

St. James Township Planning Commission Public Hearing and Special Meeting Minutes

Date: August 13, 2024 5:30 pm

St. James Township Hall

Meeting called to order: 5:30pm by Taylor-Blitz Quorum established, Pledge of Allegiance
Roll Call of Commissioners: Present: Lori Taylor-Blitz, Vic VanDeventer, Cynthia Pryor
Paul Cole, Mark Engelsman

Also present: Rick Speck, Rene and Larry Rogers, Heather Robinson, Tom James, Frank D'Andrea, Dana D'Andria, Anna VanDeventer

MOTION to approve Agenda by: VanDeventer 2nd: Cole
All in favor: **Approved**

Public Hearing Opened 5:35 pm

Taylor-Blitz asked for public comment on Permit S-1928A – Adrian Rogers Permit for Conditional Rezoning from R1 to Harbor.

Pryor read correspondence in opposition to rezoning by Michael Braden and Sharley Hower, adjacent landowners, in opposition to the permit siting additional traffic and congestion.

Tom James asked where Harbor ended and stated there was already too much traffic on Lake Drive and he was opposed to permit.

Larry Rogers stated that the gallery would be open in Summer only and did not think traffic an issue.

Heather Robinson stated that artists needed to be supported and was in favor of rezone.

Frank D'Andria did not support the rezone stating there was already issue with too much traffic, vandalism in the residential neighborhood.

Dana D'Andria thought it was an elegant solution that did not open up the neighborhood to unwanted Harbor district activities and was a serene and interesting art gallery and property. Liked that walkers were being encouraged by a path from the road to the gallery. Thought traffic was due to other sources of people getting to the beach and access to the Gull Harbor drive. Thought the conditional aspects were a good compromise.

Rene Adrian Rogers read her assessment of Rezoning Factors and stated that she had contacted the Health Department and they did not think a restroom was required.

Asking for additional public comment and hearing none Taylor-Blitz closed Public Hearing. 6:02 pm.

Special Meeting re-opened at 6:03 pm

MOTION to approve Minutes for July 9, 2024 by Engelsman 2nd by VanDeventer
All in Favor: **Approved**

NEW BUSINESS:

- a. S-1928A Adrian-Rogers Conditional Rezone Permit

Pryor noted she had contacted the Building and Safety Department and talked to Mechanical and Plumbing Inspector Ryan Woods who stated that an ADA Compliant restroom was needed as Mercantile Services to the public. 403.1 of Building Code

Larry and Rene Rogers indicated that a restroom had been built in their pole barn and they would make it compliant. They were advised that this would be a condition of their permit approval.

Commissioner discussion of rezoning factors with Taylor-Blitz concerned about incursion of Harbor into Residential and potential spot zoning. Cole brought the question with a motion to approve. Discussion over the conditions brought out the Motion to Approve with Conditions.

MOTION by Pryor, 2nd Cole. To rezone property conditionally from R1 to Harbor for the use of property for an art gallery with condition that applicant provide ADA approved restroom for public use and that the property will revert back to R1 if and when the property is no longer owned by applicant.

Roll call vote: Cole -Aye, VanDeventer-Aye, Engelsman-Aye, Taylor-Blitz -Nay, Pryor - Aye. **Motion Passed.**

OLD BUSINESS:

- a. **Zoning Map Updates:** Pryor indicated that in working with Heather Robinson they had completed the task of evaluating every lot in St. James Township and noting zoning district with each lot. Pryor thanked Robinson for her help in completing the project. Pryor and Robinson will be submitting 6 hours each in compensation for their time.
- b. **Agenda for Joint Meeting with Township Board:** Pryor thought adding information from the Master Plan noting Nine Features to Protect would be good for that discussion. Taylor-Blitz asked Pryor to coordinate with Supervisor Bobbi Welke.

CORRESPONDENCE: None other than public comment as read

COMMISSION AND PUBLIC COMMENT: None

NEXT MEETING DATE: August 20, 2024 Joint Meeting with Township Board – 5:30 pm at Print Shop Museum. Next scheduled meeting is September 3, 2024. This may be changed due to proximity to holiday.

MOTION to Adjourn by VanDeventer, 2nd: Engelsman All in Favor. **Adjourned 6:30 pm**

Minutes Amended and Approved: August 27, 2024

Cynthia Pryor – Recording Secretary