

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, FEBRUARY 11, 2020 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 3:00 p.m.

PRESENT: Michael Straus, Mary Dufina, Lee Finkel, Trish Martin, Anneke Myers, Jim Pettit, Ben Mosley
ABSENT: None
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Tom Evashevski, Architect, Richard Neumann

The January regular meeting was canceled due to lack of an Agenda.

Motion by Finkel, second to the Motion by Martin to approve the minutes, as written, of the regular meeting on December 10, 2019. All in favor. Motion carries.

Myers asked Dombroski to follow up with Leino regarding the stipulations included in his Zoning approval.

Motion by Finkel, second to the Motion by Martin to approve the minutes, as written, of the joint meeting on January 15, 2020. All in favor. Motion carries.

Motion by Mosley, second to the Motion by Finkel, to approve the Agenda, as amended, and place on file. Amendments include adding "Letter from Mackinac Island Transportation Authority" under *Correspondence*, "Mr. B's Amendment" and "REU Distribution" under *Old Business*. All in favor. Motion carries.

Correspondence

Letter from Mackinac Island Transportation Authority (MITA)

Straus read the letter aloud which was requesting all fees be waived by the Planning Commission for the MITA. Finkel told the Commission that the HDC had approved waiving fees for a period of three years. Straus stated he would be more comfortable with a project by project approval. After some discussion there was a Motion by Straus, second by Finkel to recommend to the City Council that fees should be waived for the coal dock project only. All in favor. Motion carries.

Staff Report

None

Committee Reports

None

OLD BUSINESS

HB19-026-036

Harbour View Inn-Bead Board Porch Ceiling Amendment

Dombroski stated this was a follow up to the wood ceiling approval. The applicant would like to use Azek. Ben Horn submitted a sample of the wood bead board and the Azek bead board. The Commission was not able to tell which was which. The only difference was the width and Neumann stated there were many widths and profiles of bead board used and as long as the Azek is painted it would be appropriate. Motion by Finkel, second by Martin to approve the painted Azek ceiling. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

C17-055/056-027(H)

Mr. B's Amendment

Dombroski stated that the change is a raised roof in the back and added transom windows. In the HDC meeting Neumann commented that the large brackets along the upper roof make the building look too historic and he would like them to be plainer. Therefore the HDC tabled the project. Myers asked about the window height restriction. Dombroski stated that was for commercial storefronts only. Section 18 of the Zoning Ordinance has the information Myers was referring to. The percentage of window coverage still meets the requirements. Neumann stated the change only affects the back and side of the building. The increased height is still under the maximum height restriction. Pettit pointed out that we still need the propane tank placement shown on the site plan. Motion by Myers, second by Dufina to table the application for the updated site plan showing the propane tank placement. All in favor. Motion carries.

REU Distribution

Pettit wanted to continue the discussion from the joint meeting. Pettit feels that the Stonecliffe area should be able to connect to the City system. He stated that if their current septic system failed it would look bad for the entire island. The Stonecliffe project is in need of 22 REU's. Currently there are 70 left and 10 a year are distributed out. Pettit believes that if they issue the 22 to Stonecliffe, no REU's could be issued for 4 to 5 years. It was decided to add this topic to the April joint meeting Agenda.

New Business

PUD20-025-005

Mission Point Event Tent

Dombroski described the project as a replacement structure on the raised area that has been used for weddings and events. The structure is a metal frame with a fabric roof. There was discussion on whether the pavilion is a structure or a tent. It was decided it falls in between and was a hybrid structure. Martin asked Mark Ware why they were not doing a permanent structure and Ware stated they prefer the tent look. The new structure covers the entire raised area. The existing bricks were replaced with ivory pavers. Stan Antkoviak presented photographs of the pavers. The pitch of the fabric roof is 4/12 which matches the surrounding buildings. Motion by Dufina, second by Martin to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

C20-059-006

Brodeur-Mackinac Rum Company-Change of Use

Dombroski described the project as changing a retail space in the back corner of the Horse Corral Mall into a tasting room. Brodeur stated that it will be pretty heavy retail along with sampling of High Five Spirits. The liquor license is a tasting license only. Samples and High Five Spirit drinks can be ordered. Bottles of the liquor can be purchased as well. Evashevski stated that City Council needs to approve these types of businesses and they have not yet done so. Pettit asked how many seats were in the store and Brodeur stated 30-35. The front portion of the store will be retail and the back section will be the tasting area. Mosley asked about the bathroom referred to in the application not being shown on the plan. Brodeur stated new plans are being done now. Motion by Mosley, second by Finkel to approve the Change of Use. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R420-059-007

Grand Hotel – New Building at Woodville

Dombroski stated the applicant would like to build a new building. The proposed building is not in line with the existing buildings but very similar to the other buildings. The staircases will be open and go in to the rear yard setback. The building falls within the setbacks. Since the staircases are open no variance is required. Motion by Myers, second by Dufina to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

Straus commented that in the HDC meeting a franchise ordinance was discussed and a draft ordinance was distributed by Gary Rentrop. The Commission would like to see the draft and requested that Pereny distribute a copy to all Planning Commission members.

With no further business there was a Motion by Martin, second by Dufina to adjourn the meeting. The meeting was adjourned at 3:56 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary