

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, NOVEMBER 10, 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 3:02 p.m.

PRESENT: Michael Straus (Zoom), Ben Mosley (3:44 pm), Lee Finkel (Zoom), Trish Martin (Zoom), Anneke Myers (Zoom), Mary Dufina (Zoom), Jim Pettit

ABSENT: None

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

Motion by Dufina, second to the Motion by Finkel to approve the minutes, as written, of the regular meeting on October 13, 2020. All in favor. Motion carries.

Motion by Finkel, second to the Motion by Myers, to approve the Agenda, as amended, and place on file. Amendment included the "Wellington Ramp" under *New Business*. All in favor. Motion carries.

**Correspondence**

None

**Staff Report**

**HDC Meeting Summary**

Finkel summarized the HDC meeting that took place on November 10, 2020 at 1:00 p.m.

**Committee Reports**

**Fees Committee** – Erin Evashevski reviewed the proposed changes and stated all looked appropriate.

Motion by Martin, second by Finkel to send the following changes to the Finance Committee for review:

Revision fee of 1/3 the original permit fee, with one free revision allowed.

Penalty fee of \$250 for doing work without a permit, or doing work outside the parameter of the approved permit.

Architectural review fee of either 50% of the City's cost for all reviews, or option 2, 100% cost incurred by applicant if the review is required by Ordinance, or 0% incurred by applicant if the Commission requests a review, but it is not required by Ordinance. All in favor. Motion carries.

**OLD BUSINESS**

None

Myers "stepped away" from the table.

**New Business**

**R120-008-068**

**Myers – New Accessory Shed**

Myers stated he would like to construct a new accessory building in his back yard. The roof extends out on the sides for open storage. The building will have cedar shake siding and a silver metal roof. The look will be similar to the house. The lighting on the outside will be recessed cans in the porch ceiling and a small light in the gable. Motion by Finkel, second by Martin to approve the application. Roll call vote:

Ayes: Straus, Dufina, Finkel, Martin, Pettit. Nays: None. Abstain: Myers.

All in favor. Motion carries.

Myers "returned" to the table.

**R120-012-069 Cretcher – Enclose Porch**

Dombroski stated the project is to enclose a back porch. Rilenge stated he has HOA approval and will get the approval from the homeowner to apply on their behalf. Dufina asked if the existing windows are being replaced. Rilenge stated there will be two new windows and a new Anderson sliding door with solid panes and will match the existing door. Motion by Myers, second by Dufina to approve contingent on approval from the homeowner for Rilenge to apply on their behalf. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. Abstain Mosley.

**R120-014-070 Hancock – Enclose Porch**

Rilenge stated the homeowner would like to enclose an existing 12' x 7' semi-enclosed porch, to create a mud room. A new window will be added and the existing exterior door will be used for the newly created exterior entry. The elevation will be raised to match the interior of the home. HOA approval has been granted. 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.

**R420-018-071 Doud – Replace Deck on Rental House**

Dombroski stated the applicant would like to install a new Trex deck and vinyl railing over the existing crumbling cement porch and stairs. The new deck will be 10' x 6'. The applicant intends to fix the sidewalk as well. It was noted that the steps were not shown on the site plan. Straus stated he wanted to see the design of the new spindles. Doud stated he hasn't picked out a design but it will be close to the existing. Motion by Martin, second by Mosley to approve the application contingent on receipt of pictures of the material and style to be used, and a site plan showing the steps. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**C20-042-072(H) Doud's Market – Walk-In Cooler**

Doud stated that they would like to put a slab in the gap area between Alford's and Doud's, under the existing fire escape, for a new walk-in cooler. Doud stated this will allow for more storage upstairs instead of the basement. Doud stated there are fire suppression and legal issues that still need to be figured out. Per Erin Evashevski, the approval must be contingent on the easement agreements being done. Motion by Myers, second by Mosley to approve the application contingent on the receipt of the updated description of the easement agreements with the City of Mackinac Island and Alford's and any fees associated with the update would be charged to the applicant. Roll call vote: Aye: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R420-034-075 Wellington Handicap Ramp**

Dombroski stated that due to the fact that the applicant would be in need of a mobility device very soon, he felt it was important to get the application on the Agenda. Straus asked the Commission members if anyone objected to reviewing the application. None objected. Rilenge stated the ramp of the covid trailer, recently taken down, was going to be reinstalled at the Wellington residence. Rilenge is donating the materials. Straus asked about setbacks. Rilenge stated the house and ramp are way inside the lot. Motion by Mosley, second by Finkel to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries. Mosley stated it was very nice of Rilenge to do something like this for a community member.

**2021 Meeting Dates**

Pereny has a conflict with the January meeting. Myers asked Pereny to try and find someone to fill in. The Commission decided to change the September 14<sup>th</sup> meeting to 4:00 PM. Motion by Myers, second by Martin to adopt the 2021 meeting dates with the change of the September 14<sup>th</sup> meeting at 4:00 PM instead of 3:00 PM. All in favor. Motion carries.

**Zoning Ordinance Topics to Discuss**

Straus went through the list of topics one by one. Some topics were assigned to Commission members to further research and others were to be compiled by Pereny and submitted to Evashevski for further review. The list of topics is:

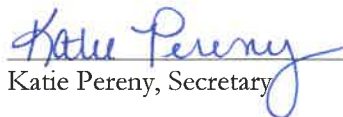
- Density Numbers in the Downtown
- Invasive Species
- Add Market District to section 4.01. Landscape Buffers
- Right of way of doors in the HD. Remove from zoning architectural review and put in regular zoning.
- Fractional Ownership and Rentals
- Add “continuous” to 30 day rental period.
- Unsightly rear of buildings in the commercial district.
- Regulation of antennas and roof top items.

**PUBLIC COMMENT**

Martin asked if we had received the contingency letter from Ira Green from his neighbor for the fence. Pereny stated the letter had not been received. Dombroski is to contact Green and report back to the Commission in December.

With no further business there was a Motion by Martin, second by Mosley to adjourn the meeting. The meeting was adjourned at 4:54 p.m.

  
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Michael Straus, Chairman

  
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Katie Pereny, Secretary