

HASTINGS RUTLAND JOINT PLANNING COMMISSION (JPC) PURPOSE & RESPONSIBILITIES



Purpose of the JPC: To serve as the Planning Commission for the area described in the Urban Services and Development Agreement (USEDA) between the City of Hastings and Rutland Charter Township. (See attached map).

Responsibilities and Duties of the JPC:

Planning- The JPC has all of the powers and duties of a planning commission as set forth in the Michigan Planning Enabling Act, PA 33 of 2008. Specifically, the JPC is responsible to prepare a Master Plan for the Initial Urban Services District and such additional areas as may be designated as “Future Urban Services Districts” by the USED A and the Preliminary Initial Urban Services District. Until a new master plan is adopted by the JPC the master plan of Rutland Township and the City of Hastings will apply to the lands under the jurisdiction of the JPC. The Hastings Area Joint Future land Use Plan which was approved by the City and the Township in 2008 can be utilized as a guide by the JPC as it undertakes the preparation of its own master plan.

Zoning – The JPC is responsible for preparing a zoning ordinance to regulate land use for the area under its jurisdiction. A zoning ordinance which is a combination of the City of Hastings and Rutland Charter Township has been prepared in draft form. The JPC will be responsible for holding a public hearing on the draft zoning ordinance and zoning map and making a recommendation to the Hastings City Council which will make the final decision on its adoption. The Council is required to first seek the recommendation of the Rutland Township Board before rendering a decision.

The JPC will be responsible to review and make final decisions on the following:

- Special Land Use Permits
- Site plans for any principal commercial, office, industrial, institutional or business use or a residential use greater than a two-family dwelling unit.
- Site condominium projects
- Open space preservation communities
- Planned unit developments
- Private road permits
- Any other zoning matter that would require final decision making responsibility by the planning commission.

For *rezoning requests and amendments* to the JPC Zoning Ordinance the JPC will hold a public hearing on the request and make a recommendation to the Hastings City Council which will make the final decision.

Procedures – The JPC is responsible to prepare and adopt its own by-laws and operating procedures and prepare a budget for City and Township approval.

Rutland Charter Township

