

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, NOVEMBER 12, 2019 AT 3:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, MACKINAC ISLAND, MICHIGAN

Acting Chairman Finkel called a regular meeting of the Mackinac Island Planning Commission to order at 3:00 p.m.

PRESENT: Mary Dufina, Lee Finkel, Jim Pettit, Trish Martin, Ben Mosley
ABSENT: Michael Straus, Anneke Myers
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 October 8, 2019. All in favor. Motion carries.

Motion by Dufina, second to the Motion by Martin, 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

MD19-026-048(H)

Benser/Porter-Alteration and Change of Use, Gull Building

A new window plan was presented at the HDC table, and Finkel described the amended plan to the Planning Commission. The applicant intends to install custom windows that are a double, double-hung style, with a transom at the top of each, to match the size of the existing transoms. Motion by Dufina, second by Mosley to approve the Change of Use and alterations to the Gull building. Roll call vote: Ayes: Dufina, Finkel, Martin, Mosley, Pettit. Nays: None. All in favor. Motion carries.

C17-055/56-027(H)

Benser – Mr. B's Amended Plan

The amendment was given a favorable review by Neumann. Dufina confirmed there is still 4' between the Shanna building and Mr. B's. Dufina confirmed that the 8 parking spaces are acceptable. The building is to be extended an additional 16.5". Additionally Dufina liked that the cement board is being changed to wood siding. Motion by Dufina, second by Mosley to approve the amendment. Roll call vote: Ayes: Dufina, Finkel, Martin, Mosley, Pettit. Nays: None. All in favor. Motion carries.

New Business

PUD19-ROW-050

Straits Lodge Bicycle Parking Area

Dufina questioned if the City of Mackinac Island should be named as the property owner on the application. Dombroski stated that Tom Evashevski was working on a Use Agreement for Mission Point to use the property for bike parking. There is a 15' easement from the chain link fence. Stan Antkoviak came to the table and clarified the plan. The stone used in the parking area is stone from Afton, Michigan that packs down very well. A green access for the easement will remain. There will be bike parking for 108 bikes that can be used by the public as well as Mission Point guests. A white wood picket fence and metal bike racks are proposed. After some discussion it was decided the direction of the fence as presented, is the correct direction. Pettit confirmed that City Council had already approved the plan. Mission Point will maintain the area. Motion by Mosley, second by Dufina to approve the application. Roll call vote: Ayes: Dufina, Finkel, Martin, Mosley, Pettit. Nays: None. All in favor. Motion carries. The Commission requested a copy of the executed Use Agreement.

R319-016-062

Leino – New Duplex

Dombroski stated this is a new duplex next to the Jacob Wendell house. Pettit asked how close a residence can be to a commercial barn. After looking at the Ordinance, and discussing the issue, it was determined that an existing barn cannot limit development on an adjacent lot. Dufina was concerned about future owners upset that the house is near a barn. Evashevski stated there really wasn't a way for the Commission to control that. After discussion is

was determined that the file stands as record that the barn was existing before the duplex was constructed. Dufina requested that the applicant submit photos of the area, as required on the application. Dufina asked about the different stone applications on the front and side. The front is calling for rock and the side is a fancy block. The Commission recommended using the same rock on all sides. Pettit stated the project needs to be sent to Neumann for an architectural review, per our Ordinance. Dufina pointed out the Azek sheet on top of the 2nd floor windows. The Commission agreed that wood would be preferred over vinyl. Motion by Martin, second by Dufina to table the project until December for architectural review and photographs, and the percentage of glass coverage on the West side of the building. All in favor. Motion carries.

R119-019/20-063

Spitzer – Change of Use and New Shed on Adjacent Lot

Rilenge stated the application is for a Change of Use from storage to accessory dwelling unit for an in-law suite, and a new shed on Spitzer’s empty lot. Spitzer would like to keep the lots separated and submit an affidavit stating the shed would be removed if the lot was ever sold without the home. Evashevski stated the reason the affidavit must be recorded is so any potential buyer is aware of the shed. Dufina asked if the HOA approval should be signed by someone, instead of just an email without any signature. It was decided that a signed letter would be required. Dufina also pointed out that the 2nd page of the application is missing. The 2nd page is the signature page. Rilenge stated he has the 2nd page and would get to Pereny. The proposed accessory dwelling unit is on the top of the existing garage. Anyone living in the unit must be family. An REU is required for the work. Rilenge stated there is an entrance from the outside and also inside through the laundry room. Dufina pointed out that the square footage is not on the plans, and must be. Motion by Dufina to table the application. With lack of support the Motion died. Motion by Pettit, second by Martin to approve the application contingent on receipt of the 2nd page of the application, dimensions shown on the plans, change the language on the application from in-law quarters to accessory dwelling unit, a signed HOA letter, R1 zoning added to the application, sealed drawings from Clements, and a recorded affidavit for the shed. Roll call vote: Ayes: Dufina, Finkel, Martin, Mosley, Pettit. Nays: None. All in favor. Motion carries.

HB19-004-064

Grand Hotel/GHMI Investments LLC – Storage Building

Dufina requested that McGreevy add his title to the 2nd page of the application. McGreevy stated that the applicant would like to use the storage building for material storage to clean up the area behind the waiters quarters. The building will be wood painted green with a shingle roof. There will be doors at both ends. The building will come as panels and be constructed on site. The building will sit on a level gravel bed. The building will be movable if they ever wanted to move its location in the future. The doors are upgraded. Motion by Dufina, second by Martin to approve the zoning permit. Roll call vote: Ayes: Dufina, Finkel, Martin, Mosley, Pettit. Nays: None. All in favor. Motion carries.

2020 Meeting Dates

Motion by Dufina, second by Martin to approve the 2020 meeting dates. Roll call vote: Ayes: Dufina, Finkel, Martin, Mosley, Pettit. Nays: None. All in favor. Motion carries.

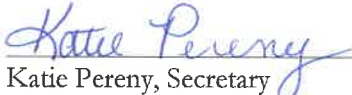
PUBLIC COMMENT

Pettit wanted to publicly say he is sad that the Grand Hotel was sold by the Musser family. Over the years, the Musser’s have been a great part of the island and he hopes the new owners carry on the tradition. When you think of Mackinac Island you think of Grand Hotel and the Musser’s made that possible.

With no further business there was a Motion by Finkel to adjourn the meeting. The meeting was adjourned at 4:21 p.m.



Lee Finkel, Acting Chairman



Katie Pereny, Secretary