

# St. James Township Planning Commission Special Meeting Minutes

Date: May 7, 2024 6:00pm

Print Shop Museum Conference Room

Meeting called to order: 6:00 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, George Broder, Ron Wojan, Ed Wojan, Beth Crosswhite, Bob Tidmore

**MOTION** to approve Agenda by: Cole 2<sup>nd</sup>: VanDeventer

All in favor: **Approved**

**MOTION** to approve Minutes for April 25, 2024 as Amended by Cole: 2<sup>nd</sup> by VanDeventer

All in Favor: **Approved**

## NEW BUSINESS:

### S-1939 Ebersoldt Workforce Housing Project:

Provisional approval looked for by applicant in order to allow applicant to purchase property and obtain all necessary permits for the project. Planning Commission supportive of project.

## Finding of Fact

**Description of the request/application** Applicant looking for approval of multi-family workforce dwellings in the Karnes Woods portion of the Harbor Area.

### Motions Made (3)

**Motion to Approve** Phase I Parking by: VanDeventer 2<sup>nd</sup>: Cole All in Favor **Approved**

**Motion to Approve** Phase II Parking by: Engelsman 2<sup>nd</sup>: VanDeventer All in Favor **Approved**

**Motion to Deny** citing Project Floor Area Square Footage of 560' sq feet does not meet standard for Harbor Area Floor Area of 600 sq ft. By: Engelsman 2<sup>nd</sup>: Cole

Roll Call Vote: Taylor-Blitz: Deny, VanDeventer: Abstain, Engelsman: Deny, Cole: Deny, Pryor: Deny

Permit Application denied based on non-standard floor area square footage - **Denied**

### Each Standard and the reasons why the standard was or was not met

Standards for parking of Phase I and II met the parking standard of the Harbor District Section 6.13 and Off Street Parking – Article VIII. – Met. Standards for Floor Area of minimum 600 sq feet – Not Met.

All other standards for Harbor District Section 6.13 adequately met as provisional approval.

**OLD BUSINESS:**

1. **Small Housing** – Requires a meeting with Zach Sompels to begin process. Commission determined that Port St. James Association will not be included in this first session. Dates in June to be determined looking at June 11<sup>th</sup> timeframe.
2. **RFP Zoning Ordinance Amendment** – Zach Sompels joined in Zoom. Proposal to St. James Township to amend the St. James Township Ordinance only - \$17,500 with timeline of July 2024 to May 2025.  
**Motion** to accept Sompel proposal by: Cole 2<sup>nd</sup>: Engelsman All in Favor **Approved**
3. **Zoning Map Updates** – Shelby Harris questioned map street ownership – County or Township. Harris will get with Pryor to determine any issues or zoning map update needs.

**CORRESPONDENCE:** Email from Supervisor Welke noting 2024 Election Dates falling on PC meeting dates. August 6<sup>th</sup> meeting changed to August 13. November 5<sup>th</sup> meeting changed to November 12<sup>th</sup>.

**Motion** to change meeting dates by Engelsman 2<sup>nd</sup> VanDeventer All in Favor **Approved**

**PUBLIC COMMENT:** Ed Wojan pleased with Commission attitude about Workforce Housing Project and thinks it is good for community.

**NEXT MEETING DATE:** June 4, 2024 St. James Township Hall – Public Hearing 5:30 Regular meeting 6:00 . Special Meeting with Zach Sompels – Time and Place TBD.

**MOTION TO ADJOURN:** by VanDeventer 2<sup>nd</sup>: Engelsman All in Favor Approved. **Adjourned 6:45 pm**