester Township	Bridgewater Township
Two (2) from each township, two (2) from the school, three (3) from the Village (including the Village Manager)	Start with 1 rep from each local board and current Planning commission (if 3 from each local additional comes from P.C.)	To best represent the “major interests” of our community, the commission should be made up the chief elected official of each jurisdiction or his/her elected designee, and that representative will appoint an alternate to vote when he/she is absent. As voting members, the representatives should be elected officials because this commission will have direct fiduciary responsibility to the taxpayers.

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

Village of Manchester	Manchester Township	Bridgewater Township
<ul style="list-style-type: none"> •One member from each municipality shall be a duly elected board member. •One member from each municipality shall have experience in land use planning. •One member shall be the Village Manager. •At least one member shall be a duly elected school board member. 	<p>Minimum of 4 to 8 hours continuing education per year and attendance at 80% of meetings or will agree to resign.</p>	<p>The commission should be made up the chief elected official of each jurisdiction or his/her elected designee</p> <p>Appointed alternate members should have some previous experience serving in local government or possess equivalent skills, knowledge, and trainability.</p> <p>Members of the commission should receive 6-8 hours of planning education per year in topics that will benefit the commission the most; the format for this training should be determined based on other joint planning commissions' successes in defending lawsuits (i.e., Michigan Townships Association, Citizen Planner).</p>

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

Village of Manchester	Manchester Township	Bridgewater Township
<p>The Village President, the Township Supervisors and the President of the School Board shall appoint members</p>	<p>Appointed by local unit elected board! (Supervisor or President recommends)</p>	<p>The commission should be made up the chief elected official of each jurisdiction or his/her elected designee, and that representative will appoint an alternate to vote when he/she is absent. As voting members, the representatives should be elected officials because this commission will have direct fiduciary responsibility to the taxpayers.</p>

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

Village of Manchester	Manchester Township	Bridgewater Township
<p>The initial terms shall be for one (1) year for the purpose of completing a joint master plan. Allowances should be made for future continuation of the JPC, establishing staggered terms and dissolving local boards</p>	<p>Max 3 - 3 year terms, (staggered terms to start)</p>	<p>Three-year staggered terms.</p>

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

Village of Manchester	Manchester Township	Bridgewater Township
<p>The JPC should submit a written request to the appointing official. Cause for removal should be very similar to those listed in the Fremont response.</p>	<p>Authority to remove (lawfully) rests with appointing entity!!!</p>	<p>The joint planning commission members may remove a commissioner from office by a 2/3 vote; then, that commissioner's municipality will select another elected official to replace that commissioner on the joint planning commission.</p>

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6. How should planning commission vacancies be filled?

Village of Manchester	Manchester Township	Bridgewater Township
A vacancy should be filled by appointment by the President or Supervisor of the affected unit for the duration of the term.	Local unit appointment	The municipality with a vacancy will vote for another elected member of its board to represent its jurisdiction.

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

Village of Manchester	Manchester Township	Bridgewater Township
The funds should be managed as a separate account under the auspices of the Village. Expenses should be shared equally by all participating units	JPC establishes annual budget for Local Board approval also need to establish fiscal year . 50% weighted ratio of S.E.V. each year and 50% by population ratio. Population ratios established from Census (50%) and SEMCOG end-of year 4 (Dec.) estimates 50%	If we are to truly become a regional public body, then it seems that the budget portions should be roughly equal... We may consider adjusting the budget proportions based on a combination of factors including population and SEV.

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8. What do you want the Commission’s jurisdictional area to be?

Village of Manchester	Manchester Township	Bridgewater Township
The jurisdictional area should include any of the participants in SWWCOG (Freedom, Bridgewater, Manchester, Sharon Townships, the Village and the Schools) that wish to be included.	If true Regional PC all participating units areas. If Joint PC (for Urban Growth Area) then agreed upon area.	The commission's jurisdiction should include all of the areas within the municipalities who agree to be part of the commission.

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

Village of Manchester	Manchester Township	Bridgewater Township
Initially any of the participants in SWWCOG that passes the resolution shall be included and shall vote. If a unit decides to join after the JPC is established and functioning, that unit shall be responsible to reimburse a fair portion of the expenses to date.	Must pass resolution to join 60 to 90 days prior to start of fiscal year (for budgeting purposes) and then will be effective at start of fiscal year. To withdraw must pass resolution 90 days prior to end-of-fiscal year. Withdrawal becomes effective at end-of-year.	The commission should have a majority vote and resolution to allow the new member to become part of the commission based on criteria that the commission will develop once it is established. If a municipality wishes to withdraw from the commission, that municipality should pass a resolution by a majority of its board. The municipality should be allowed to withdraw after settling any outstanding business that it has with the commission. ⁴

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

Village of Manchester	Manchester Township	Bridgewater Township
	Township Planning Act	

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

Village of Manchester	Manchester Township	Bridgewater Township
The JPC must develop and Joint Master Plan that each unit will ultimately implement, with or without a true Joint Planning Commission.	Local units need to review, revise, and update current regional plan. JPC will then review and recommend any changes as needed.	Yes. Washtenaw County's Department of Planning and Environment has already designed a regional plan; we are now at the threshold of implementing it.

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?

Village of Manchester	Manchester Township	Bridgewater Township
<p>The JPC can only make recommendations to the Boards and Council. Boards and Council make all final decisions on the Plan.</p>	<p>Yes, they have to, to justify individual zoning ordinances.</p>	<p>Yes. This action would formally show our communities that we are all on board with the new Joint Planning Commission. It seems fitting to have a public hearing on this topic before we take action on this item.</p>

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

Village of Manchester	Manchester Township	Bridgewater Township
<p>Existing regional plans will be heavily considered by the JPC.</p>	<p>Yes, after local units review, revise and update.</p>	<p>Yes, either in whole or with some changes that all members agree on.</p>