

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD
TUESDAY, OCTOBER 9, 2018 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, Jim Pettit, Lee Finkel, Mary Dufina, Ben Mosley

ABSENT: Trish Martin

STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Tom Evashevski

Motion by Dufina, second to the motion by Mosley to approve the minutes, as written, of the regular meeting on September 11, 2018. All in favor. Motion carries.

Motion by Myers, second to the motion by Mosley to approve the Agenda, as amended, and place on file. Amendment includes adding "Mackinac Townhouses" under *New Business*. All in favor. Motion carries.

Correspondence

None

Staff Report

None

Committee Reports

None

OLD BUSINESS

R417-065-037

Bazinau Remodel Amendment

Dombroski summarized the changes which include a covered front porch and extended deck on the side to the full length of the house. There is no railing as the deck is only one step off grade. The amendment meets all setbacks. Motion by Mosley, second by Finkel to approve the amendment as presented. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

Master Plan

Straus read the Resolution aloud. Motion by Myers, second by Dufina to adopt the Resolution of Adoption of the City of Mackinac Island Master Plan. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers. Nays: Pettit. Majority in favor. Motion carries.

New Business

HB18-015-057

Mackinac Townhouses

The proposed project is for two buildings with six units each, on vacant land in front of Green Shed, with room to expand to two additional buildings and possibly a duplex or two. The project is not employee housing. It is intended for year-round residents only. Mark Erickson of Cinnaire Corporation, stated they would like to start ASAP. Brad Williams is the architect. Ownership could possibly be the City of Mackinac Island Housing Authority but presently it is owned by the City of Mackinac Island. Another option is for the City to own the land and Cinnaire to do a long term lease with Community Action. Finkel asked if it is proper to consider the application without knowing ownership. Evashevski stated ownership is not a concern of the Planning Commission. Rental rates are yet to be determined. Erickson stated the rates will be determined by a Market Analysis that was done, and by the City. The projected rates are in the \$800.00 range for a two bedroom, and slightly more for a three bedroom. Myers stated that if the City retained ownership it would allow for more control of the project. Finkel asked if there was a plan for road maintenance since the road is a privately owned road. Evashevski stated he has not been asked to look into this yet but that there is an insurable easement to reach the property. Unless the

agreement addresses cost sharing for maintenance the City would have no responsibility to share in the maintenance. Jim Reitman stated that Sunset Forest Association intends to approach the City for cost sharing in the road. Sue Sisson clarified that Woodbluff owns Forest Way. Reitman stated that Sunset Forest is an umbrella association that manages the entire area. Straus asked if there was any response to the architectural review done by Richard Neumann. Brad Williams stated he had not seen the review until this meeting, but does agree with the roof over the back doors. Dombroski corrected the pitch of the storage building to be 4/12, not 6/12. The foundation walls are to be pre cast concrete by Superior Walls, parged or painted, and the townhouses will be stick built. The storage building doors will be hinged doors and the siding of all buildings will be vinyl with asphalt shingles on the roof. Myers asked if all the roads will be built during Phase I. Dombroski stated that all roads will be done in conjunction with the water main during Phase I. Pettit asked if there was any further discussion on lot 10. Myers stated the City Council does not want to purchase the lot. The twelve REU's required are available. Motion by Dufina, second by Pettit to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

2019 Meeting Dates

The October meeting will be changed to 4:00 pm rather than 3:00. Motion by Myers, second by Finkel to approve the 2019 dates with the change to the October time. All in favor. Motion carries.

Zoning Permit Application Revision

A line item with the question of the requirement for REU's was proposed to be added. Motion by Myers, second by Mosley, to approve the change. All in favor. Motion carries.

PUBLIC COMMENT

Jim Reitman asked if the Mackinac Townhouse storage units are now unattached. It was confirmed that they are and the flooring is still to be determined.

With no further business there was a Motion by Mosley, second by Finkel to adjourn the meeting. The meeting was adjourned at 3:48 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary