

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, SEPTEMBER 10, 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 4:00 p.m.

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

Motion by Finkel, second to the Motion by Myers to approve the minutes, as written, of the regular meeting on August 13, 2019. All in favor. Motion carries.

Motion by Dufina, second to the Motion by Finkel, to approve the Agenda, as written, and place on file. All in favor. Motion carries.

Correspondence

City of St. Ignace - Notice of Public Hearing re: Master Plan

Straus read the Notice aloud. Motion by Straus, second by Myers to place the correspondence on file. All in favor. Motion carries.

Letter from Bob Benser – Extension Request for Zoning Permit

Straus read the letter aloud which was requesting an additional year extension on Mr. Benser's Zoning Permit for the demolition and rebuild of the Mr. B's building. Motion by Dufina, second by Finkel to approve the one year extension of the previously approved Mr. B's project. All in favor. Motion carries.

Staff Report

None

Committee Reports

None

OLD BUSINESS

None

New Business

R119-038-031

Westin Dormer Addition

Dombroski described the project as an architectural enhancement of the structure. The change will add more character to the roof line. No additional square footage is being added. Mr. Westin stated he realized the golf course elevation of his home was plain and boxy. The proposed change of adding dormers would create a more turn-of-the-century architecture. HOA approval was granted by Woodbluff. Motion by Myers, second by Finkel to approve the addition of dormers. Roll call vote: Ayes: Straus, Dufina, Finkel, Myers, Pettit. Nay: None. All in favor. Motion carries.

R119-004-032

Brandonisio Addition

Dombroski stated the applicant is proposing a very substantial addition on the back of the house. Straus asked about setbacks. Dombroski stated the house is non-conforming as it exists. After some discussion Dombroski stated that the wrap-around porch would make the house more non-conforming, therefore a variance is required. The applicant decided to separate the addition and the wrap-around porch in to two separate applications. Today's meeting would be for the addition itself, only. Myers asked about the setback in the rear yard. The dimension is not noted on the Site Plan. The applicant guessed there is about 45' to 50'. Motion by Finkel, second by Myers to approve the addition only on the home with the requirement that a new site plan showing the rear setback be submitted by the October meeting. Roll call vote: Ayes: Straus, Dufina, Finkel, Myers, Pettit. Nays: None. All in favor. Motion carries.

CD19-001-033(H)

Balcony Extension, Hay Storage Addition & Propane Tank Placement - Trivisonno

Architect, Tamara Burns summarized the project as a 3' 6" extension of the 2nd floor balcony, a 7' x 16' hay storage addition, and a 4' x 4' concrete pad south of the accessory building for the propane tank placement. Myers asked about landscaping screening the propane tanks. Burns stated she would review the plans to make sure the tanks are screened from the road. Pettit asked why the hay was being stored away from the barn and Burns stated there will be storage in both areas. Due to the risk of the combustion of damp hay they will be installing one hour fire rated drywall and fire detection devices for protection. Motion by Finkel, second by Pettit to approve the application with the requirement of landscape screening from the road. Roll call vote: Ayes: Straus, Dufina, Finkel, Myers, Pettit. Nays: None. All in favor. Motion carries.

CD19-027-034(H)

Manure Shed – Trivisonno

Dombroski stated that this application is a result of the topic being raised by the HDC questioning manure storage. The 5' setback is applicable to the building as it is being considered an accessory building. Manure will be shoveled in by a wheel barrow and then picked up on the other end with a dray. The building slopes up to be even with the dray for removal. Motion by Myers, second by Finkel to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Myers, Pettit. Nays: None. All in favor. Motion carries.

HB19-026-036

Harbour View Inn Fire Escape & Balcony

Dombroski stated this application is the result of changes the applicant wanted to make on the fire escape to improve safety. The biggest difference is on the upper levels with the stair location and the railing design. There will be improved access to the basement storage area and the stairway design will make the porch more usable. Tim Moskalik summarized the project. The existing door will be alarmed. The 2nd through 4th floors will have a door to access the balcony instead of the existing windows. 8 of the 18 rooms will have direct access to the balconies. The remaining rooms will have emergency access. Finkel asked about the calculated live load. Moskalik stated the engineer has that information. Myers asked about digging the basement. Moskalik stated the current crawl space is an open space under the front porch. They will be turning it into an enclosed crawl space and the elevation will not change. Straus asked about the materials being used. Moskalik stated they wanted to use Azek and engineered wood material. Neumann stated the smooth side of the engineered material should be used. Moskalik also stated that siding will be replaced in the process and they intended to use composite siding. Neumann recommended that wood should be used to match the existing siding so the exterior is uniform in appearance. Motion by Finkel, second by Myers to approve the application with the stipulations that the smooth side of the Azek is to be used on the railings and wood to match the existing, is to be used for the siding. Roll call vote: Ayes: Straus, Dufina, Finkel, Myers, Pettit. Nays: None. All in favor. Motion carries.

CD19-016-037

Corral Storage Building & Open Stalls – Musser

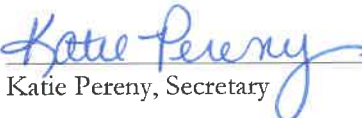
The applicant would like to build a lean-to for the horses to get out of the weather, and an attached tack room. The building is being constructed adjacent to an existing corral. The corral has an unapproved fence newly installed. The siding is to be Dutch lap siding to match the existing studio cottage. The roof is to be a forest green metal roof. Motion by Dufina, second by Finkel to approve the corral storage building and stalls, with a forest green metal roof, at the Hedgecliff property. Roll call vote: Ayes: Straus, Dufina, Finkel, Myers, Pettit. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

Dufina asked if drawings submitted on applications needed to be stamped and certified. Dombroski stated no, stamped drawings are only required for a building permit for large commercial jobs.

With no further business there was a Motion by Finkel, second by Myers, to adjourn the meeting. The meeting was adjourned at 5:14 p.m.


Michael Straus, Chairman


Katie Pereny, Secretary