

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, SEPTEMBER 14, 2021 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 4:00 p.m.

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

ABSENT: Trish Martin

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

Motion by Mosley, second to the Motion by Finkel to approve the minutes, as amended, of the regular meeting on August 10, 2021. Amendment was to correct a sentence on page 3 to read "The fence will be 1' in to the property line and will not have a gate." All in favor. Motion carries.

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

**Correspondence**

None

**Staff Report**

**HDC Meeting Summary**

Finkel summarized the September 14<sup>th</sup> HDC meeting.

**Committee Reports**

None

**OLD BUSINESS**

**Trash – Chief Doug Topolski**

Chief Topolski attended the meeting via Zoom. Topolski stated he is reminding businesses about the garbage storage and removal process. He believes that the biggest problem is garbage being left out too late. Pettit stated that he sees the garbage out too long in the morning as well. Topolski asked Pettit if he noticed the problem at particular businesses. Pettit stated he would get him that information later. Pettit hopes that the process can be streamlined with the dray company and hopes to see more enforcement with how long the city bags are left on the street. Straus would like to remind the Clerk to send a letter out with the business licenses regarding the garbage process.

**R421-052-047**

**Stonecliffe Properties – Old Barn Renovation**

The existing use of this structure was confirmed to be multiple family with 6 apartments. It was discovered that the 7<sup>th</sup> apartment was created by sectioning off a unit on the 2<sup>nd</sup> floor. This 7<sup>th</sup> unit will be removed. Evashevski stated this will be a 6-unit multiple family structure with no employee housing. Each unit will have its own lease. Myers questioned the bedrooms from last month now labeled as office or tv room, and wants assurance that that is what the rooms will remain. The units will be available year-round. Motion by Finkel, second by Mosley to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R321-004-048**

**Stonecliffe Properties – Tulecki Renovation**

This structure is approved for four efficiency apartments with 4 occupants total. The applicant still intends to install the fence. Motion by Dufina, second by Pettit to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R321-012-049 Harbour View Inn – Bailey House Renovation**

When researching the history of this structure it was discovered that a special land use was approved in 1998. A limit of 6 occupants was in place. Dufina would like the applicant to resubmit the site check list which is missing some questions due to being printed on letter paper rather than legal. The lot coverage is being reduced from 45% to 41% by removing an existing shed. This is an existing non-conforming structure due to the lot coverage. The reduction will be an improvement in the non-conformity but still 1% over the allowed lot coverage. Motion by Finkel, second by Mosley to approve the application noting the lot coverage will decrease from 45% to 41%. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R321-007-008 Hoban Hill Revision**

This project was previously approved contingent on the septic system approval. Subsequent to that approval setback issues were discovered. These setback issues were corrected by narrowing the proposed buildings. The applicant is still waiting on septic system approval, which was submitted in April. Motion by Pettit, second by Dufina to approve the application contingent on septic system approval from LMAS. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries. Doud asked the Commission if they would consider a \$100,000.00 bond to start the project prior to receiving the septic system approval. Myers stated that the City Council needed to approve a bond. Evashevski stated that section 20.11 speaks to performance bonds. The applicant stated he would still prefer to hook to the City sewer but the ownership of the line is currently in question. Therefore, they are proceeding with the septic system so as not to delay the project. There was a Motion by Myers, second by Mosley to recommend to City Council the applicants request for a performance bond, to be negotiated at their discretion, if the developer continues to have trouble obtaining septic system approval from LMAS. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**C17-055/56-027(H) Mr. B's Revision**

Dombroski stated the applicant would like to add two stairwells with penthouses on the roof for mechanical access and a roof top deck for guests. The applicant has reduced the coverage of the penthouses based on Richard Neumann's review. The applicant requested to withdraw his application and reapply in October. Motion by Mosley, second by Myers to accept the request to withdraw the application. All in favor. Motion carries.

**New Business**

**R421-059-057 Grand Hotel – New Building at Woodville**

Evashevski stated that the zoning was incorrectly stated as R3 on the application. The property is actually in R4 which does not allow this type of use. An existing land use was not found but approval was granted for the other buildings in Woodville. Myers pointed out that this building was also approved twice in the past but the permits expired before the building could be started. Tamara Burns stated she had the original site plan from 1989 which includes the proposed building. She believed due to funding, the proposed building was not built. Evashevski stated she would like to review the old minutes to see how the project was approved. Motion by Finkel, second by Mosley to approve the application contingent on the legal opinion from the City Attorney stating the use is allowed. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**ROS21-001-058 Grand Hotel – New Nature Center**

The submitted site plan includes the addition of a pickle ball court, construction of a new building, relocate an existing building, and create a mini-golf course. Dufina pointed out that the application only refers to a new nature center with a greenhouse and bike storage. Myers requested that the pickle ball court and fence and the potential future cottages be removed from the site plan. The pickle ball court is on leased land and would require a separate application, and the noted cottages are inappropriate for the application.

Evashevski asked the applicant for more detail on what would be done in the nature center. Burns stated it will be used for kids programs regarding nature and related uses. Burns confirmed that the greenhouse will be operational and functional. There will be no restrooms in the building. The existing greenhouse will remain. Myers asked if any concrete was to be used in the mini golf course. The applicant stated they will be using a pervious tile and carpet on top. The bike path will also be pervious material. Myers asked if the scenic easement had been discussed with the State Park who it the owner. McGreevy stated he had the OK from Phil Porter, but realizes Porter is no longer with the State Park. Myers requested that a letter affirming the project in the scenic easement be submitted from the State Park. The area which includes furniture and bike racks is to be for public use. Myers stated that the mulch path leading to the road is not noted on the site plan and it needs to be. Straus recommended a warning sign for bike riders for the scenic easement area. Myers stated that a storm water management plan is required by the Ordinance. McGreevy will work with the Grand Hotel to create this plan. Dufina asked about lighting to be used. Paige, from Grand Hotel, stated they intend to use low level lighting on the mini golf course. Dufina stated the proposed lighting needs to be shown on the site plan. Myers asked Dombroski to double check the impervious coverage percentage. Dombroski will work with Burns to confirm that percentage. Evashevski requested a summary of use of each building to ensure it is being used in a manor allowed in the ROS zone: Neumann stated that all the proposed buildings meet the architectural review standards. Motion by Myers, second by Pettit to table the application for a revised site plan with all items discussed in this meeting. All in favor. Motion carries.

**R321-003-059 Grand Hotel – Turtle Lodge Change of Use**

Dombroski stated the current use of this house is a single-family house. The front small unit is used for storage. The applicant would like to add an additional dwelling unit to be used for visiting managers. The Commission requested that “employee housing” be removed from the drawings. Motion by Dufina, second by Mosley to approve the 2-family dwelling, contingent on the removal of the “employee housing” designation on the plans. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**HB21-001-061 Stonecliffe Properties – Mansion Window & Door Replacement**

Mark Pulte summarized the work proposed which includes replacing the windows and some of the doors. Pulte intends to replace the windows with the same style Kolbe windows. The side door is to be a solid leaded glass door and the other side door they would like to add leaded glass to the top of the existing door. Four panel doors with leaded glass are proposed on the back by the bar. The applicant would like to enclose the porch area by the kitchen and add one window by the prep area, to match the existing windows. The plastic on the back porch is proposed to be changed to roll down screens. In addition, two 6’ high gates are proposed by the utility area. Motion by Dufina, second by Myers to approve the application with the updated sheet A1.5 received September 10, 2021. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**HB21-001-062 Stonecliffe Properties – Event Center**

Mark Pulte stated they would like to replace the existing event tent with a permanent structure. The structure is to be an air conditioned 55’ x 60’ structure with a green metal roof and an attached brick and stone patio. The A/C units are to be screened with hedges. Neumann gave a favorable review and stated the standing seam metal roof has been used historically and sets it apart from the mansion. Straus asked about storm water runoff. Dombroski stated it should be the same as the tent and does not anticipate a problem. Motion by Myers, second by Mosley to approve the application with either a grey (as shown on the original plans submitted) or green (as presented in the new plans from Pulte) metal roof. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.


**HB21-000-063 Stonecliffe Properties – Summer House Suites Repairs & Pool House Renovation to 2 Bathrooms**

Mark Pulte summarized the project as replacing the front door with a door of the same style, but wider, and replacing the siding to all white vinyl siding. The pool concession building will be renovated to replace the kitchen area with two bathrooms. Finkel asking if additional REU's are required. Ben Horn stated no, but Allen Burt, DPW Director, stated that was still under review. Motion by Myers, second by Mosley to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**PUBLIC COMMENT**

None

  
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Michael Straus, Chairman

  
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Katie Pereny, Secretary