

St. James Planning Commission Public Hearing/Regular Meeting Minutes
Tuesday, October 1, 2024 5:30 pm
St. James Township Hall

Meeting called to order: 5:30 pm by Taylor-Blitz. Quorum established, Pledge of Allegiance
Commissioners Present: Lori Taylor-Blitz, Mark Engelsman, Vic VanDeventer, Paul Cole, Cynthia Pryor

Others present: Rick Speck -Zoning, Zach Sompels via Zoom, Bobbi Welke-Township Supervisor, Laurie Galia, Jon Galia

MOTION to approve Agenda by Engelsman; 2nd: VanDeventer
All in favor – **Approved**

Public Hearing Opened by Taylor-Blitz at 5:35 pm

Public Comment Taken:

Bobbi Welke – wanted explanation of difference between language for Accessory Building and Accessory Dwelling. Engelsman explained ‘Dwelling’ as living space and would be a minimum of 400 sq ft as currently outlined in existing ordinance. ‘Building’ referred to garages and other out buildings.

Jon Galia – concerned about feasibility of going to 400 ft. Explanations given by Commissioners regarding history of Port St. James Association covenant language and need for smaller housing based on need of citizens.

No other comment forthcoming Taylor-Blitz **Closed Public Hearing** at 6:03 pm

Regular Meeting continued at 6:03 pm

MOTION to approve Special Meeting Minutes of August 27, 2024 by Cole; 2nd by Engelsman
All in Favor – **Approved**

MOTION to approve *Section 6.01 “R2” Single Family Residence District, subsection (e) Floor Area Requirements – Each principal dwelling shall have a minimum of 400 square feet of first floor area, except for parcels with frontage on Lake Michigan, Font Lake, or the Critical Dun Overlay District which shall have a minimum first floor area of 600 square feet. Each accessory dwelling shall have a minimum of 400 square feet of floor area.* By Engelsman; 2nd by VanDeventer.

Role Call Vote: Cole Y, VanDeventer Y, Engelsman Y, Taylor-Blitz Y, Pryor Y. All in Favor.
Motion **Approved**.

NEW BUSINESS:

- a. Review email from Rene Adrian-Rogers regarding Conditional Approval R-1 to Harbor Rezoning. Pryor noted that the conditional requirement for an ADA Restroom was based on building size not interior use of building floor space between public and private use. Taylor-Blitz suggested a review by township Lawyer. Cole noted that Commission did not have jurisdiction over the need for ADA and if the Building Inspector waived need for ADA Restroom, then the noted Condition should be withdrawn.

MOTION to Approve removal of ADA Restroom as a condition of rezone by: Cole; 2nd by Engelsman. Roll Call Vote: Cole Y, VanDeventer Y, Engelsman Y, Taylor-Blitz Y, Pryor N.
Motion **Approved**

- b. Review next steps for Ordinance Amendment. Pryor noted the easiest way to deal with Zoning Map changes is to make all R-2 on Lake Michigan and Font Lake frontage a Lake Front overlay similar to overlay of Critical Sand Dune Area within the R-2 District. Welke and Speck both noted concerns that the CSDA overlay on map was not truly representative of real CSDA lots. Pryor noted the work done to establish a data base of all lots in the Township can be used to clean up those discrepancies. All agreed to use the date base to denote the overlays within the R-2 District as the best way to communicate zoning map changes to the County. Sompels stated support also and noted he should have a draft copy of new ordinance by the end of this month.

Next Meeting Date: Due to Election, meeting moved to November 12, 2024

MOTION to Adjourn by: VanDeventer, 2nd: Engelsman.

All in Favor – **Approved**

Meeting Adjourned: 6:35 pm

Meeting Packet

Agenda

Public Hearing Notice

Draft Minutes August 27, 2024

Email from Rene Adrian-Rogers