

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, OCTOBER 12, 2021 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, Lee Finkel, Anneke Myers, Mary Dufina, Jim Pettit, Ben Mosley  
ABSENT: Trish Martin  
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski (Zoom)

Motion by Mosley, second to the Motion by Finkel to approve the minutes, as written, of the regular meeting on September 14, 2021. All in favor. Motion carries.

Motion by Mosley, second to the Motion by Finkel, to approve the Agenda, as amended, and place on file. Amendments were to add "Letter from Grand Hotel re: Nature Center" under *Correspondence* and "Letter from Bob Benser" under *Correspondence*. All in favor. Motion carries.

**Correspondence**

**Letter from Grand Hotel re: Nature Center**

Straus read the letter aloud. Pettit asked about the proposed new road and Myers informed him it had been removed from the application. McGreevy confirmed that the road was removed and they will be using the existing path. Myers thanked David Jurcak for his letter.

**Letter from Bob Benser re: Application**

Straus read the letter aloud which was the applicant requesting to table his application until November.

Motion by Mosley, second by Finkel to place the correspondence on file. All in favor. Motion carries.

**Staff Report**

**HDC Meeting Summary**

Finkel summarized the October 12<sup>th</sup> HDC meeting. Evashevski stated that the Planning Commission should be involved with the Design Guidelines update. The discussion of Benser's roof top patio started the conversation on developing guidelines for roof tops.

**Committee Reports**

None

**OLD BUSINESS**

**ROS21-001058**

**Grand Hotel – New Nature Center**

Tamara Burns introduced the new President of Operations for the Grand Hotel, David Jurcak. Burns summarized the added information that the Planning Commission requested in September which includes the summary of uses for the buildings, added detail to the impervious surface calculation, removal of the pickle ball court, added light details, and information on the scenic easement. McGreevy is to meet with Steve Brisson regarding the scenic easement on October 14<sup>th</sup>. Dan Derosa detailed the gateway to be installed. It will be a wood fence with no gate. Derosa also summarized the lighting to be used on the concrete walking path and the mini golf course. Dufina asked if the lights will be on all night. Derosa stated the foot path lights will remain on, but the mini put course lights will turn off when the course closes for the evening. Evashevski expressed her concern over the use for the proposed new greenhouse and whether that use fits within the allowed uses in a ROS district. After a lengthy discussion it was determined that the use would be allowed if the educational aspect is tied to the use and no commercial sales of plants would take place. Dufina would like to see "working greenhouse" more clearly defined on the plans. Dufina asked Burns what they will be using the greenhouse for. Jurcak stated guests would be

brought in to the greenhouse to learn about indigenous plant life. There would be no commercial use. Straus had a concern with a possible change of use in the future. Finkel asked about the bike path. Jurcak stated it was for younger children and the bikes would be rented from the hotel. Derosa stated the proposed construction of the path would be a resin bound path with a natural base. Dombroski stated this is not pervious material and the path needs to be included in the impervious calculations. Straus asked about the proposed gateway and the placement on the property. Burns stated the fence was 35' in to the property. Motion by Myers, second by Pettit to approve the application contingent on a recalculation of impervious surfaces, adding the bike track to that calculation, and accepting the amended language on the use of the greenhouse, submitted by Tamara Burns on October 12<sup>th</sup> during the meeting, with a notation that the greenhouse is allowed in ROS as put forward in the project description of the site plan in its totality. In addition, the greenhouse plants will not have a commercial use. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R421-059-057                                      Grand Hotel – New Building at Woodville, Special Land Use**

A new application was submitted for Special Land Use of Boardinghouse from the current R4, for the new building. A public hearing and special meeting have been scheduled for October 19, 2021 at 10:30 AM.

**C17-055/56-027(H)                                      Benser – Mr. B’s Revision**

The application has been tabled at the request of the applicant. Myers read aloud Neumann’s architectural review and noted the concern with roof top occupancy. Dufina stated she agrees that there will be other requests for roof top occupancy if this request is allowed. Dufina believes the Planning Commission and the City Council should consider this issue. Motion by Finkel, second by Myers to table the application at the applicants request. All in favor. Motion carries.

Straus asked Evashevski if the Planning Commission needs to wait until the HDC takes action on roof top regulations. Evashevski stated correspondence should be sent to the HDC, or a Committee be formed, requesting a joint meeting and to also include the City Council. Evashevski will research this topic and get back to the Planning Commission in November to speed up the process a bit. Motion by Myers, second by Mosley to send a letter to City Council letting them know Planning Commission and HDC are reviewing the roof top issue and asking them to refer the roof top occupancy issue to the Ordinance Committee. Myers would like Neumann’s review included with the letter. All in favor. Motion carries.

**New Business**

**RS21-045-064(H)                                      Biddle Point Pump Station Improvements**

Allen Burt stated the lift station is the main lift station for downtown and the bluffs. Most of the improvements will be interior, but the ventilation will be updated which includes a ventilation stack on the roof that will look like a chimney. An underground fuel tank will be moved outside and above ground. The tank will be screened on all sides. The windows will be changed to frosted glass for security and aesthetics. Neumann suggested vertical slats on an additional screen, but the applicant has chosen to remove the screen since the light it was intended to screen is not really visible. Straus asked how the fuel tank is filled. Burt stated the tanks from the dock are brought via dray to fill the tank. Myers asked if there is any rip rap on the shore to protect the tank and Burt confirmed there is. Myers asked if any permits are required for the fuel tank. Burt and Dombroski stated permits were not needed because it is an above ground tank and under a certain size. Dufina asked about the fuel line running to the west side of the building. Burt stated that is existing piping to move the fuel. Straus asked how loud the generator is. Burt stated “you will know its running, but it should be quieter than the existing generator”. Burt stated the trees on the lake side will be replaced with trees that are a native species. The trees shown on the property line will remain. Myers stated the project is a great improvement. Burt stated the work will begin in about a year. Straus suggested that Burt speak to the neighbors regarding the trees. Motion by Myers, second by Mosley to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**PUD21-003-066**

**Straits Lodge West End Steps and Railing**

Dombroski stated this is a mirror of the steps done on the east end which had no issues. Motion by Finkel, second by Dufina to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**PUD21-003-067**

**Straits Lodge Privacy Fence for Hot Tub Suites**

Dombroski stated that the fence meets all requirements of the fence ordinance. The fence will not be visible from the street. Dombroski stated the fence is required by the building code for safety. Motion by Finkel, second by Dufina to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R121-016-065**

**Bradley – Porch Extension**

Dombroski stated the applicant would like to enlarge their porch on the side of the house. Straus read the HOA approval aloud. Myers stated a site plan is required that shows the house in the envelope and all setbacks. In addition, the sketch plan needs to show all heights. Motion by Myers, second by Mosley to approve the application contingent on the receipt of a site plan showing the work inside the envelope and required setbacks and the sketch with heights notated. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

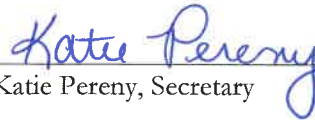
**PUBLIC COMMENT**

Stephanie McGreevy was present representing the Mackinac Island Housing Corporation. McGreevy stated they intend to present four new homes in Edgewood, to the Planning Commission in November. The Housing Corporation is working with Oakwood Construction. McGreevy stated they already have two approved leases. The requirements to own a home in Edgewood are you must live on the island, meet the moderate-income cap, and work at least 1500 hours on the island. McGreevy passed out information to the Commission members.

With no further business there was a Motion by Mosley, second by Pettit to adjourn. Meeting was adjourned at 4:50 PM.



Michael Straus, Chairman



Katie Pereny, Secretary