

**St. James Township Planning Commission**

**SPECIAL MEETING MINUTES**

**Date: Tuesday, May 12<sup>th</sup>, 2020 @ 7:00PM**

**Place: Virtual Meeting via Telephonic Conference Call**

**Due to the Coronavirus Pandemic, Members of the Public were invited and encouraged to attend the meeting by telephone as follows:**

**CALL IN NUMBER: 866-866-2244 CONFERENCE CODE: 8394169#**

**Present:** Anderson, Cole, Croswhite, McGinnity, Tidmore

**Absent:**

**Other:** Kitty McNamara, Rick Speck,

1. Call to Order: McGinnity called the meeting to order at 7:00 pm.
2. Additions/Changes to Agenda: none
3. Approval of Minutes:
  - a. Motion to approve minutes from January 7<sup>th</sup>, 2020 Special Meeting proposed by Anderson, seconded by Croswhite—roll call vote:
    - i. Anderson - aye
    - ii. Cole - aye
    - iii. Croswhite - aye
    - iv. McGinnity - aye
    - v. Tidmore - aye

Motion passed.

4. New Business
5. Old Business
  - a. Mobile food vending in Harbor District

McGinnity prefaced the discussion with by stating that while this issue is a complex one, it is not in the Planning Commission's power to direct the Zoning Administer to ignore violations. In this situation, it is the Commission's job to determine if the mobile food vending unit on the Gillespie property is in violation of the ordinance, not whether the ordinance should or should not be enforced.

There was an extended discussion of the issue, centering primarily on the possible violations, depending on whether the vending unit is considered a vehicle, a restaurant, or a drive in. If it is a vehicle, then it becomes a parking issue, if it is classified as a structure, then it is more of an issue of setbacks. The sign ordinance is also a consideration. Tidmore expressed that St James township has not done a particularly good job of enforcing existing zoning regulations such as the one relating

to cars stored on properties. He pointed out the example of the large number of vehicles recently removed from the Heikka property. He also noted that there is a farmers market in town every summer, which, according to the Ordinance, requires a special use permit. He also asked if the business owner had been contacted regarding his plans for the mobile food vending unit.

Several members expressed a reluctance to stifle a new business, and wondered if there is anywhere in the Township where it would be allowed under the current Ordinance. There was a discussion of commercial and resort commercial.

The final decision was to draft a letter to the property owner alerting them to the violations, and have the Township attorney review it before it is sent.

b. Zoning Ordinance Updates

McGinnity explained he'd had difficulty reaching someone at Wade Trim to get an idea of the cost of the project. Tidmore volunteered to contact planning firms.

Croswhite mentioned that the Recreational Marijuana Sub-Committee had met and decides that a police power ordinance was required, and that zoning is not involved at this time.

c. Scheduling Stein Public Hearing

Speck noted that the applicants in the zoning change had not expressed any urgency since the start of the pandemic. McGinnity recommended that the hearing be held off until it is more clear what June will look like, due to Open Meetings Act concerns with a hearing.

6. Public Comment: none

7. Correspondence: none

Meeting adjourned 8:14 pm

Next scheduled Regular Meeting: June 2<sup>nd</sup>, 2020