

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, AUGUST 13, 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, Ben Mosley, Mary Dufina, Lee Finkel, Jim Pettit, Anneke Myers, Trish Martin  
ABSENT: Ben Mosley  
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Tom Evashevski

Motion by Finkel, second to the Motion by Dufina to approve the minutes, as written, of the regular meeting on July 9, 2019. All in favor. Motion carries.

Motion by Finkel, second to the Motion by Dufina, to approve the Agenda, as amended, and place on file. Amendments include "Forest Way Townhomes Site Plan" and "Starline Ferry Tent", both under *Old Business*. All in favor. Motion carries.

**Correspondence**

None

**Staff Report**

None

**Committee Reports**

None

**OLD BUSINESS**

**HB18-015-057**

**Forest Way Townhomes Site Plan**

An updated site plan, option 7, was presented for approval. Dombroski stated the site plan has changed from a crescent configuration, to an "L" configuration to accommodate the 3<sup>rd</sup> bedroom option on each building. The shed layout has changed as well, and all 24 sheds will be done. Pettit asked if the Phase I and Phase II markings on the plan are correct. Dombroski stated that has not yet been decided. Myers stated she thought this was going to be discussed with Oakwood Construction. Mark Erickson, with Cinnaire, was in attendance and he stated he would discuss this with Oakwood. Straus asked about trash. Myers believed there will be no common area for trash; people would just put their own garbage out on garbage day. Pettit suggested having the 5' setback of the storage units, marked on the Site Plan. Martin asked if the gravel road is large enough for drays. Erickson stated that it is. There was discussion on the traffic in the development. It was stated that Green Shed Lane is an easement and nobody could block it off. The gravel path will be from one end of the complex to the other and traffic can move through from either end. Finkel asked if there are any provisions for restoration of the road and maintenance thereafter. Dombroski stated the City is in discussion with Sunset Forest Association regarding the roads. Straus questioned approving a plan without all the numbers on it. Dombroski stated that the final drawings really won't be different. The utilities will be on it. Myers stated we can just request the final drawing when it becomes available. Motion by Finkel, second by Dufina to approve the Option 7 Site Plan. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

**C18-012-047(H)**

**Starline Dock Tent-Mackinac Island Ferry Company**

Dufina asked if the anchoring of the tent had been determined or presented to Dombroski. Dombroski stated he has not received anything and is thinking that Star Line may be rethinking it due to the damage to a tent on the Mackinaw City dock. Dufina asked if the tent was erected. Dombroski stated it is not. Myers stated she noticed sand bags securing a tent on the coal dock and they seemed to work quite well. Dombroski stated he would not want something like Starline did last year with the buckets of sand. Starline must present their own plan to Dombroski.

**New Business**

**R119-011-030**

**Daniel & Amy Goehler Shed**

Dombroski stated the applicant would like to build a utility shed on their property. Plans meet the setback requirements for an accessory building. Dufina asked what is behind, to the south. Goehler stated it is an empty lot. Straus asked Goehler what he intended to store in the shed. Goehler stated snowmobiles and bikes. Motion

by Dufina, second by Martin to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

**CD19-021-027(H)**

**Jeffrey & Melissa Gembis Addition**

Dombroski stated the applicant intends to remove a portion of the house and add an addition, and rebuild an existing chimney. Dombroski stated there are no issues with setback. Melissa Gembis stated they are making more space for her mom, making a place to eat on the first floor, and using the extra space on the level above it. Richard Clements is the architect and Rick Neumann liked the improvement. Motion by Dufina, second by Martin to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

**PUBLIC COMMENT**

**None**

With no further business there was a Motion by Finkel, second by Martin, to adjourn the meeting. The meeting was adjourned at 4:18 p.m.

  
\_\_\_\_\_  
Michael Straus, Chairman

  
\_\_\_\_\_  
Katie Pereny, Secretary