

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, JULY 9, 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, Ben Mosley, Mary Dufina, Lee Finkel, Jim Pettit  
ABSENT: Anneke Myers, Trish Martin  
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Tom Evashevski, Architect Richard Neumann

Motion by Dufina, second to the Motion by Mosley to approve the minutes, as written, of the regular meeting on June 11, 2019. All in favor. Motion carries.

Motion by Mosley, 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**

None

**Committee Reports**

None

**OLD BUSINESS**

**C18-012-047(H)**

**Starline Dock Tent-Mackinac Island Ferry Company**

Robert Ball addressed the questions from the Commission from last month. Ball stated the tent would be secured to the dock by bolts into the cement. Dombroski stated it should be sturdy enough but needs to see the final design. Ball stated the purpose of the tent is for luggage coming off of the boat. Luggage that is being loaded is staged under the overhang. Mosley thinks that traffic and safety wise the tent works well. Dombroski told the Commission that the HDC approved the seasonal tent for this year only and is requiring them to re-apply next year. Dufina asked how much room is under the tent. Ball stated that 4 to 5 carts are able to fit. Motion by Dufina, second by Mosley to approve the seasonal tent structure for the 2019 season only, contingent on the anchoring design approval by Dombroski. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Pettit. Nays: None. All in favor. Motion carries.

**C19-050-019(H)**

**Mighty Mac Building LLC-Deck & Kitchen Expansion**

Porter stated they made a few changes as a result of last month's meeting. Porter summarized the changes as eliminating the door that leads out to the city property. A stairway was created on the back deck to provide a stairwell, the trash and storage will be located to the right, when facing the water, where it will also be picked up. In addition, the walkway was adjusted that leads to Benjamin's walkway. The electrical will basically be the same, but just cleaned up a bit. Finkel asked if Mighty Mac used propane. Porter stated they do and it is possible that the city may provide a Use Agreement allowing some of the existing equipment that encroaches slightly onto Astor Street behind the taxi booth to continue. Dufina asked if the walkway was going to be raised. Porter stated that it was not going to be necessary. Dufina asked if the exit off the deck was an emergency exit or regular exit. Porter stated it is a regular exit. Porter intends to sprinkle the building and is currently receiving bids for the work. Motion by Dufina, second by Finkel to approve the Mighty Mac improvement plan. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Pettit. Nays: None. All in favor. Motion carries.

**ROS18-001-068**

**State Harbor Comfort Station-DNR**

Keith Cheli presented the updated plans. Cheli stated the floor plan is nearly identical at 1900 square feet which includes a 700 square foot expansion. The ingress and egress to bathrooms is inside the building. The new building will fit in the existing footprint. The finished floor level will be lowered to be the same as the walkway which would improve handicap accessibility. The hip roof line will be 2.9' lower than the existing roof line. A roofing material sample was provided which is metal. Cheli stated metal will have better longevity and wear. The blue is still going to be used which is the branding boaters recognize. A siding sample was also provided. They intend to use a

cement board painted light grey with white trim and a natural stone veneer on the lower portion of the building. On the street side of the building dwarf lilacs will be installed to replace some of the fence panels. They may also take one block of the fence out to lower the rail by half to reduce the look of the natural and faux stone combination. The serpentine walk down to the harbor, is to remain. They hope to start the project by early October. Neumann summarized his concerns in his review. The windows do not appear to be double hung, historically metal roofs were not used and siding was not smooth. Cheli stated that maybe they could use a shingle look metal roof and would see if the smooth siding was available. Dufina asked about the windows. They windows will be an obscure, translucent pane. Mosley suggested the windows be frosted in the gables to lessen the light pollution coming from the building. Dufina stated she appreciated them taking the Commissions' comments into consideration. Dombroski cautioned the placement of things below the metal roof as snow tends to fall off and crush whatever is below. Cheli stated there is 7' to 8' between the roof line and the lilacs. Straus stated that since this is not City property there is nothing they need to approve. Finkel stated he would like to move to express his gratitude to the DNR for the care and passion they are putting into the project. Cheli thanked the Commission.

Dufina stated she had a suggestion for the City to clean up the City lot behind Mighty Mac and possibly add bike racks. There are currently a lot of bikes on the lot and racks could tidy that up.

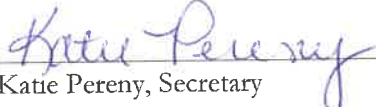
**New Business**

**None**

**PUBLIC COMMENT**

With no further business there was a Motion by Mosley, second by Finkel to adjourn the meeting. The meeting was adjourned at 5:00 p.m.

  
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Michael Straus, Chairman

  
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Katie Pereny, Secretary