

**BEAVER ISLAND JOINT PEAINE & ST. JAMES TOWNSHIPS
PLANNING COMMISSION
JOINT MEETING AGENDA FOR JANUARY 16, 2023 AT 12:00PM
BEAVER ISLAND COMMUNITY CENTER**

MINUTES

MASTER PLAN REVIEW

Peaine Township Members Present: Krys Lyle, Bill Markey, Vicki Smith, Angel Welke, Dan Burton (quorum)

St. James Members Present: Lori Taylor-Blitz, Paul Cole, Robert Cole, Juli Runberg, Beth Croswhite and Mark Engelsman, Vic Van Deventer (Quorum)

Members on the call:

Absent: Beth Croswhite (St. James)

Public Attendees: Pam Grassmick, Shelby Harris, Bobbi Welke

- I. **CALL TO ORDER** – Lori Taylor-Blitz 12:04 and turned the meeting over the Angel Welke to chair.
- II. **Agenda: Review Markey** – adjustment. Rental Home and Septic Ordinance moved together. How linked should the planning commissions be.
- III. **Public Comment:** Bobbi Welke – rec plan review for St. James will be held on Thursday, January 19th at 5:00PM at BICA. Comments should be sent the Shelby Harris. At the Peaine Township board meeting Welke suggested a Joint Recreation Plan in the future. Capital Improvement plan upcoming. St. James Township has a draft CIP circulating amongst the board. Road components in the future, maintenance. Asphalt plant coordination in the nearer future. 3 road issues, South End Road Culvert, Emergency issues leaves only Buddy’s Trail as an alternative route. CVX county road commission ballot initiative for paving roads, how will this impact Beaver Island. Road designations are in need of reassigning in order to pave the most traveled roads
- IV. **Recreation Plan:** A. Welke island-wide recreation. plan to work with St. James. Peaine is beginning discussion on the township recreation plan. Markey commented that a majority of the St. James plan is referencing

Peaine Township assets. One thing missing from the St. James plan is the Dark Sky Project. Comparing Dark Sky to the activity generated by the water trail should be noted. Dark Sky should be added to the objectives in the plan. Harris mentioned not all the goals have been set in the draft plan yet. Dark Sky should be considered. **MOTION:** Peaine Angel asked the township boards to allow us to create an island-wide recreation plan 2nd Lyle, Ayes (5) Cole entered the same **MOTION** from St. James, 2nd Taylor-Blitz Ayes (6) Unanimous approval.

Smith asked if Peaine Township was going after a grant for a project pertaining to the Recreation Plan would permission need to be granted by St. James to move forward? B. Welke stated the planners would be here to answer questions regarding how this should be handled. Both townships will submit their individual plans to the DNR. Individual townships can go forward with grant requests to the DNR. Grassmick - Need to include the survey of residents for the recreation plan as in 2016.

- V. **Zoning Ordinance Review:** Codification A. Welke, both TWPS hiring an outside firm to do a thorough review of the ordinance to make sure we are in compliance with all state statutes current in 2023. Lyle mentioned the last update of Peaine's Ordinance was in 2016-17 with Critical Dune. The codification of both townships' ordinances would provide consistency in the number values. Lyle mentioned St. James is still working on the 2004 Ordinance. A. Welke mentioned having a Beaver Island Zoning Ordinance. **MOTION:** A. Welke to Peaine Township approach the township board for approval to undertake a zoning review and update with St. James Township to release an RFP 2nd Burton Ayes (5) Taylor-Blitz conveyed the same **MOTION** with a 2nd by Engelsman. Ayes (6) Unanimous approval.

- VI. **Rental Home Standards and Septic Ordinance:** A. Welke brought up party homes with old septic systems, noise pollution and overflow occupancy of residential rentals. A separate ordinance for septic systems with oversight from Health Dept. Police, township official. Lyle has asked GLIA regarding how other island communities handle the same situation. Engelsman mentioned Inspections annually, fire, septic. Annual inspections on rental properties. Charlevoix is taxing rental housing inspections. Smith mentioned rental housing is inspected for septic systems are checked. B. Welke talked about the Lake Charlevoix Association's reference to septic system guidelines for enforcement. Taylor-Blitz mentioned an app developer that monitors rental homes. Zoom meeting with Taylor-Blitz and

Lyle this next week, Wednesday. Taylor-Blitz - Taxing beds other than hotels.

- VII. Master Plan Update:** February/March Timeline adjustments. Lyle stated that LIAA has stated they will have a copy of the draft master plan update by February 8th. As the timeline presented to us shows projections out until May for completion. Smith mentioned they have breached their contract. How should final payment be handled with the original contract. Lyle will follow up with LIAA on February 8th.

MOTION A.Welke for a joint work meeting to review the plan on February 13th at 12:00PM for 2-3 hours. 2nd by Lyle. Peaine Ayes (5). Taylor-Blitz entered the same motion for St. James with a 2nd by Van Deventer Ayes (6) Unanimous approval.

- VIII. Capital Improvement Plan:** A. Welke will defer to Cole/Harris (St. James) Cole mentioned an outline pulled from the Recreation Plan to a CIP in an infancy stage which needs to dovetail into capital improvement. Many grants require having this in place for funding. This could be done jointly. Taylor-Blitz -Upcoming budget Outside Consultant. Harris mentioned both townships are seeking grant researchers to aid in finding grants. Peaine has a posted position in place. A.Welke stated \$10,000 for a consultant/moderator. **MOTION** A.Welke - Peaine Township to include in this year's budget adding the CIP as a line item. 2nd. Lyle (5) Ayes Unanimous approval.

- IX. Beaverhead Lighthouse Discussion:** Taylor-Blitz – Asked the Joint Commission for feedback regarding the Lighthouse. For the discussion, what would the planning commission like to see the direction for the light house and adjacent property where the school previously was. Eastern Michigan University Historic Preservation Field school will return this summer and the next 3 summers, arriving in May. The BHLH is owned by Charlevoix County (51%) and Networks Northwest. Smith, how do we make decisions on what happens with the site? Taylor-Blitz asked the commission to validate support to continue present efforts and the commission voice support. BIHS is the public face and advisory partner. There is communication between the Charlevoix County Commissioners and BIHS. Lower lever of the Lighthouse converted to a museum. CIP plan will be needed eventually. Best case is the island would take over responsibility for the Lighthouse. To take responsibility what would need to happen for this to

happen. There is a trail head at the location. Vic Van Deventer – noted an investor interested in developing the school property into an aged out foster care, school, etc. Going back to what it used to be. Harris - County program Invasives are being taken care of by Harris and her team (TIS) Tribe involvement? It would be at the county level. Last summer 4500 signed the register having visited the Lighthouse. There are formal reports at the BIHS office for anyone interested. Explains the activities done by the field school. Draft Interpretation Plan from a graduate student. There is mention in the Master Plan. What does the Charlevoix Master Plan have in it regarding the lighthouse? Is Charlevoix County responsible for the upkeep of the Lighthouse. Grassmick mentioned the Fog Signal is part of the historical site.

- X. **Public Comment:** Harris Lighthouse Association for obtaining grants. Harris mentioned there is no Long-term rentals for the workforce. There should be a percentage allotment for workforce housing. Grassmick – Move across the state regarding solid waste. There is a need for a plan. Open space ordinance. Township's will have to sign on to give up developmental rights.

XI. **Adjournment.** Motion by Burton, 2nd Taylor-Biltz. 1.26.PM

Respectfully submitted,

Krys Lyle
Peaine Township Planning Commission
Secretary