

**St. James Township Planning Commission Meeting**

**Tuesday, February 7, 2023**

**Beaver Island Community Center**

**26215 Main Street - Beaver Island, MI, 49782**

**Minutes:**

I. Call to Order, quorum established ~ The meeting was called to order at 6:05 PM by Vice-Chair Mark Englesman, and the Pledge of Allegiance recited.

A. Commissioner Roll Call - Mark Englesman, Vic Van Deventer, Juli Runberg, Beth Croswhite, Rick Speck, Robert Cole. Absent: Lori Taylor-Blitz, Paul Cole

II. Approved Meeting Agenda: Motion to accept agenda made by Vic Van Deventer, 2nd by Juli Runberg; motion approved.

III. Approved 2/3/23 Meeting Minutes - Motion to approve prior meeting minutes made by Englesman, 2nd by Van Deventer; motion approved.

IV. New Business:

A. Permit S-1902, Craig Pierano. Application for coffee vending trailer on Pierano's Harbor District property, 37735 Gull Harbor Drive.

B. Discussion: Speck - No zoning ordinance in place for guidance; original ordinances written before advent of food truck permit applications. Required setback is in place, without County Health Department approval; advised applicant that PC approval was practical before filing for Health Department approval. Permit should be given 'rubber stamp' approval; Harbor District allows for businesses, and ordinance is silent on food trucks. This is a restaurant-style permit application, more than that of a food truck, and meets all relevant zoning requirements.

Parking: Front of Pierano lot has space for five parking spots. Croswhite raised question re use of narrow strip of land east of applicant property for additional parking; ownership of said strip unclear - either owned by Township or adjacent property owners. Croswhite suggested use of signage to mark parking spaces on front of lot. Englesman commented that high traffic in area is unlikely.

Cole asked Speck whether permit approval would set precedent for future food truck permit approval. Speck answered that in absence of relevant ordinance and/or zoning violations, it would.

C. Motion: Juli Runberg made motion to approve permit, 2nd by Van Deventer - motion approved.

V. Old Business:

A. Master Plan status update: Draft due by 2/8/23 for Joint Planning Commission review.

VI. Correspondence: L. Taylor-Blitz rec'd letter with concerns over proposed action on Short Term Rental zoning - specifically a fee imposed on short-term renters, or 'Tourist Tax', possibly to support potential rental inspection protocols, et al.

VII. Board Member & Public Comment:

A. Runberg: Rural Enterprise Prize of \$100'000 for sustainable energy available. 100 hrs of work needed for grant application. Could incentivize local green/clean energy projects. Local ETIPP organization, Peaine Twsp reps, other local/regional advocacy groups involved in this discussion. Runberg and Croswhite will bring feedback from PC meeting to next ETIPP meeting in March.

1. Englesman: Subject is not a SJPC matter, rather for Twsp Supervisors and grant writers.

VIII. Adjournment: Motion to adjourn made by Croswhite, 2nd by Van Deventer - motion approved. Next SJPC meeting scheduled for 3/7/23