

**St. James Township Meeting Planning Commission
May 10, 2022**

**St. James Township Hall
37735 Michigan Avenue – Beaver Island, MI 49782**

Minutes:

- A. Call to Order, quorum established, Pledge of Allegiance - The meeting was called to order at 7:00 PM and the Pledge of Allegiance was recited.

Commissioners present: Marcy Dean, Paul Cole, Mark Engelsman, Lori Taylor-Blitz, Bob Tidmore Absent: Beth Croswhite Others: Rick Speck, Nathan Altman, Shelby Harris

- B. Review, Modify and Approve Agenda – add update on economic and capital plan and building guide. Motion made to accept agenda with additions by Bob Tidmore, 2nd by Paul Cole, motion approved.

- C. Approval of April 5, 2022 Minutes - Motion made to accept minutes as written by Paul Cole, 2nd by Engelsman, motion approved.

D. New Business

a. Zoning administer report

- i. Application S-1887 Beaver Island Rural Health Center sign modification was presented to the Commissioners. Rick Speck gave an overview of the modifications and sign has been significantly downsized to meet the commissioners' specifications. A motion to recommend approval was made by Bob Tidmore, 2nd by Mark Engelsman. Motion approved.

E. Old Business

- i. Master Plan update – assignment was given to commissioners at joint planning meeting to review pages 126 – 135 and go through action plan and mark relevant items and scratch out ones that have been accomplished. This will create a starting point for the community outreach piece. LIAA is looking at July 11-13 or August 15-17 for community open house. Would take half day for completion.
- ii. Lori reached out to LIAA about a zoning audit. Revised master plan will lay out groundwork to develop economic development plan and end of planning period for master plan would lay out zoning and what worked and didn't for potential zoning updates.
- iii. Harbor district and marine district need to be added to the building guide that's online.

F. Board member and public comment

- a. Member of the commission brought up the removal of the house in the harbor district without a permit. Discussion on what the repercussions are for demolition without permit. Zoning administrator will write a letter informing the contractor that they didn't pull a permit and there is a fine of \$100 that will be charged.
- b. Member of the public brought up the potential development on Garden Island and concerns regarding permitting and new buyer looking to remove trees and

develop the area. Discussion on planning commissions' jurisdiction given the outer islands are part of St. James. Bob Tidmore made a motion that we have Zoning Administrator Rick Speck investigate possible activities on Garden Island and contact buyer to ensure they know they need to pull permits and inform them of what that process is. 2nd by Paul Cole. Motion approved

G. Correspondence – no correspondence

H. Motion to adjourn made by Bob Tidmore, 2nd by Marcy Dean. Adjournment 7:00pm –
Next Meeting July 5, 2022