

**Beaver Island Joint Planning Commissions  
of St. James and Peaine Townships**  
Beaver Island Historical Society - Print Shop Museum

**DRAFT MINUTES** January 19, 2024 9:00 am

**Meeting Called to Order** by Lori Taylor-Blitz – Chair of Joint Planning Commissions at 9:00 am.

**Roll call of Attendees** by Pryor and Lyle

St. James Present: Lori Taylor-Blitz, Mark Engelsman, Paul Cole, Cynthia Pryor and Vic Van Deventer

Peaine Present: Bill Markey, Angel Welke, Dan Burton, Vicki Smith and Krys Lyle

Public Present: Shelby Harris, Pam Grassmick, Supervisor Welke, Supervisor Del Pra

**Approving of Agenda**

**Motion by Welke, 2<sup>nd</sup> by Smith to amend the Agenda deleting all items except 7, 8, 9 and 10.**

After an explanation of agenda by Pryor where she supported all items except 4 and 12 Welke acknowledged the need for a broader meeting to discuss roles and responsibilities but wanted to concentrate on the RFP. Engelsman noted support for Item 5 (Roles and Responsibilities) and felt it important that this get resolved. Markey stated his support of a Roles and Responsibilities Item 5. stating he has never felt such anxiety working with the Zoning Commission. He has felt dominated and bullied by Board of Trustee's staff and feels that such actions are unsustainable. He feels a discussion of separation of roles and responsibilities between the Planning Commission and Board of Trustees is important. Lyle also supported the inclusion of Item 5. Smith defended her right on the Board of Trustees to talk to the consultants that the Joint Planning Commission Work Committee identified in the RFP.

Taylor-Blitz called for roll call vote for the Motion to Amend the agenda.

St. James: Cole Y, Taylor-Blitz Y, Engelsman N, Van Deventer Y, Pryor N

Peaine: Markey Y, Smith Y, Burton Y, Welke Y, Lyle Y

**Motion Passes – 8 Yea, 2 Nay Agenda Amended and Approved**

**Item 7 – RFP Budget**

Pryor explained purpose of budget in RFP and asked what budget is to be put in RFP.

Smith indicated the consultants she talked to stated the project could not be done for less than \$35,000. Markey suggested a doubling of current budget to \$35,000. Discussion of RFP budget guidance to consultants by Pryor noting current RFP budget was \$20,000 to get competitive bidding – supported by Engelsman and Cole. Van Deventer asked if both Townships had always had one zoning ordinance. Smith – two ordinances. Markey, Pryor - same ordinance with different title page. Smith stated Peaine Township wants their own Zoning Ordinance.

**Motion by Markey, 2<sup>nd</sup> by Engelsman to change RFP budget to \$17,500 for each township.**

Taylor-Blitz called for roll call vote for the Motion.

St. James: Cole N, Taylor-Blitz Y, Engelsman Y, Van Deventer Y, Pryor Y

Peaine: Markey Y, Smith Y, Burton Y, Welke Y, Lyle Y

**Motion Passes – 9 Yea, 1 Nay RFP Budget of \$35,000 Approved**

**Item 8 - Joint Planning Commission Committee (JPCC) Working Committee Members**

Markey recommended that Welke takes his place on JPCC as he is resigning his position on Peaine Planning Commission in February. Peaine: Welke, Lyle and Burton as alternate. St. James: Pryor, Van Deventer and Cole as alternate. Discussion on payment of working committee members. Each township will figure out how to compensate commissioners for their work on this project.

**Item 9 - Methodology**

Pryor explained project methodology as outlined in RFP Project Summary. Discussion on whether we will save money on separate ordinances and if we want separate ordinances.

**Motion by Welke to approve methodology – with change to need two zoning ordinances, 2<sup>nd</sup> by Smith.**

Taylor-Blitz called for roll call vote for the Motion.

St. James: Cole Y, Taylor-Blitz Y, Engelsman Y, Van Deventer Y, Pryor N

Peaine: Markey Y, Smith Y, Burton Y, Welke Y, Lyle Y

**Motion Passes – 9 Yea, 1 Nay Methodology Amended and approved.**

**Item 10 – Consultants to be contacted.**

When asked what consultants were contacted, Smith indicated she could not recall what consultants she contacted. No action. Consultant list stands.

**Item 11 – RFP Amendment**

Cole indicated St. James Commission had met and were in agreement with changes.

Peaine Commission agrees with amendments.

**Motion by Welke to accept RFP as modified by Smith, 2<sup>nd</sup> by Smith.**

Taylor-Blitz called for roll call vote for the Motion.

St. James: Cole Y, Taylor-Blitz Y, Engelsman Y, Van Deventer Y, Pryor Y

Peaine: Markey Y, Smith Y, Burton Y, Welke Y, Lyle Y

**Motion Passes – All in Favor RFP Amended and approved.**

Shelby Harris public comment on this item: We have not had two separate zoning ordinances for twenty years – we are taking a step backwards. Our guiding document, the Beaver Island Master Plan, indicates we need to have one zoning ordinance for the Island.

## Public Comment

Markey went through the JPC Work Committee effort to determine what items in current Zoning Ordinance required amendment.

Taylor-Blitz thanked Bill Markey for his service to the Island.

Pam Grassmick asked what the RFP states is the date for RFP being sent out. Pryor and Lyle will work to get RFP out by Monday the 29<sup>th</sup>.

Cole stated that it is important that both Commissions need to work together despite differences in thinking and approach.

Shelby Harris was sad that the Island is moving from one Ordinance to two but hopes that we can continue to work together.

Taylor-Blitz commends everyone for their work.

Grassmick notes that this is not a cut and paste project. Short term rentals and state alternative energy mandates will be something that will require a lot of work.

Welke stated that we are getting things done for Beaver Island with this joint meeting.

Markey noted that having active board members is a good thing but they need to remember who and what their volunteers contribute.

Supervisor Welke thanks the Commissions for their hard work.

**Motion to Adjourn by Welke, 2<sup>nd</sup> by Van Deventer. All in Favor. Meeting adjourned at 9:59 am.**

Respectfully submitted:

Cynthia Pryor  
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