

St. James Township Planning Commission Meeting
Tuesday, December 6, 2022, 6 PM
Beaver Island Community Center
26215 Main St - Beaver Island, MI, 49782

Minutes:

I. Call to Order, quorum established - The meeting was called to order at 6:05 PM by Chair Lori-Taylor Blitz, and the Pledge of Allegiance was recited.

Commissioner Roll Call - Lori Taylor-Blitz, Vic Van Deventer, Beth Croswhite, Julie Runberg, Rick Speck, Robert Cole

Commissioners Absent, Excused: Paul Cole, Mark Englesman

II. Approved Meeting Agenda: Motion made to accept agenda made by Lori Taylor-Blitz, 2nd by Vic Van Deventer, motion approved.

III. Approved 10/18/22 Meeting minutes (w/agreement to correct spelling of Croswhite). Motion made to accept minutes as written by Lori Taylor-Blitz, 2nd by Beth Croswhite, motion approved.

IV. New Business

A. Welcome new Commissioner/Recording Secretary Robert Cole

B. Officer Elections:

1. Mark Englesman to serve as Co-Chair, approved
2. Robert Cole to serve as Recording Secretary (1 year), approved
3. Lori Taylor-Blitz to serve as Chair, approved

C. Zoning Administrator Report:

1. Admin has no new comments about Elks Lodge signage permit
2. Elks Lodge leader Patrick Nugent w/ background: Local Elks Lodge 2886 purchased acreage at 37541 King's Highway, with longer-term plans for Lodge building on-site; hence request for 'Future Site of' signage. Nugent cited Peaine Twsp Fire Hall sign as a model: off-road by 16 feet, one-sided, and placed at an angle to be less visually obtrusive. After researching local ordinances, Nugent met with Zoning Admin Rick Speck and requested Class 5 signage. Following Commission discussion a permit

application change from Class 5 to Class 4 was suggested, which was seen as more appropriate and less restrictive than Class 5. Motion to change designation made by Taylor-Blitz, 2nd by Vic Van Deventer, approved.

3. Rick Speck: Post-building, new sign permit required; suggests sign on building itself.
4. Taylor-Blitz: One sign per business
5. Nugent: In agreement with suggestions

V. Old Business:

A. Zoning Admin update on outstanding violations:

1. Nick Olson building project (two storage buildings) near Lisa Gillespie property on Main street. Soil erosion permit needed; Olson applied.
2. Tolleson Property (adjacent to Lisa Gillespie property on Main Street): Tolleson complaint about Gillespie dog run possibly on Tolleson property. Taylor-Blitz letter explains that St James Twsp can't require property survey. Tollesons can, and should proceed from there.
 - a. Taylor-Blitz: This issue stresses need for updated zoning ordinances, which will come after Master Plan update on separate contract. St. James Twsp has found capital improvement contractor.

VI. Correspondence:

A. Rec'd from Barry Hicks with LIAA, Master Plan Contractor: MP Timeline

1. Croswhite:

- a. Both townships will see first draft before final plan submission. Draft plan will be shared with Joint Planning Commission by mid-February.
- b. St. James Twsp has issues w/initial data & presentation, gave feedback to LIAA.
- c. Public input data collected/collated from BIC Center Open House was in three areas: Affordable Housing, Emergency Management, Capital Improvement.

VII. Board Member & Public Comments:

A. No member or public comments

VIII. Motion to Adjourn made by Taylor-Blitz, 2nd by Croswhite. Next meeting January 3rd, 2023 at 6 PM, at BIC Center.

