

**St. James Township Planning Commission**  
**Special Meeting Minutes**  
**February 20<sup>th</sup>, 2018**

**Present:** Anderson, McGinnity, Tidmore

**Absent:** Powers, Crosswhite

**Other:** Dana D'Andria, Sheri Richards, John Robert, Rick Speck, Ed Wojan

1. Call to Order: Tidmore called the meeting to order at 7:02 pm.
2. McGinnity opened the Public Hearing on the Willis rezoning application at 7:03 pm, asking for a narrative of the rezoning application.

Ed Wojan presented the narrative as the real estate agent for Dorothy Willis, explaining that the desire to split the property and sell the western portion with its house and guesthouse necessitated a change from R-1 to Harbor District, as the size and shape of the lot do not meet the minimums in either area or width at the front line to allow a split in R-1:

“(b) The split lot shall be a minimum of one hundred fifty (150) feet in width at the front lot line or shall be split in half whichever is more.  
(c) Minimum lot to measure 90,000 square feet in area.”

Historically the lot was zoned H until due to a building encroaching on the property to the east (R-1), the deeper portion of the current lot was deeded to the Willis family to avoid moving the building. At that time, the lot was rezoned to R-1, Wojan explained. Rezoning it back to R-1 would not only allow the property to be split, but would also allow either portion to be used in ways more in keeping with the intended uses of the Harbor District, including “multiple-family dwellings, including not more than two (2) detached accessory buildings located on a lot,” and “Single Family Residential dwelling[s] to be used for rental purposes, and motels, hotels, and boarding houses.” In short, Wojan concluded, the zoning history of the property, its immediate proximity to the harbor district, and the potential benefits to the community in terms of adding to the rental housing stock make it clear that rezoning the parcel would be beneficial to the owner and the community, without having a detrimental effect on neighboring properties.

Tidmore asked about the existing well and septic, and Wojan explained that the Health Department would have the final say, but that they had indicated sharing the well would not be a problem, but that the eastern portion of the property would need its own septic system installed if the existing building were to be improved to become housing.

3. Correspondence: McGinnity explained that a letter had been received from Haggard Plumbing and Heating in support of approving the application. He also noted that one of the adjacent property owners had been in touch requesting more information, and after being provided with the applications for rezoning and land division, had not replied with any further questions, concerns, or, for that matter, support.

4. As no members of the public in attendance were opposed to the rezoning and no correspondence opposing it had been received, McGinnity closed the public hearing.
5. Public Comment: None:
6. Additions/Changes to Agenda: None
7. Approval of Minutes: Motion to approve minutes from the October 10<sup>th</sup>, 2017 regular meeting proposed by Tidmore, seconded by Anderson; motion passed.
8. New Business:
  - a. Willis Rezoning Application

Motion to recommend that St. James Township change the zoning of Parcel 013-223-033-10 from R-1 (see attached legal description) proposed by McGinnity, seconded by Anderson—Voice Vote, unanimously in favor. Motion carried.

- b. Willis Land Division Application

Motion to approve the proposed split of Parcel 013-223-033-10, contingent upon Township approval of rezoning application proposed by Anderson, seconded by Tidmore—Voice Vote, unanimously in favor. Motion carried.

- c. The schedule of meetings was discussed, and a motion that the St. James Township Planning Commission would continue to meet on the Tuesday prior to the first Wednesday of each month was proposed by Tidmore, seconded by Anderson—motion passed. Tidmore noted that the 3<sup>rd</sup> of July would probably need to be rescheduled.
9. Old Business: None
10. Public Comment: None
11. Correspondence:

Meeting Adjourned 7:24 pm

Next scheduled Regular Meeting: March 6<sup>th</sup>, 2018