

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, APRIL 11, 2023 AT 1:05 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 1:11 p.m.

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

ABSENT: None

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

Motion by Dufina, second to the Motion by Martin to approve the minutes, as amended, of the public hearing on March 14, 2023. The amendment was to add "and will most likely use the existing downtown housing for tourist rentals." All in favor. Motion carries.

Motion by Finkel, second to the Motion by Mosley to approve the minutes, as written, of the public hearing on March 14, 2023. All in favor. Motion carries.

Motion by Dufina, second to the Motion by Finkel to table the minutes for clarification and review by the City Attorney of file number R322-007-095, of the regular meeting on March 14, 2023. 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**

**Letter from City Clerk re: New Meetings Management Program**

Straus read the letter aloud. Pereny requested that in her absence that the discussion be tabled. Straus questioned the ability to read plans. Myers stated she understood that they will be able to access the file at home, but at the meetings there will be a laptop left in the Council Chambers for all Commission's to use. The City Council currently uses this type of system, but if members wanted a paper packet, they could request that. Martin agreed that plans may be hard to read on the computer. Straus wanted the ability to take notes. Motion by Myers, second by Mosley to table. All in favor. Motion carries.

**Staff Report**

**Municode Meetings Login Information – Pereny**

Motion by Martin, second by Dufina to table until next month. All in favor. Motion carries.

**HDC Meeting Summary**

Finkel summarized the April 11<sup>th</sup> meeting.

**REU Update – Allen Burt**

Burt stated there have been no changes to the REU's since last month. Biddle Point is mostly running on new controls. The project will be completed in the fall. The next couple of weeks will be dedicated to site cleanup.

**Review List of Zoning Topics to be Updated**

The list was reviewed item by item.

\*Setbacks and Density – A committee has been formed but has not yet met. Dufina has requested input from the Commission members.

\*Invasive Species – Martin stated that other environmental issues also need to be addressed. Martin stated she is attending an alternative energy webinar this week and she would like to add this topic to the list.

\*Ways to Provide Fractional Ownership Information to Owners – This was regarding places like Violet Condos, and places with short term rentals and two-week ownerships being offered. Straus would like to have Evashevski comment on this.

\*Possibly add "continuous" to the 30-day rental period in ordinance – Evashevski is to address this.

\*Antennas – Do we want to add ordinances to regulate? This will be discussed in the Master Plan discussions.

\*Roof Top Items of a Certain Size – This would also include screening roof top items.

\*Penalty for Seasonal Tents and Enclosures In the Fee Schedule. Straus stated this should probably go to the Ordinance Committee. Straus feels this would be wise to have.

\*Corner Lot Zoning Update – This was brought up when the Dobrowolski house was being built. There was concern from a neighbor about the road intersection and the setbacks. Dombroski stated that a front yard would need to be decided otherwise the setbacks would be greatly affected if the lot was considered to have two front yards. This will be addressed in the Master Plan discussions and Dombroski and Evashevski are to discuss.

\*Special Land Use Conditions – Straus doesn't think the Ordinance needs to be updated. Martin believes setbacks and density may need to be updated. This will be addressed with the Master Plan process. Pettit asked that structures being used as employee housing ensure that they actually have a Special Land Use.

\*Sliding Doors on Commercial Structures – Section 18 allows the Commission to approve sliding doors on commercial structures. This will be an Ordinance and Master Plan topic.

\*Impervious Surfaces like Flagstone and Pavers Adding to Calculations – The ordinance language was changed to treat all pavers as pervious. Pavers that were placed on natural sand contributed to the impervious calculation. This section of the ordinance needs to be reworked to read as it previously read. This should be sent to the Ordinance Committee.

\*Weather Curtains – Straus stated this referred to seasonal enclosures. Everyone agreed this topic can be removed.

\*Lot Combination Process – Dombroski stated that lot splits have been reviewed for years. Under Michigan law, land divisions that are an un-platted parcel, and are reviewed by Stakoe. If the parcel involves a platted lot, then that division needs to be approved by City Council. We have never had a formal review of lot combinations. Equalization is having issues with assigning parcel ID's and would like combinations treated the same as splits. Dombroski stated that the City should have an approval process for both. This should be sent to the Ordinance Committee to create language. Myers stated that Stakoe would also like the un-platted lots go through the same approval process.

\*Remove Gender Reference from Sections 22.09 & 22.10 – This will go to Ordinance Committee.

Dufina asked about landscape buffers with a commercial-like operation and a residential structure, would this require a buffer. Evashevski stated this was addressed in the Ordinance. For R3, 7.03,B,1 and R4 7A.03,B,1. This will be added back to the list for further discussion.

### **Committee Reports**

**None**

### **Old Business**

#### **R423-051-005 Harbour View Boarding House**

Straus stated the hearing for special land use is next month. The applicant submitted the packet for approval but was told that approval could not be granted before the special land use was approved. Barnwell stated the plans include changes discussed last month and asked if the Commission had any further input. Motion by Myers, second by Finkel to place on file. All in favor. Motion carries.

#### **R123-025-011 Murray, Steve – New Dock**

Dombroski stated he asked the applicant for a new site plan. Murray submitted the drawing in the packet but it is missing dimensions. Dombroski also stated the strip on the edge of the water was added to the deed. Straus noted that the riparian rights shown on the site plan do not seem accurate. The area should be triangular, not rectangular, as shown. Dombroski stated another issue is the material of the dock. The original sketch shows a wooden dock and the new dock is calling for steel. Dombroski does not think the Department of the Army permit allows this change. Straus asked about the time frame for approval, to make sure a decision was made in a timely manner. Evashevski stated the ordinance allows 60 days for approval so a decision would need to be made before May 9, 2023. Motion by Myers, second by Pettit to deny based on lack of information. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries. The following information is needed:

- Detailed site plan with dimensions of property lines, where dock falls in the property and accurate riparian lines.
- January 3, 2023 letter referencing the original conditions of the permit being in full effect and the original permit calls for wood, not steel. Please clarify if the new design fits the original Department of the Army approval.

**New Business**

**MD23-021-018(H) Grand Hotel – Carousel Mall Alterations**

Tamara Burns stated the applicant would like to convert the existing building to a new arcade. The intention is to keep the exterior the same as it has been. The two gates in the front will be changed to doors and an egress in the back will be added. The fences at the dormers now, will be removed and the a/c units will be moved to the back of the building. The concrete walkway in the back will be removed to keep it at the current lot coverage percentage. They are still over the allowed, but it will be an improvement. Pettit asked about the proposed bar. Jurcak stated that the exact type of bar to be added to the arcade is unknown at this time. Martin pointed out that restaurants traditionally have not been allowed on Market Street, but the ordinance does allow it. Pettit expressed his concern with bike parking adding to the congestion. Burns stated they did consider adding bike parking in the back. Myers stated that if it does become an issue, the City may block off an area where bikes could not be parked. Straus stated that currently the building is non-conforming. The alternative plans just submitted at the table do not make it more non-conforming so he would prefer the alternate plans. Burns read aloud Section 5.03, that allows the Planning Commission to approve the non-conformity. Based on this section, the original plans, which slightly increase the non-conformity, would not be allowed, but the alternate plan would be. Straus asked if a landscape buffer will now be required. Evashevski asked if the building next door is residential. The building next door is employee housing, which is considered commercial. Therefore, a buffer will not be required. Pettit expressed his concern with traffic and trash if a bar is added. Myers asked Burns to point out the changes in the alternate plan submitted at the meeting. Dufina asked if the front doors will remain open. Burns stated the building will be air conditioned and the doors will remain closed. Jurcak pointed out the refreshment center on the plans. It is a small area and they do not intend it to be a bar where they will sit and drink. There will be no equipment to prepare food, but some snacks such as popcorn and pretzels, prepared somewhere else, may be offered. The Commission would like to see where the bike parking will be and how it will work. Myers stated that bike parking and traffic flow are part of the Site Plan Review. A condition of approval could be to provide off street parking for 20 bikes with signage. Trash will be stored in the basement and then brought up to the street for pickup. Myers stated this needs to be shown on the site plan. The existing lighting will remain and lights will be added in the back. Allen Burt asked if the basement use will change. Burns confirmed that there are no changes to the basement. Motion by Martin to table for the additional information. The Motion was not supported. Motion by Pettit, second by Mosley to approve the alternate plans dated April 11, 2023, submitted at the table with the conditions of a bike parking plan for 20 bikes in the back, and trash plan, as required in Section 5.03,C. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: Martin. Majority in favor. Motion carries.

**C23-083-019(H) Grand Hotel – Gatehouse Alterations**

Tamara Burns stated that KSL is looking to make improvements to the existing gatehouse dining and bar area and the outdoor dining. The biggest change will be to remove the existing fireplace to create more views out and more light in. In addition, the green metal fence will be carried around and replace the white guardrail with the green metal guardrail. There will be lighting added to the pavilion in the back and be repainted. The awning will be extended across the front where the fireplace once was. Straus asked about the lumens for the lighting. Burns stated it is dark sky compliant. Martin asked about the lighting in the pavilion. Burns stated there will be sconces added to the existing lighting. Pettit asked if there needed to be an architectural review. Straus stated the HDC is reviewing that. Neumann has done an architectural review. Motion by Dufina, second by Martin to approve the application. Roll call vote: Ayes: Dufina, Finkel (would like to see the lighting plan), Martin, Mosley, Myers, Pettit. Nays: Straus (wanted to see the lighting plan). Majority in favor. Motion carries.

**PUBLIC COMMENT**

Myers asked for a copy of the revised escrow agreement. Dufina asked about the status of the Master Plan Committee. Straus stated the Mayor is working on her May appointments and plans on working on the Master Plan Committee at that time. Myers has agreed to be on the Committee and act as Chair. Myers will work with the Mayor on the appointments over the next 30 days. Motion by Myers, second by Martin to change the May 9, 2023 meeting to 3:00 PM. All in favor. Motion carries.

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 3:05 PM.



Michael Straus, Chairman



Katie Pereny, Secretary