

St. James Township Planning Commission
Special Meeting Minutes
September 22nd, 2020

Present: Cole, McGinnity, Tidmore

Absent: Crosswhite

Other: Preston Heren, Kitty McNamara, Sheri Richards, John Runberg, Rick Speck, Bob Turner

1. **Call to Order:** McGinnity called the meeting to order at 6:03 pm.
2. **Additions/Changes to Agenda:** The proposed removal of the Beaver Island Marina Ship Store was added to New Business, as was an update from Tidmore on a solar installations webinar.

3. Approval of Minutes:

- a. Motion to approve minutes from June 2nd, 2020 Regular Meeting proposed by Tidmore, seconded by Cole—motion passed.

4. New Business:

a. Runberg Zoning Permit Application

Speck explained that it is a basic addition being proposed, which does not affect setbacks and only comes before the Commission because it is in the Harbor District. Motion to recommend approval of application proposed by McGinnity, seconded by Tidmore—motion passed.

b. New St. James Marina project, (Phase 1 – Ship store demolition)

Speck explained that the first phase of the Marina involves removal of the ship store structure, which will be replaced with a new building on the same footprint in phase 2. Motion to recommend approval of St. James Township permit application proposed by Tidmore, seconded by Cole—motion passed.

c. Solar installations

Tidmore explained that he had attended a webinar on zoning for solar installations, and how securing enough open land was a consistent challenge, but that some communities had utilized sealed landfills for this purpose.

5. Old Business:

a. McDonough Zoning Permit Application

There was a discussion of the updates to the proposed plan. Namely the drawing had been revised to make clear that the proposed kitchen addition would not exceed the footprint of the current deck, thus encroaching no closer on the diagonal side (or rear) yard setback. Speck was asked to proceed with the approval as the Commission had voted at the last meeting.

b. Turner Zoning Permit Application

There was a discussion of the revised application and drawings. The applicant's designated agent provided updated survey drawings showing the proposed location of the 50' x 100' structure. He explained that the location had been changed following an unsuccessful perk test at the initial proposed location. Speck confirmed that the application had been completed, indicating that the proposed use is residential, so parking is not an issue. There was a brief discussion of screening from the adjacent property. It was noted that there had been some concerns about the size and finishes of the structure at the September regular meeting. Motion to recommend approval of St. Turner permit application proposed by Tidmore, seconded by Cole—motion passed.

6. **Public Comment:** none

7. **Correspondence:** none

Meeting adjourned 6:23 pm

Next scheduled Regular Meeting: October 6th, 2020