

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, APRIL 10, 2018 AT 3:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, MACKINAC ISLAND, MICHIGAN

Chairman Straus called a regular meeting of the Mackinac Island Planning Commission to order at 3:01 p.m.

PRESENT: Michael Straus, Anneke Myers, Trish Martin, Jim Pettit, Lee Finkel, Ben Mosley
ABSENT: Mary Dufina
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski

Motion by Finkel, second to the motion by Martin to approve the minutes, as written, of the regular meeting on March 13, 2018. All in favor. Motion carries.

Motion by Mosley, second to the motion by Finkel to approve the Agenda, as written, and place on file. All in favor. Motion carries.

Correspondence

Letter from Dennis Cawthorne re: Zoning Application

Straus read the letter aloud. Cawthorne withdrew his application for the single family home up near Stonecliffe. Motion by Myers, second by Martin to place the letter on file.

Letter from Richard Riel re: 2 Acre Parcel on Forest Drive

Straus read the letter aloud. Riel requested on behalf of Sunset Forest Association to be involved as much as possible in the design process of the new workforce housing on Forest Drive. Motion by Myers, second by Martin to place the letter on file.

Staff Report

None

Committee Reports

None

OLD BUSINESS

C16-063/64/65-035(H)

Shepler's Dock Amendment

This application was tabled last month for HDC approval. The HDC has not yet met. The changes requested by the Planning Commission were shown on the newly revised plans. Motion by Myers, second by Mosley to approve the amendment contingent on the fact that the footprint remains the same as presented in the April 10, 2018 meeting, and the door and window remain as presented in the April 10, 2018 meeting. The HDC will review the aesthetic aspect of the amendment. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Pettit. Nays: None. All in favor. Motion carries.

C16-063/64/65-035(H)

Waterfront Collection South Amendment

The applicant would like to install an electrical room and utility room within the space behind the existing columns on the south wall, install smaller climate control units on the roof, and reconfigure a door and window near the corner closest to Main Street. The new closets will be behind the existing columns so traffic will not be further obstructed. The lockers will be between the columns, but are not reflected on plan sheet C1.3. The climate control units will be smaller than the existing units, and not visible from the street. Myers asked applicant, Ira Green, about the construction time table. Green stated he intends to have the project buttoned up by April 21st. The hotel will not open this season, but the retail shop will open. Motion by Myers, second by Mosley to approve the amendment as presented. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

Pettit asked about the REU's. Pettit stated he spoke with Mike Olson and Olson stated the REU's have not been approved for the entire project. Pettit stated his point is that a major construction project is underway without first getting approval for the necessary REU's. Straus asked Dombroski what he knew about the REU situation. Dombroski stated he was not clear either but believes the DPW board is calling the project two separate properties. The applicant has the REU's for the existing building but the new Shepler section does not have the required REU's. Green believes the 9.5 necessary REU's have been approved and paid for. The applicant has agreed to contact Olson and figure out what is still needed. Straus has requested a report from Olson on the REU's and Myers has requested that Dombroski submit the process for building permits and REU's.

CD18-016-001 Hedgecliff Amendment

Dombroski described the amendment as a change to the original part of the house which includes a clerestory addition to the roof and some window changes. Tamara Burns stated the addition was to create a playroom. Martin questioned the amount of glass which may exceed the allowed percentage stated in the Zoning Ordinance. In addition, per the Zoning Ordinance, any home over 3500 square feet must be reviewed by city architect, Richard Neumann. Motion by Myers, second by Mosley to approve the amendment contingent on a favorable review by Neumann. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

New Business


PUD18-005-010 Mission Point A/C Units

The applicant would like to install new A/C units, that will be installed on the roof with the exception of two installed on the ground. The ground units will be installed behind existing shrubbery. The applicant stated the units are very quiet, almost silent. The units are to cool the Colonial and Cypress rooms. Motion by Myers, second by Mosley to approve the application as presented. Roll call vote: Straus, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries. Since this property is classified as a PUD, according to Section 19A.07 the revised site plan needs to be approved. Motion by Myers, second by Finkel to accept the revised site plan. All in favor. Motion carries.

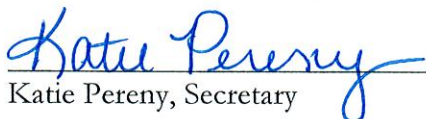
PUBLIC COMMENT

None

With no further business there was a Motion by Martin, second by Finkel to adjourn the meeting. The meeting was adjourned at 3:48 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary