

## **St. James Planning Commission June 13, 2023 Special Meeting Minutes**

Called to Order 6:00 pm. Quorum established. Pledge of Allegiance

Roll Call of Commissioners: PRESENT: Lori Taylor-Blitz, Vic Van Deventer,  
Juli Runberg, Cynthia Pryor, Paul Cole, Mark Englesman  
NOT PRESENT: Beth Croswhite excused

Also PRESENT: Rick Speck, Zoning Administrator  
Shelby Harris, Township Planning Assistant/TIS Administrator  
Bobbi Welke

Motion to approve Agenda – Motion to un-table Visser Application- Taylor-Blitz Support Runberg. All in favor. Approved

Motion to approve 6/13/23 Minutes – Motion Cole, Support Van Deventer. All in favor. Approved

### **NEW BUSINESS:**

a. S-1915 Cole Harbor District Zoning – Would be a commercial Souvenir Shop in a residential area but is one of the allowed uses. Discussion centered around not having a site plan and the set-backs not being shown. Questions of electric, plumbing, distance from well-head. Will be up against the house with no access directly from the house. Setback from King’s Highway is at issue. 31’ is proposed and 25’ is allowed.

Motion Cole to Approve: No support. Motion to Deny by Englesman, support by Van Deventer. All in favor. Permit DENIED. Applicant asked to submit a new application with site plan.

### **OLD BUSINESS:**

- a. Critical Dunes Update – Bobbi Welke, Township Supervisor gave an update of the current process with EGLE which involves the creation of a new application form for Critical Dunes. As such, Welke proposes that the Commission reject the Visser Application until such time as a new application process is developed and approved by EGLE.
- b. Visser Critical Dune Permit Application. Motion by Englesman, support by Van Deventer to reject the Visser permit application until such time as new process is in place. Application fee \$250 shall be returned to applicant. Supervisor Welke indicated she would write a letter to Visser stating reasons for not addressing their application at this time. All in Favor. REJECTED.

CORRESPONDENCE: Marcella Whitfield – ETIPP went to Chair and Township Supervisor in both Townships. ETIPP will be meeting with Supervisor Welke on the 22<sup>nd</sup> to review Governmental Center and Township Hall. There will be other opportunities for ETIPP/community interface – a Q/A on Friday 23<sup>rd</sup> and a slideshow at Museum are planned.

### **PUBLIC and BOARD COMMENT:**

Discussion of strictness of following application guidelines – especially including Site Plan, was supported by most commissioners. Zoning Administrator Speck indicated he wanted the Commission to give a good example of a permit application approved by the Commission. Pryor will review Commission

Actions of the last year and find a representative sample to be sent to the Commissioners by Friday – response indicating approval of example by the following Monday. Example will be sent to ZA Speck to give to applicants as a good example.

Motion to Adjourn – Runberg, Support Van Deventer. Meeting Adjourned 6:35 pm

Next meeting: Cancel 4<sup>th</sup> of July Regular Meeting – next meeting July 11, 2023

Cynthia Pryor  
Recording Secretary

DRAFT