

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, SEPTEMBER 8, 2020 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 4:01 p.m.

PRESENT: Michael Straus, Lee Finkel (Zoom), Trish Martin (Zoom), Anneke Myers (Zoom), Mary Dufina (Zoom), Jim Pettit

ABSENT: Ben Mosley

STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski

Motion by Dufina, second to the Motion by Martin to approve the minutes, as written, of the regular meeting on August 11, 2020. All in favor. Motion carries.

Motion by Finkel, second to the Motion by Martin, to approve the Agenda, as amended, and place on file. Amendment includes adding "October Time Change" under *New Business*. All in favor. Motion carries.

**Correspondence**

**Letter from Michael Hjerstedt, Coast Guard Sector Sault Ste. Marie**

Straus read the letter aloud. Mr. Hjerstedt addressed the infrared light, but not the search light. The Commission asked that another letter be sent asking specifically about the search light. Motion by Myers, second by Pettit to place the letter on file. All in favor. Motion carries.

**Staff Report**

**HDC Meeting Summary**

Finkel summarized the HDC meeting that took place on September 8, 2020 at 1:00 p.m.

**Committee Reports**

**Fees Committee** – Straus stated the Sub-Committee met but Mosley was not able to attend. Fee schedules from other cities were reviewed for comparison. The full Sub-Committee intends to meet again, ~~with Evashevski in attendance as well~~, and will report back to the Commission in a month or two. Stephanie Fortino, St. Ignace News, stated she was not aware of the sub-committee meeting. She stated any meeting of a governmental body must be made public. Evashevski stated she believed that to be true but would confirm.

**OLD BUSINESS**

**HB20-050-045(H)**

**Enbridge Energy – Roof Top Camera**

Dufina asked what the actual height is from the roof top to the top of the antenna. She also asked how wide it is, the color, and whether the roof can sustain the weight. Bob Lehto introduced Eb Sowa to answer Dufina's questions. Sowa stated the height is 9', which includes the base structure. There is no antenna on the camera. The base that sits on the roof is 8' x 8' and a structural study was done to determine the max load the roof can hold. Lehto circled back to the question of the Xenon light integrated into the camera. Lehto clarified that there are 3 features on the camera; HD Camera, an infrared camera and the Xenon light. The Xenon light is to be used as a spotlight used for emergencies. It is very much a visual light. Lehto stated they were willing to disable the Xenon light or only use it with approval from the Planning Commission or another authority of the Commission's choosing. Disabling the light would not impair their ability to do their scope of work. Dufina would like the Coast Guard to address the Xenon light. Motion by Dufina, second by Martin to work with Pereny to write another letter to the CG Sector Sault Ste. Marie asking them to specifically address the Xenon search light. All in favor. Motion carries.

Myers asked about the time frame of use of the camera. Myers stated there could be a time when the pipelines are decommissioned before the tunnel is in place. Myers asked if the camera would still be in place since their additional information stated "...at the time the tunnel is in service". Lehto stated if this happened the camera would be decommissioned before the tunnel is in place. Lehto asked that they would be able to ask for an extension if needed. Their goal for the pipeline and tunnel to be installed is 2024. Myers suggested that if a permit were to be approved, that it be an annual permit, rather than a 4 or 5 year temporary permit. Myers feels that the general use of the camera and decommissioning of the camera should be reviewed by the City attorney. Straus asked about the 4 sites referred to in the supplement. Straus asked if other sites on the island, such as the bluff, were considered.

Lehto stated that yes they had, but the Iroquois Hotel site would eliminate the need for a tower. Myers asked why the pipelines were not shown on their maps. Lehto stated he is not sure why that wasn't included but he would be happy to indicate the locations on the diagram. Lehto extended an invitation to the Commission to visit the Mackinaw City Maritime Center to see how everything operates or do a virtual tour of the center. Straus circled back to the question on alternate sites. Straus stated he struggles with the fact that the Iroquois would be the only acceptable option. Straus stated there are several locations that could provide a great view to the Straits. Lehto stated that if the Commission denied this application, he would be willing to consider an alternate location. Dufina asked why a camera is needed in the Straits if the pipelines are west of the bridge. Lehto stated that the Mackinac Island location would provide a stern side anchor view of west bound ships. Straus asked how long it takes to shut down a pipeline. Lehto stated it takes about 3 minutes from initiation. The center likes to identify potential problems at least 20 minutes before crossing the pipeline. Straus asked how long a ship is given to respond to a message from the Maritime Center. Lehto stated about 15 minutes. If there is no response in that time frame, the control center is called. Dufina asked if the camera is blue, as it appears in the rendering. Lehto stated they attempted to reduce the visual impact of the camera stand with a shroud that matched the roof. The camera and shroud can be any color. Dufina confirmed the meaning of decommission. Lehto stated decommission can be complete removal and return the resource to its original state, or Enbridge could offer the municipality the camera for another purpose. Motion by Myers, second by Martin to table the application. All in favor. Motion carries.

**HB19-026-036**

**Harbour View Amendment**

Dombroski stated the original approval was for lattice in front of the block foundation. The applicant would like to paint the block with Durocher and plant a garden. Straus asked if the plant material would die back in the winter to make the block more visible. Dombroski stated the plant material was not provided. Ben Horn stated the paint being used would create a smooth brick, like smooth stucco, and it would be painted white. Straus asked Horn to elaborate on the plantings. Horn stated that there is currently some trees and typically other vegetation would be included to cover the whole base of the porch area. Motion by Martin, second by Myers to approve the amendment. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. All in favor. Motion carries.

**R119-004-032**

**Brandonisio – Window Amendment**

Dombroski stated the applicant would like to add windows in the south elevation gable end in the attic and one other window to the West elevation. Motion by Dufina, second by Finkel to approve the amendment. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

**New Business**

**R420-060-050**

**Fisher – New Shed**

Dombroski stated the applicant would like to remove her existing shed and replace it with a larger new shed with a metal roof. Dombroski confirmed that all setbacks would be met. Myers noted that the site plan is not to scale and the measurements are not clear. Motion by Myers, second by Martin to approve the new shed contingent on receipt of an updated site plan that is to scale and the measurements are all clear on the drawing showing the shed is at least 10' from the house. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R120-038-052**

**Westin – New Fence**

The HOA approved the fence. Finkel stated he thought fences were not allowed in the area. Westin confirmed that decorative fencing is allowed and Straus pointed out the HOA approved the fence. Westin stated that the fence is an extension of the fence on the golf course. The fence is to be a cedar, two rail, 36" tall fence. There will be no gate and it will be 5' in from the property line. Pereny is to mark the original drawings with all specs. Motion by Myers, second by Martin to approve the 36" high wooden cedar fence, 5' in from the property line. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R420-059-054**

**GHMI – 2 New Storage Units Woodville**

Andrew McGreevy stated the application is for two 16' x 40' storage units in Woodville. The units will have asphalt shingles and vinyl siding. He would like to match the yellow siding on the housing but is having a difficult time finding it. The siding may have to be white if he cannot find the yellow. The units will have metal doors. Dufina asked about the lot coverage, which is 26% of the entire Woodville lot area. The units will be 10' off the property

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

**October Meeting Time Change**

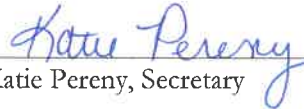
The October meeting will be changed to a start time of 3:00 pm. Motion by Myers, second by Finkel to change the meeting time to 3:00 pm, starting in October. All in favor. Motion carries.

**PUBLIC COMMENT**

With no further business there was a Motion by Martin, second by Finkel to adjourn the meeting. The meeting was adjourned at 5:30 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary

