

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, DECEMBER 8, 2020 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 3:01 p.m.

PRESENT: Michael Straus (Zoom), Ben Mosley, Lee Finkel (Zoom 3:17), Trish Martin (Zoom), Anneke Myers (Zoom), Mary Dufina (Zoom), Jim Pettit

ABSENT: None

STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski (Zoom)

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

Motion by Mosley, second to the Motion by Pettit, to approve the Agenda, as amended, and place on file. Amendment included removing "Doud's Market Cooler Amendment" under *Old Business* because the amendment is all internal work. All in favor. Motion carries.

**Correspondence**

None

**Staff Report**

**HDC Meeting Summary**

Pereny and Dombroski summarized the HDC meeting that took place on December 8, 2020 at 1:00 p.m.

**Committee Reports**

None

**OLD BUSINESS**

**Zoning Ordinance Topics to Discuss**

- Density Numbers: Straus asked for volunteers to research. No members were available at this time so this issue was placed on the back burner for later discussion. - *Later discussing w/ Adam*
- Invasive Species: Martin will have an update after the holidays. *Young at Wade Trim DL*
- Landscape Buffers: It was decided to contact Adam Young, Wade Trim to ask about the exclusion of the MD in the current Zoning Ordinance. Evashevski will report back after speaking with Young.
- Right of Way Doors in the HD: Evashevski will report back at the next meeting.
- Fractional Ownership: This type of ownership encourages rentals of less than 30 days, which violates the Zoning Ordinance. Evashevski stated that it is difficult to regulate when the Ordinance is being violated. Dombroski suggested adding language that would deal with ownership and make it a requirement that fractional ownership has to be a minimum of 30 days. Evashevski and Dombroski will work on this issue.
- Add "continuous" to 30 day rental: There is actually no 30 day requirement specifically listed. The requirement is under hotel boarding house. It was suggested that clearer wording be created. Young, Dombroski and Evashevski to work on this issue.
- Unsightly Rear of Buildings: Pettit provided existing ordinances and it was determined that this might only be a need for enforcement. Dufina suggested a letter to be included with business licenses that would educate everyone on proper handling of garbage and debris. A letter to Chief Topolski is to be sent inviting him to the January meeting to discuss enforcement of this violation

and any other topics he may wish to discuss with the Planning Commission. A letter is to be sent to City Council asking if letters could be sent with business licenses and also confirming the garbage pickup times downtown.

- Antennas and Roof Top Items: Evashevski stated she needs more time on this issue.
- Penalty for Tents: Straus stated this would be discussed at a later meeting.

**CD19-016-037**

**Hedgecliff Corral Siding Amendment**

Dombroski stated that the applicant would like to change from horizontal lap siding to wood board and batten siding. Motion by Mosley, second by Martin to approve the amendment. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**New Business**

**R420-021-073**


**Bagbey Storage Shed**


Dombroski stated the applicant would like to build a new 16' x 16' shed that will connect to the existing shed. The height is 14'. The look of the new shed will match the existing. There will be two doors; one to the snowmobile area and one to the workshop. The doors will look the same but will slide. Motion by Finkel, 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.

**PUBLIC COMMENT**

Martin asked if we had received the contingency letter from Ira Green from his neighbor for the fence. Pereny stated the letter was received just today. Straus asked Pereny to keep the Commission updated on contingencies.

With no further business there was a Motion by Mosley, second by Martin to adjourn the meeting. The meeting was adjourned at 4:12 p.m.

  
Michael Straus, Chairman

  
Katie Pereny, Secretary