

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, JUNE 9, 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 4:00 p.m.

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

The April and May meetings were canceled due to the COVID-19 pandemic.

Motion by Mosley, second to the Motion by Pettit to approve the minutes, as written, of the regular meeting on March 10, 2020. All in favor. Motion carries.

Motion by Mosley, second to the Motion by Pettit, to approve the Agenda, as written, and place on file. All in favor. Motion carries.

Correspondence

Letter re: Notice to Communications Service Providers Resolution

Straus read the letter aloud. Motion to put on file. All in favor. Motion carries.

Staff Report

None

Committee Reports

None

OLD BUSINESS

C17-055/056-027(H)

Mr. B's/Murdick's Amendment

Straus stated this item was tabled in the HDC meeting. Dombroski summarized the revisions as size of the structure and the additional rooms. Straus confirmed that the changes fit within our Ordinance and Dombroski stated it does. Mosley confirmed that density meets the Ordinance requirements and Dombroski stated it does. Myers asked about the propane tank shielding from the shoreline which was a follow up item from a past meeting. Benser stated he would provide that information. Benser stated that the chances of this project moving forward are 50/50 with all the issues going on including COVID-19. The demolished Mr. B's building may remain an empty lot for the 2021 season. Motion by Mosley, second by Myers to table the project for HDC approval and propane tank shielding information. All in favor. Motion carries.

R120-027-014

Benkendorf – New Home Construction

Dombroski stated that the HOA would like the item tabled because their requirements have not been fulfilled. The HOA would like the lot staked before giving final approval. Finkel referred to a letter written by Neal Liddicoat regarding final approval not yet being granted. Steve Rilenge stated the plans have been changed based on suggestions at the last meeting. Neil Hill could not get to the survey until last week, which was a requirement by the HOA. Rilenge requested conditional approval contingent on HOA approval. Neal Liddicoat stated there are still 7 items they are waiting for, before they can approve. After some discussion between Rilenge and Liddicoat, Straus stated the contractor and HOA need to get together to figure this out. Motion by Dufina, second by Finkel to table until further information is received by the HOA and notation of any other changes to be made. All in favor. Motion carries.

Tasting Room Ordinance

Straus stated Evashevski has drafted a new Ordinance and a public hearing needs to be scheduled for public comment. Motion by Finkel, second by Mosley to schedule a public hearing for July 14, 2020 at 3:30 pm. All in favor. Motion carries.

CD18-0247-003(H) & CD19-027-034(H) Trivisonno Revision

Dombroski stated the HDC was OK with the roof and porch changes. Gene Hopkins summarized the changes as adding steps to the front porch to the south to accommodate bike parking, move the manure shed 6' 6" to the North to get away from the paddock and to allow for landscaping, and the roof material has changed from cedar to asphalt shingles. Straus asked how the manure shed will be emptied. Hopkins stated the dray will back in to the ramp on the shed to empty the manure. Mosley asked what is lining the shed. Hopkins stated they will be using FRP panels and solid concrete on the floor. Mosley stated he didn't think they will be happy with the FRP panels. All setbacks are still being met. Motion by Myers, second by Dufina to approve the revision. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

New Business

R120-001/002-020

Weirauch/Crowley Lot Combination

Dombroski stated that the current lot layout did not avail with setbacks and would make it difficult to build. After speaking with Neil Hill the owners decided it would make more sense to combine their two lots (1 and 2, Stonecliffe Manor IV), to create a new lot number 25. Motion by Mosley, second by Dufina to approve the lot combination. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R120-001/002-020

Weirauch/Crowley New Home

Due to technical difficulties Rick LaMarch was unable to speak in the meeting. When Dufina asked about the windows, the homeowners informed the Commission that new drawings were still being done and had not yet been received. Motion to table for new prints. All in favor. Motion carries.

HB20-001-029

Grand Hotel Storage Building #2

Andrew McGreevy stated that a new storage building is going to be erected by the pool for the grounds crew, and another for storage of event materials. Both are 16 x 20. Motion by Dufina, second by Mosley to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

HB20-001-~~029~~030

Grand Hotel Storage Building #3

McGreevy stated that a 16 x 40 storage building is being erected next to the existing building by the waiters quarters. Motion by Myers, second by Mosley to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

HB20-001-031

Grand Hotel Pool Renovations

Doug Dean, the manager for the Grand Hotel, introduced the new plans for the pool renovation at the Grand Hotel. Tamara Burns noted that the project has been sent to Rick Neumann for review. Burns went on to say that the hotel wanted to provide more amenities for their guests. The items the design team focused on are respecting the historic form of pool, build in the existing footprint of pool house and use as much of the existing building as they can, maintain the original pool house entry, remove employee housing, connect the pool area to the hotel visually, and make the whole pool and deck area accessible. Burns went over the details sheet by sheet pointing out all of the changes. The changes includes a lower level and 2nd level open air bar, fitness area, relocated bath house and a new terraced area with a new staircase. Todd Hill of DTJ Design summarized the landscape and pool changes. Hill stated the goal is to open the pool up to the lawn by creating a tiered terrace effect with lawn chairs on each level. The conservation easement will be improved and amenities will be added to the pool such as a water slide, zero entry for kids, water toys like the existing snake and an island at the adult end. In addition there will be 4 sets of canvas cabanas each with its own hot tub. The intent is to make the west end of the pool the adult area and the east end more of a family oriented area. A grand staircase will be added that will be visually in line with the Cupola Bar. Jason Cheng presented a drainage plan. Straus asked where the water goes. Cheng stated they will connect into the existing system and use dissipaters to spread out the water. Martin asked if French drains will be used and Cheng stated that yes they will be. Dufina asked what improvements will be made to the existing pump house. Hill stated that they plan to maintain it and add small native trees to obscure the building. Straus asked about the trash removal. Burns referred to sheet A5.5 which has the trash and recycling enclosure plan. There will be a turn-around in front of the pool house for removal. Burns stated that bike parking has been tripled. Straus

asked Dean if the fitness center might be available to residents in the winter. Dean stated they will consider that but it is not currently in the plan. When asked about resident memberships, Dean stated that existing members would have first priority and then possibly open up to daily passes if it is not too busy with hotel guests. Myers confirmed that the overall height is within the allowed height. The height will be 37'. The roof pitch will be 6/12. The very top, which has a railing, is not accessible and is only for looks. Straus asked about laundry. Darren Howard stated he and John Hulett are discussing the possibility of doing the laundry onsite at the pool. Myers asked about the railing and deck material. The deck material is still being decided between wood, or a board composite material. The railing will be a Chippendale metal/steel welded system. There will be metal pickets on the big stairway. The metal will be a powder coated system. Pettit asked about more detail on the cabanas. Howard stated they are engineered structure attached to the deck with a canvas cover. Straus stated the cabanas may have to comply with the tent ordinance. Motion by Pettit, second by Mosley to table the application for bike parking details, trash flow, tent structure being permanent vs. non-permanent, material samples, letter from Phil Porter regarding the conservation easement, and a conceptual drawing of the easement. All in favor. Motion carries.

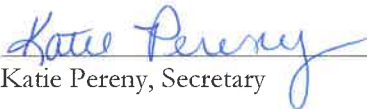
Dufina stated she would like to get a summary of what happened in the HDC meeting prior to the Planning Commission meeting just so the Planning Commission could be aware of what was going on. It was decided this will be added as an Agenda item under Committee Report, each month.

PUBLIC COMMENT

With no further business there was a Motion by Pettit to adjourn the meeting. The meeting was adjourned at 5:45 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary