

December 2, 2024

Ms. Kirsten Stark
13513 Division St.
Charlevoix, MI 49720

Dear Kirsten,

Attached is the documentation for the rezoning of the Lawrence R. Rogers and Rene S. Adrian-Rogers property noted as parcel 15-013-223-001-90 and located at 25460 Lake Dr. in St. James Township, from Single Family Residential (R-1) to Conditional Harbor (H). After reviewing the information sent to us from the Charlevoix County Planning Commission, the parties were notified and asked to submit a request for conditional rezoning.

A public hearing notice was published and notices to all landowners within 300' of the said property was sent with a Public Hearing set for August 13, 2023. The results of the Public Hearing was as follows:

MOTION TO APPROVE WITH CONDITIONS: To rezone property conditionally from R-1 to Harbor for the use of property for an art gallery with condition at applicant prove ADA approved restroom for public use and that the property will revert back to R1 if property is no longer owned by applicant.

Motion by: Pryor 2nd by: Cole Roll Call Vote: Cole – Aye, VanDeventer – Aye, Taylor-Blitz – Nay, Pryor – Aye. **Motion Passed and Approved.**

Subsequent correspondence from the applicant noted that the Charlevoix County Buildings and Safety Department indicated that due to the size of the space being allocated for the gallery, 294 sq ft, the property was exempt from the requirement to provide an ADA approved restroom (300 sq ft). Subsequent action was taken at a Planning Commission meeting on October 1, 2024 to remove the requirement of an ADA restroom as a condition of rezoning. The minutes of this meeting were approved on November 12, 2024.

We submit this rezoning to your attention for any further conversation and approval from the Charlevoix County Planning Commission.

Thank you,

Cynthia Pryor
Recording Secretary – St. James Township Planning Commission

