

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, JUNE 11, 2019 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 4:09 p.m.

PRESENT: Michael Straus, Ben Mosley, Anneke Myers, Trish Martin, Mary Dufina, Lee Finkel, Jim Pettit
ABSENT: None
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Tom Evashevski

Motion by Dufina, second to the motion by Martin to approve the minutes, as written, of the regular meeting on May 14, 2019. All in favor. Motion carries. Dufina asked if Dombroski had provided a definition of townhouse. Dombroski stated duplexes are 2 units and townhouses are 3-6 units.

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

Correspondence

Letter from Bob Gale requesting an extension on his Zoning Permit. Straus read the letter aloud. Motion by Myers, second by Mosley to extend the permit another year. All in favor. Motion carries.

Staff Report

None

Committee Reports

None

OLD BUSINESS

C17-016-038

Musser Log Cabin Reconstruction Modification

Dombroski stated that additional notes have been added to the drawings presented today. Ajae Whitaker, HopkinsBurns Design Studio, and Andy McGreevy were present to answer any questions. McGreevy confirmed that the siding will only be on the gable portion of the building and the log infill construction will be on the bottom. 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.

New Business

C18-012-047(H)

Starline Ferry Tent

Dombroski stated the purpose of the tent is to cover the luggage area along the side of the dock adjacent to the ramp. There was no representative present at the meeting to answer questions. Dufina questioned how the tent would be anchored to the dock. Dombroski stated he would prefer anchoring directly to the dock instead of a bucket of dirt. Myers asked about the signer of the application and the actual company name. Myers believes that the company name is now Mackinac Ferry Company and suggested that the application be revised to reflect the correct company name. Motion by Mosley, second by Myers to table the application. All in favor. Motion carries.

C19-050-019(H)

Mighty Mac Bldg LLC-Deck and Kitchen Expansion

Dombroski stated the project was approved in the June 11th HDC meeting. Nancy Porter was present to answer any questions. Porter summarized the project as a 12' extension on the fudge shop side of the building to accommodate a larger kitchen and an additional bathroom, and a new laundry area will be constructed. On the Mighty Mac side an outside deck will be constructed for outside dining. Customers will be able to exit from the deck in an emergency. In addition a new bathroom will be constructed for staff and customers. A fire barrier and fire suppression system will be incorporated between the Benjamin building and the Mighty Mac building. New wood siding will be installed on the west side of the building. Straus asked if there were any size issues. Dombroski stated there were not. Myers stated the site plan is very small. There are items such as the transformers in the area that are not depicted on the site plan. In addition the trash storage and removal, deliveries, bike parking for residents and propane tank placement need to be depicted on the site plan. Section 20.06 needs to be reviewed and the site plan needs to be updated to reflect all the requested information. Dufina stated a written description would be helpful as well. Dombroski stated if Porter now owns the bottom lands, that note should be changed to reflect that. There was question on land ownership of the location of the current propane tanks. Myers thought it might

be City land, but Porter believes the tanks are on their property. Porter is to confirm the land ownership. Myers asked about access to the rear of the building for the Benjamin building. Porter stated a walkway is being constructed for their access. Dufina and Myers wondered if an easement agreement needed to be executed for the Benjamin access. Evashevski did not think the Planning Commission had a say in this matter and could not force Mighty Mac to execute an agreement with Benjamin, if they did not want to do that. Jane Young, representing the Benjamin building, stated she was a little concerned about their access but they have been allowed access for years. Young appreciates the plan for their access but does not want to be naïve. Porter stated she wouldn't have a problem creating an agreement for Benjamin access. Straus stated he doesn't believe it is necessary for the Planning Commission. Porter confirmed they intend to continue to allow access. Motion by Myers, second by Mosley to table the application for more information. All in favor. Motion carries.

CD19-001-020(H)

Trivisonno-Barbecue Area

Ajae Whitaker from HopkinsBurns Design Studio summarized the proposed project. The applicant would like to build a barbecue area with a wood burning pizza oven and a propane grill with a screen wall that separates the barbecue area from the rest of the yard. The wall blends architecturally with the house. Dombroski stated that the project received HDC approval at the June 11th HDC meeting. Motion by Mosley, second by Myers to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

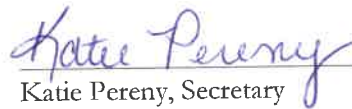
Matt Myers asked if there are any setbacks to be met for the Mighty Mac project. Dombroski stated there are no setbacks for commercial property in the Zoning Ordinance.

Dufina asked about the unsightly condition of the backs of buildings on public streets. She is wondering if this is a concern of the Planning Commission. Straus stated the Master Plan does address this issue so he feels that would be part of the Commission's charge. Straus is not aware of specific ordinances relating to that topic. Evashevski does not think there is anything in the current ordinance but it can certainly be addressed. There is a blight ordinance but it does not address specific conditions. The Commission would like this topic added to the running list of topics to address. Myers asked about neglected buildings. Dombroski stated that is demolition by neglect. Currently the HDC does not look for issues, but if there is a specific problem that is seen, it should be reported to the HDC.

With no further business there was a Motion by Martin, second by Finkel to adjourn the meeting. The meeting was adjourned at 5:01 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary