

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, MARCH 8, 2022 AT 1:00 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 1:00 p.m.

PRESENT: Michael Straus, Lee Finkel, Anneke Myers, Mary Dufina, Trish Martin, Jim Pettit, Ben Mosley

ABSENT: None

STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski (Zoom)

Motion by Dufina, second to the Motion by Mosley to approve the minutes, as written, of the regular meeting on February 8, 2022. All in favor. Motion carries.

Motion by Dufina, second to the Motion by Martin, to approve the Agenda, as amended, and place on file. Amendment was to add "Trash Discussion" under *Old Business*. All in favor. Motion carries.

**Correspondence**

None

**Staff Report**

**HDC Meeting Summary**

Finkel summarized the March 8<sup>th</sup> HDC meeting.

**REU Update – Allen Burt**

Burt reported the available REU's: 33.563 total left with 6.5 residential and 1.44 small commercial available.

**Committee Reports**

None

**OLD BUSINESS**

**R421-011-100**

**MICT – Special Land Use 2435 Cadotte Avenue**

There was a Public Hearing prior to this meeting to hear comments on the proposed special land use. The standards in Section 19.06 must all be met to approve the request and must be cited in the Motion. Straus read the section aloud. McGreevy stated his letter dated February 13, 2022 addresses each standard, numbers 1 through 6. The Commission went through each standard.

1- Myers stated that the standard of the special land use not being detrimental to or endanger the public health, safety or general welfare has been met.

2- Mosley stated that the use will not lower the property values, and argued that it would do the opposite. Myers stated there are not a lot of houses around. The area is mostly commercial and boardinghouse. This use will fit well in the area. This standard is met.

3- The use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The improvements are within the footprint or the existing building. The occupancy will be limited to 12. The applicant intends to connect to the sewer. If an increase in occupancy is ever desired the owner would need to come back to the Commission for approval. This standard is met.

4- Adequate utilities are being provided. New fire suppression, septic and utilities are all being installed to meet the requirements. This standard is met.

5- Ingress and egress will be from Cadotte Avenue. The bike parking and trash will be in the rear yard. This standard is met.

6- This special land use request conforms to the applicable regulations of the district in which it is located and to any additional conditions or procedures as specified in article 20. This standard is met.

Myers stated that any other conditions the Commission would like imposed, must be clearly stated. The conditions are no pets, quiet time enforced after 10:00 pm, occupancy is limited to 12, any increase in occupancy must be approved by the Planning Commission following a public hearing, if city sewer becomes available the applicant will connect to the sewer and all conditions must be recorded with the county. The letter from the applicant will be recorded with the conditions. Section 7A provisions have also been met. The existing fence meets the landscape buffer requirement, bicycle parking is shown on the site plan, and all setbacks and height and window requirements are met. Motion by Straus, second by Mosley to approve the special land use with all of the stated conditions and restrictions. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin Mosley, Myers. Nays: None. Pettit abstained. All in favor. Motion carries.

**R321-016-078 Benser Duplex Amendment**

Dombroski stated the applicant combined the buildings to form a duplex to meet the setbacks. Myers stated the project is large enough to require a review by Neumann. Motion by Mosley, second by Dufina to table for architectural review. Dufina stated she would like to see the storm water retention plan at the next meeting. Straus stated we need the lighting and trash information. Dufina asked if the applicant was using the original application. Evashevski asked for the date of the application. The application was submitted for the November 9, 2021 meeting date. Evashevski stated the application needs to be acted on within 100 days. The Commission agreed since the application has changed so much, a new application should be submitted by applicant, dated February 22, 2022. Benser stated he will withdraw this application and resubmit a new application in April. The old application is expired and withdrawn by the applicant. Motion by Myers, second by Dufina to send the new application to Neumann for review, once received. All in favor. Motion carries.

**Pet Definition – Erin Evashevski**

The definition of pet is not within our code of ordinances. Chapter 5, article 2, refers to dog. The only way to define pet is to have an all-encompassing definition. Evashevski recommended adding the pet definition to the Statement of Conditions for a specific land use application instead of creating a definition for the ordinance. Evashevski will draft language for the Statement of Conditions and come back to the April meeting.

**CD21-006-094 Musser – Pole Barn Height Variance ZBA Minutes**

Straus updated the Commission on the status of the Musser pole barn. The applicant must combine his lots to build the pole barn. Once that is done the applicant is to come back to Planning Commission for approval.

**Trash Discussion**

Straus stated that another letter was sent out by the City Clerk to all business owners. Pettit suggested a letter be sent to Chief Topolski regarding trash. Pereny is to draft a letter for review at the April meeting. Motion by Straus, second by Dufina to send a letter to the Chief. All in favor. Motion carries.

**New Business**

**C22-019-010(H) City of Mackinac Island/MITA – Coal Dock Repairs**

The application was approved at the March 8<sup>th</sup> HDC meeting. McGreevy provided an overview of the project that includes repairing the wood deck, new pilings, pouring a concrete deck to match the existing concrete deck, remove the old hardware building after the new deck is complete, install a new sheet piling wall at the shore, and replace and upgrade the fuel pumps. The plan is to start the project in the spring.

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.

**ROS22-001-011                      Grand Hotel – Rezoning from ROS to HB for 7 Cottages**

Straus asked the applicant if they were applying for Zoning, the new buildings, or both. David Jurcak stated both. The Commissioners agreed that only the Zoning could be reviewed at this time. The Commission is not able to approve a building on a piece of property that is not zoned appropriately. Myers asked which part of the 4.5 acres are they wanting to rezone? Jurcak stated just the portion with the cottages. Myers stated the portion needs to be exactly defined. Jurcak stated he would work with Evashevski on the right way to proceed. Evashevski stated that the 100-day window does not allow time for first zoning approval and then building approval. Nicholas Lakas stated they would withdraw the current application and resubmit in April for just the zoning. Myers stated that the application for the buildings must go in to escrow.

**CD22-003-012(H)                      Steiner – Landscape Improvements**

Straus stated the application was approved at the March 8<sup>th</sup> HDC meeting. Dombroski summarized the project as adding a deck; changes to the porch railings, hardscape improvements, and replacement of the hedge with a new hedge and a fence and gate. Straus pointed out that the hedge is in the right-of-way of the 100' easement. Evashevski confirmed that a Use Agreement would need to be executed with the City to replace the hedge and fence in that right of way. Straus stated that the outdoor lighting needs to be specified. Steiner stated the lighting hasn't been picked out yet, but he plans on low voltage, down lighting. Dufina stated the box is checked as provided for the proposed development on the site, but it is not provided. Dufina would like that information provided. Straus described to Dufina the proposed changes. Motion by Myers, second by Pettit to approve the application contingent on the receipt of an executed Use Agreement with the City for the right-of-way, and the night sky lighting plan. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**PUBLIC COMMENT**

Jurcak informed the Commission that they are working with the Inn at Stonecliffe to build their housing on the lot where the Grand currently has the golf shed. The Grand would like to relocate the golf shed to a lot they own by the Woods Restaurant. Jurcak asked the Commission's opinion on which lot they would recommend combining to place the shed, based on the zoning. Straus recommended combining with the ROS lot as a related use to the golf course. Jurcak stated he will submit the application at the April meeting. The Commission thanked Jurcak for working with Pulte to come up with a good solution to the housing. Pettit confirmed that there will be room to turn a dray around by the shed.

With no further business there was a Motion by Mosley, second by Martin to adjourn. Meeting was adjourned at 3:15 PM.

  
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Michael Straus, Chairman

  
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Katie Pereny, Secretary