

St. James Township Planning Commission
Special Meeting Minutes
August 1st, 2017

Present: Anderson, McGinnity, Tidmore

Absent: Powers

Other: Speck, James Latta, John Robert, Don Tritsch

Call to Order: Tidmore called the meeting to order at 7:01 pm.

Additions/Changes to Agenda: Tidmore added “Junk Car Removal” to New Business.

New Business:

➤ **Review Critical Dunes permit application (PSJA)**

Speck explained that this review of the application was being conducted prior to scheduling the required public hearing so that the applicant can address any concerns the commission might have.

After some discussion of the project, Tidmore proposed a motion that the Planning Commission state that the PSJA permit application has no apparent conflicts with the St. James Township Critical Dune Ordinance. Motion seconded by Anderson—carried.

➤ **Discussion of resolution releasing PABI from requirement for off-street parking for the Community Center**

The parking lot on McDonough road owned by the Beaver Island Boat Co., which currently has 20 spots reserved for PABI off-street parking as required by the Zoning Ordinance, was the subject of this discussion. The Boat Company is apparently interested in selling the property and would like to be released from its agreement with PABI to reserve those spots. The Commission discussed the parking situation downtown, and determined that there does not appear to be a problem with parking for PABI events, and that since the lot was not actually being used for PABI parking, the removal of the requirement for those 20 spots would not be likely to change the parking situation during said events.

Tidmore proposed a motion to rescind the requirement that the Preservation Association of Beaver Island, PO Box 494 Beaver Island, MI 49782, provide 20 off-street parking spaces for the Beaver Island Community Center located at 26215 Main St., as provided for in Article VIII, Section 8.01(d) of the Peaine and St. James Township Zoning Ordinance. Said requirement shall be void effective August 1, 2017. McGinnity seconded—motion carried.

➤ **Discussion of embarking on Zoning Ordinance Updates in the wake of the recent Master Plan adoption.**

Speck explained that due to the involved process of making any change to the Ordinance, including to the Zoning Map, the Planning Commission would do best to hash out what changes would be best to bring the Ordinance more closely in line with the new Master Plan in advance, so that the public input phases of the process can be focused on those proposed changes. Tidmore asked Speck and the Planning Commissioners to work on generating a list of points where updates need to be made for discussion at the next meeting.

➤ **Junk car removal**

Tidmore explained that he had met with both Township supervisors and the Peaine Twp. Planning Commission Chairman to discuss the issue of the growing number of junked vehicles on the Island. It was agreed that it is an area where more work is needed, as low steel prices have made it impossible for those who have permanently disabled vehicles to send them off the island for scrap without losing money. Boat company data suggests that an average of 40 more vehicles are brought to the island each year than leave the island, which clearly suggests that many of those will live out their useful life here on the island and will at some point have to be dealt with as scrap. The Commissioners agreed that action should be taken at the Township level, and that zoning/planning would likely be a component of that.

Old Business:

➤ **Parking at CMU Boathouse/Research Station**

Tidmore explained that, as mentioned at the April 20th meeting, he'd looked into the legality of CMU's "No Parking" signs on what it appears was historically a public right of way, being the extension of Michigan Ave. to the water. As the title is unclear, it was agreed that the actual property lines and any easement or right of way need to be clarified. It was suggested that CMU should be ultimately responsible for proving their right to designate the area as a "No Parking" area, rather than spending township funds on a title search, but that avoiding conflict with the University was also important. Tidmore will ask the Charlevoix County Register Of Deeds for the current copy of the deed and property survey.

Public Comment: None

Correspondence: None

Meeting Adjourned 7:55 pm

Next scheduled Regular Meeting: September 5th, 2017