

Why Cooperate And For What Results?

Local Cooperative Efforts to Manage Regional Growth in Michigan

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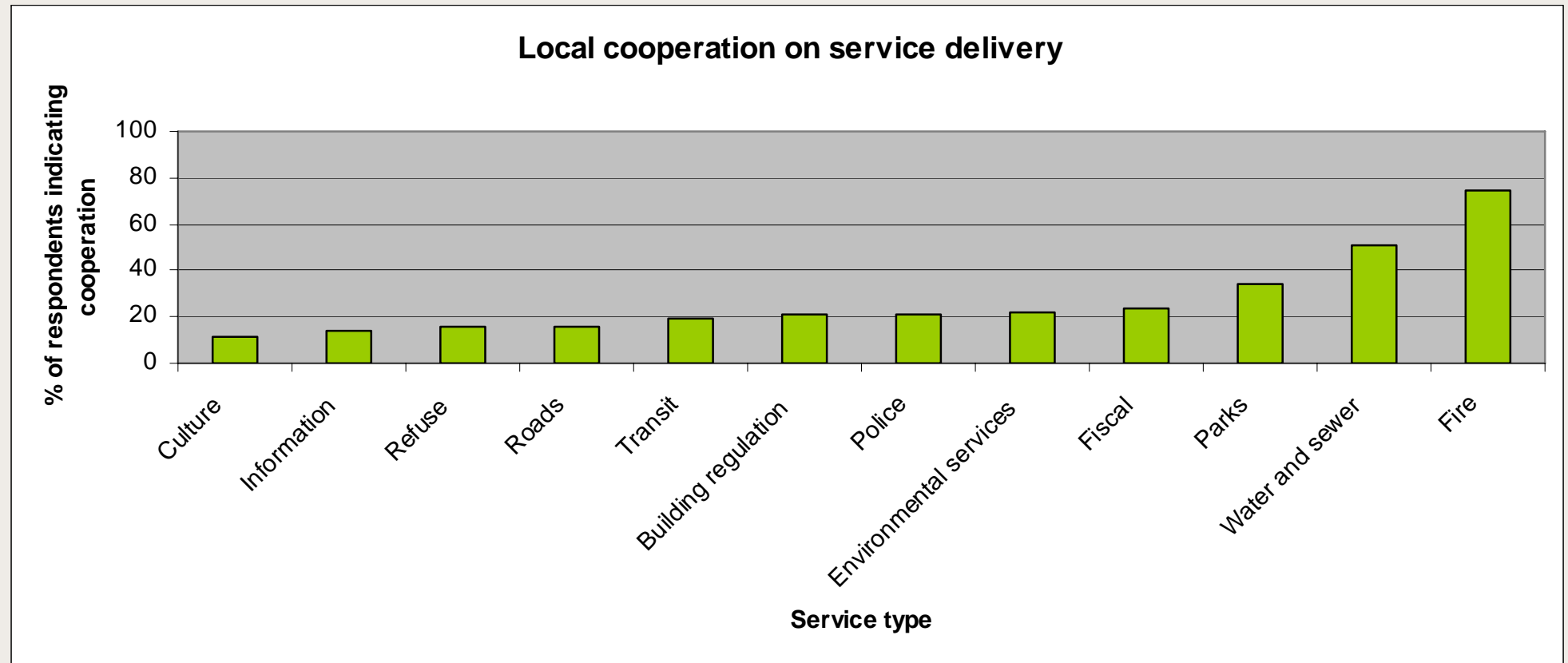


Key questions

- **What is the extent of land use cooperation in Michigan?**
- **What are the factors affecting cooperation on land use issues?**

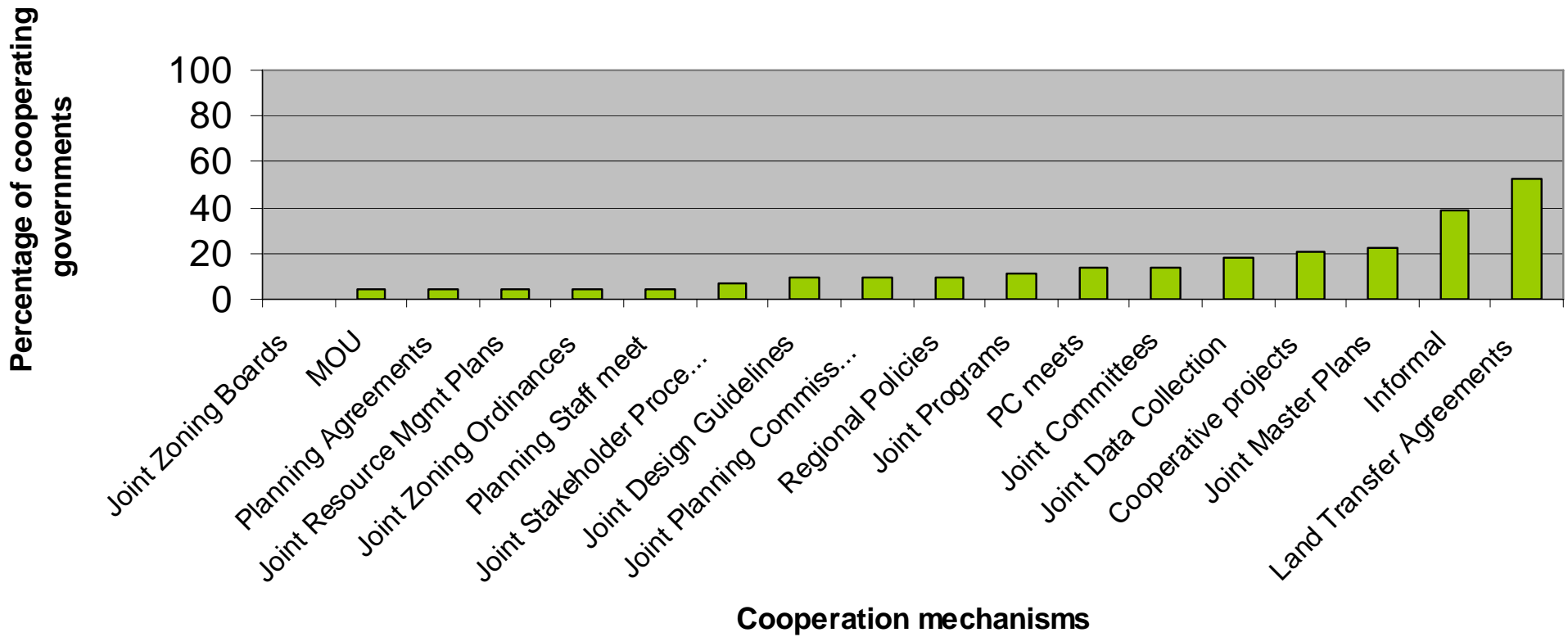


Extent of Cooperation on services

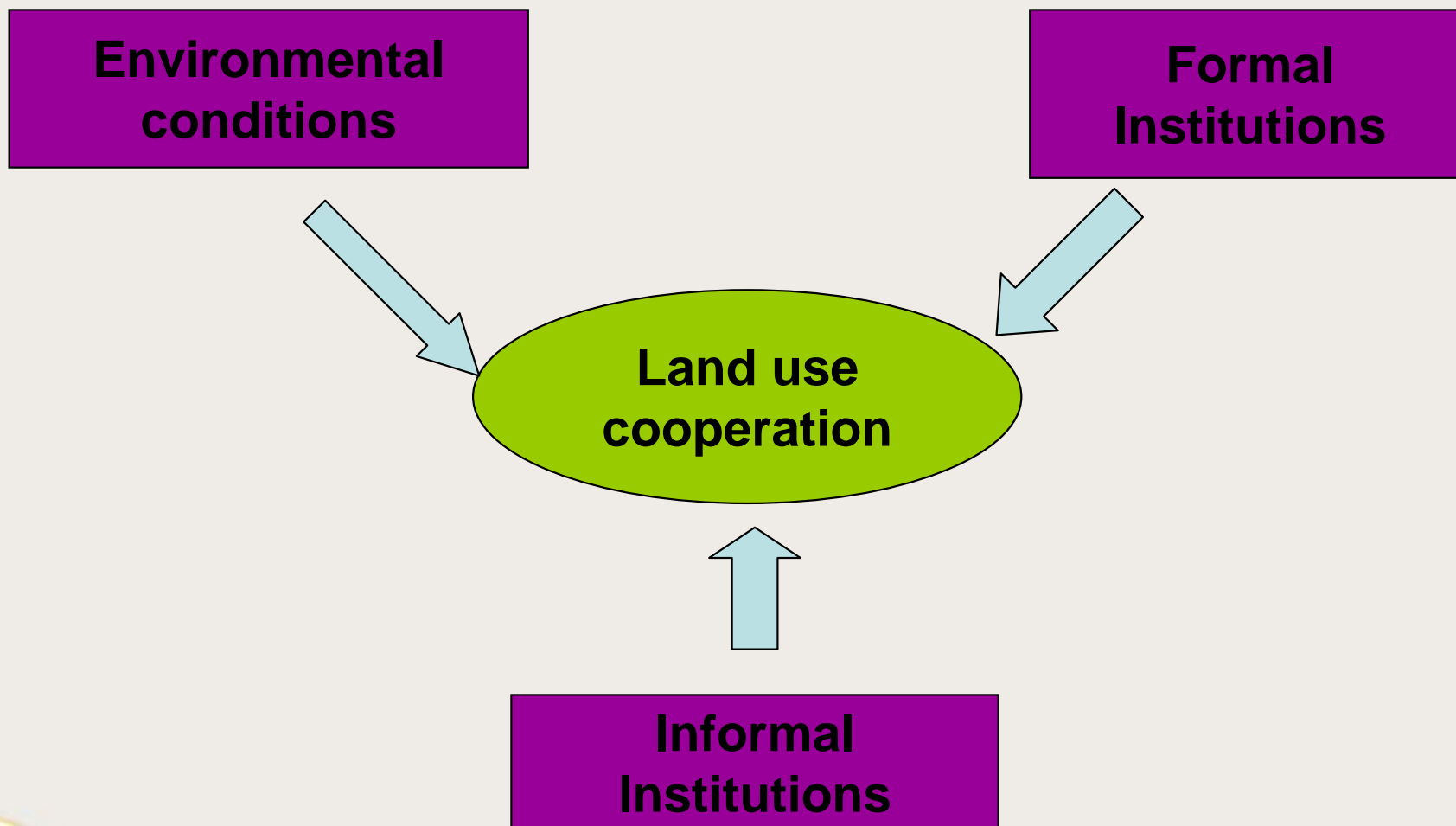


Extent of Cooperation on land use planning and zoning issues

Extent of Land use Cooperation in Michigan



Factors affecting cooperation



Environmental conditions – significant relationships

- Full time staff
- Past growth pressure
- Anticipated future growth pressure
- Participation of citizens, citizens groups, and businesses
- Support of Planning Commissions, staff, and citizens for cooperative initiatives



Formal institutions – significant relationships

Regional Planning Agency

- Technical assistance on cooperation / for cooperative initiatives,
- Extent to which regional agencies provide financial incentives,
- Whether regional agencies provide a fair representation of regional interests, and
- The mediation role of regional planning agencies

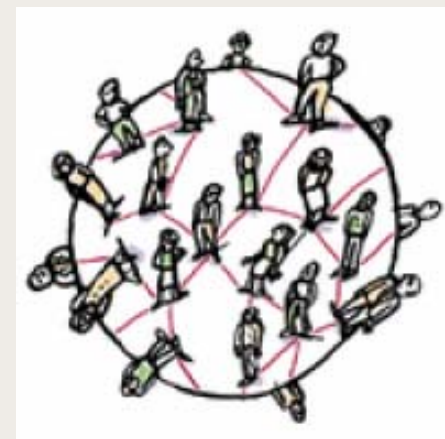
County Planning Department

- Extent to which county planning agencies provided financial incentives



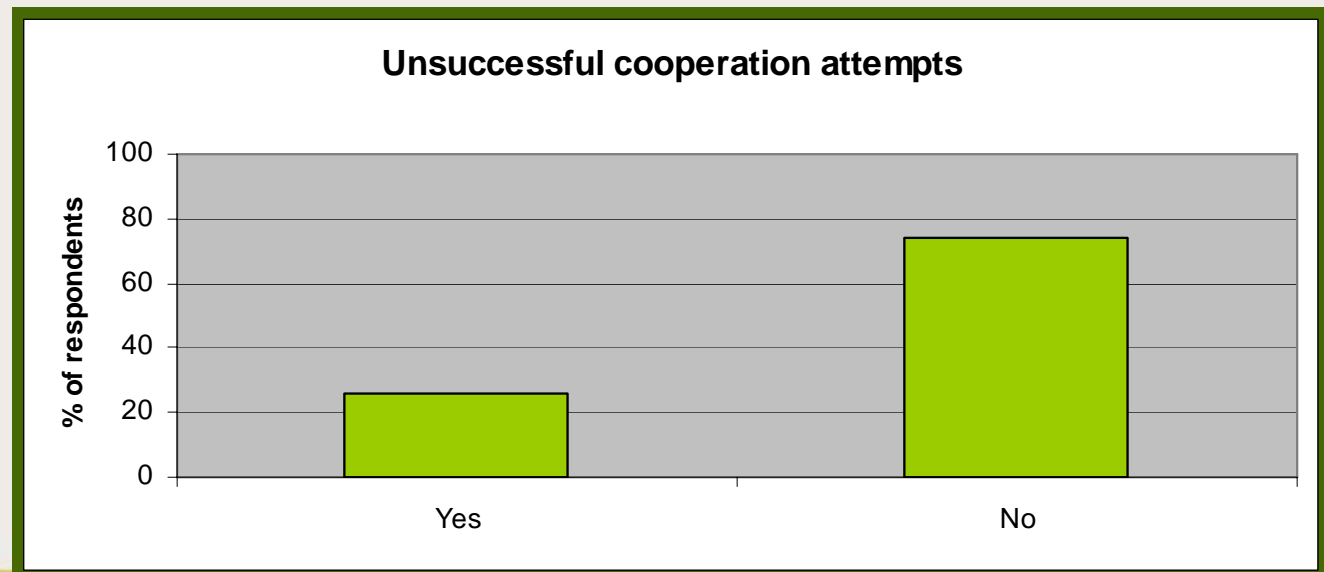
Informal institutions – significant relationships

- Political culture
- Access to networks and other resources



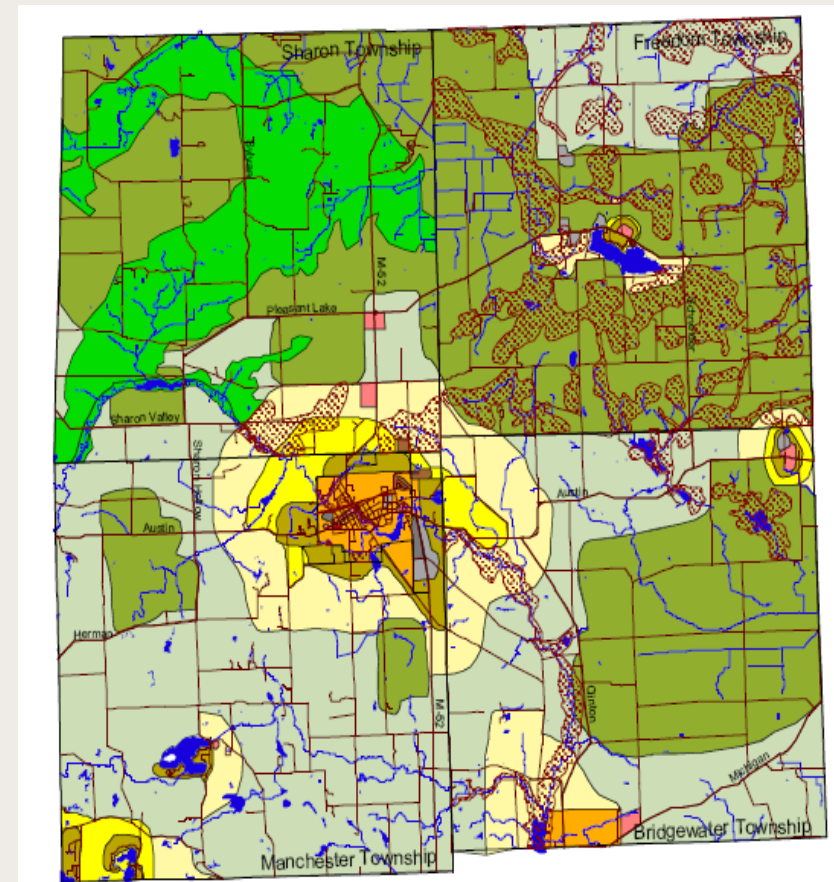
Unsuccessful cooperation attempts

- Turf problems and trust issues
- Lack of money to sustain effort
- Issue not ripe for action
- Unwillingness to compromise
- Prior annexation issues
- Inability to reach agreement
- Lack of communication



Factors indispensable for successful cooperation

- Leadership
- Building of trust over time
- Having a formal organization
- Commitment
- Working through a regional plan
- The role of the county
- Good communication
- Information
- Good relationships



Other findings

- Motivations for cooperation include
 - Compatible goals
 - Commonalities
 - Exclusionary zoning allegations
 - Proactive planning
 - Consistency



Suggestions

- Conflict management and dispute resolution mechanisms
- Coordinated land use related legislation
- Mentorship opportunities
- Formal organizations
- State goals
- Specify minimum master plan content
- Consistency requirements – boundary uses?
- Comments on master plans
- Minimum training requirements for elected officials and planning commissioners
- Role of Regional Planning Commissions and County Planning Departments
- Role of planning consultants
- Examples from around the country for incentive packages– e.g. New Jersey



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