

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, JULY 14, 2020 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 (Zoom), Jim Pettit, Ben Mosley
ABSENT: None
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski, Architect, Richard Neumann (Zoom)

Motion by Mosley, second to the Motion by Finkel to approve the minutes, as written, of the regular meeting on June 9, 2020. All in favor. Motion carries.

Motion by Finkel, second to the Motion by Mosley, to approve the Agenda, as amended, and place on file. Amendment is to add "Fees and Penalties" under *New Business*. All in favor. Motion carries.

Correspondence

None

Staff Report

HDC Meeting Summary

Finkel summarized the HDC meeting that took place on June 9, 2020 at 1:00 p.m.. Straus shared what he believed to be Lorna Straus's take on the meeting.

Committee Reports

None

OLD BUSINESS

Tasting Room Ordinance

A public hearing was held prior to the meeting at 3:30. Straus stated the Commission may recommend approval, not recommend approval, or recommend approval with suggested changes. Dufina requested that wording be added to Section 2, #3 specifying that only the alcohol manufactured by the tasting room owner, may be sold. Motion by Dufina, second by Mosley to recommend approval with the addition of the wording suggested by Dufina. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R120-001/002-020

Weirauch/Crowley New Home

Dombroski summarized the proposed project. Finkel asked why the lots were combined last month. Dombroski stated because of the way the lots were situated it was difficult to meet required setbacks. The site condominium documents were amended and recorded. Rick LaMarch stated they had received HOA approval and the site plan has been completed. Myers asked about the size of the modules and LaMarch stated they are all under the maximum size of 14' x 44'. There are 11 sections in a variety of sizes. The two largest pieces are 12' x 30' and 14' x 24'. Pettit asked about the REU. LaMarch stated he had called DPW today and has gotten the price required for the REU. Motion by Mosley, second by Finkel to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R120-027-014

Benkendorf New Home

This project was tabled last month for HOA approval. The applicant has now received HOA approval. Myers asked if there was a signed copy of the application in the file. Pereny confirmed that there was. Myers referred to Natural Features, #13, on the checklist. There is a steep hill on the property and she is wondering if a topography with contour intervals should be required. Rilenge stated that the house is away from the hill but will ask Neil Hill to do the topography survey. Martin asked about runoff and Rilenge stated he has seen no evidence of runoff. Dufina asked what the gravel path on the site plan is. Rilenge stated it is a path that taxis have been using over the years and it has veered off the true road. The path will have to shift slightly back towards the road. The condition

asked if there are any plans if the COVID pandemic continues. Howard stated spacing or removing furniture would be done. No structural changes are anticipated. Doug Dean agreed with Howard’s statement. Pettit asked about the cabanas. Burns stated the cabana information was included on their letter and they will comply with the seasonal tent ordinance. Straus wanted to address materials. The deck will be black locust wood with cement borders. Per Todd Hill, the reddish cement is for the walkway and the beige will be the cool deck banding around the deck. The siding will have a wood appearance. They are still deciding between real wood or a composite. Straus asked if there was a timeframe on the decision of the siding. Hopkins stated that the dutch lap will be wood, to match the existing, and the 4” clapboard will be hardie board. Myers asked if there will be DJ or late night entertainment in the small group open air meeting space. Dean stated the meeting space will be used for board meetings with an overflow space for coffee or breakfasts. A DJ is not something that fits the Grand Hotel brand very well and guests will be overlooking the space. The last thing they want to do is disturb their guests with club music. Pettit confirmed that the turn arounds look good. Hopkins stated he is working with the fire department and DPW regarding fire hydrant locations. He was supposed to meet with Jason St Onge today, but St Onge wasn’t able to make it. Hopkins will follow up with St Onge. Motion by Mosley, second by Finkel to approve the plans as presented. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

New Business

R420-008-037

Jansen – Surrey Ridge Storage Unit

Straus stated years ago storage units were approved for some, but not all of the units at Surrey Ridge. The last unit would like to build a storage unit that will be built on to the other 7. The original approval for the storage units has expired. Motion by Myers, second by Martin to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

Fees and Penalties

Straus suggested that it might be time to review their fees and see if they are still appropriate. Straus suggested that a penalty fee might be something to consider. Dufina agreed with Straus that a sub-committee is a good idea to start the process of reviewing fees. Myers stated they should be done by February at the latest, before the new budget is done. Myers reminded everyone that the fees must be in line with the actual cost to the City. Pettit suggested information on penalty fees could be added to the business license process. Myers agreed but stated that homeowners also do work themselves. Motion by Straus to form a Sub-Committee to review the fees. The Committee will be Lee Finkel, Ben Mosley, Dennis Dombroski, Michael Straus, with assistance from Tom and/or Erin Evashevski. All in favor. Motion carries.

Pettit informed the Commission that DPW approved the REU’s for Inn at Stonecliffe so there are now 34 REU’s left. Which is about 3 years. With the COVID pandemic, the Joint meetings stopped. Pettit stated that a firm was hired to perform a study on infiltration and inflow. Allen Burt, the new DPW Director, stated the study is complete and they are creating a report. Straus asked Burt if there have been any capacity issues. Burt stated there have not been any problems and right now are in pretty good shape. There are no discharge or flow issues at this time. Burt is working with two engineering firms to set a plan. We have roughly three years to put a plan in place.

Dufina stated she truly appreciated the answers given by the Grand Hotel. She would like to think anyone revising plans would do it this way. It is difficult to see what changes are proposed if they are not explained. There was discussion on whether a revision form should be created. It was decided to try and guide the applicants first, before trying a form. Myers suggested thinking about an amendment fee when the subcommittee reviews the fee schedule.

PUBLIC COMMENT

With no further business there was a Motion by Mosley, second by Finkel to adjourn the meeting. The meeting was adjourned at 5:29 p.m.



 Michael Straus, Chairman



 Katie Pereny, Secretary