

APPLICATION TO AMEND THE ZONING ORDINANCE

TO:

St. James Township Planning Commission

FEE- \$250.00

CASE No. 5-1928  
Date Received 1/31/24

FROM:

Rene S. Adrian-Rogers

(Property Owner)

25460 Lake Drive

(address)

Beaver Island, MI 49782

(city, state, zip code)

231-313-0102

(telephone, home and business)

**For Office Use Only**

Date Rec'd. \_\_\_\_\_  
Effective Date: \_\_\_\_\_  
Fee Rec'd. \_\_\_\_\_  
Hearing date \_\_\_\_\_  
Township Planning Commission:  
Action: \_\_\_\_\_  
Date: \_\_\_\_\_  
County Planning Commission:  
Action: \_\_\_\_\_  
Date: \_\_\_\_\_  
Township Board:  
Action: \_\_\_\_\_  
Date: \_\_\_\_\_  
Notice of Adoption date: \_\_\_\_\_  
Case number: \_\_\_\_\_

Please note: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

**ACTION REQUESTED**

The petitioner requests St. James township approve the following petition for a zoning amendment. This petition is for a text amendment "A" or a change to the zoning map "B" or both.

- Fill out pages 1, 2 and 4 of this application for A (text amendment).
- Fill out only pages 1, 3 and 4 for B (change the zoning map).
- Fill out pages 1, 2, 3 and 4 for both.
- If this is a multiple request, duplicate page 2 or 3, as many times as necessary, so one copy is used for each requested change.

- A. Zoning Text change.
- B. Zoning Map change.
- A&B. Both Zoning Text & Map change.

NOTE: The amendment may be adopted as proposed, further revised or not adopted.

A. Text amendment: Use another copy of this page for each different section being nominated for a text change.

This request is to change the text of section (§) \_\_\_\_\_  
The change is shown below, using underlining or bold face, like  
**this**, to show new text, and strike out, ~~like this~~, to show words  
to be deleted: \_\_\_\_\_

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attached, additional sheets if necessary.

Why, what is the purpose, of the proposed zoning text change? \_\_\_\_\_

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B. Map change (rezoning): Use another copy of this page for each different area being nominated for rezoning.

This request is to rezone land from: R-1 Single Family Residential  
to Harbor

PROPERTY INFORMATION:

Legal Description of land to be rezoned: see attached

- attached, additional sheets if necessary.  
 attach copy of map showing proposed change.

Property size: 2.38 acres  
Parcel Data Process (tax) Number 013-223-001-90  
Address(es) of the property (if new construction, an address will not be known yet.  
An address is obtained after a zoning permit is issued.): 25460 Lake Drive

- attached, additional sheets if necessary.

Attach or list all deed restrictions for the property at question: \_\_\_\_\_

- attached, additional sheets if necessary

List names and address of all other persons, firms, or corporations having a legal or equitable interest in the property at question: Lawrence R. Rogers

- attached, additional sheets if necessary

This area is x unplatted, \_\_\_\_\_ platted, \_\_\_\_\_ will be platted. If platted, name of plat: \_\_\_\_\_  
.What is the present use of the property? residential

STATEMENT TO JUSTIFY THE PROPOSED AMENDMENT:

State specifically the reason for the proposed amendment at this time: To be able to welcome the public into my studio space and be able to sell goods. See attached.

Complete and attach a site plan of the subject property which includes:

- 1) All of the property lines.
- 2) All structures (with locations and dimensions) on the subject property and abutting property, and all structures within 300' of subject property.
- 3) All roads, easements, bodies of water, and any significant topographic features on the subject property or within 300'.

This site plan should be as near to scale as possible.

Attached, more data.

WHAT ARE THE NUMBER OF ATTACHED SHEETS:

- List and describe them:
- 1. Legal description of land
  - 2. Statement to justify proposed amendment - detail.
  - 3. Site plan
  - 4. \_\_\_\_\_
  - 5. \_\_\_\_\_

(add more lines if needed)

The undersigned affirms that he/she is the agent representing the applicant requesting the zoning change and that the answers and statements contained here are true.

Signed:   
Date: 12-29-2023

When completed send two copies to:

Rick Speck  
Township Zoning Administrator  
Box 29  
Beaver Island, MI 49782

# 25460 Lake Drive

St. James Township

*Legal Description:*

**Legal Description:** COM AT S1/4 COR SEC 23 T39N R10W TH AL N&S1/4 LI OF SD SEC N0DEG01'30"E 1457.89 FT TO S1/8 LI OF SD SEC TH AL SD 1/8 LI S89DEG58'57"E 69FT TO POB TH CONT AL SD 1/8 LI S89DEG58'57"E 231FT TH PARA WI SD1/4 LI S0DEG01'30"W 433FT TH PARA WI SD 1/8 LI N89DEG58'57"W 231FT TH PARA WI SD1/4 LI N0DEG01'30"E 433FT TO POB BEING PT OF GOV LOT 1 SEC 23-39-10 2000SP 12/99 FRM 223-001-75

## Statement To Justify the Proposed Amendment

This Proposed Zoning Amendment is for 25460 Lake Drive in St. James Township.

My name is Rene Adrian-Rogers. You may know me as a clerk at the gas station or Deputy Clerk of Peaine Township. I have a BFA in Advertising Design and have done graphic design professionally and as a volunteer. For 20+ years I've acted as bookkeeper for my husband's home maintenance business. The work I enjoy most is turning found objects into art, photography, painting and small upholstery projects - to mention a few. I want to be able to invite the public into my studio space and to have the ability to sell my work on site.

Currently our parcel is zoned R-1 Single Family Residential which allows for a home business to create art/crafts and to offer lessons. It's **Section B, Line 7-g** in the Beaver Island Joint Townships Zoning Ordinance that brings me to request this amendment from R-1 to Harbor District.

The ordinance reads as follows: *Section 6-B. Use Regulations 7) Home-based businesses such as business and professional offices, telecommuting businesses, and the manufacture of hand-crafted products subject to the following conditions: line "g." No sales or rental of goods shall be permitted on the premises, except as may be incidental to the furnishing of a service.*

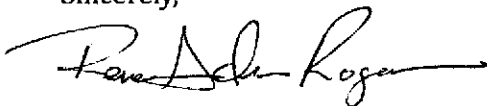
Please refer to my Site Plan to see that our parcel is already in very close proximity to the Harbor District - Parcel 032-40. My plan is to create a footpath from the road directly to the studio (see Site Plan) without taking away the wooded look of the front of our parcel. We also have off-street parking for vehicles.

In 2015 we built the art studio, nestled into the woods and sided with rough sawn lumber to blend into nature. Over the past couple years, my husband Larry and I have been finishing the interior. It's got personality! From the old truck hood that serves as an awning over one door (be sure to look up when you go in!) to the brightly painted walls and trim. Windows on every wall invite the outdoors in!

The studio is in a gem of a spot - tucked in the woods, close to town and a days worth of other attractions. It's a nice walk or bike ride from downtown. There's hiking at the Petritz Nature preserve that's across the street, just west of our property. At the end of Lake Drive you can take a stroll on the beach. Do some bird watching in the Gull Harbor Natural Area and explore the thick forest in the Stanhope Nature Preserve. Next grab a cup of coffee from Craig and Rita at The Beaver Island Coffee Co. by the lighthouse to get energized for the walk to the Toy Store and the Maritime Museum. Lastly, grab a brew at W.P.B.C. before dinner and dark sky viewing.

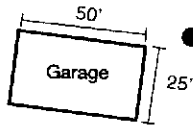
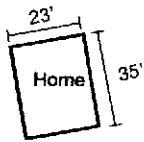
I look forward to the opportunity to open my studio to the public, providing an inviting destination to obtain island-made art products for our growing tourism industry. Your consideration of the zoning amendment is greatly appreciated.

Sincerely,



Rene Adrian-Rogers  
phone/text: (231) 313-0102  
[radrianrogers@gmail.com](mailto:radrianrogers@gmail.com)

Lake Drive



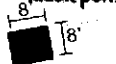
033-10

167' to Willis garage

Art Studio



Quack Shack  
(duck pen)

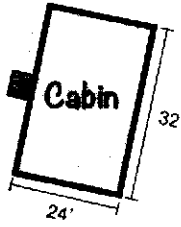


Parking

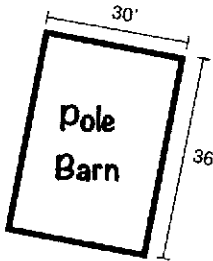
Garden

001-80

Cabin



Pole  
Barn



25460 Lake Drive

013-223-001-90

001-90

001-35