

St. James Township Planning Commission Meeting Minutes

Date: November 7, 2023 6:00 pm

St. James Township Hall

Meeting called to order: 6:00 pm by Taylor-Blitz Quorum established, Pledge of Allegiance
Roll Call of Commissioners: Present: Lori Taylor-Blitz, Mark Englesman, Beth Croswhite,
Juli Runberg, Paul Cole, Vic Van Deventer, Cynthia Pryor
Also present: Shelby Harris, Rick Speck,

AGENDA: Add ETIPP to Old Business

MOTION to approve Agenda by: Englesman 2nd: Van Deventer
All in favor: **Approved**

MOTION to Approve Minutes for October 3, 2023 and October 17, 2023 Special Meeting by:
Englesman 2nd: Runberg All in favor: **Approved**

NEW BUSINESS:

1. **S-1925 Welke** - Harbor District

Questions were asked of the applicant regarding use and future plans. Applicant explained it would be a "Barndiminium" with a pole barn developed now for this application and future plans to add living quarters at a later time. Meets all Karnes Subdivision and Zoning requirements for Harbor District. Applicant will need to file later for living quarter construction.

MOTION to Approve By: Cole 2nd: Van Deventer
All in Favor: **Approved**

2. **S-1927 Gallagher** – Harbor District

Approval required by the Charlevoix County Building Department. Permit all in order.

MOTION to Approve By: Englesman 2nd: Van Deventer
All in favor- **Approved**

3. **Request for Proposal Discussion**

Pryor presented the Joint Planning Commission Committee for Zoning Ordinance Amendment findings which included a draft Request for Proposal, a current Ordinance Table of Contents review, a summary of project timeline and budget requirements, a list of potential consultants and a Motion to Amend the Zoning Ordinance.

MOTION: It is the intent of the St. James Planning Commission to join with the Peaine Township Planning Commission to amend the current Zoning Ordinances of each township to formulate one codified Beaver Island Zoning Ordinance. A Request for Proposal will be developed with a budget request of \$10,000 for St. James Township share of a proposed

\$20,000 budget. By: Pryor 2nd: Croswhite Roll Call Vote: All Aye. Motion passed.
Signed motion to be sent to Board of Trustees for confirmation by Pryor.

OLD BUSINESS:

1. **S-1923 French** Permit Update: Received copy of Equalization Department for parcel consolidation and a Soil Erosion permit. Permit Approval conditions met.
2. **Planning Administrator Updates:** Rick Speck shared a yearly summary report of all permits issued in St. James Township. Good report.
3. **ETIPP** – Croswhite and Harris shared latest progress of ETIPP team and process. St. James Township, CMU, Charlevoix County have responded but need Peaine Township input to an Insight of current uses and future applications. A Projection Model will be developed and will be used for grants and communication with vendors. They are working on County emergency and mitigation plans. They are working on finding holes in infrastructure and working on getting standard prices for energy. Also working on energy sell-back issues. Speck commented on the # of new homes and need to understand GLE's projection of use. Currently GLE not responding back to ETIPP.

PUBLIC COMMENT:

Bobbi Welke: 1. Vicki Smith will be working on a \$5,000 Blight Grant with EDA. A Blight inventory asking for public contribution to where there is blight on the Island. Due: 11/17 2. Welke acknowledged Procedural Errors with the Zoning Board of Appeals handling of the Fogg permit appeal – she stated they would not be repeated. 3. Noted attempting to work through CSDA Threatened and Endangered species permit process with limited DNR staff. Indicated Ernie Martin may receive a provisory permit where the septic location is blocked off from all construction until the DNR awards a T&E official permit.

BOARD COMMENT: Cole wanted an explanation of what had transpired with the Fogg Permit and ensuing ZBA appeal. Felt it had been handled in a way that created a “slippery slope” for future permits in the Harbor District.

MEETING DATE: Next meeting will be **December 5th at the Print Shop Museum Conference Room at 6:00 pm.** Taylor-Blitz noted that this meeting the commission will be voting on Officers, that the township is thinking of going to five members vs seven. Pryor indicated there will be a year-end report noting budget results and other items.

MOTION to Adjourn: by: Pryor 2nd: Croswhite All in Favor. **Meeting adjourned 7:10 pm**