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**To:** [Alacia Acton](#)  
**Cc:** [Sue Palmer](#); [Maggie Bacon](#)  
**Subject:** PC Meeting -  
**Date:** Tuesday, October 1, 2024 2:00:03 PM

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Hello all - [PLEASE FORWARD]

I will be unable to attend the PC meeting this evening but wanted to share a few thoughts regarding: **Public Participation Plan for Planning and Zoning** as part of your RRC project.

**ENGAGEMENT, 'BUY-IN', INPUT - NOW**, during the 'planning' process is the most important time to encourage this...

The title scares me because all too often during the ZONING process is when the public want to be engaged and to be heard. We are reminded that this is the time that allows 'participation' via public comment during required public hearings.

As Zoning Administrators, we are ALWAYS reminded that development projects are not open for a vote; it's not a popularity contest - there are standards of review in the zoning ordinance that must be followed. In brief, if a project complies with the ordinance, you have an obligation to approve the project.

YES - reasonable conditions can be applied but still must be based upon your ordinance. This is where the public (by sharing their comments / concerns) can be vitally important in sharing information with the planning commission. The job of the PC is NOT to eliminate the concerns on behalf of one party (the public) or the other (developer), but to balance the interests of each based on FACTS, and not opinions. The comments about buy-in can sometimes be achieved through developer sponsored community meetings (apart from the Village) by presenting their proposals to 'engage' the public. This process can allow the developer to then mitigate those concerns during the application process.

Pre-application meetings are highly encouraged, often helpful for all involved, but seldom utilized because of self-imposed time constraints that developers tend to push on the municipality. NEVER let their sense of urgency cloud our sense of responsibility to the community.

There should be no big surprises. If you want something to happen, then **plan** for it! [Here's a great article that I hope you find enlightening!](#)

And remember:

1. Did your plan fail?
2. Did you fail to plan?
3. Did you fail to implement your plan?

All my best!

Bob

Robert (Bob) Hall

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