

## **St. James Planning Commission May 16, 2023 Special Meeting**

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

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

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

Motion to approve Agenda -Van Deventer Motion/Crosswhite 2nd All in favor - Approved

Motion to approve 6/2/23 Minutes – Runberg Motion/Van Deventer2nd All in favor - Approved

### **NEW BUSINESS:**

a/b. Critical Dunes. Townships are reviewing the DNR letter – Taylor-Blitz stated we should wait until they are finished with their review until we review the Critical Dune Ordinance and the Visser Application. Tabled until a full township review is completed.

c. Township working on 2023 to 2033 Strategic Plan – looking for input to the Township Strategic Plan by PC. Master Plan is the basis for the Strategic Plan – once the Master Plan is approved – Cole suggested a joint planning commission should meet and help townships develop a plan. Harris reiterated the Strategic Plan will help us get on the same page across the Island. It will be our template for completion of key goals and objectives.

d. Reviewed By-Laws and what Recording Secretary will do which includes providing copies of the board packet for each commissioner. Will be creating an attendance work sheet for each meeting and providing Township Clerk with attendance for all PC meetings payment. Pryor will work with the Township Clerk to get all Commissioners their meeting stipends for regular/special/joint meetings dating from the 1<sup>st</sup> of the year.

### **OLD BUSINESS:**

- a. Zoning Ordinance Update: Reviewed list of consultants. Why not Networks Northwest? Check into them and references. Pryor liked Giffels Webster with a ClearZoning program that transforms zoning plan into user friendly language. Bekett and Raeder are highly thought of. We need to call Rob Carson – of Networks Northwest. Hold until September.

CORRESPONDENCE: Pryor noted that the Rezoning Application by St. James Township was sent May 3 to the Charlevoix County Planning Commission.

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

Garden Island Violations. Harris talked about possible issues with timber removal and wetlands intrusion. Public Commission role in this? What action should Zoning Administrator take? Issue with Outer Islands and who has ultimate authority to oversee and issue permits. Pryor makes motion that

the Zoning Administrator to give a report at each meeting of St. James Township zoning activity. Motion: Pryor/Cole 2<sup>nd</sup> - Approved.

Runberg wants information about Solar Farming and thinks that the Planning Commission start thinking about zoning for Solar, Wind, Wave – alternative energy zoning. Needs expert knowledge to determine restrictions, etc. Look at it when we start working on the new Zoning Package.

Meeting Adjourned 7:05

Next meeting: June 13, 2023 Special Meeting – Cancel June 6 meeting.

Cynthia Pryor  
Recording Secretary

DRAFT