

**ST. JAMES TOWNSHIP
Planning Commission**

37735 Michigan Ave.
Beaver Island, Michigan 49782

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Telephone 231.448.2701

**Tuesday, February 2, 2021 - 6:00 PM**

REGULAR MEETING AGENDA

PLACE: Via Zoom

Due to the Coronavirus Outbreak Members of the Public are invited and encouraged to attend the meeting by Zoom as follows:

Lori Taylor-Blitz is inviting you to a scheduled Zoom meeting.

Topic: St. James Planning Commission

Time: 6 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/81099642279>

Meeting ID: 810 9964 2279

One tap mobile

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+1 669 900 6833 US (San Jose)

**AGENDA**

**Attendance:**

Bob Tidmore (Beaver Island)

Marcy Dean (Beaver Island)

Lori Taylor-Blitz (Escanaba, MI)

Nathan Altman (Los Angeles, CA)

Beth Crosswhite (Beaver Island)

Paul Cole (Beaver Island)

Dan Byers, St. James Planning Assistant (Grand Rapids, MI)

Kathleen McNamera, St. James Twp. Supervisor (Beaver Island)

William Markey Invited Peaine Twp. Guest (Beaver Island)

Angel Welke, Invited Guest from Peaine Township Planning

Commission (Beaver Island)

Sheri Richards, Public Attendee (Beaver Island)

Kevin McDonough, McDonough Construction, Public Attendee  
(Beaver Island)

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Eric Hodgson, Hodgson Enterprises, Public Attendee (Beaver Island)

I. Call to Order, establish a quorum

Quorum established, meeting called to order at 6:01 PM

Roll Call:

Bob Tidmore, Commission Chair  
Marcy Dean, Commission Co-Chair  
Lori Taylor-Blitz, Secretary  
Nathan Altman, Commissioner  
Beth Crosswhite, Commissioner  
Paul Cole, Commissioner

II. Review, modify if necessary, or approve agenda

Motion to approve agenda made by Tidmore, 2<sup>nd</sup> by Dean. Agenda approved.

Roll Call Vote:

Bob Tidmore – Yes  
Marcy Dean - Yes  
Lori Taylor-Blitz – Yes  
Nathan Altman - Yes  
Beth Crosswhite – Yes  
Paul Cole – Yes

III. Approval of Minutes of:

a. January 26<sup>th</sup>, 2021 Special Meeting

Motion to approve 01/26/21 meeting minutes made by Cole, 2<sup>nd</sup> by Altman

Roll Call Vote:

Bob Tidmore – Yes  
Marcy Dean - Yes  
Lori Taylor-Blitz – Yes  
Nathan Altman - Yes  
Beth Crosswhite – Yes  
Paul Cole – Yes

IV. New Business

a. Discussion of Zoning Ordinance rewrites with Peaine Township Planning Commission

- i. The members of the St. James Planning Commission invited members of the Peaine Township Planning Commission to participate in this meeting to discuss future collaboration between the two Planning Commissions.

**Tidmore** shared an example image of a waterfront overlay district for residential zoning and lot size requirements for the committee to take into consideration when discussions begin for Zoning Ordinance updates.<sup>i</sup>

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**Welke** thanked the commission for invitation and welcomed discussions between the townships to review and update the ordinances to improve Beaver Island and reduce the duplication of work and supported the collaboration between the two planning commissions.

**Tidmore** asked Welke to assist in setting up the joint planning meetings and is hoping the townships can work together. The Peaine Twp. Meeting 2/9/21 @ 5 PM and to please share meeting notes with the Peaine members.

**Welke** stated the master plan is due to be updated next year and requested a copy of the proposal before the Peaine Twp meeting.

**Markey** requested a couple of the St. James Planning commissioners to attend the Peaine Township Planning Commission next week.

**Cole** agreed to attend and is asked Markey what he felt needed to be covered.

**McNamera** will share a copy of the Wade Trim proposal with Peaine Commissioners to read before the joint meeting. She explained when Wade Trim was considered they looked to 3 different proposals and chose Wade trim for these reasons: Similar work for Mackinac Island, Wade Trim's mission is to assist smaller municipalities, the cost was very reasonable and the plan timeline from to start to finish was about a year. The township recognized they should have approached Peaine Township in the beginning. The proposal came back in August and she talked with former Peaine TWP Supervisor William Kohls, and later talked to the new Supervisor Doug Tilley after the election. St James Township did not vote to pursue this. She spoke with Authur Mullen (Professional Planner at Wade Trim) verifying the cost and timeline prior to this meeting and was told it is still good. Mr. Mullen advocated for both townships to work together.

**Welke** noted the visitors do not know the difference between the two townships and collaboration will be good for the island.

**Altman** asked if someone from Wade Trim could participate in the net joint meeting.

**Cole** asked is there any benefit to having them participate next week?

**Welke** said no... not in the upcoming meeting, but a scheduled joint meeting after next week with Wade Trim would make more sense.

**Markey asked if St. James has** signed the contract with Wade Trim?

**McNamera** no, just a copy of the signed proposal showing proposed work goals, tasks, and a timeline.

**Markey** please verify Tilley has a copy. Tuesday at 5 pm.

**Tidmore** asked Peaine Township Planning Commission to email him an agenda.

**Welke** confirmed she would share the agenda with SJPC.

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- i. The Hodgson property beside the Shamrock lot number is 15-93-575-001-90 was discussed regarding demolition of the blighted property.

**Speck**- Planning commission provided a letter to move forward with the demolition of a Hodgson property (no street address the lot number is 15-93-575-001-90). The demolition has already started.

**Crosswhite** was concerned that the building had asbestos and was wondering what happens to the debris.

**McDonough** stated he is certified and all debris is bagged and tagged and to be disposed at the Wexford county landfill.

**Crosswhite** asked if there was exterior asbestos

**McDonough** yes it was a positive test. McDonough Construction has documentation to remove and dispose of the asbestos debris.

**Crosswhite** asked if it was going on the boat or barge.

**McDonough** said it could be sent either way.

**Altman** asked if there was a discussion about other uses?

**Speck** said there was a discussion about what the owner might do, but no specific decisions have been made and the owner was notified any future land use needs to go through the St. James Planning Commission first.

Motion to approve Demolition Permit was made by Crosswhite and 2<sup>nd</sup> by Altman.

Roll Call Vote:

Bob Tidmore – Yes

Marcy Dean - Yes

Lori Taylor-Blitz – Yes

Nathan Altman - Yes

Beth Crosswhite – Yes

Paul Cole – Yes

- V. Project Management Tools- Altman  
-Tabled to next meeting

VI. Old Business

- a. Food Truck Integration into Ordinance

- i. A discussion about research findings related to food truck ordinances. The conversation concluded with tabling the discussion until the next SJPC meeting on 3/2/21.

**Tidmore** asked if any of the commissioners found any ordinances?

**Crosswhite responded there was not** adequate time to research since the 01/26/21 meeting.

**Byers** called some commissioners in Rockford voted against food trucks except for special events because it was not fair to brick-and-mortar buildings. He will have more ordinance research for the next meeting.

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**Cole** asked him to explore Petoskey or Charlevoix for more information.

**Taylor-Blitz** will share the existing files of research from prior committee findings.

**Cole** did not feel like the commission has had a robust discussion and to add to the next agenda. He would like to poll the group and begin work on creating an ordinance.

**McNamera** asked for question clarification if the planning commission is prepared to work on this or if the township has done anything,

**Altman** suggested a food truck similar to a pop-up business and the comment was geared towards the understanding of time vs capital

**Richards** could we define a food truck lot and add an ordinance with a limit that the township authorized with (x) amount of lots to be utilized?

**Tidmore** asked do we want food trucks? What is in the best interests of the island.

**McNamera** asked Tidmore how he would decide that, and he replied that we should talk about next meeting.

**Dean** what brought the food truck forward to make the commission discuss this?

**Tidmore** said the last 2 years a truck appeared and without an ordinance in place and the township could not regulate.

**Tidmore** for public comment:

**Hodgson** thanked the commission for working toward the demolition of his demolition permit and added food truck comments stating he has researched the truck issues and suggested the need to be cognizant of Island economy. He has purchased 3 food businesses in the recent past that were financially exhausted and there is only about 8 weeks for a restaurant to profit on Beaver Island. Hodgson volunteered to work with the Planning Commission Food Truck Committee and help set policy.

**Byers** asked for Hodgson's contact information.

**McNamera** defined Byers role for the meeting guests as a part time planning assistant for St. James Township.

- b. Zoning for Recreational Marijuana –
  - i. The commissioners were asked if there was any new information for the members to discuss at this meeting. It was concluded more information would be covered in the 3/2/21 meeting. The planning assistant would gather more data and the commission secretary would share the commissions file history with the commissioners.

**Byers** is still gathering data and will have more information for the next meeting for a strong discussion.

**Taylor-Blitz** shared the recreational Marijuana story from Escanaba <sup>iii</sup>

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**Altman** thanked McNamera for the sample ordinance<sup>iv</sup>.

**Crosswhite** asked if she should still work as a Marihuana committee or will Byers move the topic forward?

**McNamera** replied he will bring more information to the table and is encouraged with the future collaboration with Peaine TWP. A future ordinance would give authority over township land.

**Byers** shared a conversation with a professor from WMU who created economic development plans for areas in Michigan with a conversation about driving business to the island regarding store fronts and recreational marihuana. She recommended a market potential analysis to determine if we should invest in this segment. Byers recommended the analysis to further improve the discussion.

**Crosswhite** shared the prior committee gathered data and had a public meeting and would like to see if she can get together with Byers, McNamera and a Peaine Planning Commissioner to refresh and understand a good starting point. She thanked Byers for the work thus accomplished and asked him to review the work already accomplished. **Altman** offered to participate.

**Byers** agreed and will get organized with the group. **Crosswhite** stated a preference to zoom.

VII. Correspondence – none received

**Tidmore** suggested a zoom session with Speck, Dean and Taylor-Blitz to establish procedure.

VIII. Public Comment- None offered

IX. Adjournment

Motion to adjourn at 6:52 PM was made by Altman and 2<sup>nd</sup> by Crosswhite

Roll Call Vote:

Bob Tidmore – Yes

Marcy Dean - Yes

Lori Taylor-Blitz – Yes

Nathan Altman - Yes

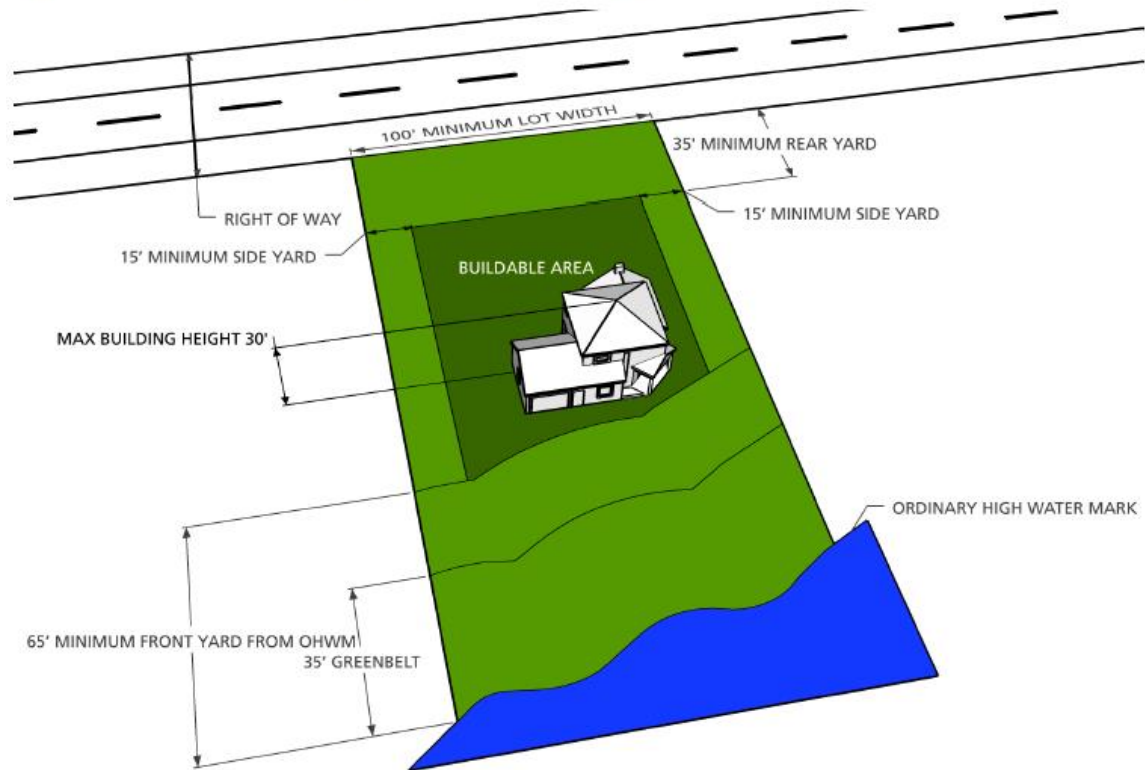
Beth Crosswhite – Yes

Paul Cole – Yes

Next scheduled regular meeting: March 2, 2021, 6:00 PM.

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**Figures 5.5(C) – Waterfront Overlay District Residential Zoning Standards and Lot Size Requirements**



ii Please see 02/03/2021 meeting packet for copy of the Demolition Permit Request submitted by McDonough Construction on behalf of Eric Hodgson of Hodgson Enterprises

iii <https://www.uppermichiganssource.com/2021/01/28/lume-cannabis-co-to-open-adult-use-marijuana-sales-in-escanaba/>

iv Please see 02/03/2021 meeting packet for example document titled Clark Township of Mackinac – Recreational Marihuana Ordinance.