

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, FEBRUARY 9, 2021 AT 2:00 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), Lee Finkel (Zoom), Trish Martin (Zoom), Anneke Myers (Zoom), Mary Dufina (Zoom), Jim Pettit

**ABSENT:** Ben Mosley

**STAFF:** Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski (Zoom), Architect, Richard Neumann (Zoom)

Motion by Finkel, second to the Motion by Pettit to approve the minutes, as amended, of the regular meeting on January 12, 2021. Amendment includes adding "Myers stated this has been a problem in the past." in *Haverdink – New Accessory Building*. All in favor. Motion carries.

Motion by Martin, second to the Motion by Pettit, 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 February 9<sup>th</sup> HDC meeting.

**Contingencies Update – Pereny**

Martin thought that the easement for Doud was no longer required. Dombroski informed her that it is still needed.

**Committee Reports**

None

**A. Myers shut off video**

**OLD BUSINESS**

**R120-017-086**

**Haverdink – New Accessory Building**

Straus reminded everyone that the question remained from last month on what the structure was intended to be; a barn or an accessory building. Mr. Haverdink stated that he intended the structure to be an out building for a number of things with flexibility of use in the future. Mr. Haverdink stated that Matt Myers informed him if he wanted to have horses in the structure, it would have to be a private stable. Haverdink requested to amend the application as an application for a stable/barn. Straus asked Dombroski about the setbacks as shown on the updated site plan. Dombroski stated that the road shown in the site plan is a deeded road for Stonebrooke, therefore the setback must be to the edge of the road, not the lot line across the road. The 20' setback needs to be from the edge of the road. Evashevski confirmed that Section 2.67 and 2.54 refers to the boundary line as the edge of a road. Straus stated that if the use is to be a stable, the inside area should show designated space for animals, hay storage, corral space, everything we typically require for a stable. Haverdink stated he did not know the ultimate use of the structure so that is why none of that is shown. M. Myers stated the current setback is 12'. Dufina stated that there looks to be plenty of room for the required setback. Dombroski wanted to point out that there needed to be

consistency with decisions. In the December meeting the Commission, multiple times, questioned Bagby to make sure the height didn't exceed 14'. <sup>Applicant's</sup> This building was presented as an accessory building, following stable rules. M. Myers stated Pereny labeled it as an accessory building. Dombroski pointed out that Myers described the building as being used for lawnmowers and bicycles and maybe in a couple of years they will put a pony in the structure. Straus stated that at this point it is clear the applicant would like a stable. New drawings and a site plan showing the structure as a barn are required. Allen Burt asked that since it is to be a barn, would they be running water to the structure. Haverdink stated yes. Burt stated that 1 REU plus .2 per stall, are required for a stable. A sewer REU would not be required. M. Myers stated they would just be running a hose to the stable to water the animal. Burt stated that he would have to speak with the REU committee, but in his opinion, a barn is an additional impact on the water system because you must have water for the animals, regardless of where it is coming from. Straus summarized what had been presented and what the applicant would like. Motion by Dufina, second by Finkel to approve the Haverdink stable contingent on the setback being moved 8' closer to the house and drawings submitted to the Commission showing floor plans and elevations showing hay storage and stalls. Pettit asked if the stable designation can be stated legally anywhere. Dombroski stated the Commission should have drawings showing it as a stable. M. Myers asked if this requirement is in the Ordinance anywhere. Evashevski informed M. Myers that in Section 20.04, C, 9 it states "The proposed operations on the site shall be described, in writing, in sufficient detail to indicate the effect, if any, upon adjoining lands and occupants with any special features which are proposed to relieve any adverse effects to adjoining land and occupants..." Dombroski stated a floor plan is always required to show the use. Elevations and floor plans are required for all major structures. Roll call vote: Ayes: Dufina, Finkel, Martin, Pettit. Nays: Straus. Majority in favor. Motion carries.

Anneke Myers resumed her video.

### **Zoning Updates**

#### **Landscape Buffers**

Evashevski will update the language

#### **Right of Way Doors**

Evashevski stated Section 20.04 and 20.06 need to have the language added.

#### **Fractional Ownership**

It was decided that both options that Evashevski presented will be presented to the Ordinance Committee and let them decide.

#### **Unsightly Rear of Buildings**

"Block from view" will be used rather than "block". Dufina recommended 15 minutes be used rather than 30 minutes. It was also decided that no specific pick up times would be listed, as the times may change.

#### **Antenna & Roof top Items**

This is an architectural issue for Zoning. Dombroski and Neumann are to discuss and come back to the Commission.

Motion by Straus, second by Pettit to send the updated recommended changes to the Ordinance Committee. All in favor. Motion carries.

**New Business**

**PUD21-003-005**

**Straits Lodge Front Steps & Railing**

The applicant would like to replace the concrete steps and hand railing. The job was previously approved but never done. Per Antkoviak, there are no changes from the previous submittal. Applicant would like to start the work anywhere from mid-February to the end of March. Motion by Myers, second by Dufina to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R421-100-006**

**Cawthorne – Alteration to Employee Housing**

Straus stated that multiple plans and emails have been submitted, as recent as today. The commissioners have not had time to review all submitted material. Motion by Martin, second by Finkel to table the application for time for review. All in favor. Motion carries.

**R121-021-007**

**Bennett Hall Deck & Step Repairs – Wade Marshall**

Dombroski stated this application is for deck and step repairs on the back of the building. Work had started and Dombroski stopped work. The side step is changing and a larger landing will be built. Myers asked if the building is over 3400 square feet. Dombroski stated that it is. Motion by Straus, second by Pettit to send the application to Richard Neumann for review. All in favor. Motion carries.

**HB21-035-009**

**Pine Cottage Central A/C Installation**

Dombroski stated this application had come to the Planning Commission for the noise issue. Dombroski stated the units will be under the porch and that should conceal the noise. The units need to be able to breath. The contractor believes that skirting would be ok for air movement. There is no place to plant shrubs to conceal the noise. Sehoan stated they chose the placement because they feel that it would be the least noisy. He suggested that they could possibly put plywood behind the lattice by the fence, to further conceal any noise. Sehoan promised that they would do whatever necessary to address any sound issues. Motion by Martin, second by Myers to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries. Dufina stated that she appreciated Sehoan's complete application.

**Future Meeting Time Discussion**

The HDC moved their meeting time to noon, until further notice. Motion by Dufina, second by Finkel to move the meeting to 2:00 for the March and April meetings only. The May meeting is to return to the normally scheduled time. All in favor. Motion carries.

**R321-007-008**

**Hoban Hill Housing Discussion**

This application was submitted for discussion only. There are still details to work out with the project such as the property, which is currently 4 parcels with the proposed buildings crossing lot lines. The applicants intend to combine the lots and condominiumize the project. The applicants are looking for input from the Commission. Myers reminded Doud that the Commission could be different people at the time of submitting for approval. Finkel asked about the advanced septic system. Doud stated it is similar to a system that was proposed for a complex on the island. That project was never done. Myers stated she believes the density will work. Pettit asked about the timeline. Doud stated they would like to do the townhomes in front first, so the remainder of the construction will be concealed from the public. They would like to have the project completed in 3 years at the most. Pettit stated that there could be sewer improvements within 6 years, but Doud stated that was too long for them to wait. Doud stated they will get the required health department approval and all buildings will be sprinkled. Myers asked that the health department approval be submitted with his application. Doud asked what he needed to do for the property change. Evashevski told him it was much easier to combine the lots, than divide. Straus stated he would like to see the lot change completed before submitting for project approval. Neumann stated he

thinks the project meets architectural review requirements. Myers would like the Fire Department to review the site plan.

**PUBLIC COMMENT**

Cawthorne apologized for the late submittals. He stated his architect was not aware of all that had to be submitted. Cawthorne will take Neumann's comments in to consideration. Pettit asked Cawthorne to get something from the health department stating the proposed drain field is adequate. Cawthorne stated it has been submitted for review by Benchmark. They intend to remove the existing system and replace with a new state of the art system.

With no further business there was a Motion by Martin, second by Finkel 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