

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, DECEMBER 10, 2019 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 3:02 p.m.

PRESENT: Michael Straus, Mary Dufina, Lee Finkel, Trish Martin, Anneke Myers, Jim Pettit
ABSENT: Ben Mosley
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Tom Evashevski, Architect, Richard Neumann

Motion by Dufina, second to the Motion by Martin to approve the minutes, as written, of the regular meeting on November 12, 2019. All in favor. Motion carries.

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

Correspondence

None

Staff Report

None

Committee Reports

None

OLD BUSINESS

R419-023-012

McCarty – Deck Amendment

Dombroski stated the applicant would like to build a larger deck than what was originally approved. The change fits within the setbacks. The porch is to be 28' wide (the full width of the house) instead of the originally approved 14' wide. Motion by Myers, second by Finkel to approve the amendment. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

R319-016-062

Leino Duplex

In the November meeting the Commission requested photographs, revised plans showing the percentage of window coverage on the west side of the building, and an architectural review. All items were received from the applicant. There was another discussion regarding building a residence next to a barn. Evashevski confirmed that there is no regulation for building a residence next to an existing commercial barn. Dufina wants the file to be clear that the barn was existing prior to the construction of the duplex. Pettit noted that the plans were not changed to reflect stone veneer on all sides, as the Commission had recommended in November. Neumann stated he was OK with that since the side with the block is facing the barn and would not be seen from the street. Neumann was not, however, OK with the percentage of double hung windows. There is a requirement of a minimum of 70% of the windows to be double hung windows. The plans show only 62.5%. Neumann stated that if the applicant changed the four bathroom windows to double hung, the 70% requirement would be met. Leino stated he had received Neumann's review and has made changes based on that review. He submitted the new plans to the table. Neumann was happy with the revised plans. Dufina asked about the AZEK called out on the top floor. Neumann stated AZEK is an appropriate material but in the past the Commission has required the material be painted so as to look more like real wood. The contractor confirmed that the sheets are smooth in texture on both sides. Leino stated he intends to paint the AZEK, and the duplex will be a few different colors. Motion by Myers, second by Finkel to approve the application with the stipulation that the 70% double hung window requirement be met and that the AZEK will be painted. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

R119-004-032

Brandonisio Porch

The variance for the porch on the addition was approved on November 20, 2019 by the Zoning Board of Appeals. Pettit asked about approval from the State Park. Dombroski stated the applicant has approval from the State Park. Motion by Dufina, second by Martin to approve the porch. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

CD19-021-027(H)

Gembis – Porch Amendment

Dombroski stated the changes include moving a door, enlarging the porch, and steps added to the porch. The HDC approved the amendment in its December 10th meeting. Dufina asked about the chimneys. The side chimney was repaired after the 2016 approval and the applicant would like to repair the rear chimney now, to match the previously repaired chimney. Myers confirmed the setback requirements are met. Motion by Myers, second by Martin to approve the amendment. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

New Business

None

PUBLIC COMMENT

Myers reminded the Commission of the Joint Meeting scheduled for January 15, 2020 at 2:00 PM. Dufina requested that an Agenda be put together for the meeting. The topics the Commission would like to see included are: future plans for sewer capacity, REU calculations with the high water, an update on the current REU status and review allocation process, and concerns with the current septic systems and new regulations.

With no further business there was a Motion by Martin, second by Finkel to adjourn the meeting. The meeting was adjourned at 3:47 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary