

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, DECEMBER 14, 2021 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 3:59 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 Finkel, second to the Motion by Mosley to approve the minutes, as amended, of the regular meeting on November 9, 2021. The amendment was to change the wording to “under the city’s jurisdiction” in Letter from Steve Brisson. All in favor. Motion carries.

Motion by Finkel, second to the Motion by Mosley, to approve the Agenda, as amended, and place on file. Amendments were to remove all of the correspondence under *Correspondence*, remove “Benser – 2 New Cottages” under *Old Business*, and remove “Debaun – New Home” under *New Business*. The Correspondence was included in the public hearing and the two other Agenda items were tabled at the applicant’s request. All in favor. Motion carries.

Correspondence
None

Staff Report

HDC Meeting Summary

Finkel gave a summary of the December 14, 2021 HDC Meeting.

Grand Hotel Pizza Parlor – Erin Evashevski

Evashevski wanted the Commission to be aware that the Grand Hotel would be doing interior alterations at the sushi shop. Dombroski and Evashevski both agreed this work would be exempt from Zoning review.

Committee Reports
None

OLD BUSINESS

R421-019-083

Doud – Apartment Addition, Harrisonville

Motion by Myers, second by Mosley to approve the Special Land Use with the contingency of the receipt of a written statement of use. The approval is based on the following standards in section 19.06

1 The property is not a detriment to the neighborhood

2 The use does not diminish the property values since there is not much change to the use going from a 2 family to 3 family dwelling.

3 Currently the use is completely on the property

4 The applicant has stated he has applied for the new septic system and a building permit will not be issued until the approval of the system is received by the Building Department.

5 This standard has been met.

6 The use does conform and meets regulations of the district.

The application meets the site plan regulations with the receipt of the written description of the property use.

A Landscape buffer requirement is met with the existing chain link fence.

Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor.

Motion carries.

Doud asked if they could dig the hole prior to LMAS approval. Myers stated no. She didn't want to look at a hole all season again. Dombroski agreed with Myers.

HB21-000-080

Sunset Forest – Request Rezoning for Stonecliffe Manor V

Motion by Finkel, second by Mosley to send the application to City Council with no recommendation for, or against. Roll call vote: Ayes: Straus, Finkel, Mosley, Pettit. Nays: Myers, Martin, Dufina. Majority in favor. Motion carries.

ROS21-001-058

Grand Hotel Scenic Easement Information

Evashevski informed the Commission that the City does have jurisdiction over the easement. A permit was obtained by the Grand Hotel from MDOT for the path. Motion by Myers, second by Finkel to accept the updated site plan. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

New Business

PUD21-005-092

Mission Point – Patio Extension & Covered Outdoor Dining

Liz Ware stated they would like to replace the side railings and add awnings on the east and west patio. In addition, a 10' uncovered area for sitting outside Round Island Bar would be added. Myers asked about the awning system. Ware stated it was an automated lever system that opens in the sun and closes in inclement weather. The awning is made of white powder coated steel. Straus asked if the system made much noise. Ware stated no noise that she is aware of. Myers stated that due to the size, this needed to be sent to Rick Neumann for architectural review. Motion by Myers, second by Mosley to table the application for Neumann's review. Pettit added that the applicant should make sure no additional REU's are required. All in favor. Motion carries.

R421-010-093

Rice – New Home Edgewood Lot 10

Phillip Rice stated this is a new home essentially the same as the 4 houses the MIHC is building. Motion by Finkel, second by Mosley to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers. Nays: None. Pettit abstained. Majority in favor. Motion carries.

CD21-006-094

Musser – Pole Barn Height & Location Variances

Straus stated this application would require two variances: height and location. Evashevski stated that an accessory building is not permitted on a lot without a primary dwelling present. Travis Vartanian stated that Mr. Musser purchased two lots from the Manoogian's and would like to build a pole barn as you come in off Davenport and Miller Lane, centrally located between Caskey Cottage and the Hedgecliffe main home. The pole barn would be used to store all of Musser's equipment. The allowed height is 14' and the proposed barn is 22'. Dufina suggested they look at section 4.13 regarding solid waste disposal. Dufina also asked if the building is accessible by emergency vehicles. There is to be no water or sewer to the building. Vartanian stated they are building a road for accessibility. The building will not be visible from any roads. Straus asked if there is any marsh or soft ground that may be protected. Vartanian stated the swamp is much further to the west. Myers stated in the past we have allowed for out buildings on an unoccupied lot, with restrictions, but this building seems a little odd being on such a large parcel and so far from their home. Myers thinks it is an interesting ask, but there is a lot of property on this island that

people would want to put pole barns on. I think we need to consider the ramifications of allowing this. There is a lot of cottage district area to do the same thing. Dufina thought they were very strict on requiring the primary dwelling on the property and there is a big height variation as well. Dufina asked if the adjoining land will be disturbed at all. Vartanian stated no. Dufina requested a written description of use along with the lighting plan. Motion by Myers, second by Mosley to send to the ZBA along with the minutes of this discussion for review and to reference the variance sections. All in favor. Motion carries.

HB21-001-062 Stonecliffe – Event Center Revision

Straus read the proposed revisions aloud. Neumann suggested using a pattern of stone that would be representative of the limestone that would have been historically used on the island. Other than the stone suggestion, Neumann stated the changes are appropriate. Mr. Pulte presented a photograph of the stone they intend to use. Motion by Mosley, second by Dufina to approve the revision and send the photograph of the stone to the City Architect and the Planning Commission. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

Straus suggested that a 5-10 year plan for Inn at Stonecliffe would be helpful to the Planning Commission.

HB21-017-098 Stonecliffe – 2 New Cottages

Two new cottages on a gravity septic system are proposed on the property below Applewood Condos. Mosley asked about emergency vehicle access. Pulte stated they will build a road large enough to accommodate the vehicles. Myers asked if the view will be blocked by the new cottages. Pulte stated that the top of the cottages will not be above the decks on the condos. Myers stated a topographical map was not provided and is required by the site plan review. Mosley asked about trash handling and Pulte stated it will continue as it is now. The hotel will collect the garbage from the cottages. Pettit made a statement that all of the remaining commercial REU's were given to Stonecliffe and now Pulte is proposing septic systems. Pettit feels a little bit taken. Pulte stated he was not aware of what happened a year ago when those REU's were given to the hotel.

Motion by Myers, second by Mosley to table for the following information:

- Density calculation as hotel rooms
 - Topography Plan
 - Surface water drainage and storm water plan
 - Electric service plan
 - Solid waste disposal plan
 - Revised site plan with new road
 - A/C Units with screening shown on site plan
 - Written description of the proposed operations
 - Bike parking plan for cottages
- All in favor. Motion carries.

HB21-001-099 Stonecliffe Mansion – Wellness Center, Cottage & Bike Shelter

Mark Pulte requested that the mansion application be reviewed first as it would help to understand what they are doing. A board showing all changes was displayed for the Commission. Pulte stated they decided to do all changes at once. They will close the hotel next season and open again in Spring 2023. Pulte described the wellness center to be constructed off the pool area with exercise equipment, bathrooms, a sauna and offices in the upper half story. Pulte presented a rendering of the wellness center. Pulte next presented the plans and rendering for the bike shelter which will be on the left side of the road tucked into the woods. Sidewalks and cobblestone pavers are proposed to replace the existing pavers. A new drive will be added for the horses to reduce the congestion in front of the hotel. Pavers will be run from the

hotel to the Summer House Suites. In addition, a paver patio will be laid out back in the existing grassy area with a fountain and 4' round fire pit. A 1900 square foot 3-bedroom cottage is proposed for the use of the Foundation members and possibly rented to the public. Myers asked if the density is calculated at residential housing or hotel. Myers stated this will be used commercially and needs to be calculated as hotel rooms. Justin Sorenson is working on a septic system, and the applicant plans to move to sewer when that becomes available. The lines for the sewer will be put in now. Mosley stated the path to the cottage needs to be accessible for emergency vehicles. Straus asked if the public will still be welcome to walk through the property to Sunset Rock. Pulte confirmed that people are welcome to do that. Martin pointed out that the proposed pavers are slippery for the horses. Both Mosley and Martin suggested finding alternative pavers that the horses will not slip on.

Motion by Mosley, second by Pettit to table for the following information:

Solid waste disposal plan

Written description of operations of hotel and wellness center

Road for emergency vehicles shown on the site plan

Bike parking for the cottage

Trash disposal plan

A/C units with screening shown on the site plan

Stormwater water plan


Grading plan

All in favor. Motion carries.


PUBLIC COMMENT

Jim Reitman asked Pulte about the development plans for Stonecliffe and then stated that they have room on their property to build employee housing and not come over to Stonecliffe Manors. Dufina asked if the steep areas on the property are considered useable. Neumann stated that yes they are. Rilenge asked when the rezoning would be reviewed by City Council and he was informed probably in two weeks.

With no further business there was a Motion by Mosley, second by Pettit to adjourn. Meeting was adjourned at 5:45 PM.



Michael Straus, Chairman



Katie Pereny, Secretary