

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD
TUESDAY, JANUARY 11, 2022 AT 2:00 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 2:02 p.m.

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

Motion by Dufina, second to the Motion by Mosley to approve the minutes, as amended, of the public hearing on December 14, 2021. The amendment was to add "Sunset Forest" in the third paragraph. All in favor. Motion carries.

Motion by Martin, second by Mosley to approve the minutes as written of the public hearing on December 14, 2021. All in favor. Motion carries.

Motion by Pettit, second by Mosley to approve the minutes as written of the regular meeting on December 14, 2021. All in favor. Motion carries.

Motion by Martin, second to the Motion by Dufina, to approve the Agenda, as amended, and place on file. Amendment was to add "REU Update" under *Staff Report*. All in favor. Motion carries.

Correspondence

Letter from HDC re: Roof Top Use

Straus read the letter aloud regarding the roof top design. Myers asked Evashevski if the City Council had reviewed this yet. Evashevski is not sure but will send to the Clerk. Dufina asked for clarification on what the HDC wanted the Planning Commission to review. Straus stated he believes the Planning Commission can comment on the whole thing but the HDC did state specific items on page two of the letter. Myers went on to say that the guidelines have been discussed in Ordinance Committee. It was decided that the Commission members would review the guidelines and discuss in the February meeting.

Staff Report

HDC Meeting Summary

There was no HDC meeting to comment on.

Interior Construction at Nadia's Building – Dennis Dombroski

Dombroski wanted to let the Commission members know that Doud would be converting part of the Nadia's store to office space. This does not require Zoning approval but he wanted them to be aware.

REU Update – Allen Burt

Burt reported that there are no more commercial REU's available until 2023. There is under 2 REU's for small business and there are still residential REU's available. The Board is meeting Tuesday, January 18th to receive the Wastewater Master Plan Report. Burt will have a better idea after that.

Committee Reports

None

OLD BUSINESS

PUD21-005-092

Mission Point – Patio Extension & Covered Outdoor Dining

Burt stated that REU's are not required for outdoor seating. Dufina asked Antkoviak if the two outdoor areas will be identical. Antkoviak confirmed that they are. Myers wanted the record to reflect that Neumann had done a favorable review on the project and it meets the Standards for Review. Motion by Dufina, second by Finkel to approve the outdoor covered seating areas. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

Inn at Stonecliffe Overview

Kevin Doyle and Mark Pulte went over their overview. Myers confirmed that the new projects are going to be on septic, but will be connected to sewer when it is available. Finkel asked about the bushes hiding ^{old} septic tanks. Ben Horn confirmed that those tanks are being removed. Motion by Martin, second by Finkel to place the Overview on file. All in favor. Motion carries.

HB21-017-098

Stonecliffe – 2 New Cottages

All items from last month have been addressed and provided to the Commission. Myers noted that the density was calculated as both residential and hotel. Myers stated she appreciated that being done. Evashevski asked if there was an agreement regarding connecting to the sewer. Myers stated an agreement is not required. Pulte stated they would be agreeable to providing a letter stating they will connect to the sewer when it becomes available. Mosley asked if the cottages were going to be sprinkled and they confirmed they will be. Pettit asked if the cottages are considered hotel rooms and would be 6 hotel rooms. Pulte stated it would be mostly rented to families. Motion by Myers, second by Mosley to approve the application and note that the applicant has offered to submit a letter committing to connect to sewer when it is available. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

HB21-001-099

Stonecliffe Mansion-Wellness Center, Cottage, Bike Shelter, Pool Patio

Bike parking and trash storage have been identified for cottage 1. A road has been added for emergency vehicle access and has been ok'd by the Fire Marshall. A road for emergency vehicles was added by the wellness center. In addition, the trash storage area has been identified on the drawing. Neumann has given a favorable review. Pulte stated that he has spoken with Brad Chambers regarding pavers. Chambers stated that he believes pavers that are on a flat surface and have a lot of traction should be fine. Pettit suggested speaking with Dr. Shaker, the vet, regarding an appropriate paver. Chambers is to give Pulte the contact information for Dr. Shaker. Doyle stated that there will now be a sign for Sunset Rock. Pulte stated that he and Neumann have agreed on the stone to be used. Mosley asked if Pulte considered installing an FDC standpipe for the fire department. Pulte stated he would look in to it. Motion by Mosley, second by Dufina to approve the projects and a letter regarding sewer connection would be submitted by the applicant. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R421-011-084

MIHC – Edgewood Lot 11 New Home Revision

Dombroski stated that due to the grade, the front porch and steps needed to be revised. Motion by Mosley, second by Dufina to approve the revision. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers. Nays: None. Pettit abstained. All in favor. Motion carries.

R421-012-085

MIHC – Edgewood Lot 12 New Home Revision

Dombroski stated that due to the grade, the front porch and steps needed to be revised. Motion by Finkel, second by Mosley to approve the revision. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers. Nays: None. Pettit abstained. All in favor. Motion carries.

R421-015-086 MIHC – Edgewood Lot 15 New Home Revision

Dombroski stated that due to the grade, the front porch and steps needed to be revised. Motion by Myers, second by Mosley to approve the revision. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers. Nays: None. Pettit abstained. All in favor. Motion carries.

R421-016-087 MIHC – Edgewood Lot 16 New Home Revision

Dombroski stated that due to the grade, the front porch and steps needed to be revised. Motion by Martin, second by Finkel to approve the revision. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers. Nays: None. Pettit abstained. All in favor. Motion carries.

New Business

R421-011-100 Mackinac Island Carriage Tours Special Land Use Request

The applicant is requesting a Special Land Use of employee housing for Smi Horn's former home. McGreevy stated that initially they wanted to do the project in two phases, but due to weather and other factors they cannot do phase 1 now. They would like to do the entire project next winter. The home would be used as a single-family residence this coming summer. The project includes 10 regular rooms and 1 ADA room. A new septic system will need to be installed. In addition, a new water main will be installed in the fall for the sprinkler system. The gazebo, accessory building and back deck are all being removed. The existing fence would satisfy the landscape buffer requirement. Dufina pointed out some incorrect information on the site plan check list. The original application will be corrected. Myers stated that any future changes should come back for another hearing and approval, just as required for the project on Mission St. In addition, no pets are to be allowed. Evashevski is going to research the definition of pet. Dufina requested a written description of how the employees will be using the house and to provide a contact person for any problems. Motion by Myers, second by Mosley to set a public hearing on March 8, 2022 at 2:30 pm. All in favor. Motion carries.

HB21-001-101 Inn at Stonecliffe BBQ Pavilion

Mark Pulte stated this is the last significant structure proposed on their campus. The BBQ pavilion is intended to serve the community and guests with events such as trivia and taco Tuesday. Neumann performed a review and suggested a different trellis. The applicant redesigned the trellis and submitted the design for today's meeting. The pavilion will be on septic until sewer connection becomes available. Motion by Dufina, second by Finkel to approve the application with the updated trellis design and the sewer connection letter the applicant has committed to writing. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

David Jurcak wanted to clarify if and why they would need the school board approval to submit the application for a pickle ball court. Jurcak stated that requirement is not in their lease. Straus stated that the Commission just needs to know if the school board is ok with the proposal before they can approve. Jurcak then asked the Commission to define "pets". Evashevski stated it usually means a cat or dog but that she would research this and develop a definition for the February meeting.

Dufina asked where the Commission was with a new Zoning Ordinance. She was told that the Ordinance was updated in 2013. The next step is the Master Plan.

Pettit commented on the Hoban Hill septic system and the fact that a new sewer plant could be done about the same time as their septic installation.

Bob French commented that the Master Plan should be the basis for any zoning changes. French asked if the Commission had done anything to bring the Zoning up to meet the Future Land Use map. Straus stated ~~it had not.~~ *it had been done after the last Master Plan, but no updates have been done since then.*

With no further business there was a Motion by Mosley, second by Martin to adjourn. Meeting was adjourned at 3:21 PM.



Michael Straus, Chairman



Katie Pereny, Secretary