

Appendix E

Partnerships for Change Proposal/Agreement



March 30, 2006

Partnerships for Change
Land Information Access Association
324 Munson Avenue
Traverse City, Michigan 49686

To Whom It May Concern:

Please find the attached application and supporting documentation for the *Partnerships for Change* planning assistance program. We are requesting your professional planning services for our new joint municipal planning commission to address needs for comprehensive land use policy changes. We have dedicated up to \$12,500 in matching funds for this assistance.

Fremont Township and the Village of Mayville have recognized our need to drastically improve current land use policies to help protect valuable natural resources currently threatened by dramatically increasing growth. Without assistance from the *Partnerships for Change* program, it would be extremely difficult for these small, rural communities to adequately address the pressures facing their planning and zoning efforts.

Thank you for your valuable time and attention in this very important matter. If you have any further questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "James T. Wickman, III", with a stylized flourish at the end.

James T. Wickman, III
Mayville Village Manager

attachments

Mayville Area Planning Commission

Village of Mayville & Fremont Township
Tuscola County, Michigan

Proposal for the *Partnerships, for Change* Program

Summary

The master plans and zoning ordinances for the Village of Mayville (the "Village") and Fremont Township (the "Township") are outdated or non-existent. The Village and Township have been experiencing growth in recent years from Lapeer County and southeast Michigan, with many factors indicating that this development will dramatically increase in pace in the very near future. In 2006, the Village of Mayville and Fremont Township exercised powers granted under the Joint Municipal Planning Act (Public Act 226 of 2003) and formed a joint planning commission, just the second community in the State of Michigan to do so. They share concerns with neighboring communities about the impact of the new growth, or so-called "sprawl". The communities are trying to employ new and collaborative techniques in order to help resolve past, present and future issues. The *Partnerships for Change* program would provide the specialized assistance needed to ensure that these goals are met successfully.

Background

With a population of approximately 1,080, the Village of Mayville, a general law village, encompasses one square mile wholly located within Fremont Township and sharing a border with Dayton Township. Mayville was founded in 1865 and incorporated in 1887. Fremont Township has a population of 3,559 in its 36-square-miles, including Village of Mayville residents, and is located in south central Tuscola County (see Appendix A for a map of the region). The Village of Mayville has never completed a Master Plan and utilizes a zoning ordinance that was last updated in 1996. The Fremont Township Master Plan was last updated in 1993 and they employ a zoning ordinance that underwent comprehensive revision in 2003.

The neighboring Lapeer County has experienced significant growth from southeast Michigan over the past two decades, growing nearly 20% in population during the 1990s alone. Consequently, Lapeer County was one of the fastest growing counties in the entire southeast quarter of Michigan during that time period. While the whole of Tuscola County grew by just 5% in population in that same ten year period, Fremont Township experienced almost 13% growth. Continued development and many other factors reflect steadily increasing growth at a faster pace than the rest of Tuscola County, with "sprawl" from southeast Michigan and Lapeer County being the obvious impetus.

M-24 is scheduled for a major widening project this summer between Lapeer and Oxford. This would complete a four-lane thoroughfare from the north side of the City of Lapeer all the way to Pontiac, making the commute on M-24 from Mayville to Pontiac less than one hour. All preliminary indications are that this project will only prove to increase the pace of development in Fremont Township. There has also been increased development on the northern edge of Fremont Township along the M-46 corridor, the main east-west route in Michigan's Thumb.

These indicators have been a cause for concern to Fremont Township and its southern Tuscola County neighbors. Such significant growth in this rural community is preceded only by the original settlement of the area in the middle of the 19th century. This development threatens the valuable natural resources that have been long enjoyed in this primarily agricultural community. The beautiful Fremont Township landscape is covered mostly by farmlands (47%), forests (28%) and other open lands (15%).

Nevertheless, the citizens of Fremont Township do not consider themselves to be "anti-growth", as some of their conservative township peers in Tuscola County proudly label themselves. As residents of the M-24 and M-46 corridors, there is an understanding of the responsibility to provide for economic and community development needs in the region. But, at the same time, there is a strong desire to balance those needs against the exercise of good stewardship with its valued natural resources.

Action Taken

In 2005, the Village and Township began discussions about these mutual concerns. They agreed that more should be done to prepare for future growth. As larger developers begin looking at projects in the Township and Village, their respective zoning will come under increasingly rigorous scrutiny and challenge. Those discussions carried over into conversations with neighboring townships. There was agreement that more should be done and that all of the townships should work together in their individual efforts. The municipalities realized that new, so-called "smart growth" land use policies needed to be adopted in order to effectively balance these many competing interests. There were several basic strategies identified in these exchanges for preserving critical natural resources, including encouraging redevelopment in and around the Village. The horror stories from rural peers in southeast Michigan during the building boom of the 1990s resonated deeply in encouraging this collaboration and proactive planning.

Despite some past differences, the Township and Village took the dialogue one step further by considering the formation of a joint municipal planning commission under the new enabling statute (Public Act 226 of 2003). Consideration was originally given to creating a four-township planning commission including the Village of Mayville as the commercial and residential center for the townships of Fremont, Dayton, Watertown and Rich (Lapeer County). The three other townships demonstrated some interest in the concept, but were ultimately too skeptical of such a new and large venture. The neighboring townships agreed to support Mayville and Fremont in their efforts and collaborate on land use issues in the region, with a watchful eye towards possibly joining the planning commission if it proves to be more effective.

In 2006, the Village and Township finalized the agreement to create a joint planning commission, proudly joining only one other community in the state to do so. Their first two important goals were to complete a new master plan for the entire township and village, while collaborating with other stakeholders and neighboring jurisdictions on various land use issues, and then to promulgate anew joint zoning ordinance for both jurisdictions based on this plan. In researching a master plan, they also identified the need for a comprehensive community recreation plan in order to properly compliment the master plan and their collective desire to protect natural and cultural resources. Both parties quickly realized that the expertise of an experienced planning firm would be paramount in making this venture successful. While dwindling general funds for both the Village and Township caused initial uncertainty, the *Partnerships for Change* planning assistance program provided some much-needed hope for these efforts.

The Township and Village did not hesitate to approve application for the program, including the immediate dedication of up to \$12,500 toward any needed cash match. The Village and Township were also very pleased to receive support in the attached resolutions and letters from the many organizations and individuals they have worked with on these issues over the past year:

- Dale E. Kildee, Congress of the United States, House of Representatives, MI-5th District
- Michigan State Senator Jim Barcia, 31st District
- Michigan State Representative Tom Meyer, 84th District
- East Central Michigan Planning & Development Regional Commission
- Tuscola County Board of Commissioners
- Tuscola County Planning Commission
- Tuscola County Farm Bureau Land Use Committee
- Tuscola County Economic Development Corporation Board of Directors
- Fremont Township Board & Planning Commission
- Mayville Village Council & Planning Commission
- Watertown Township Board
- Rich Township Board
- Vassar Township Board & Planning Commission
- Juniata Township Board

The Village and Township have resolved to work with these and many other supporters throughout the master planning and zoning process. They know that there are many eyes watching their example in proving the effectiveness of this new collaborative process. While there are some neighboring township planning commissions that only meet quarterly and township boards with busy agendas that could not lend a resolution of support to this application, the Township and Village have enjoyed open communication with all of their neighbors and know without a doubt that they fully support these efforts. The Dayton Township Board, citing some past distrust of possible Village annexations, chose not to pass a resolution of support, incorrectly believing that such a resolution would later permit undesirable annexation. However, the Dayton Township leaders have been continuously supportive of these efforts and very open to collaboration in the process. This demonstrates the tremendous value in bringing in the experienced professionals from the Land Information Access Association (LIAA) to educate regional leaders on the overall merits of joint planning.

The newly-formed joint planning commission is poised to begin this master planning and zoning process, as well as formulating a community recreation plan. In addition to dedicating up to \$12,500 in matching funds, the municipalities are prepared to offer in-kind support through the work of its joint planning commission members, as well as the Village Manager and Township Supervisor. The many neighboring jurisdictions and other stakeholders described above are also prepared to assist and communicate throughout this process.

A great deal of work is already underway through the recently-commissioned "Project Good START" (Small Town Assessment and Readiness Techniques). Working with community development specialists with the Human Development Commission, a local community action agency, the Village of Mayville has begun the process of creating a vision and strategy for the future economic and community development of the greater Mayville area. Five citizen committees, drawn from the greater four-township area, have been recently formed and are actively addressing significant issues facing the future of this area in need of revitalization, including downtown development, building re-use, recreation, housing, entrepreneurship, governmental services, education, tourism and senior services. The steering committee is preparing to conduct a comprehensive community survey which could also form the basis for a good portion of a new master plan.

Professional Services Requested

In successfully completing this project, the Village and Township are requesting the valuable service of the Land Information Access Association, through its lauded *Partnerships for Change* program. With the support and dedication from the partners outlined above, the following assistance is specifically requested from LIAA:

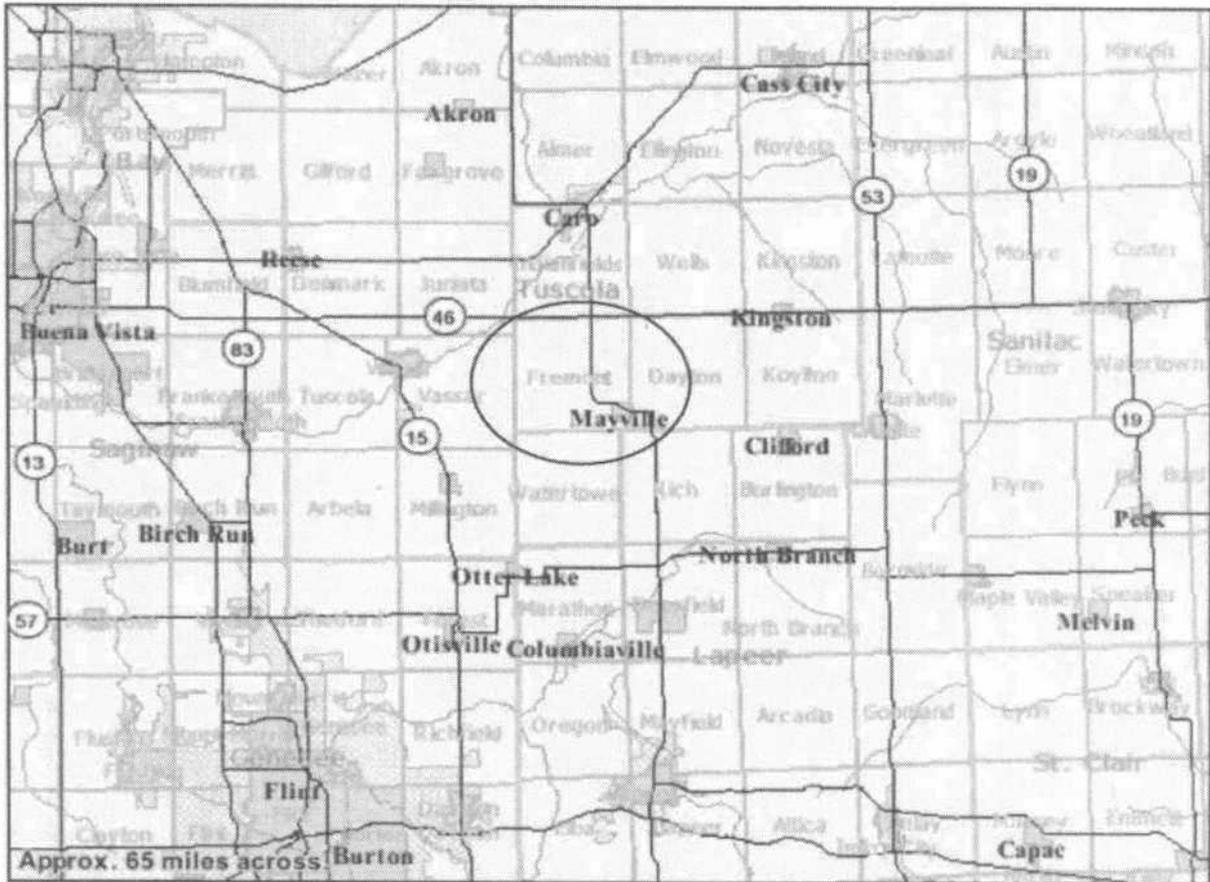
- Facilitation of discussions with other municipalities and stakeholders;
- Further education of other municipalities and stakeholders on the many benefits of collaborative planning and zoning;
- Education of commission members on carrying out the increasingly complex duties of a citizen planner;
- Review demographic, land use, economic, social and other indicators to gain a background analysis of the community;
- Provide impressions of the trends that may impact the community over a twenty-five year timeframe, taking into account forces and trends both in the Township and Village, as well as in the surrounding region;
- facilitating the creation of a comprehensive community recreation plan for both the Village and Township;
- Facilitating the creation of a comprehensive master plan for both the Village and Township;
- Assist in the formulation of meaningful goals to serve as a guide in implementing the master plan while, to the greatest extent possible, being realistic and reflective of the consensus view;
- 'facilitating the promulgation of a joint zoning ordinance for both the Village and /township, based on the master plan;

Facilitating the transition and recommending best practices for the new joint municipal planning commission; and

- Crafting a strategy for encouraging more multi jurisdictional cooperation in the region for future land use policies and programs.

Conclusion

This application for assistance from the *Partnerships for Change* program may be the only opportunity for this joint planning strategy to work. The Village and Township are firmly dedicated to cooperating with its collaborative neighbors and stakeholders in creating land use policies that are most beneficial for protecting valuable natural resources within the Township, as well as the region. These professional services are desperately needed to demonstrate to communities throughout the state that such multi jurisdictional planning is a valuable tool for Michigan. The attached documents further support the readiness of this Tuscola County community to serve as just such an example.



July 5, 2006

James T. Wickman,
Mayville, Village Manager
Village of Mayville 5950 Fox
Street Mayville, MI 48744

Dear Mr. Wickman,

We are pleased to inform you that the Village of Mayville and Fremont Township have been selected to participate in the *Partnerships for Change Program*. The *Program* sponsors found that your proposal is well supported by the participating municipalities, is consistent with the objectives of *Partnerships for Change*, and provides the necessary funds and matching efforts. Therefore, we are offering this letter of agreement to the Village of Mayville and Fremont Township.

You have been identified as the primary contact for this project. We ask that you and representatives from the participating units of government review this letter carefully. If you or Fremont Township do not agree with any of the terms and conditions set forth below, please contact us at your earliest convenience. If these terms are acceptable, please provide a signed original at our first project meeting. Please note, we are asking for your signature, as well as the appropriate signature from Fremont Township.

Overall Project Description

Partnerships for Change is a multi jurisdictional planning assistance program developed by LIAA, Michigan Municipal League (MML), Michigan Townships Association (MTA), Michigan Association of Planning (MAP), and Michigan State University Extension (MSUE). The overall mission of the program is to foster new and expanded cooperation between cities, townships and villages in developing and carrying out local land use policies that contribute to the preservation of cultural and natural resources. Wherever possible, these policies will encourage urban redevelopment and discourage urban sprawl. Administered by LIAA, *Partnerships for Change* is funded by grants from: the Americana, C.S. Mott, Frey, W.K. Kellogg, and Fremont Area Community Foundations, and the Coastal Management Program (Department of Environmental Quality), as well as MML and MTA.

Benefits to the Region

The project sponsors are committed to the success of *Partnerships for Change*. We have agreed to provide professional planning assistance and technical support to the

Village of Mayville and Fremont Township in developing useful, appropriate, and well-supported intergovernmental planning policies and programs consistent with Michigan's enabling legislation. LIAA will organize and present this assistance over a period of up to 12 months as needed to achieve success in this project, including:

- Project planning and management;
- On-site facilitation services, surveys, workshops and educational assistance;
- Research and analyses (e.g., identifying & evaluating alternatives);
- Geographic analyses and map production; and
- Development and drafting of implementation policies (e.g., plans, programs).

LIAA will provide regular progress reports indicating the amount and type of assistance provided over the reporting period and the amount of service remaining in the grant.

As discussed during our recent phone conference, the *Partnerships for Change Program* and LIAA will provide at least \$37,500 worth of services over the term of this project. The *Partnerships for Change Program* will cover \$25,000 worth of these costs and the participating jurisdictions will provide the remaining \$12,500 (as cash match). As the fiduciary, the *Village of Mayville* is responsible for securing and delivering the matching funds.

Participation Agreement

Through its voluntary application to the *Partnerships for Change Program* and the execution of this agreement, the *Village of Mayville, Fremont Township* agree to support the goals and objectives of the *Partnerships for Change Program*, as described in the program description and the proposal you submitted March 30, 2006. The participating local units of government agree to work in good faith together to develop a Comprehensive Master Plan and Zoning Ordinance. Toward that end, the project will include a series of activities including a review of community demographic and land use data, economic and social indicators as well as an analysis of the trends that may impact the community over the next 25 years. The project will include several general public meetings and other public processes. In conjunction with these planning activities, members of the Joint Planning Commission will participate in planning commissioner training such as MSUE's Citizen Planner.

In addition, the *Village of Mayville and Fremont Township* agree to:

1. Make a cash payment of \$12,500 to LIAA as matching funds for the *Partnerships for Change Program* on or before three months from project start up.
2. Contribute the time and commitment of community leaders and appropriate governmental staff members toward the success of this project, providing periodic reports on this *in-kind* effort.
3. Assure the participation of a broad spectrum of citizens, interest groups, community leaders and public officials in the development of the Comprehensive Area Plan.
4. With the cooperation and involvement of all local units of government, take steps to assure the implementation of land use policies devoted to this project.
5. Participate in evaluation efforts associated with *Partnerships for Change*.

Acceptance

This agreement letter, the *Partnerships for Change Program* description, and the *Mayville Community* project application (dated March 30, 2006) contain the entire agreement between the *Village of Mayville and Fremont Township* and LIAA. Any changes in this agreement require at least 30 days notice and must be made with the full agreement of LIAA, the *Village of Mayville and Fremont Township*. Please indicate your acceptance of this agreement by providing an original signed copy of this agreement to LIAA at the

first project meeting. The signatures provided must include the duly appointed representatives from the Village of Mayville and Fremont Township.

Sincerely,

Joe VanderMeulen, Ph.D.
Executive Director

cc: Daniel P. Gilmartin, Michigan Municipal
League Larry Merrill, Michigan Township
Association Andrea Brown, Michigan Society of
Planning Kurt Schindler, MSU Extension

We have read and understand this letter for the *Partnerships for Change* project. We agree that the terms and conditions are acceptable to us and that we will comply with these terms and conditions.

Signature: Date: _____ Village Manager, Village of Mayville

Signature: Date: _____ Supervisor, Fremont Township