

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD
TUESDAY, JUNE 14, 2022 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 3:03 p.m.

PRESENT: Michael Straus, Lee Finkel, Anneke Myers, Jim Pettit, Ben Mosley, Mary Dufina
ABSENT: Trish Martin
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski (via Zoom),
Architect, Richard Neumann (via Zoom)

Motion by Finkel, second to the Motion by Pettit to approve the minutes, as written, of the regular meeting on May 10, 2022. All in favor. Motion carries.

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

Correspondence

None

Staff Report

HDC Meeting Summary

Finkel summarized the June 14, 2022 meeting

REU Update – Allen Burt

Burt was not able to attend the meeting so submitted a written update. Straus read the update aloud which included the following available REU's: 33.203 total remain in the pool, no Commercial REU's are available for 2022 and 2.542 for 2023, 1.08 small commercial available, 6.5 residential remain available, and 148 remain in the larger residential reserve.

Committee Reports

None

Old Business

HB21-001-101 Inn at Stonecliffe-BBQ Pavilion Railing Amendment

Doyle summarized the amendment as being needed because the original plan showed the pavilion at grade, but there is actually a drop off. The proposed railing matches the existing railing at the ramp. Neumann has not seen the proposed change. Motion by Dufina, second by Mosley to approve the amendment. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R321-004-048 Stonecliffe Properties – Tulecki Siding Amendment

Doyle stated that the original approved plan did not include replacing the exterior siding. As they were working a lot of rot was discovered so it was necessary to re-side. Myers asked the specific type of vinyl siding and Doyle stated it is ship lap textured double four. Motion by Finkel, second by Mosley to approve the amendment. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

CD22-003-012 Steiner – Lighting Plan

The applicant submitted the landscape lighting plan that was a contingency for his Zoning approval. Motion by Dufina, second by Finkel to approve the lighting plan. All in favor. Motion carries.

Roof Top Patio Guidelines

Evashevski stated that she sent the draft to City Council, who in turn sent it to the Ordinance Committee. The Ordinance Committee has not yet scheduled their meeting. Mosley requested that the wording “no open flame” be added to that draft. Motion by Mosley, second by Myers to place the draft on file. All in favor. Motion carries.

New Business

R122-021-027 Pulte – Bennett Hall Porch Renovation

Dombroski stated that the applicant would like to repair the rather ornate curved porch which needs a lot of TLC. The applicant is going to try and preserve the roof and replace the porch, support structure, guard and handrail. Dombroski stated the handrail, due to code requirements, will be the biggest visual change. Wade Marshall stated they will be using composite Azek decking on the floor and handrail. Marshall presented a sample of the material. Dufina requested that she would like the wording changed on the application from remodel to repair. Motion by Finkel, second by Myers to approve the application with the word change, a contingency of a positive architectural review, and the use of Azek decking and rail. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R322-016-028 Benser – Triplex

Benser stated he is proposing a triplex next to the little barn. Neumann has not reviewed the project. The building will have cedar siding and trim, and an asphalt roof. When asked by Dufina, Benser stated there will be a buffer on the south side of the structure. Myers asked Dombroski to review the stormwater plan and to confirm that a 12” swale is adequate. Myers asked Benser what his plan is for construction and storage of building materials. Benser stated it is a prefab home and any other materials can be put on one of his other nearby properties. Benser does not anticipate a need for a lift. He intends to use the Chippewa skytrak for the walls. The application needs to be reviewed by Neumann. Motion by Myers, second by Mosley to table the application for architectural review, review of the stormwater plan by Dombroski, buffer details, and details on the construction and building material storage. All in favor. Motion carries.

R121-035-096 Debaun – New Home

The applicant would like to build a new home in Stonecliffe Manor 1 by the runway. The applicant did not provide a site plan showing setbacks and the building envelope. In addition, pictures of adjacent buildings and more complete drawings were requested. Dufina reminded the applicant to look at the site plan checklist. Myers requested that the heights of the various roof lines be noted on the plans. Myers asked about the \$1500 fee noted in the HOA approval. Dick Riel stated it is a new fee for general maintenance of roads. Any significant damage to roads during construction are the responsibility of the homeowner and are above and beyond the \$1500 fee. Myers asked the applicant to check on required motor vehicle permits. Pettit asked the size of the house. The applicant stated about 1300 square feet. The HOA approval referred to windows on the second floor that should be re-designed. Dufina asked that status on that. The drawings submitted did not reflect any changes to the windows. Motion by Mosley, second by Myers to table the application for further information. All in favor. Motion carries.

Mary Dufina stated that she believes there should be a backup architect for instances such as this. The City architect is the architect for this home and Dufina wondered where further architectural review would come from. The other Commissioners did not feel that was necessary.

HB22-037-029 Porter – Fence

The applicant would like to build a fence between her home and St Cloud. The contractor stated he would like to extend the existing white picket fence. There will be no gates. The applicant is the property

owner on both properties. Motion by Dufina, second by Finkel to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

HB22-001-030 Grand Hotel – Façade Updates

David Jurcak stated they would like to restore the hotel to its original façade. It is scheduled to be a 5-year project. Jurcak stated the façade improvements are key to the longevity of the hotel. Dan Musser stated that he fully supports the project, along with the Jockey Club and Woods Restaurant projects. Gene Hopkins stated the restoration is following the guidelines of the Secretary of Interior Standards. The character defining features of the hotel, that have been lost over the years, are proposed to be restored. A contractor has not yet been selected. Hopkins summarized the renovations as restoring the eve as it was in the 1920's, repairing the columns and flag poles, the siding is being restored and repaired, new awnings are proposed at the parlor level, the lower lobby façade will be repaired including new awnings and stucco repair. The original Porte cochere is to be restored to its original form in 1912. Myers asked what materials were being used. Hopkins stated the shingles are to be a prefinished synthetic material. A sample was presented. The porch decking is to be replaced with a hybrid system of synthetic materials. The rest will be wood and stucco. Myers expressed her concern with the 5-year phased construction and a possible change in ownership. The work could get half done and never completed. Dombroski stated he had spoken with the architects and they agreed that one Zoning permit for the entire project be issued, but then annual building permits for the proposed work each year. Burns stated that all of the windows had been ordered and that was nearly a half million-dollar investment in the project. After much discussion it was decided that Erin Evashevksi, Michael Straus, Dennis Dombroski and KSL would agree on a Guarantee that would assure the work would be done in full. Motion by Myers, second by Mosley to approve the application with the contingency that a Guarantee would be executed, the shingle material would be the proposed synthetic material, a submitted sample of the proposed porch decking material, the rest of the project would be done in wood, and that the work would be completed in 5 years, with an extension possible after the 5-year mark. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

ROS22-002-031 Grand Hotel – Jockey Club Renovations

Burns stated they were working with MG2 in the designs for the renovations. The intention is to improve the dining experience and add an ADA compliant bathroom. The focus is to create a permanent open-air structure to replace the tents. In addition, they want to do landscaping with a fire table and seating on the terrace above where the smoking tent currently is. Myers confirmed that the changes met the ROS setback requirements. They intend to use permeable pavers on the upper terrace. The new seating will be food serviced. The existing bathrooms are remaining and an ADA bathroom is being added. In total, there will be an additional 56 seats. The new open-air structure will have porcelain tile roof. Pettit asked where the propane will be kept. Burns stated it will be screened back by the kitchen. Motion by Mosley, second by Finkel to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

HB22-017-032 Grand Hotel – Woods Restaurant Renovations

Burns stated they were working with MG2 in the designs for the renovations. The intention is to improve the dining experience and add an ADA bathroom. The design meets all zoning requirements. The proposed new deck is slightly larger than the existing. The decking will be painted wood. The roof of the structure on the deck is asphalt shingles to match the existing shingles on the restaurant. They propose a propane fire pit and a two-sided gas fireplace. The propane will be stored by the turn-around. Per Burns, the renovation will add 58 exterior seats, but they will lose 10-12 interior seats. Straus pointed out that Neumann had stated there were no chimneys. Neumann stated that was an oversight on his part, and that the existing chimney is compatible with the overall design. They intend to add a couple more bike racks. Motion by Myers, second by Mosley to approve the application contingent on the approval of the propane tank placement and screening. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

HB22-001-033 Stonecliffe Properties – New Accessory Building

Doyle stated the new accessory building will be by the existing shed and is intended to help clean up the maintenance area. The pre-fab shed is to be 25' x 36' with brown metal siding and a cream metal roof, and will be delivered by dray. Doyle stated they will be adding trees to screen the area. The drive is to be gravel. Dufina asked about bike parking at the building. Doyle stated they will add bike parking. Motion by Dufina, second by Finkel to approve the application for a metal accessory building with bike parking. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

HB22-001-034 Stonecliffe Properties – 3 Duplex's & 1 Triplex


Doyle stated the housing is intended to be workforce housing for senior employees and critical island employees. Doyle stated 8 of the units would be for year-round residents with similar restrictions as the Forest Way Townhomes, and that 2-3 of those would be available for employees not employed by Stonecliffe. The buildings will have air conditioning and full basements. They intend to replant trees when construction is complete. They would like to create a "cottage in the woods" feeling. Doyle stated they have planned septic systems for each building and is in to LMAS now, for approval. Doyle stated that they intend to lay the pipes for sewer connection when that sewer is available. Neuman reviewed the plans and suggested a couple of changes to the triplex. Doyle stated the agreement is that the remainder of the lots will be restricted to single family, duplex or triplex units. Pettit confirmed that they are considered residential units. Straus asked Doyle if they had considered 3-bedroom units. Doyle stated they spoke with the Community Foundation and the study they had done had found that 2-bedroom units were more desirable. Doyle did say that 3-bedroom units were being considered in future buildings. Myers asked if the triplex had a basement for storage. Richard Clements stated they just had a crawl space because there was not enough room to incorporate a stairway to a basement. Myers recommended some kind of protection from ice on the back decks. Myers stated she was not sold on the design, as there were no other one-story buildings in the area. Jurcak asked if the setback could be pushed to allow for the units to be closer to the road, to get them away from the fairway. Dombroski recommended that all windows be tempered glass due to the close proximity to the golf course. Doyle stated they could plant more trees for shielding, but Jurcak stated that would get in the line of play. It was stated that some of the units could connect to sewer to eliminate the need for a septic field. Dombroski also offered the idea of a drip field, but wasn't certain they would work in this climate. Doyle stated he was open to changing the placement of the buildings if that would help. Myers asked Doyle if he anticipated allowing three unrelated people in a unit. Doyle stated no; they will only allow single family or two roommates. Jim Reitman stated that Doyle had presented their plan to the Sunset Forest Association, and he was very disappointed in the design. He feels the units look like low income row housing. Reitman referenced Section 18 of the Ordinance stating that the designs are not harmonious with the area. Reitman would like to sit down with Doyle and consider other plans such as a two-story duplex that looked more like a single-family home. Vicki Riel stated she is sad to see the changes happening in the area. There are 165 properties with expectation of what housing would be out in the area and she would like the Planning Commission to work out a better plan. Riel also asked where all the snowmobiles will be kept. Doyle stated they could be stored in their maintenance building. Doyle went on to say he is happy to meet with Sunset Forest but cost is an issue for them. He is open to hearing other ideas but will not promise they will change their plans, and is asking for approval for the designs he presented today. Neumann stated he had no problem with the buildings but did suggest shuffling the buildings. Doyle stated they would lay out the buildings as Neumann suggested. As Neumann suggested the gable and roof pitch on the triplex were changed. Myers stated the City is still trying to work out the REU's and therefore would not approve the application at this time if a Motion were made. Myers would like to wait for an Agreement to be made. Motion by Myers, second by Dufina to table the application to July. All in favor. Motion carries.

C22-048-035(H) Schunk – Change of Use Thunderbird Building

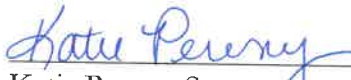
The applicant is requesting a change of use from storage to residential on the 2nd floor of the Thunderbird building. There will be an apartment and a mother-in-law suite. Dombroski stated both uses are allowed and the applicant is going to sprinkle the building to bring it up to code. The window change, presented at the HDC, received a negative review and was tabled. Motion by Myers, second by Dufina to approve the application and requested the final approved HDC plans to be submitted for the file. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

With no further business there was a Motion by Myers, second by Mosley to adjourn. Meeting was adjourned at 6:07 PM.



Michael Straus, Chairman



Katie Pereny, Secretary

