

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, DECEMBER 11, 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, Trish Martin, Anneke Myers, Jim Pettit, Lee Finkel, Mary Dufina, Ben Mosley

ABSENT: None

STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Tom Evashevski

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

Motion by Mosley, second to the motion by Finkel to approve the Agenda, as amended, and place on file. Amendment includes adding "Seasonal Enclosure Ordinance" to *New Business*. All in favor. Motion carries.

**Correspondence**

None

**Staff Report**

None

**Committee Reports**

None

**OLD BUSINESS**

**PUD18-003-065**

**Mission Point Straits Lodge Steps & Railing-Arch. Review**

Dombroski stated that last month the Planning Commission had concerns about the job and asked that it be sent to Richard Neumann for review. Myers stated that the size of the building also automatically requires it be sent for review. Myers stated that one of the questions was the possibility of an alternative to the metal railing. Neumann had no concerns with the railing, and the requested affidavit from D&S North LLC was received and on file. Motion by Myers, second by Mosley to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

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

**Waterfront Collection South-Door Amendment**

Dombroski stated there was a concern regarding the passive door swinging into the right-of-way. Mr. Green stated that he would have the door swing in if needed. City Council reviewed the issue and submitted a statement saying they have no problem with the door swinging into the right-of-way due to the fact that the doors are supposed to swing 180 degrees and lay flat against the building. With no official change from Green it was determined to review what was submitted. Dombroski stated that due to the fact that the use of the space could change, and an out-swinging door may be required for a different use, he would prefer the door swing out. Myers requested that the letter from Council be revised to include that the door is a passive door. Dufina asked if a variance would be required. Evashevski does not believe that it does because it is an architectural standard, not a zoning standard. Dufina stated that in Article 18.06, C, #3, it states "No doors shall be opened directly onto the public right-of-way." It was decided that Evashevski would check into the need for a variance and review next month. Motion by Finkel, second by Mosley to table until January. All in favor. Motion carries.

**HB18-015-062**

**Green-Greenshed Lane Townhomes**

There was no representative present to discuss the application. Dombroski stated that it was his understanding the project was going to change again. Myers read aloud the description letter from Green. The full kitchens described in the letter, are not shown on the drawings. There are three bedrooms with 5 beds and a table with two chairs. The kitchen consists of only a microwave and a mini refrigerator. Dombroski does not feel the design meets the requirement for a complete dwelling unit per the Residential Building Code for townhouses. Myers believes there will be density issues as well. Dombroski stated the applicant has discussed changing the units to two bedroom units with a living room and kitchen. However, no new plans were submitted. Motion by Myers, second by Mosley to deny the zoning permit due to the fact that there is no kitchen as described and no representative to clarify. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**New Business**

**ROS18-001-068**

**DNR-Marina Comfort Station Rebuild**

Keith Cheli, DNR Regional Field Planner addressed the Commission and described the changes proposed. Their desire is to keep the Planning Commission up to date in their early stages. Cheli described the new building to be just under 1900 square feet. They will be using cement board siding and trim, with a natural stone facia; possibly natural limestone. The roof is to be blue metal with a stamped shingle appearance. The access to all facilities will be from inside the building. The building will be set approximately 12' from the road. When Straus asked about existing vegetation, Cheli stated they did not anticipate any impact on the existing vegetation. Straus informed Cheli that he needed to speak to Michael Olson, DPW, regarding REU's. Construction is scheduled to begin in the fall of 2019 and be complete by the summer of 2020. The Commission was happy with the design but did suggest reconsidering the blue and white color scheme, and considering a different design for the fence or replacing the fence with landscaping. Straus thanked Cheli for the presentation and including the Planning Commission. Cheli thanked the Commission and stated if they have any additional questions to let Dombroski know and Dombroski will relay to Cheli. Cheli stated they do plan on one other presentation as the project gets further along.

**Seasonal Enclosure Ordinance**

Straus read the draft ordinance aloud. The Ordinance refers to zoning districts other than downtown. Downtown enclosures are regulated by Street Use. Motion by Dufina, second by Finkel to send a recommendation of approval to City Council. All in favor. Motion carries.

**PUBLIC COMMENT**

Pete Deckert submitted a drawing showing potential work that would take down the snack shop at the Ryba's building. Deckert was looking for input from the Commission. There were no negative comments and Deckert was told to submit a full application at the next meeting.

With no further business there was a Motion by Martin, second by Dufina to adjourn the meeting. The meeting was adjourned at 4:11 p.m.

Michael Straus /xp  
Michael Straus, Chairman

Katie Pereny  
Katie Pereny, Secretary