

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, JANUARY 10, 2023 AT 1:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL,  
MACKINAC ISLAND, MICHIGAN**

Acting Chairman Finkel called a regular meeting of the Mackinac Island Planning Commission to order at 1:01 p.m.

PRESENT: Lee Finkel, Anneke Myers, Jim Pettit, Mary Dufina, Trish Martin

ABSENT: Michael Straus, Ben Mosley

STAFF: Zoning Administrator, Dennis Dombroski (via Zoom), Attorney, Erin Evashevski (via Zoom)

Motion by Dufina, second to the Motion by Martin to approve the minutes, as written, of the public hearing on December 13, 2022. All in favor. Motion carries.

Motion by Dufina, second to the Motion by Martin to approve the minutes, as written, of the regular meeting on December 13, 2022. All in favor. Motion carries.

Motion by Martin, second to the Motion by Dufina, to approve the Agenda, as written, and place on file. All in favor. Motion carries.

**Correspondence**

None

**Staff Report**

**HDC Meeting Summary**

Finkel summarized the January 10<sup>th</sup> meeting. HDC approved the Steiner project. Sehojan stated to the Commission that the HDC has chosen not to review trees unless it is a very significant tree.

**REU Update – Allen Burt**

Burt stated there are no REU's available. There is a board meeting to discuss REU distribution and sales on Thursday at 1:00 PM. Burt, along with Mayor Doud has a meeting with Governor Whitmer on Wednesday.

**Committee Reports**

None

**Old Business**

**CD22-003-072(H) Steiner Fence**

Steiner addressed the Commission and stated he would like to remove the hedge to the east and replace with a fence and replant the hedge on his entire bluff line. On the western edge of his property he would like to clear some over grown trees. Steiner would prefer to install a residential 36" high fence. The historical photos he presented showed no fence at all. Martin asked how he was planting the hedge. Steiner stated he planned on planting in a single row to match the hedges at the front of his house. Martin recommended he plant them staggered to help stop erosion. Martin asked why he was removing the existing hedge. Steiner stated he would like the hedge to be only 3' high with a more groomed look, and to enhance his view of the lake. Jack Barnwell will be planting the new hedges. Pettit asked if the entire run of the fence will be outside of the right-of-way. Steiner pointed out on the survey the section that will be outside of, or, he believes, right up to, the right-of-way. Evashevski agreed that a Use Permit from the City will be required to replant the hedge in the area of the right-of-way. Dombroski disagreed that the fence would be totally outside of the right-of-way and stated the fence must be the required 42" height, since part of it will be in the City's right-of-way. Pettit asked about the status of part of the parcel being park property. Jim Murray highlighted the area in the survey and stated it is not a park; best case scenario it is an easement, but he is not sure an easement for what. Steiner went on to highlight all of his property on the survey. Myers stated that the HDC approved the 42" height, as presented in his application, with the hedge. Myers stated approval will have to be granted by the City Council since part of it will be in the City's right-of-way. Steiner stated he would agree to the 42" height, and obtaining the use permit for the hedge in the right-of-way. Dufina asked that the zoning district be added to the original application, and argued that items 3 and 4 in the architectural review part of the checklist are listed as N/A, but she believes Steiner did submit the items. Motion by Pettit, second by Finkel to approve the 42"

fence with mesh and a cedar hedge, contingent on obtaining the Use Permit from the City. Roll call vote: Ayes: Finkel, Myers, Pettit. Nays: Dufina, Martin. Majority in favor. Motion carries.

**New Business**

**CD22-027-094(H) Trivisonno – Carriage House Improvements**

Gene Hopkins stated the applicant would like to do some improvements on the carriage house that include replacing the steps, deck, doors, and rotted siding. All of the work is using like-for-like materials. Finkel stated Neumann did a favorable review on the work. Motion by Martin, second by Pettit to approve the application. Roll call vote: Ayes: Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

Pettit asked if the carriage house was an historical building. Hopkins stated it was original but there has been so much work done to it, it is now considered non-contributing. ~~He does not agree with this classification.~~

*Hopkins*

**R322-007-095 Hoban Hill Special Land Use of Boardinghouse**

Porter stated they would like to change the use to boardinghouse. The applicant is still unsure if it will be septic or sewer, but are pursuing both. A sewer line has been dug for the townhomes in front, so if the REU's become available they will tie in to that line. Finkel stated he would like that decision made before approving buildings. Doud stated they are starting with just the special land use. Evashevski is to determine if two hearings will be needed since the area encompasses two parcel ID's. Murray pointed out that there are shared elements, such as the easement, with both parcels. Dombroski stated the density shown for both lots was done at his request. The applicant believes the density stands as individual lots as well. Myers asked what their future plans are for the parcels. Doud stated there will be 4 buildings with 4 owners and it will be condominiumized. Motion by Myers, second by Martin to schedule a public hearing for March 14, 2023 at 12:30 PM. Evashevski is to direct Pereny as to the need for one or two hearings. Roll call vote: Ayes: Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries. Doud stated he will do a new site plan and update the items for Section 19.06.

**Master Plan Discussion**

Myers is to ask City Council to request a proposal from Wade Trim to update the Master Plan.

**PUBLIC COMMENT**

Tom Corrigan stated he is the representative of EUP, for the island. He stated that the Master Plan needs to reference the City's broadband plan.

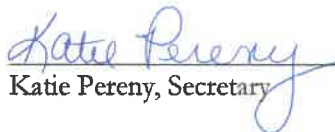
Myers stated that the Michigan Association of Planning will be hosting some housing webinars. She is going to request City Council pay for the members to attend these webinars and asked that the members let her know if they would like to attend.

David Jurcak and Gene Hopkins provided an update on the façade work at Grand Hotel. They stated that the building is in better shape than they anticipated and are a bit ahead of schedule. Jurcak provided some photos of the work in progress.

With no further business there was a Motion by Dufina, second by Martin to adjourn the meeting. All in favor. Motion carries. The meeting was adjourned at 2:34 PM.



Lee Finkel, Acting Chairman



Katie Pereny, Secretary