

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, FEBRUARY 7, 2017 AT 3:00 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 3:00 p.m.

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

Motion by Martin, second to the motion by Myers to approve the minutes, as written, of the Public Hearing on December 13, 2016. All in favor. Motion carries.

Motion by Pettit, second to the motion by Myers to approve the minutes, as written, of the regular meeting on December 13, 2016. All in favor. Motion carries.

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

**Correspondence**

**Letter to Neal Hoxsie & Jody Tobias re: Salvatore New Construction**

Finkel asked if there had been any response to the letter and Dombroski stated no. Motion by Myers, second Martin to place the letter on file. All in favor. Motion carries.

**Letter to Paul Tyrer from Tom Evashevski**

Finkel asked if there had been any response. Evashevski stated that Tyrer had left him a voicemail on February 6<sup>th</sup> stating that he had left plans for Dennis Dombroski. Dombroski confirmed that plans were dropped off. The plans were not dropped off before the submittal deadline. Evashevski said he and Dombroski were going to contact Tyrer and let him know he needs to submit his package before February 28<sup>th</sup> to make it on the March Agenda. His permit expires in April. Finkel asked what would happen if Tyrer does not respond. Dombroski stated he and Evashevski will let Tyrer know he needs to submit the required 13 packets by February 28<sup>th</sup>. Motion by Myers, second by Mosley to place the letter on file. All in favor. Motion carries. Dombroski stated that Tyrer did not submit the HOA approval with the plans. He asked the Commission if they want to require this approval to be consistent with the way we have treated previous houses. Evashevski stated that the Commission would like the approval but it is not a requirement.

**Letter from Tom Evashevski to Mayor Margaret Doud re: Stonecliffe Chimney**

Evashevski summarized the letter. The Judge stated that we could not rely on the zoning ordinance in requiring Stonecliffe to rebuild the chimney. If requiring preservation, it has got to be done through the historic district. Motion by Martin, second by Myers to place the letter on file. All in favor. Motion carries.

**Michigan Association of Planning Flyer re: annual Meeting at Mission Point**

The annual meeting is being held at Mission Point in September. Myers stated that if any member would like to attend to please let City Council know, preferably before March, when the new budget is adopted.

**Staff Report**

None

**Committee Reports**

None

**OLD BUSINESS**

**R116-002-055**

**Craig Starkweather Amendment**

Applicant would like to amend his approved plans by changing the roof pitch from 4/12 to 6/12, and eliminate the north wall door and replace with a window. Myers asked about the overall height of the home. Starkweather wasn't sure but estimated the height to be about 24'. Myers requested that Starkweather amend his drawings to reflect the overall height of the house. Myers then asked about the style of the window, which Starkweather stated was a double hung window. Motion by Myers, second by Mosley to approve the amendment contingent upon new plans being submitted that reflect the overall height. [Drawing received February 10, 2017] Roll call vote: Ayes: Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**Amendment to Ordinance No. 479, Sections 10.02 & 10.04E**

Evashevski gave a history on the necessity of the amendment. In the adoption of the latest zoning ordinance this amendment from the previously adopted ordinance did not get included, and no density standards were ever included. Myers stated that the last discussion centered around 350 square feet, which mirrors the commercial zoning. Martin stated she was comfortable with 300 square feet. Mosley asked about the existing hotels and Dombroski stated they were already non-conforming. Myers stated she didn't want to see regulations set that encourages hotel development rather than housing development. Myers suggested that Dombroski show the Commission a parcel with a) boardinghouse zoning with all the required setbacks and b) hotel zoning, so they can see what they are looking at. Neumann suggested adding the character of the existing street as another point of reference. The comparison will show a 230 square foot, 300 square foot and 350 square foot maximum permitted density requirement. Motion by Myers, second by Mosley, to table and ask the staff to present the different scenarios. All in favor. Motion carries.

**Market Street Lot Sizes**

Motion by Myers, second by Martin to place the information on file. All in favor. Motion carries.

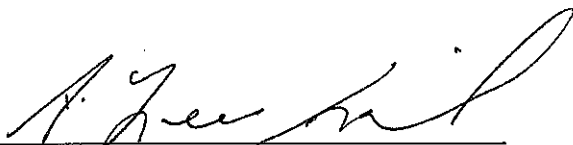
**New Business**

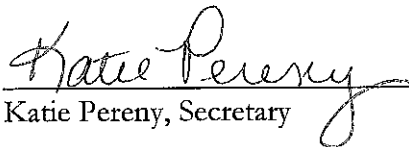
None

**PUBLIC COMMENT**

None

With no further business there was a Motion by Mosley, second by Martin to adjourn the meeting. The meeting was adjourned at 3:40 p.m.

  
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Andrew Lee Finkel, Acting Chairman

  
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Katie Pereny, Secretary