

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD
TUESDAY, MAY 10, 2022 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 1:03 p.m.

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

ABSENT: None

STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski (via Zoom), Architect, Richard Neumann (via Zoom)

Motion by Finkel, second to the Motion by Mosley to approve the minutes, as written, of the regular meeting on April 12, 2022. All in favor. Motion carries.

Motion by Mosley, second to the Motion by Martin, to approve the Agenda, as amended, and place on file. Amendment was to add "Letter re: Round Island Passage Light" under *Correspondence*. "May Dock" to *Staff Report*, and "Grand Hotel – Building Demolition" to *Old Business*. All in favor. Motion carries.

Correspondence

Letter from Evashevski re: Round Island Passage Light

Straus read the letter aloud. Evashevski stated that Mr. Glosemeyer called her and told her he would submit information soon. Myers asked about Round Island Lighthouse. Myers believes the Planning Commission should be enforcing permits for that lighthouse as well, as it is in the City of Mackinac Island jurisdiction. Motion by Martin, second by Mosley to place the letter on file. All in favor. Motion carries. Motion by Myers, second by Pettit to have Evashevski write an informational letter to Round Island Lighthouse Preservation Society regarding obtaining permits for any work done on the lighthouse. All in favor. Motion carries.

Staff Report

HDC Meeting Summary

Finkel summarized the May 10th HDC meeting. Pettit asked about establishing additional historic districts. Myers stated that the current approval from City Council is to do the study to review possible future districts.

REU Update – Allen Burt

Burt was not able to attend the meeting so submitted a written update. Straus read the update aloud which included the following available REU's: 32.663 total remain in the pool, no Commercial REU's are available, 0.54 small commercial available, 6.020 residential remain available, and 148 remain in the larger residential reserve. Burt wrote that the Inn at Stonecliffe is requesting 10.5 commercial REU's out-of-formula, to service the new boardinghouse on Greenshed Lane. The request is being addressed at the May 12, 2022 DPW Board Meeting.

May Dock - Evashevski

The contingency for Army Corp approval was received and it contained conditions that Evashevski thought the Planning Commission should see and incorporate into an approval amendment for the dock previously approved with contingencies. Straus read the conditions aloud. Motion by Myers, second by Mosley to amend the approval to include the approval letter from Army Corp of Engineers which states all of the conditions that must be met. All in favor. Motion carries. Evashevski stated that the Planning Commission requested approval from EGLE. Motion by Myers, second by Martin to accept the emails from Rachel Antieau as permission to proceed and place the original letter on file in the future, once it is received. All in favor. Motion carries.

Myers asked if the Use Agreement from Jeffrey Steiner had been received. Pereny stated it had been received via email and that Mr. Steiner will be delivering the original for the Mayor's signature. Myers stated she believed the Use Agreement needed to go to City Council. Evashevski is to get the signed original to City Council at the next regularly scheduled meeting.

Committee Reports

None

Old Business

HB22-017-020

Grand Hotel – Accessory Building Amendment to a New Building

Straus summarized the situation as the approved application for the relocation is being amended to request to build a new structure, and a new application was submitted for demolition of the existing accessory building. Tamara Burns stated they intend to return the Greenshed parcel to an undeveloped parcel. The lots by the Woods are to be combined and a new accessory building will be built. Burns stated this is in process now and a new parcel description is being developed. The new accessory building will be almost identical to the existing one. The door will be moved to the side. The old fuel tanks will not be moved. The applicant has purchased new fuel tanks. Pettit pointed out that the fence as designed, is going to get hit by the drays. He recommended installing a bumper or something to protect the fence. Pettit and Mosley further suggested that they change the gate opening from 10' to 16-18'. Dombroski stated that Zoning requires 16' roads for fire equipment access, so recommended that the gates be 16'. Myers stated that per section 18.06, siding should be clad in wood. If the Planning Commission wants to approve the metal, the exception should be stated in the motion. The height of the building is over the maximum 14' for accessory buildings. Dombroski stated that is for residential accessory buildings only. Commercial buildings can be taller than 14'. When Dufina questioned the building being called an accessory building, Evashevski stated that that had been discussed. The building is intended to be a storage building for maintenance and recommends that it be referred to as an accessory building to the principal building, Woods Restaurant, or accessory use to the golf course. Evashevski stated that the HB zoning does not call out a maximum height for accessory buildings. Dombroski stated he is fine with the proposed 17'. Burns is to apply for the FAA approval, as required. Pettit suggested the applicant speak to Allan Burt regarding required REU's. When discussing the metal siding, it was determined that there are a lot of trees in the area which will camouflage the building, and the color of the siding and the roof is green which will blend in with the area. Burns stated they intend to do landscaping as well. During the siding discussion Jurcak stated that he wanted the Commission to remember the only reason they are here today is because someone wanted to build a boardinghouse on the 18th hole of the Woods Golf course. So Grand Hotel agreed to sell the Greenshed lot to Stonecliffe to build the boardinghouse if the Grand is able to move the golf course maintenance building to another space. That is why they are here and are happy to do what we need to do. I don't believe we will get it built if we do all the things and look back at all the different restrictions to it. When asked about the color of the fence, Burns stated she wasn't sure, but thought maybe green. The Commission stated that they could leave the fence natural. The other wood fences in the area are unpainted. Dufina stated she found a section in the ordinance that called out a 40' maximum height of any structure in a HB zone. The lot combination is one of the contingencies for the new building. Evashevski is confident the combination will happen but is slightly concerned with the small 4' parcel identified as Keobke that needs to be modified via a land division to be part of the lot combination. For this reason, Evashevski recommends keeping the lot combination as a contingency. Motion by Myers, second by Finkel to approve the new accessory building, contingent on FAA approval, the lots being combined, 16' gates, obtaining the necessary REU's, and allowance of metal siding and roof, and leaving the fence unpainted and natural. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. Mosley abstained. All in favor. Motion carries.

HB22-017-020 Grand Hotel – Accessory Building Demolition

The applicant is demolishing the existing accessory shed. Dombroski stated the concern is to make sure all utilities are safely cut off from the building before demolition begins. There is also a concern about existing asbestos and lead. Jurcak stated the building is not that old so there should be no concerns of that nature. Jurcak stated the fuel tanks are in cement storage. There is no septic on the property. Jurcak stated they would like to complete the demo as quickly as possible. The Grand Hotel owns the neighboring property too. All contractors are lined up and ready to begin. Myers confirmed with Jurcak that they have dumpsters. Dufina asked if the neighbors should be notified and all agreed that they should be. Motion by Myers, second by Finkel to approve the demolition of the accessory building at 8204 Greenshed Lane, contingent on the utilities being safely disconnected, the grounds left with no standing water, all hazardous material identified and removed, and the neighbors notified including Green Shed residents, Sunset Forest Association, KMG for Forest Way Townhomes, the Chambers family and Mackinac Island Carriage Tours. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

Razing Guidelines

At the request of the Planning Commission, Evashevski submitted some possible standards to add to the Ordinance regarding demolition of structures outside of an historic district for the Planning Commission review. Straus stated that stopping demolition is not the intent of the Planning Commission and they cannot. Evashevski added Section 20.06, subset K, items 1-6 to the Ordinance. Evashevski stated that notification to neighbors should be added to those 6 items. The Site Plan review does not have enough regarding demolition. Section 4.01 states that the Planning Commission should be involved with demolition, but there are no guidelines. Neumann stated that Section 18 has 3 references that could include demolition. Evashevski stated that Article 20, Site Review, also refers to demolition. The Commission agreed that Zoning is lacking criteria for demolition. Myers noted that archeological language should be added and possibly language from the Army Corp of Engineers letter from the May application could be followed. Myers asked if there should be control over the time between demolition and rebuilding, citing Mr. B's as an example. Evashevski stated she would look in to expanding redevelopment plans. Motion by Myers, second by Finkel to have Evashevski make the discussed changes and send to City Council/Ordinance Committee for review. All in favor. Motion carries.

Roof Top Equipment

Evashevski recommended amending Article IV, Blight, Section 26-102 to include statement 3 regarding abandoned equipment on rooftops that do not have architectural significance. Motion by Martin, second by Mosley to recommend to send the proposed amendment to City Council. All in favor. Motion carries.

Roof Top Patio Guidelines

Straus stated that Neumann has seen a lot of proposed 2nd floor roof top patios. These are not typical in a Victorian style building. Neumann was concerned that we do not have any architectural guidelines for these patios. The City does not allow patios on a 3rd story. Myers asked if the guidelines are for commercial buildings. Neumann thinks it should be for both residential and commercial. Dombroski agreed. When Dufina asked, Myers stated that the City does not allow patios on 3rd story roof tops, but City Council has not addressed 1st and 2nd story roof top patios yet. The Planning Commission needs to address possible guidelines that would only be applicable in non-historic districts. Dufina asked if allowing this would affect the historic landmark status? Neumann stated that no specific standards are associated with designation of a historic landmark status. Landmark status is dependent on maintaining the character of the resources that gave rise to the designation to begin with. Erosion of architectural character on the resources jeopardizes the status. Dufina asked if the Planning Commission should consider roof top use historically. It was decided to table the agenda item until next month for further consideration.

New Business

HB22-015-024

Stonecliffe Properties – New Boardinghouse

Neumann has received the plans but had not done an architectural review. Kevin Doyle stated a new boardinghouse is proposed on the green shed lot. Doyle stated that they originally planned to build a 32 unit building and duplexes in Manor V. Due to a lot of push back it was agreed that the Grand Hotel would sell the Greenshed lot for them to building the boardinghouse on in return for putting a restriction on the Manor V deed that neither they, or anyone else could build a high-density boardinghouse or a multi-tenant strip mall type building. Doyle felt this comprise met everyone’s objective. The agreement is contingent on their sale closing and the ability to get the REU’s needed. The proposed building is about 2/3 the size of the proposed building in Manor V. Doyle presented drawings and rendering that is a 21 unit building that includes 18 studio units and three 2-bedroom units with cooking facilities. All units are to be air conditioned. The building would be green with burgundy shutters. Doyle worked with Neil Hill to get the FAA approval. Straus asked if the current housing unit is being removed. That housing unit is on different property and will remain. Dufina asked if the side setbacks are 10’. Doyle confirmed that they are 10’. The building is to be vinyl siding. Mosley asked about emergency vehicle access. Mosley is concerned that vehicles have no place to turn around and will have to back all the way out. Doyle stated they can adjust the bike parking to make more room for turning around. Myers stated the size of the building requires architectural review. (Straus had to leave to catch the boat) Dufina stated the required written description of proposed development operations were not submitted. Doyle stated he will submit the written operations but summarized it as having an associate responsible for the building and overseeing the upkeep and maintenance. Someone on that team will be responsible for landscaping. A seasoned employee will live there as the first point of contact. Evashevski asked Doyle if he had asked Burt about classifying the building as an apartment rather than boardinghouse, in terms of REU’s. Doyle stated that he had, but that would require closing off a studio that would reduce the privacy to the residents and they opted not to do that. That change would have cut the required REU’s by almost half. Mosley stated he would like the fire chief to review the application. Motion by Myers, second by Martin to approve the application contingent on a favorable architectural review, the close of the sale between The Grand Hotel and Stonecliffe Properties, obtaining the necessary REU’s, FAA approval, written description of the development as required in Section 20.04, 9, move the bike parking, and review by the fire department. Roll call vote: Ayes: Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

Dufina wanted to point out how it struck her today that how well this all worked out and how beneficial it is to the island and the neighbors in Sunset Forest should be pleased how this worked out. Pettit shared his frustration with the DPW problem. Myers stated that the Mayor and the DPW Director have had meetings in Lansing to try and obtain the necessary funding.

PUBLIC COMMENT

With no further business there was a Motion by Martin, second by Mosley to adjourn. Meeting was adjourned at 6:31 PM.



 Michael Straus, Chairman



 Katie Pereny, Secretary