

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, August 13, 2024 at 4:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

The meeting was called to order at 4:00 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit 4:08 PM

Michael Straus

Anneke Myers

Ben Mosley 4:19 PM

Mary Dufina

Lee Finkel

Staff Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. July 9, 2024

Motion to approve as written.

Motion made by Finkel, Seconded by Martin.

Voting Yea: Martin, Straus, Myers, Dufina, Finkel

V. Adoption of Agenda

Motion to approve as amended. Amendment was to add "Grand Hotel Lot Split Discussion" under New Business.

Motion made by Finkel, Seconded by Martin.

Voting Yea: Martin, Straus, Myers, Dufina, Finkel

VI. Correspondence

None

VII. Staff Report

a. HDC Meeting Summary

Pereny summarized the meeting.

b. REU Update

Burt presented an overview site plan of work being done. They are currently backfilling around the site and raising ground level a little bit for drainage. Burt then presented some photographs of work being done including hydraulic testing of tanks, and forms for a platform to be installed. One crack per tank was found that will be sealed. Burt pointed out the seals that could allow for future increased capacity. Within a month they will be done with the existing tanks and foundations and will start on the next two buildings. Burt stated they are still right on schedule. Burt stated he needed to leave but there are REU's for the projects on the agenda tonight.

VIII. Committee Reports

a. Master Plan Update

Myers stated there was an open house yesterday, August 12th. Adam Young was there to run the open house. Myers stated about 25 people attended. The plan is still in draft form so they are still taking comments. Myers requested any comments to be mailed to her and she will get to Young. The Committee is meeting again September 9 at 4:00 PM. Barnwell requested a red line version. Myers will get him the comparison that Young prepared. Doud asked about the timeline for completion. After September 9 meeting then Evashevski will review and other municipalities must have the option to review for 45 days and then it can be adopted by Council.

IX. Old Business

a. MD23-026-085(H) Rose Gazebo Front Deck Amendment

Dombroski stated they want to add a deck like the deck on the Gull building. Motion to approve.

Motion made by Myers, Seconded by Finkel.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

b. MD23-011-072(H) Lenox Permit Extension Request

Dombroski stated that McGreevy was not able to attend the meeting. There are no changes they just didn't have time to start the job. Motion to approve.

Motion made by Finkel, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

c. R423-051-005 Harbour View Inn Housing Amendment

Sam Barnwell stated this is still pending a sewer line agreement. It will be stick built instead of modular. They will lower the building so no ramp will be needed or funky stairwells. They will still maintain the 10' landscape buffer. The roof line will be changed. Dombroski confirmed it meets all zoning requirements. When asked if the units will be used year round Barnwell stated it will be built to be used year round but the lower level will most likely be used seasonally. Myers asked about an ebike charging station on the last site plan. Barnwell stated they moved the bike rack to front and haven't decided if it will have power or not. Myers stated they required the charging station so Barnwell agreed to include that. Dufina confirmed that the whole front of the building will face 7th Street. The building will be sprinkled. Mosley asked about no dogs but Barnwell stated they are not requesting a special land use so that would not be a requirement. Motion to approve with a designated ebike charging station.

Motion made by Myers.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

X. New Business

a. Discussion on pavers and impervious lot coverage

Dombroski stated that when Sam Barnwell was doing paver landscaping on his residence a slip up in the ordinance was discovered. The ordinance used to read that when pavers were on sand it was not impervious. The area would only count toward lot coverage if the pavers were set on concrete. Dombroski thinks we should correct that in our ordinance. Section 2.46 defines impervious ground coverage. Dombroski stated that section 2.46 is in conflict with Section 2.42. Myers said you could send to ordinance committee. Barnwell stated his problem is an agenda item today due to the lot coverage for Harbour View fire escape. Myers pointed out that the current wording does say "cannot be permeated by water". Dombroski would like to see the wording clearer. Myers suggested sending to the ordinance committee with the recommendation that those kind of walkways and patios be treated as a pervious surface. Evashevski stated the size of the material may make a difference. Straus asked what a good size might be. Dombroski said maybe 4 square feet. Dufina suggested adding a requirement to Article 4, general conditions. Evashevski stated we want some language that Dombroski and Liposvksy should come up with in regards to size and spacing of material. Motion for Evashevski to work with Dombroski and Lipovsky to come up with a recommendation regarding larger natural pervious materials for the Ordinance Committee.

Motion made by Straus, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

b. HB24-026-046(H) Harbour View Inn Fire Escape

Barnwell stated the plan has changed so he is just looking for input today. They are no longer doing an elevator. The paver lot coverage is an issue and the additional A/C units. Straus stated the Planning Commission addresses noise of the units and placement. Barnwell stated the units are going in existing screened areas. Barnwell stated these newer units are more efficient and provide less noise than the previous units. Straus stated the paver lot coverage was discussed earlier and based on that discussion should not be an issue. Barnwell stated the A/C units are going from 1 to 1, to 4 to 1. There will be lighting underneath the stair tower. Motion to table.

Motion made by Martin, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

c. R324-008-047(H) Doud Benser Mission House Relocation and New Building

Evashevski wanted to review the statement of conditions on the property. This property is subject to a special land use that allows for 5 bedrooms max, among other things. Doud stated the conditions will be forfeited. Doud and Benser are asking to eliminate housing use and make it single family R3. Doud presented an opinion from Neil Hill and a letter showing neighbors were not opposed. Straus asked how we do this. Because the special land use is recorded we will have some kind of rescinding document Evashevski will draw up that cancels out special land use and then record with the deed so there is no confusion. Doud showed the plat map showing the property that has one tax ID and two lot numbers that are joined for tax purposes. Doud stated based on lot size they could fit 3 or 4 condos. Ideally they would like to split the lot. The lots are stand alone lots that are joined. Evashevski thinks some kind of split will need to happen because of the single tax id. It looks like the plan fits all the criteria but isn't sure how it needs to be done; council or equalization. She does not anticipate any issues. Myers pointed out that Equalization wants some kind of Resolution by Council. Evashevski will ask Stakoe and Equalization. Doud read Hill's letter aloud. Myers thinks the first step is removing special land use. Evashevski stated it can be done first or in conjunction with the approval. Doud agreed doing at the time of approval would be best. Evashevski stated she can have it ready for the next meeting. Martin clarified that the existing house would be moved to south lot and new one on north lot. Doud's building would be a duplex. Pettit asked if land use is changed, why doesn't he have to go through the same process. Evashevski stated because the use he wants to go back to is an allowed use in the district. Doud asked if anyone was opposed to going back to allowed use. Dufina clarified that there really is no lot split because they are already two lots. They just need to figure out the tax id. Dufina stated the written information from site plan checklist is missing such as material staging and construction plan. Myers asked about south elevation on page D1.2, is the foundation exposed? Dombroski said it is up to Planning Commission if it is allowed. Section 4.20 states the foundation height limitations that Doud can refer to. Motion to table

Motion made by Mosley, Seconded by Finkel.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

d. HB23-015-033 City of Mackinac Island Forest Way Duplex's

A new site plan with measurements was presented at the table. Dombroski reminded everyone this is a city project and we are exempt from our own ordinances, but we have

never really done that. Sean O'Boyle is the contractor. O'Boyle presented the site control plan which is chain link fence and removable gates. The fence will be removed when the project is done. Mosley stated he is leery of boxing out fire trucks and ambulance. He would like to shrink it down to open up most of the driveway. Finkel stated he has heard several comments about the road becoming too narrow with the new landscaping and airport fence. O'Boyle said there will be two 12' gates but this is all proposed. O'Boyle is willing to meet with Ben up at the site and figure it out. Mosley and O'Boyle are to coordinate a meeting week after next. Myers stated the trees are important to keep and O'Boyle stated they will be keeping most of it. Dombroski stated he had a discussion with O'Boyle about the fire truck access. Once the buildings are framed they can pull the fence away which would be around December. The gates will be on the roads and the north end of building 4. Straus asked if the bike parking will have ebike charging. O'Boyle stated not at this time. Straus stated if we are asking everyone else, we should too. Dombroski is to look in to adding this. Dombroski had a zoom call today with the team and a house panel will be added to one side of the utility buildings for the outside lighting of the buildings. Some kind of house meter will be added to create a pump house for the house water system. Dufina clarified what the gravel walkways are. Motion to approve contingent on water supply, fence location and ebike charging issues being taken care of.

Motion made by Myers, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

e. GHMI – Grand Hotel Lot Split Discussion

David Jurcak presented a site plan of Corner Cottage. Jurcak stated he is just looking for guidance. They are thinking of selling Corner Cottage. the person that lives in back unit asked that they could subdivide the lot. There is enough space for setbacks. Lot size and building size meet current requirements. It would meet the requirements if needed to be rebuilt. Jurcak is to send to Evashevski and the commissioners so they can review this month and have comments for next month. Pereny to email to commission members. Dombroski stated they have talked about this but this is the first time he has seen the site plan.

XI. Public Comment

None

XII. Adjournment

Motion to adjourn at 5:37 PM.

Motion made by Myers, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

Michael Straus, Chair

Katie Pereny, Secretary