

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, OCTOBER 8, 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 4:03 p.m.

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

Motion by Finkel, second to the Motion by Pettit to approve the minutes, as written, of the regular meeting on September 10, 2019. 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 included "Harbour View Inn Materials for Fire Escape" in *Old Business*. All in favor. Motion carries.

Correspondence

City of St. Ignace – Adoption of Master Plan

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

Mackinac County – Master Plan Amendment

Straus read the letter aloud. The Commission requested a digital copy of the draft. Motion by Mosley, second by Myers to place the letter on file. All in favor. Motion carries.

Staff Report

None

Committee Reports

None

OLD BUSINESS

HB19-026-036

Harbour View Inn Fire Escape

Straus read the letter from Michelle Dean, Harbour View, aloud. The letter outlines proposed materials to be used. Dombroski asked the applicant to submit these materials to the Commission to confirm the approval of their use. Straus asked if samples were available for view. It was decided the applicant would go back to their office and get the samples and the agenda item would be moved to the end of the Agenda. Michelle Dean presented a sample of the decking which is Trex Rain Escape. The applicant would like to install vinyl windows and a vinyl bead board ceiling on the porches. Straus stated he was uneasy approving so many unnatural materials. After further discussion it was determined that wood windows would be installed on the first floor and vinyl would be allowed on the 2nd and 3rd floors. The porch ceilings should be wood and the deck and railing are ok as approved in the September meeting. Motion by Myers, second by Mosley to approve vinyl windows on the 2nd and 3rd floors only. Roll call vote: Ayes: Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: Straus. Majority in favor. Motion carries. The ceiling is to be wood unless a vinyl sample is presented and approved.

New Business

R119-004-044

Brandonisio – Front Porch Variance

Dombroski stated the application is for a variance for the front porch that encroaches over State Park land. The home addition itself was approved in the September meeting. Motion by Finkel, second by Mosley to send the application to the ZBA with support of approval based on the four criteria stated in Section 22.06 of the City of Mackinac Island Zoning Ordinance. All in favor. Motion carries. [ZBA hearing is set for November 20, 2019 at 2:30 pm]

R319-008-045

Mackinac Island Carriage Tours-Carriage Storage Building

Dombroski stated the applicant would like to build a new structure to store carriages in the off season. All set backs are met based on the submitted drawings. Dufina noted that the colors and lighting plan are not specified on the drawings. Pettit stepped down from the table. Pettit stated he was not sure of the color plan but possibly white to match the neighboring building. Motion by Mosley, second by Finkel to approve the application contingent on the

approval of the colors and lighting plan. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers. Nays: None. Pettit: Abstain. All in favor. Motion carries.

R319-002-046

Grand Hotel-Alteration to Employee Housing (LaRouge)

Dombroski stated the applicant would like to remove the original portion of the home and rebuild. The change will improve the setbacks, as the house is currently sitting right on the property line. Dombroski stated the change could possibly require a variance. The house is currently non-conforming. When a house is torn down and rebuilt the structure would have to conform. Dombroski stated the change will improve the non-conformity and believes the Planning Commission could approve. Section 5 was reviewed in determining the necessity for a variance. Dombroski read the sections aloud. Attorney, Erin Evashovski believes the Planning Commission does have the authority to approve without a variance. Myers asked about the proposed colors. Andrew McGreevy thought the trim would be a light color such as white or cream. The siding color and material is undetermined. Myers stated any siding must be smooth. Motion by Mosley, second by Myers to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

MD19-025-047(H)

Benser/Porter-Alteration and Change of Use, LCC Building

Dombroski stated the applicant would like to convert the retail shop to an employee/manager apartment. Two changes were needed on the application; zoning to MD and marking REU question as "determined by DPW". Straus asked if the Change of Use fits in the Master Plan. Myers believes the change is consistent with the Master Plan as housing is an issue and increased housing in the downtown is desired. Motion by Myers, second by Dufina to approve the application for Change of Use, and REU's must be available before any construction begins. Roll call vote: Aye: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

MD19-026-04(H)

Benser/Porter-Alteration and Change of Use, Gull Building

Dombroski stated this is a similar application to the LCC building. Dombroski let the Commission know that this was tabled in the HDC due to the look of the front windows. The windows are being re-evaluated and being resubmitted to the HDC. The Zoning and REU question are to be corrected on this application as well. After further discussion on the elevations there was a Motion by Martin, second by Dufina to table the application until the HDC determines the exterior changes. All in favor. Motion carries.

R419-003-049

Larry Rickley-Window Alteration & Addition


Dombroski stated the applicant would like to change a window and add a French door. The proposed windows are a dressier look with transoms over the top. 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.

PUBLIC COMMENT

Pettit wanted to inform everyone that the sewer plant has been working hard all summer due to the high water level. The plant is near capacity. Pettit is unsure of any plan by the DPW but feels that the issue needs to be addressed. It was decided to set up a meeting in the next few months, with the Planning Commission, DPW and the City Council, if the Mayor would like, to discuss the REU's. Motion by Myers to schedule a meeting in the next few months, with the Planning Commission, DPW and the City Council, if the Mayor would like, to discuss the REU's. All in favor. Motion carries.

Myers asked what do we need to do, as a Planning Commission about the projects being approved on the water, like the Mighty Mac, and the flooding that is happening? Dombroski had no answer.

With no further business there was a Motion by Finkel, second by Myers, to adjourn the meeting. The meeting was adjourned at 5:18 p.m.


Michael Straus, Chairman


Katie Pereny, Secretary