

St. James Township Planning Commission Special Meeting Minutes

Date: April 25, 2024 5:30pm

St. James Township Hall

Meeting called to order: 5:30 pm by Taylor-Blitz Quorum established, Pledge of Allegiance

Roll Call of Commissioners: ALL Present: Lori Taylor-Blitz, Vic VanDeventer, Cynthia Pryor

Mark Engelsman, Paul Cole

Also present: Rick Speck, Township Supervisor Welke, Shelby Harris, Ernest Martin, Zach Sompels

MOTION to approve Agenda by: Cole 2nd: VanDeventer

All in favor: **Approved**

MOTION to approve Minutes for March 5, 2024 by Cole: 2nd by VanDeventer

All in Favor: **Approved**

MOTION to approve Minutes for April 2, 2024 by Cole: 2nd by VanDeventer

All in Favor: **Approve**

NEW BUSINESS:

1. S-1930 Turner Revised - Harbor

After viewing color version of site plan and questions of intent motion to approve moved.

MOTION for Approval without Condition by: Engelsman 2nd: Cole

All in Favor: **Approved**

2. S-1931 Boyle Family Trust – Harbor

Speck noted this was needed by the Charlevoix County Building Department for windows replacement. No discussion

MOTION for Approval without Condition by: Pryor 2nd: Cole

All in Favor: **Approved**

3. S-1935 Paquin-McDermitt – Harbor

Permit application complete, clarification by Pryor as to location

MOTION for Approval without Condition by: Cole 2nd: VanDeventer

All in Favor: **Approved**

4. S-1938 Martin – Critical Sand Dune Area

Relocating house on vacant lot. All standards met.

MOTION for Approval without Condition by: Cole 2nd: Engelsman

All in Favor: **Approved**

5. S-1936 Martin R2

HUD Manufactured Home with 576 sq ft floor area to be placed on foundation in Port St. James Association. As floor area is less than 600 sq ft standard, there is a need for a variance. All other standards were met. .

All other standards of application met.

MOTION for Denial by: Cole 2nd: VanDeventer
All in Favor: **PERMIT DENIED**

6. S-1937 Allen R2

HUD Manufactured Home with 576 sq ft floor area to be placed on foundation in Port St. James Association. As floor area is less than 600 sq ft standard, there is a need for a variance. All other standards were met.

All other standards of application met.

MOTION for Denial by: Engelsman 2nd: VanDeventer
All in Favor: **PERMIT DENIED**

OLD BUSINESS:

CORRESPONDENCE: Pryor noted delay in Charlevoix County Planning Commission handling of Rene Rodgers rezoning from R1 to Harbor based on volume of business to be covered. There also was correspondence with another neighbor within 300' of applicant who was opposed to the rezoning. They were advised that their public comment had to be submitted to the Charlevoix County Planning Department by May 2nd and/or the St. James Township Board by May 8th.

Received note from St. James Township Clerk that the Township Hall was unavailable to the Planning Commission for their scheduled regular meeting and public hearing published for May 7th. Asked for legal council on how to handle – referred to Supervisor Welke.

PUBLIC COMMENT: These are HUD manufactured homes with a 30 lb/sqft snowload which is less than the standard set by the Charlevoix County Building Code of 70 lb/sq st snowload requirement. So noted and acknowledged by applicant and Zoning Administrator.

NEXT MEETING DATE: TBD

MOTION TO ADJOURN: by Englesman 2nd: Cole All in Favor Approved. **Adjourned 5:54 pm**

