

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, JANUARY 8, 2019 AT 3:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL,  
MACKINAC ISLAND, MICHIGAN**

Acting Chairman Finkel called a regular meeting of the Mackinac Island Planning Commission to order at 3:01 p.m.

PRESENT: Anneke Myers, Jim Pettit, Lee Finkel, Mary Dufina, Ben Mosley  
ABSENT: Michael Straus, Trish Martin  
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Tom Evashevski

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

Motion by Mosley, second to the motion by Myers to approve the Agenda, as written, and place on file. All in favor. Motion carries.

**Correspondence**

None

**Staff Report**

None

**Committee Reports**

None

**OLD BUSINESS**

**C16-063/64/65-035(H)**

**Waterfront Collection South-Door Amendment**

Evashevski commented on his opinion letter regarding the need for a variance for the door on the Waterfront Collection South building which opens up into the right-of-way on Hoban Alley. Evashevski stated that the standard being violated is within the Zoning Ordinance architectural review standards, but those don't apply to projects within a Historic District, which is the case with this project. Therefore, Evashevski feels that a variance is not required. However, a Use Permit for encroachment is required and has already been submitted to City Council. Dufina commented that if that is the case, then any building in a Historic District could have a door opening into the right-of-way. Perhaps the standards should be looked at and make sure the HD and Zoning standards are aligned. Evashevski agreed the topic should be discussed in the next working session of the Planning Commission. Motion by Mosley, second by Myers to approve the amendment contingent on the approval of the Use Permit. Roll call vote: Ayes: Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**New Business**

**C18-066-069(H)**

**Deckert – Ryba's Snack Shop Alteration**

Deckert clarified the plans presented. Finkel was asked what the HDC had said. Finkel stated there was discussion on the roll up doors, which they ultimately decided was OK for seasonal use. Deckert pointed out that the doors on the alley side will open and close daily and the doors on the front side will remain open all summer. All doors will be the same style, which is yet to be determined but will be similar to the barn door style shown on the plans. On the alley side, two of the three existing doors will be replaced and the third door will be replaced with a wall with windows. Deckert described the traffic flow shown in the submitted diagram. Staging of the bike rentals will be where the existing snack shop is. Myers asked for the distance from the sidewalk to the window in the kiosk. Deckert stated 8'-10'. Motion by Mosley,

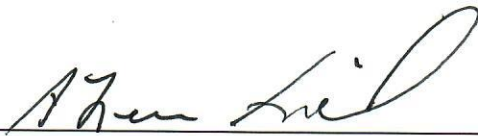
second by Dufina to approve the application. Roll call vote: Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

Motion by Myers, second by Dufina to change the February, March and April meetings to 2:30 due to the boat schedule. Roll call vote: Ayes: Dufina, Finkel, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**PUBLIC COMMENT**

None

With no further business there was a Motion by Martin, second by Dufina to adjourn the meeting. The meeting was adjourned at 3:37 p.m.



Lee Finkel, Acting Chairman



Katie Pereny, Secretary