

letter of transmittal

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Landscape Architecture  
Planning, Engineering &  
Environmental Services

02.28.2024

**Ms. Krys Lyle**  
Planning Commission Secretary  
Peaine Township  
P. O. Box 26  
Beaver Island, MI 49782

  
initiative

**Project: Zoning Ordinance RFP**

**Ms. Lyle,**

I would like to thank you for sending us an RFP for the Peaine Township and St. James Township Zoning Ordinance. After review by our team of planners, we decided not to submit a proposal due to the proposed format for the zoning ordinance and the associated budget.

We evaluated information in Beaver Island Resiliency Plan as a resource to better understand the composition of the island. It was also noted that approximately one-third of the island is owned by MDNR, and much of the island, except for some coastal areas, is relatively open and natural.

In our professional opinion, we believe both townships should be operating under one zoning ordinance and should mutually agree on standardized zoning districts so the island has one zoning map and zoning code. Again, based on current development patterns this should not be difficult and could result in certain economies of scale. I would be happy to discuss this approach with representatives from both Townships via a Zoom call.

All the best, .



**John Iacoangeli, FAICP**  
Partner

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