

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, OCTOBER 10, 2017 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 3:00 p.m.

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

Motion by Finkel, second by Dufina to approve the minutes, as written, of the public hearing on September 12, 2017 at 3:30 p.m. All in favor. Motion carries.

Motion by Finkel, second by Dufina to approve the minutes, as written, of the public hearing on September 12, 2017 at 3:45 p.m. All in favor. Motion carries.

Motion by Martin, second to the motion by Finkel to approve the minutes, as written, of the regular meeting on September 12, 2017. All in favor. Motion carries.

Motion by Finkel, second to the motion by Martin to approve the Agenda, as amended, and place on file. All in favor. Motion carries. Amendments include adding "Letter from Carrie Wellington" under *Correspondence* and "Discussion of SB329 and HB4503" under *New Business*.

**Correspondence**

**Letter from City Council re: Ordinance Amendments** - Straus read the letter aloud which stated the City Council adopted the three recommended amendments. Motion by Dufina, second by Finkel to place the letter on file. All in favor. Motion carries.

Myers requested that the executed amendments be distributed to all Commission members.

**Letter from Carrie Wellington** - Straus read the letter aloud. Dombroski followed up by telling the Commission that he had suggested to Wellington that she write the letter. Wellington would like to continue to erect a seasonal weather enclosure on her back door and keep plywood up against her chain-link fence to protect her dogs from other animals and keep them in her yard. Dombroski had suggested Wellington cut the plywood down to set below the top rail of the fence. At the time of the meeting Wellington had not yet done that, but stated that she would. The plywood is not permanently attached. Neither item is in violation of any current ordinances. Myers read aloud a section from the current zoning book regarding the definition of building. It was decided that Dombroski and Evashevski would look at the wording in the ordinance and modify the language to allow temporary seasonal weather enclosures. Wellington will be allowed to install her enclosure and keep the plywood up against her fence. Motion by Martin, second by Myers to place the letter on file. All in favor. Motion carries.

**Staff Report**

None

**Committee Reports**

Per Anneke Myers the last Master Plan meeting reviewed Chapter 4 and 6. The next Master Plan meeting will be October 23, 2017 at 2:30 p.m. Chapter 7 will be reviewed. Adam Young will be forwarding Chapters 1-6 to the Planning Commission for their review.

**OLD BUSINESS**

**C14-040-026(H)**

**Alford's 2<sup>nd</sup> Floor Façade**

The applicant requested that his application be withdrawn. Motion by Myers, second by Pettit to withdraw the application as requested by the applicant. All in favor. Motion carries.

**New Business**

**R417-105-041**

**Mackinac Island Carriage Tours-Lot Split**

Applicant is requesting a lot split. The Sarah Chambers parcel is to be split across the back. Per Dombroski the split meets all requirements. The zoning was noted to be incorrect on the application. The correct zoning is R3. Chambers stated the back of the parcel has been used as a corral for about 50 years. Finkel made sure the split would leave room for another drain field if needed. Straus commented on the past concerns of drainage in the area. Chambers stated they have installed culverts and the problem has been corrected. When asked about access to parcel A, Chambers stated an easement would be granted. Motion by Martin, second by Finkel to recommend approval of the lot split to City Council. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers. Nays: None. Abstain: Pettit. Majority in favor. Motion carries.

**C17-058-039(H)**

**Bob Gale-Dock Repair Behind Decked Out Building**

Applicant would like to raise the dock 2' to get it out of the water. Motion by Dufina, second by Martin to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

**MD17-019/20-040(H)**

**Doud – Retaining Wall & Fence**

Dombroski stated applicant would like to re-landscape the back yards of Andrew Doud and Margaret Doud's homes. Andrew Doud stated they would like to use fill from Kay Hoppenrath's lot to level out the back yard. Once leveled, the yard would require a fence. Myers asked about the drainage. Doud stated that French drains are going to be installed along 2/3 of the length of the wall, 3' off from the neighbor's yard. A 3' 3" picket fence will be installed. Motion by Dufina, second by Martin to approve the Andrew Doud and Margaret Doud back yard project. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

**C17-037-055(H)**

**Pulte – Murray Hotel Windows**

The applicant proposes to expand the bay windows out 9" and install new 15" windows on the side, on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The project was approved by the HDC. Motion by Myers, second by Finkel to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries. Dufina requested that the applicant complete the application to include "owner" on page two.

**R417-101-056**

**City of Mackinac Island – 3<sup>rd</sup> Street Duplex**

The applicant would like to relocate the former Hoppenrath house from Market Street to 3<sup>rd</sup> Street. The house would be used for city employee housing. The estimated cost for the completion of the project is \$238,000, which is an estimated savings of about \$175,000 if they were to build a new duplex. Dufina requested that the applicant complete the site plan review checklist. Dombroski and Dufina went through the missing items on the checklist. Motion by Finkel, second by Pettit to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.


**SB329 & HB4503 Discussion**

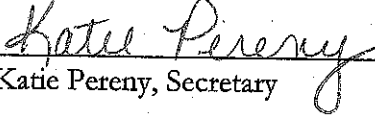
Straus read the letter aloud regarding the proposed Senate Bill and House Bill regarding short term rentals. Motion by Martin, second by Finkel to write a letter of opposition to the committee members, representative and senator. All in favor. Motion carries. Dombroski and Pereny to write a letter and get final approval from Straus before sending out.

**PUBLIC COMMENT**

None

With no further business there was a Motion by Pettit, second by Martin to adjourn the meeting. The meeting was adjourned at 3:56 p.m.

  
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Michael Straus, Chairman

  
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Katie Pereny, Secretary

No November Meeting.