

St. James Township Planning Commission
Regular Meeting Minutes
October 17th, 2018

Present: Croswhite, McGinnity, Powers, Tidmore

Absent: Anderson,

Other: Lisa Gillespie, Kevin McDonough, Rick Speck, Ed Wojan

1. Call to Order: Tidmore called the meeting to order at 7:07 pm.
2. Additions/Changes to Agenda: None
3. Approval of Minutes: Motion to approve minutes from August 29th, 2018 Special Meeting proposed by Croswhite, seconded by Tidmore; motion passed.
4. Old Business
5. New Business

- a. Kevin McDonough Critical Dune Permit application

Kevin McDonough talked through his application, explaining that the narrow driveway was the only part of the project that would directly affect the foredune. The Administrator and one of the commissioners were able to confirm that the rest of the property is relatively flat.

Motion to approve the McDonough Critical Dune Permit application proposed by McGinnity, seconded by Croswhite; motion passed.

- b. Lisa Gillespie Property Split application

Ed Wojan presented the reasons for the property split request, to allow the purchasers of parcels B-1 and B-2 across the street to each have exclusive access to a piece of waterfront, instead of sharing access to the whole of parcel C. B-1 would now have C-1, and B-2 would have C-2, and the owners of the two could work out an agreement for sharing the deep-water dock. The Grooter lot next door, at 33 feet is just over half as wide at the waterline as parcel C is now (60 feet), so that splitting parcel C would result in lots of roughly the same size as the Grooter lot. He also pointed out that there is no minimum lot size in the Marine Related District.

The Commissioners discussed the application. Motion to recommend approval of the Gillespie Property Split application, subject to completion of the survey and related documents to the satisfaction of the Zoning Administrator, proposed by Tidmore, seconded by Croswhite; motion passed.

- c. Charlevoix Planning Commission Update

Tidmore reminded the Commissioners of an upcoming zoning/planning workshop and a planners' forum coming up the following week. At least one Planning Commission member is planning to be in attendance at both.

Tidmore added that he had been trying so far unsuccessfully to contact LIAA about possible help with implementing changes from the Master Plan to update the Zoning Ordinance, per the Township Board request. He has also been looking into possible solutions to disabled automobile blight.

- d. November Regular Meeting conflict with election
[not discussed]

6. Public Comment: None

7. Correspondence: None

Meeting Adjourned 8:27 pm

Next scheduled Regular Meeting: November 6th, 2018