

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, MARCH 14, 2023 AT 1:11 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 Finkel to approve the minutes, as written, of the regular meeting on February 14, 2023. All in favor. Motion carries.

Motion by Myers, second to the Motion by Mosley, to approve the Agenda, as amended, and place on file. Amendment was to add "Master Plan" and "Outdoor Winter Enclosures" to *Old Business*. All in favor. Motion carries.

**Correspondence**

None

**Staff Report**

**HDC Meeting Summary**

Finkel summarized the March 14<sup>th</sup> meeting.

**REU Update – Allen Burt**

Burt presented the new REU policy. He noted that an additional category, Boardinghouse OR Residential, is being created. Burt stated the policy will release a total of 40 REU's for this year, covering all outstanding projects which otherwise would have gone on septic Systems. 4 REU's remain for this year. The following three years 20 REU's will be released. Myers asked Burt for a breakdown of the 20 REU's for 2024 to 2026. Burt stated 3 residential, 10 commercial, 4 boardinghouse, 5 boardinghouse or residential, & 2 small commercial. Burt stated that if an REU is not used, it remains in that same category for the next year; it does not go to the general pool. Dufina asked about the cost of an REU. Burt stated it goes by CPI at the beginning of each year. Once the new wastewater plant is complete, the REU system will no longer be used. Under the new plan, the residential set-aside no longer exists. Myers expressed her concern with the small residential pool allocation. Martin asked about the existing septic systems failing. Burt stated he is working with the Grand and their sewer line.

**Committee Reports**

None

**Old Business**

**R322-007-095 Hoban Hill Special Land Use of Boardinghouse 051-630-007-20**

Straus stated the standard 19.06 needed to be addressed one by one. Straus read aloud the Statement from the applicant. For item 1 the quiet time will be changed to 10 PM to 10 AM. For item 4 the statement will be added "if sewer available they will connect." Maximum occupancy will be 42. Straus then went through each standard to ensure it has been met:

- 1 – Met
- 2 – With the last sentence of their statement removed – Met
- 3 – Met
- 4 – With the added statement of connecting to sewer if available, and add an additional hydrant and winter access at the turn-around – Met
- 5 – Met
- 6 – After adding the condition of a landscape buffer – Met

Evashevski stated that the Statement of Findings and Statement of Conditions will be recorded with the deed.

The conditions in section 7.03, B, 1-3, have been met. The landscape buffer will be required between the new buildings and any residential structures.

Straus read aloud section 20.06, Criteria For Review. Dufina stated the applicant has committed to meeting the items in this section. The applicant is to work with the fire department to ensure they have enough fire hydrants. Motion by Pettit, second by Finkel to approve the special land use based on the information presented and that the applicant has provided that it will meet all standards under section 19.06 and all other relevant portions of the ordinance. Roll call vote: Ayes: Dufina, Finkel, Mosley, Myers, Pettit. Nays: Straus (struggling with the density issue), Martin (concerned with losing residential housing in Harrisonville). Majority in favor. Motion carries.

**R322-007-095                    Hoban Hill Special Land Use of Boardinghouse 051-630-007-30**

Evashevski stated the only difference with this lot is the density which the applicant has stated will be a maximum of 32. The standards as reviewed in the parcel ending in 20 are applicable to this lot as well. Straus then went through each standard to ensure it has been met:

- 1 – Met
- 2 – With the last sentence of their statement removed – Met
- 3 – Met
- 4 – With the added statement of connecting to sewer if available, and add an additional hydrant and winter access at the turn-around – Met
- 5 – Met
- 6 – After adding the condition of a landscape buffer – Met

Motion by Pettit, second by Finkel to approve the special land use based on the information presented and that the applicant has provided that it will meet all standards under section 19.06 and all other relevant portions of the ordinance. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: Martin. Majority in favor. Motion carries.

**R121-038-017                    Nancy May Dock – Extension of Permit**

Straus read the letter from May aloud. Motion by Dufina, second by Martin to approve the permit extension. All in favor. Motion carries.

**R423-051-005                    Harbour View Boarding House for Comment**

Sam Barnwell stated that the plans have changed since he first submitted them for comment. The new design will be very similar to the new boardinghouse at Green Shed. The module sections will be smaller and easier to move. Pettit asked if they considered helping out the neighbors by offering to tie them in to the sewer line since they will be doing so much digging. Myers stated that this project will have to go to architectural review, based on its size. Dufina noted that the trash bin is very close to the neighboring home and suggested that it be moved to the other side by the transformer. Pettit asked about the road shown on the west side of the site plan. Burt stated this is not a road, but rather a water/sewer easement. The building will be sprinkled and used year-round. Dufina asked if there will be a fence across the front. Barnwell stated no. When Dufina asked how residents would access the building Barnwell stated on 7<sup>th</sup> Street and the dray road/easement, on the west side. Dufina asked about the bike parking and after some discussion Barnwell stated they may add an additional parking area or move the one shown on the site plan. Myers confirmed that the building would be air conditioned. Myers asked Dombroski about the units under the windows shown on page A2.2. Dombroski stated he has seen these and that is something that would be reviewed by the mechanical inspector. Dufina confirmed that all windows shown on the drawings that have closed shutters are actually false windows. Dombroski pointed out that the ramp under the eve edge will have all kinds of issues in the winter.

**Master Plan**

Myers is in receipt of a letter and proposal from Wade Trim. Straus will speak with the Mayor to see if a new steering committee should be formed.

**Plastic Winter Enclosures**

Straus wanted to follow up on this conversation that started a few months ago. The fire department stated they did not want to comment on the plastic enclosures and heaters. Evashevski stated she has no opinion on the matter and that it is a fire department issue. Dombroski expressed his concern with egress and plastic flame spread issues, as well as no venting on the heaters being used. Myers believes they should be treated as seasonal enclosures, which

are currently covered by existing ordinances. It was decided that the Planning Commission had asked for the fire departments input and it is now out of the Planning Commissions hands.

**New Business**

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

Dombroski stated that packet is missing a site plan. Motion by Myers, second by Martin to table for the site plan showing the property, the dock, where boats will dock, and the riparian rights. All in favor. Motion carries.

**PUBLIC COMMENT**

Mosley asked if there is a time requirement on a special land use. Mosley’s concern is that the use would be approved and then the boardinghouse never built. Evashevski stated that you could possibly impose a time limit for construction in the Conditions, but she would have to check.

Pettit commented that it was too bad that Harrisonville is becoming so full of boardinghouses.

Dufina requested that density and setbacks be put back on the list to review. Motion by Dufina, second by Martin to set up a committee to look at density in all areas of the island. The Committee members are Dufina, Martin and Mosley. All in favor. Motion carries.

Mosley asked if setbacks could be based on the size of buildings. It was determined that setbacks are based on the Use.

David Jurcak asked if the Planning Commission would allow increased density in one area to prevent spreading housing out all over the island.

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