

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD
TUESDAY, FEBRUARY 14, 2023 AT 1:00 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 1:01 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), Architect,
Richard Neumann (via Zoom)

Motion by Dufina, second to the Motion by Martin to approve the minutes, as amended, of the regular meeting on January 10, 2022. The amendment was to add "Hopkins" to page 2, Trivisonno. All in favor. Motion carries.

Motion by Dufina, second to the Motion by Mosley, to approve the Agenda, as amended, and place on file. Amendment was to correct the dates of the minutes for approval. All in favor. Motion carries.

Correspondence

Email from MAP Regarding a Broadband Webinar

Straus read the letter aloud. Tom Corrigan stated the Master Plan will have to reference broadband, therefore suggests someone from the Planning Commission should plan to attend. Myers pointed out that the topic is about the funding of broadband so she feels this would be more for the City Council. None of the Planning Commission members were available to attend the webinar. Motion by Mosley, second by Myers to write a letter of apology and interest to the Michigan Association of Planning, write a letter to City Council recommending that someone from the City Council should attend the webinar, and place the letter on file. All in favor. Motion carries.

Staff Report

HDC Meeting Summary

Finkel summarized the February 14th meeting.

REU Update – Allen Burt

Burt stated there were no changes since last month. Burt and Evashevski are working on a new REU policy which will be reviewed by the Board in the next few weeks. The board is looking to increase the number of REU's issued each year. Burt stated that 40 REU's are likely to be issued this year, which should cover all of the current projects waiting on sewer. Burt stated he is cautiously optimistic on obtaining funding and hopes to see something before June of this year. Myers asked if the board is moving forward with the new policy without funding in place. Burt stated that yes they are. Pettit mentioned the possibility of a drink tax that could be applied to the funds needed for the sewer plant. David Jurcak stated that he had presented that idea, but he was not sure if that tax could be used in this instance. Straus asked Burt to talk further on the other pending projects. Burt stated that the water main through the village up to the airport and towards Woods needs to be replaced due to freezing and fire protection reasons, the waste water system sewer pipes need attention, and other work at the water plant to get rid of the chlorine system and the underground fuel tank. Dufina asked if the \$15 million dollar grant and the \$15 million-dollar loan would be used for the sewer plant. Burt confirmed that it is.

Committee Reports

None

Old Business

ROS22-002-031 Jockey Club Lighting

The contingency of a lighting plan was submitted by the Grand Hotel. Tamara Burns handed out a new photo of the proposed lights to be hung in the tree. Finkel asked if the tree lights are down facing. Burns stated they are, and they are a lower than a 40-watt bulb. The lanterns are traditional style with one light bulb. Jurcak stated the lights are more of an ambience type lighting. Straus asked if there will be lights on the outside of the pavilion. Kevin Rettich stated there will be one outside light at each corner. Finkel asked Rettich if he had any concern with the light being referred to in wattage rather than lumens. Rettich stated that yes, the lumens are the rating that apply, not the watts. The packet submitted also included information on the pavilion curtains. Finkel asked if the curtains

will still raise if power is lost. Rettich stated there is an inverter system on battery that will last for 90 minutes. Motion by Martin, second by Mosley to place the information on file. All in favor. Motion carries.

New Business

R123-008-001 Craig Steensma Condo Renovation

Shroyck summarized the work to be done as adding windows and enclose the back porch to expand the mud room. There will be no structural changes. Myers asked for the dimensions of the mud room. Pereny presented the plans showing dimensions, from the file. Shroyck stated they would like to start the project in the spring. Motion by Myers, second by Mosley to approve the application contingent on the receipt of plans with dimensions [the requested plans are on file]. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R423-051-005 Harbour View Special Land Use - Boardinghouse

Dombroski stated the applicant would like to build a boardinghouse on the lot of the former St. Onge house. Pettit asked if just Stonecliffe employees would be living there. Sam Barnwell stated that the structure is for Harbour View, but couldn't say that Stonecliffe would never use it. Mosley asked about the intended density and was told it would be 16 occupants. When asked about the construction timeframe, Barnwell stated they would possibly pour the footings in the spring and complete the building in the fall. Myers stated due to the timeframe for the required public hearing there would likely not be time to do any work in the spring. The applicant submitted a letter addressing the standards in Section 19. Barnwell stated a hybrid septic system is proposed but they are hoping to be able to connect to the sewer. Motion by Dufina, second by Martin to set a public hearing for May 9, 2023 at 2:30 PM. All in favor. Motion carries. Barnwell stated they will submit a packet in April to receive comments from the Commission members.

PUBLIC COMMENT


Myers stated that a quote has been received from Wade Trim for the Master Plan and will be added to the new budget.

Pettit asked about the agreement with Stonecliffe re: REU's. Evashevski stated the proposed agreement has been sent to Kevin Doyle and she hopes to hear back from Doyle soon. The agreement would grant Stonecliffe 11 REU's, out of formula, in exchange for limitations of development in the old Manor V to single family, workforce, housing.

With no further business there was a Motion by Mosley, second by Martin to adjourn the meeting. All in favor. Motion carries. The meeting was adjourned at 2:08 PM.



Michael Straus, Chairman



Katie Pereny, Secretary