

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD
TUESDAY, DECEMBER 13, 2022 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 3:00 p.m.

PRESENT: Michael Straus, Lee Finkel, Anneke Myers, Jim Pettit, Ben Mosley, Mary Dufina, Trish Martin
ABSENT: None
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski (via Zoom)

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

Motion by Mosley, second to the Motion by Finkel, to approve the Agenda, as amended, and place on file. The amendments were to add "Letter from Allen Burt re: REU's" and "Letter from Shannon Schueller re: Steiner" to *Correspondence*. All in favor. Motion carries.

Correspondence

Letter from Shannon Schueller re: Steiner

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

Letter from Allen Burt re: REU's

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

Staff Report

HDC Meeting Summary

Finkel summarized the December 13, 2022 meeting. Myers asked Dombroski if the blight ordinance will be enforced with the old A/C units being removed. Dombroski stated yes and it will be with AT&T as well.

REU Update – Allen Burt

Burt stated the 2023 update is no commercial REU's available, 2 small commercial and no residential. There are 32 REU's in the main pool and 137 in the residential reserve. There will be a DPW board meeting on December 21st at 10:00am to discuss how REU's will be handled.

Committee Reports

None

Old Business

Lighthouse Enbridge Camera – Evashevski

Peter Holran, Mike Davanzo and Kate Houchard, all from Enbridge, were present on Zoom. Davanzo described the process of the camera as the Seaview with no search light. Straus asked what prevents the camera operator from zooming in to hotel rooms. Davanzo stated that all operators are trained not to do that and are held accountable for their actions. All footage is automatically recorded. Davanzo described some of the things they have used the camera for including searching for missing kayakers. Mosley asked which cameras in the area have search lights. Davanzo stated the land-based cameras, but the search lights have never been used. Pettit asked what the plan for the cameras are if the tunnel is built. Davanzo stated they would all be removed and the control room would be offered to the operators of the tunnel.

CD22-003-072(H) Steiner Fence

Straus stated the Steiner issue was tabled at HDC because he still does not have the survey map from Neil Hill. The Planning Commission has 100 days to act on an application, and this will be up in January. Steiner agreed to an extension, as he has done with the HDC. Evashevski suggested extending 60 days beyond the 100 days. Motion by Finkel, second by Mosley to extend the review period for approval or denial, 60 days beyond the 100 days, with a signed agreement. All in favor. Motion carries.

ROS22-001-061 Grand Hotel Partial Conditional Rezoning

Burns handed out modified stated conditions to the members. Straus read the new stated conditions aloud. Hopkins stated they updated the conditions to exclude the items that do not pertain to their project. Finkel asked about the 7 year time frame and Hopkins stated that was an attempt to show their intent of their project. Burns went through the factors for review, as stated in their plan. Burns stated the cottages make the Grand Hotel more relevant. Musser stated he believes the small addition of the 6 cottages improves the view from the water, it helps the Grand be more vibrant and robust which helps the island, and helps the tax base. Straus referred to Article 23.05c and read it aloud. Dufina stated her concern is rezoning a lot that does not require REU's to something that does require REU's. Dufina thinks it is irresponsible of the City to approve the rezoning when the facilities need a lot of upgrades and the funds are not in place to upgrade. In addition, more rooms could be added after 7 years. Mosley asked Pettit his thoughts on the REU availability. Pettit stated he is controversial right now, but his personal opinion is that he worries about taking away open space and that the community really wants to maintain the open space. Myers believes the project is not consistent with plenty of goals and policies including Planning and Community Development, page 75, policy 6, History and Culture policies 1 and 2, the project goes against Natural Environment, Public Lands, and Recreation, Goal section, and at least 6 policies, Infrastructure and Public Services, and at least 4 of the 6 Master Plan policies and goals including housing. Myers does not think the project is appropriate use of the ROS parcel and agrees with Pettit that the community wants to keep the open space.

Straus stated we can send to City Council with a recommendation to approve, deny or without a recommendation. Motion by Pettit, second by Mosley to send the request to City Council with no recommendation. Roll call vote: Ayes: Straus, Finkel, Mosley, Pettit. Nays: Dufina, Martin, Myers. Majority in favor. Motion carries.

New Business

Discussion on Temporary Weather Curtains in Off-Season

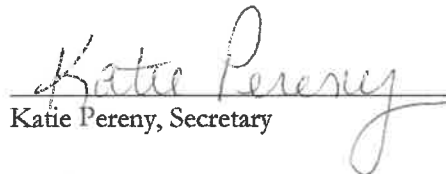
Kingston Kitchen inquired about temporary weather curtains for his porch in the off season. It was noted that several other businesses and homes have weather curtains. Straus stated he wasn't sure this is something the Planning Commission wanted to comment on. Dombroski stated our ordinance defines enclosed structures, and enclosing a porch with anything is considered a change that would require Planning Commission review. The safety of heaters in enclosed areas was questioned. Motion by Finkel, second by Myers to get a comment from the fire Marshall and Chief on the heaters in winter enclosed areas. All in favor. Motion carries. Evashevski, Straus and Dombroski are to review the language for the January meeting. Dufina asked about the Jockey Club curtains and Hopkins stated that were connected to the fire alarm system, and open if the alarm goes off.

PUBLIC COMMENT

With no further business there was a Motion by Martin, second by Mosley to adjourn the meeting. All in favor. Motion carries. The meeting was adjourned at 4:12 PM.



Michael Straus, Chairman



Katie Pereny, Secretary