

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, MAY 11, 2021 AT 4:00 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 4:02 p.m.

PRESENT: Michael Straus, Lee Finkel (Zoom), Trish Martin (Zoom), Anneke Myers (Zoom), Mary Dufina, Jim Pettit, Ben Mosley (4:10)

ABSENT: None

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

Motion by Pettit, second to the Motion by Dufina to approve the minutes, as amended, of the regular meeting on March 9, 2021. Amendment was to add "application, hearing or approval" after "no special land use", under Cawthorne agenda item. All in favor. Motion carries.

Motion by Dufina, second to the Motion by Pettit, to approve the Agenda, as amended, and place on file. Amendments were to add "Michigan Association of Planning" to *Correspondence* and "Trash Pickup Downtown" to *Old Business*. All in favor. Motion carries.

**Correspondence**

**Letter from Michigan Association of Planning re: House Bill 4722**

Straus read the letter aloud. Motion by Finkel, second by Myers to send Representative Damoose, Senator Schmidt, and the Commerce and Tourism Committee a letter stating opposition to House Bill 4722.

Myers stated the City Council also sent opposition letters to the same entities. Pettit requested that the fire safety issue also be included in the letter. Myers requested that the letter be signed by Chairman Straus. All in favor. Motion carries.

**Staff Report**

**HDC Meeting Summary**

Finkel summarized the May 11<sup>th</sup> HDC meeting.

Pettit stated that Mary's Bistro has plywood laid out on their deck. Dombroski is to check on this.

**Committee Reports**

None

**OLD BUSINESS**

**R320-008-080**

**Tony Brodeur Updated Submittal Package**

The additional information was submitted by the applicant. The hearing is scheduled for June 8, 2021 at 3:45 pm. Dombroski stated that both he and Erin Evashevski have a problem with the application that states "existing single family home with worker rental bedrooms" as the existing use. Dombroski stated the existing use is residential. Dombroski stated he was able to determine density with the submitted aerial photograph with dimensions. Richard Fosgitt stated they did not go to the expense of a survey as there is no work proposed outside of the house. There are three bedrooms upstairs and they are adding a living area, kitchen and 2 bedrooms in the lower level. The applicant stated it will be 5 bedrooms with 5 occupants. Evashevski requested a larger site plan from the applicant. Dombroski informed the applicant that the upstairs bedrooms will need egress windows, which will require a return to the Commission. Dombroski stated another issue he has is that an additional dwelling unit will require another REU. Allen Burt stated he had spoken with the applicant and an additional REU will be required and is available. Motion by Myers, second by Martin to table the application. All in favor. Motion carries.

Dufina suggested the applicant look at articles 7, 19 and 20.

**Trash Pickup Downtown**

Martin stated that a letter had been sent to the Chief and City Council suggesting that a letter be sent with business licenses with information on responsibilities of trash and garbage pickup. The letter was not sent and Martin stated the problem is showing up in town again and would like to see a letter sent out. Dufina suggested that it be a yearly letter. Pettit suggested including information on recycling as well. Allen Burt stated he will put the recycle information on the City website as well. Motion to send a follow up letter to City Council and Chief Topolski. All in favor. Motion carries.

Myers left the meeting

**New Business**

**R121-004-030(H)**

**Corrigan Privacy Fence**

Dombroski stated the applicant would like to install a privacy fence. Per City Ordinance the maximum height is 6'. Motion by Dufina, second by Pettit to approve the 6' high privacy fence. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Pettit. Nays: None. Myers abstained. All in favor. Motion carries.

Myers returned to the meeting.

**MD21-043-031**

**Richard Doud Change Home from One to Two Dwellings**

Dombroski stated the applicant would like to add a dwelling in the basement. There would be very little to be done since most requirements have already been met in their renovation. Finkel asked why the applicant would like to do this. Dombroski stated the applicant would like someone in residence all winter long to keep an eye on the house. A door change between the levels would satisfy the code requirement of two dwellings. Dombroski confirmed that this density is permitted in the Market District. Dufina requested that the applicant complete the application in full. As it was submitted there are several "N/A"s and unanswered sections. Motion by Martin, second by Finkel to approve the application contingent on the completion of the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**PUBLIC COMMENT**

Martin stated she has been approached about the color of the new Grand Hotel slide. It was confirmed that the Planning Commission approved a blue or green color that would blend in with the area. Dufina stated that once the plants fill in the slide won't be as noticeable.

Martin asked what the process is to check on a single family residence renting to employees. Evashevski stated each case is different but the concern should be reported to the Zoning Administrator.

Pettit stated the permit for the new building at Woodville had expired in February. Dombroski stated the Grand has made some changes and will be coming back to the Planning Commission.

With no further business there was a Motion by Finkel, second by Martin to adjourn the meeting. The meeting was adjourned at 4:59 p.m.

  
Michael Straus, Chairman

  
Katie Pereny, Secretary