

Minutes St Ignace Planning Commission 10/12//21 7 PM City Hall and Zoom

(1) Call to Order - 7:02

(2) Roll Call - Rick & Connie excused

Jim moves to excuse, Betsy seconds, unanimous.

(3) Approval of Minutes of the 8/10/21 meeting (September meeting was postponed due to COVID concerns at the County Court House)

Zach moves to accept minutes, Betsy seconds, unanimous.

(4) Approval of Agenda

Adding Peddlers License discussion

(5) Public Comments and Communications Concerning Items Not on the Agenda

- comment on current meetings act- Commissioners may attend virtually and participate, EXCEPT that they will not be counted toward a quorum and they may not vote.

(6) Scheduled Public Hearings - none

(7) Unfinished Business

Results of council vote on STR ordinance Passed 9/8/21.

The PC recommended using Granicus to enforce the ordinance and to keep track of rentals; no response yet.

Darcy recommends communicating with other communities that have used Granicus. Trying to plan a call/zoom on Nov. 2 or Nov. 4.

Discuss recommended changes to the Code made by Mr. Haider Kazim, to amend the zoning code and satisfy the DOJ regarding Religious Land Use and Institutionalized Persons Act (RLUIPA) suit brought by a church against the City of St. Ignace. A public hearing must be scheduled; please see Mr. Kazim's letter from February regarding the process.

Jim moves to accept, Betsy seconds, unanimous.

Redevelopment Ready Community Progress

-website?

Stephanie- content has been sent to developers. Should be able to review soon.

CIP reviews in progress; see draft CIP sent by Stephanie Baar
Zach moves to accept, Jim seconds, unanimous.

Council is supportive of Code amendments to remove city-sanctioned measurements and instead revert to Michigan Code for construction/dimensions.

Discuss recommendations made by Richard Murphy, AICP, Policy Research Labs, MML.
These are thorough, and the group made them for St. Ignace specifically.

Richard Murphy also briefly mentioned a question from Betsy about our Special Land Use ordinance- last summer the commission discussed that the SLU ordinance is confusing as written. This is a separate issue from the notes sent by Haider Kazim, related to the DOJ and the proposed changes written by Mr. Kazim to satisfy the DOJ. We are advised to NOT add additional changes to the recommendations by Mr. Kazim at the time that his document is sent for approval.

In other words, if we want to change the wording of the procedure to carry out the Special Land Use procedure, we should do that separately and another time. Mr. Kazim would like for his recommendations to be presented to council first.

Homework for the November meeting: Commissioners to select a district, find the language that needs to be changed, and recommend inserting “meet the standards of the Michigan Building and Residential Codes.” Note: Back to STR ordinance. Now that it has passed, we can refer to it, e.g., in allowing additional dwelling units in large houses... **We also need to discuss this with some public outreach sessions. Who wants what? Mention Ms. Evashevski’s presentation to Council about people living in a mobile home on Marley St., in violation of our City Ordinance. The language in our ordinance that prevents people from living on a piece of property in a mobile home, in the absence of a primary residence is there, but it is scattered and does not come right out and say it. If the people of St. Ignace want mobile homes to be used only in a district zoned R4, we should say so clearly. If that is what St. Ignace wants, then we have to be a little careful with our dimensions- can we allow tiny houses but not house trailers? If the only difference is wheels, is that really what bothers people, or is is something else?**

Public Workshop Building and Room Sizes:

Zach = R1, Rachel = R2, Jim = R3, Betsy = R4, Downtown District

Nov. 2 or Nov. 4 at 5PM

Parking review: nothing new, but I want to keep our attention on this matter.

- (8) New Business: Grants available for code reform/update: Who can help take on this grant writing, and when shall we meet to get started? (City Manager Darcy Long will comment on available grants).

Requested funds from the tribe. Requesting additional funds from MEDC.

USDA offers development grants.

Michigan Association of Planning is developing a set of Guidelines for this issue. Would recommend working in-step with that guideline process.

- (9) Other Matters to be Reviewed by the Commission:

Peddlers license revisions recommended be DDA to be reviewed by the Planning Commission and suggestions. Planning Commission will take a look and come up with recommendations in December.

- (10) Administrative Items:

Training attended - Betsy - first in a series, MSU extension DEI (diversity, equity, inclusion) webinar about Transforming Michigan Tourism by Ensuring Safe, Accessible and Welcoming Communities 9/29; next webinar 10/27. Recordings available; register if you would like to attend.

- (11) Next meeting 11/9/21

- (12) Adjournment: 8:35PM