

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, MAY 14, 2019 AT 4:00 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 4:09 p.m.

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

Motion by Martin, second to the motion by Finkel to approve the minutes, as written, of the regular meeting on March 12, 2019. All in favor. Motion carries.

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

**Correspondence**

Letter from City of St Ignace re: their Master Plan draft. Straus read the letter aloud. Dufina requested a hard copy of the draft. [requested on May 16<sup>th</sup>]. Motion by Martin, second by Finkel to place the letter on file. All in favor. Motion carries.

**Staff Report**

Dombroski informed the Commission that there is interior work being done at the Chambers barn in the Annex. He explained that he had been asked about the work being done so he wanted to share the information with the Planning Commission as well.

**Committee Reports**

None

**OLD BUSINESS**

**C17-016-038**

**Musser Log Cabin Reconstruction Modification**

With unclear drawings and nobody in attendance to answer questions, the application was tabled. Motion by Dufina, second by Finkel to table the application until more information is received. All in favor. Motion carries.

**New Business**

**R119-003-006**

**Radecki Deck**

Dombroski stated the applicant would like to extend the deck on the back of his house. There is plenty of room for the deck. The deck is ground level but the grade does slope. Dombroski stated if the deck is less than 30" off the ground, no railing is required. Radecki stated no portion of the deck is over 27" off the ground. Motion by Dufina, second by Martin to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

**HB19-001-011**

**Green-Green Shed Lane Apartments/Employee Housing**

Dombroski stated this is a completely different design than the previously denied application. Barry Polzin stated this is a townhouse type structure. It will be a modular construction. There will be four townhouses, with three bedrooms each. The existing laundry, with four commercial laundry units, and trash facilities will be used. Finkel confirmed with Polzin that the 4" water line was sufficient. There is no fire suppression required in a townhouse. Myers questioned why they are being referred to as townhouses when it appears to be a duplex. Polzin stated that a townhouse is defined as an attached single family residence. Myers thought that there must be at least three to be considered a townhouse, but Dombroski did not think that was correct. Dombroski will confirm that definition. Martin asked why there is only one window in each bedroom. Polzin stated it was less expensive and it does meet the requirements. Polzin and Green agreed to add another window in each bedroom. Straus asked if a property manager will be living onsite. Green stated the manager lives nearby, not onsite. Finkel asked if Sunset Forest had approached Green about road maintenance. Green stated he pays a maintenance fee each year but would be agreeable to contributing to road maintenance. Martin asked about FAA approval. Dombroski confirmed that the approval is required and the applicant needs to provide the letter from the FAA. Motion by Finkel, second by Dufina to approve the application with the addition of the extra windows and the FAA approval. During the roll call vote Myers asked about the fire department access. With no input from the fire department the Commission

decided they would like a formal comment from the Fire department. Finkel's motion was rescinded and was restated, and seconded by Martin, to approve the application with the addition of the extra windows, FAA approval, and Fire Department approval. Roll call vote: Ayes: Straus, Dufina Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R419-023-012**

**McCarty New Home-Trillium Lot 23**

Rick LaMarch, representing the owner, stated the application is for a new home on Lot 23 in Trillium. Myers verified that the design had HOA approval. Straus asked what materials were being used. LaMarch stated it will be vinyl siding and asphalt shingles. The garage door and spindles have not yet been decided. The basement will be a block basement, partially finished. There is no access to the basement from the outside. Myers confirmed the modular units meet the maximum size limits of 14' by 44'. Myers asked if LaMarch anticipated any access problems and LaMarch stated he did not. Motion by Myers, second by Martin to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R119-033-013**

**French Addition**

Dombroski stated there is no change to the footprint. The roof line will change on both sides of the home. Finkel stated that as an adjacent neighbor he will make a Motion to approve the application. The Motion was seconded by Dufina. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

Pettit asked about the status of the city housing project. Myers gave an update on the project which is in the financing stage. They still hope to break ground in the fall.

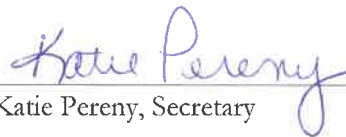
**PUBLIC COMMENT**

None

With no further business there was a Motion by Martin, second by Dufina to adjourn the meeting. The meeting was adjourned at 5:14 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary