

Minutes

St. Ignace Planning Commission

October 11, 2022

7:00 p.m., City Hall and via Zoom

1. **Meeting was called to order** at 7:05 p.m. by Jim Drazé who conducted the meeting as Betsy was serving as the techno-geek in Stephanie Baar's absence.
2. **Roll Call** – Betsy Dayrell-Hart, present; Rick Perry, present; Jim Drazé, present; Cindy Snyder, present; Mike Williford, present; Rachel Conant, excused absence (Betsy made a motion to excuse Rachel from tonight's meeting, Rick seconded, the vote was unanimous to excuse her). Quorum present.
3. **Approval of Minutes** – Rick made a motion to accept the meeting minutes of September 13, 2022; Mike seconded. Motion passed.
4. **Approval of Agenda** – Betsy made an addition to the agenda under Unfinished Business – Additional Outreach.
5. **Public Comments** – No public comments.
6. **Scheduled Public Hearings** – None at this time; however, St. Ignace City Council adopted the PC's recommended change to the Short-Term Rental Ordinance that removes the variance requirement for Cat. 2 STR units in residential districts. The council will hold a public hearing regarding the change, October 17, 2022, at City Hall.
7. **Unfinished Business**

Redevelopment Ready Community Progress

Zoning Code Update – The PC has gotten the go-ahead from the MEDC for our Zoning Code update project and we could possibly have the kick-off meeting with Beckett & Raeder at our November PC meeting. Betsy asked Stephanie to invite them to attend. It is anticipated that when we do meet with Beckett & Raeder, they will assist us in forming a Steering Committee and creating a timeline/outline for the process. Renee Vonderwerth has expressed an interest in being on the Steering Committee.

Housing – Discussion of Bungalow Courts, ADUs, triplexes and quads. The PC needs to look at writing and adding an amendment to the existing zoning ordinance under permitted uses and uses by right, that would allow bungalow courts, etc., in residential areas. By expanding housing types and removing zoning barriers, increased housing density could help add to the community's housing inventory. We should identify some properties where this type of development could work so if a developer inquires about the allowance of such developments, we are shovel-ready without delaying the project by having to get approvals from the PC. A subcommittee was formed. Rick, Betsy, and Tom Cronan volunteered to serve on the

committee. Other members will be added as needed. Subcommittee reports will be added to future monthly agendas under Unfinished Business: Housing Committee Report.

Outreach to the St. Ignace Board of Education – Housing

The PC will begin discussions with employers in the city to find out what their housing needs are for year-round employees. The PC wants to know specifically if lack of housing is a deterrent to growing their businesses. What types of housing are needed – apartments, condos, single-family homes? Do people turn down jobs because of the lack of housing? Are city taxes a deterrent? A five- to six-question survey will be developed. Jim volunteered to contact the school system; Betsy will contact the hospital, bank, Enbridge, City of St. Ignace, and Star Line; Mike will contact the Mackinac Bridge Authority and Northern Confections; Tom volunteered to contact the *St. Ignace News* and the Coast Guard; and Cindy will contact Mackinac County. This survey will help us determine the types of housing needed as we identify barriers in our zoning ordinance that prohibit denser housing. Findings will be reported at the next PC meeting.

Jim will attend the DDA meeting on Friday to share what we learned from the PC's public outreach meeting, August 9, 2022, regarding housing, parking, beautification, etc.

8. **New Business** – None
9. **Other Matters** – Dock 3 meeting was cancelled.
How do we get discussion going about best use of city-owned property in the Dock 3 area?
10. **Other Matters to be Reviewed by Commission** – None
11. **Administrative Items** – None
Training attended – Jim met with MEDC. Betsy is attending the Michigan Association of Planning conference on the Island this week. Tom is taking a RRC course.
Master Plan Update – Jim reported an effort is underway to form an Arts Council driven by artists and other interested parties.
12. **Next Meeting** – November 9, 7:00 p.m., City Council chamber / Zoom.
13. **Public Comments** – Clyde Hart suggested the PC add Star Line to the list of companies to contact regarding housing needs and also suggested all of Ferry Lane should be included in the discussion of future development of the Dock 3 area. Betsy is adding Star Line to her housing outreach contacts.
14. **Adjournment** – 8:20 p.m.

Corrected version, 11/1/22.