

## Minutes St Ignace Planning Commission 02/08/22 7 PM

- (1) Call to Order - 7:05 PM
- (2) Roll Call - Zach absent requests excuse, Rick proposes excepting, Betsy seconds. Cindy absent, Jim proposes excepting, Betsy seconds.
- (3) Approval of Minutes - approved.
- (4) Approval of Agenda - approved
- (5) Public Comments and Communications Concerning Items Not on the Agenda - Clyde Hart commenting on STR standings.
- (6) Scheduled Public Hearings - None
- (7) Unfinished Business

Joint meeting ZBA and Planning Commission to discuss STR category 2 variances forresidential neighborhoods - adding an additional 2 members to the ZBA. Allowed to have 2 alternates. Zoning Board of Appeals must have all members present so alternates can be used to fill in when members have a conflict of interest or cannot be in attendance. Any one property owner can only hold 3 permit. Variance transfers with sale but license does not. ZBA requests council to establish a pay structure for variance requests and to approve the 2 alternate members. Stephanie would like to help establish bylaws with ZBA to set-up policy issues.

Report by Jim Draz: discussion of mobile vending/food trucks with DDA, recommendations - Based on comments by the DDA Jim suggests the Planning Commission amend the City of St. Ignace's peddlers ordinance using the City of Petoskey's peddlers ordinance as an example. Should the St. Ignace have Food Courts, that will be established by City Council, the DDA and the Planning Commission. Planning Commission suggests that City Council should come up with a map and a limit. Should City Council like to amend any other portions this will need to be done at the same time.

Betsy moves that Jim makes appropriate changes, and bring to the Councils attention. Rick seconds. Unanimous.

Redevelopment Ready Community Progress: Parking plan (report of DDA comments, Jim Draz) - Costs need to be established, ROI needs to be established. Jim recommends that the City need to decide whether they are to focus on traffic management or pedestrian experience. Parking is part of our Redevelopment Ready process. Pedestrians and access to our waterfront should be our focus. Gathering of various groups to help move the focus in the direction of pedestrian friendly.

Check-in meeting with Christopher Germain in February -

Zoning code residential district recommended changes, review, vote, submit to council if approved by PC - Jim moves we transmit to City Council, Rick seconds. Unanimous.

#### (8) New Business

Discuss with City Manager Darcy Long: write a specific ordinance that addresses camping- our ordinance may need to gather all the language from various parts of the zoning code and put it in a more clear and concise fashion as a specific ordinance, so that people know that they are not allowed to reside in tents, trailers or campers on vacant property, on city-owned streets and parking lots, or in the driveways or yards of residents with or without permission. The reasoning for this is related to health, safety and welfare

- St. Ignace requires dwellings to have foundations, water and sanitary sewer connections, properly connected electrical and gas services, etc. The references are scattered throughout the zoning code. Essentially, people are not allowed to camp anywhere except in campgrounds in St. Ignace. There are allowances for private property owners to have their own trailers or campers on their property, but not as rentals or dwellings. Add to the supplementary Section?
- 2 Begin to review the CIP to make additions and revisions - this process should start in March. Consider adding a CIP request for the Planning Commission for money to match a MEDC grant, to revise the entire zoning code as previously discussed. This could go into next year's CIP. Recommend to the DDA to add the boardwalk. Require a CIP which will provide a cost analysis and deadlines. Add a line to The CIP under Planning Commission to match the MEDC grant to revamp the zoning code.

(9) Other Matters to be Reviewed by the Commission - Jim question to Darcy for attorney; open meetings act. Round robin email exchanges. Walking Quorum. Would CCing the St. Ignace News Suffice as an Open Meeting? Per Zach, decisions are considered but deliberation is not considered within this situation.

(10) Administrative Items training -

- Betsy attended master citizen planner regional cohort meeting with planners and local officials from northern MI and the UP, to discuss problems and issues that are common to all of the communities, and to share ideas and solutions. The meetings are chaired by Brad Newmann from MSU extension.
- Jim - MEDC webinar for Grant Readiness

(11) Next meeting 03/08/22

(12) Adjournment