

**BEAVER ISLAND JOINT PEAINE & ST. JAMES TOWNSHIPS PLANNING  
COMMISSION**

JOINT MEETING AGENDA FOR APRIL 18, 2022 AT 2:00PM PRINT SHOP CONFERENCE ROOM

**MINUTES**

**KICK OFF FOR MASTER PLAN REVIEW**

**Peaine Township Members Present:** Krys Lyle, Bill Markey, Vicki Smith, Angel Welke, and Dan Burton

**St. James Members Present:** Lori Taylor-Blitz, Paul Cole

**Absent:** Mark Engelsman, Beth Croswhite, Bob Tidmore

**Members on the call:** Marcy Dean (Zoom) Nathan Altman (Zoom) Shelby Harris (Zoom)

**Presenters:** LIAA, Matt Cowall, - LIAA, Barry Hicks- LIAA, Heather Seyfarth - LIAA

**Public Attendees:** Rick Speck, Pam Grassmick, Cynthia Johnson,

2:00PM **CALL TO ORDER** – Lori Taylor-Blitz

Markey- Additions to the agenda, Minutes from the March 21, 2022 meeting and Dark Sky -Solar Flare.

ESTABLISH A QUORUM/INTRODUCTIONS. Peaine Township Quorum, St. James does not have an in-person quorum.

2:10PM **PRESENTATION BY LIAA – MATT COWALL AND BARRY HICKS**  
LAND INFORMATION ACCESS ASSOCIATION

Power Point – Barry Hicks, Community planner. 20 years in planning. 30 years LIAA. Barry Hicks will be spearheading the planning project for Beaver

Island. He has 20 years of various disciplines within the field of planning. He has been with LIAA for one year. Matt Cowall has been with LIAA since

2010 first with communications and development and director since 2019. LIAA is a 501c3 non-profit and in business for 30 years based in Traverse City.

LIAA works all over the state of Michigan.

The PowerPoint presentation is included on the websites and provides the talking points for this introduction.

Funding for part of the project is coming from the Michigan Coastal Management Program. The 2017 Resilient Master Plan was funded entirely by

Coastal Management. Coastal Management partially funded the water trail and development the paddling guide. For the current project it's a match-

ing grant for potential coastal hazards. Research has been conducted to address Michigan shorelines and analyze and predict; coastal flooding, water

Levels, to understand how communities manage shorelines, and development of plans to protect the shorelines. This grant will do an analysis of the

current zoning ordinances against a matrix of best practices for shoreline development. Establish goals and objectives for management of the shoreline.

Housekeeping items; maintaining contacts. LIAA's understanding is this is a joint planning commission project. Designees: Lori Taylor-Blitz and Krysl Lyle

are points of contact for the project. 2006 and 2017 master plans will be reviewed in preparedness for building an updated plan going forward. The

focus will be on the areas of greatest need presently and into the future. Maps and census data will be reviewed and updated. Address collaborative

efforts going on on the island by other groups with interest in contributing to the master plan; business entities, schools, etc.

Community Resilience: To anticipate downturns and disruptions. Keep communities nimble and able to adapt to unforeseen economic changes.

Addressing island life and what it means with regard to transportation, public services. The expenses of the public services are different living on an

Island as opposed to living on the mainland. Economy, climate COVID are factors to consider when looking at resilience. The community needs to

be cognizant of potential disruptions which there is no control. Preparedness plans should be in place to address these unforeseen events.

What is a Master Plan? It is the legal document that our zoning ordinances operate under. (Lyle) It is also a plan when going after regional or state grant

Funding. (Grassmick). A guide for the planning commissions for the next five years. (Taylor-Blitz). Welke mentioned the plan as a "To Do" list. When we

want to do in the next five years. (Markey). This would be a look five, ten, twenty years down the road of what needs to be accomplished.

There was a mention of a Downtown Development Authority, capital improvement plan, parks and recreation plan, trails plan in order to apply for

grants or potential fundraising to improve quality of life.

2017 Master Plan. Vision Statement – Refer to PowerPoint. Guiding principles – health care, education opportunities, grow local economy, tourism -

Expanding into shoulder seasons, enhancing communication between the community and local government, comparison to other islands.

Mission Statement: economically diverse, socially vibrant, environmentally rich, Natural environment preserved and managed, focus on eco-tourism,

and diversity of housing (workforce/affordable housing).

Summary of Guiding Principles: Comprehensive marketing strategy to be reviewed and updated. Some of these trends still exist in 2022.

Group exercise

To get a snapshot of what we are looking to accomplish with this update.

Grassmick - where should other plans be sent for review. NLMIC, DNR in 2017, the state developed a new plan for the island (management plan for

Northern Lake Michigan islands, BIBCO survey. A new plan coming out from UNESCO biosphere (National Park Service). Barry will be the main contact

from LIAA. Acknowledgement of new information for consideration. International Dark Sky Association (Markey) with the development of a sanctuary

on the island. Light management plan addressed in the master plan. Welke mentioned copies of both townships' recreation plans should be available.

Introduction of Heather Seyfarth, who is part of the team at LIAA. Heather has returned to LIAA as a consultant after having worked for LIAA in the past.

List of questions to pose to the group to get a better understanding of where the group would like to go next. Welke stated we needed a chance to

digest the questions and answer them completely. We would be doing a disservice addressing the questions off the cuff rather than putting thought into

the answers. Lyle mentioned the timeline to get meetings on calendars and logistics in place. Meetings times need thoughtful consideration in order to

gain the most public input from the community. Summer is the best time to get the broadest collection of data from all stakeholders (Welke).

Grassmick

mentioned the Monkey Surveys put out periodically to the community at large during the last master plan. Cole mentioned having the PowerPoint

presentation available. We need to hit hard in May (2 meetings). May 9<sup>th</sup> 2:00 PM at the Historical Society conference room. would be after both

planning commissions have met individually.

Timeline (General): Fine tune dates for specific meetings. Are there specific dates that would work the best to capture the most input. Lyle and Taylor-

Blitz will gather dates which fit with the island schedule.

Guidance in terms of gathering things online or in person. After hosting public meetings a draft

plan will be presented for review. Get feedback and ultimately a final draft to present to the public. This would be followed by comment period and

public hearings. Anticipated timeline would be 8 months give or take. Lyle mentioned a portal would be through [resilientmichigan.org\beaverIsland](http://resilientmichigan.org/beaverIsland).

hosted by LIAA. There is a link from the 2017 plan which would be updated for 2022.

2:50PM GENERAL DISCUSSION ON MAJOR ELEMENTS OF CONCENTRATION

- AFFORDABLE HOUSING – Markey – Harbor district is missing. BIA is tackling housing. GLIA meeting issues from other islands. Two options private and public. Zoning changes for areas where we could put in zoning. Rentals. Peaine representative. R-3 and R-4 Harbor district.
- ECONOMIC DEVELOPMENT PLAN – Cole – Obtainable funding for grants. We need one. Tie in with the Recreation Plan. Agenda for PC.
- HIGH SPEED INTERNET
- DARK SKY – document from Cynthia Johnson

3:30PM ADJOURNMENT

NEXT JOINT MEETING: MAY 16, 2022 @ 2:00PM

