

Peaine and St. James Townships Planning Commissions
BEAVER ISLAND COMMUNITY CENTER
26215 Main Street
Beaver Island, Michigan 49782

Minutes
Monday, March 21, 2022
2:00 P.M.

Joint Meeting

Peaine Township Members Present: Krysl Lyle, Bill Markey, Vicki Smith, Angel Welke, and Dan Burton
St. James Members Present: Lori Taylor-Blitz, Mark Engelsman, Marcy Dean and Paul Cole

- I. Bill Markey called the joint meeting to order at 2:00 PM and established a quorum was present from both Peaine and St. James Township commissions and has been legally posted. The meeting was then turned over to Lori Taylor-Blitz to officiate as chair. Taylor-Blitz presented the two proposals from Beckett and Reader and LIAA and comments received from Wage Trim. LIAA has two parts, one would be the addition of a chapter covered by grant funding which is included in the proposal. \$22,478.00 is the total amount which would be divided between the two townships as \$11,239.00. Beckett and Raeder came in higher at \$26,000.00. The discussion was then open.

- II. Public Comment: None

III. Review and Discussion of Master Plan Proposals: Smith commented that we received a comment from Wade-Trim. They pointed out we did not need to do what we are preparing to do. They recommended work on our zoning ordinances. Smith was happy with the coastal piece of the LIAA proposal. Welke mentioned when working on the RFP that St. James had recently done an ordinance review in 2021. Welke mentioned the need to address the ordinance review following this master plan process. Lyle mentioned LIAA's plan addresses some ordinance review within the proposal. This could be revisited. Welke likes the coastal piece as well. Dean inquired if references were called. Smith asks what is our goal for spending money since we would be working on the same things as are reflected in our current master plan, with the exception of the coastal chapter. We could be spending the money to work on updating our ordinances. Welke mentioned the need for public input. Markey mentioned there were many areas of the existing master plan that need updating. Lyle mentioned the master plan is the legal document we operate under. Cole mentioned he has the professional and ethical responsibility to get the pulse of the community every 5 years. There is much that is not in the existing plan which should be in there to reflect the community who is here now. The priorities have changed in the last 5 years and the community can provide that. Dean mentioned the 5-year checklist document. Dean recommends a 5-year review. The goals have changed in the last 5 years. Cole mentioned new people on the island interested in opening businesses. The natural place to direct them in to our master plan which is currently not reflecting today's priorities. Taylor-Blitz mentioned the need for an updated master plan in order to move ahead with an economic development plan. Discussion continued with a list of things which need addressing. Public meetings will identify areas which need focus. Taylor-Blitz mentioned affordable housing is not addressed in the current ordinances.

Cole stated we need to have more joint meetings. Burton agrees.

Markey asked Lyle about communication with LIAA.

Motion: Welke to accept/recommend to Peiane township board. 2nd. Roll call: Lyle Aye, Burton Aye, Welke Aye, Smith Aye, Markey Aye.
Unanimous

Taylor-Blitz to accept/recommend to St James township board 2nd
Engelsman Roll call. Dean Aye, Cole Aye, Taylor-Blitz Aye, Engelsman
Aye. Unanimous

Motion: Welke to have monthly Joint planning commission meetings 2nd
Lyle. Unanimous support from both township planning commissions.
Meetings will be held on the **3rd Monday of the month. April 18, May
16, June 20 at 2:00-3:30 PM.**

Agenda for the April meeting: 1. Strategic Plan/Development Plan. 2.
Goals. 3. Affordable Housing 4. Zoning

IV. Public Comment: None

V. Adjournment (approx. 3:30 AM)