

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, June 11, 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 4:01 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Lee Finkel

Staff: Erin Evashevski, Dennis Dombroski

ABSENT

Ben Mosley

III. Pledge of Allegiance

IV. Approval of Minutes

a. May 14, 2024 Public Hearing

Motion to approve as written.

Motion made by Dufina, Seconded by Myers.

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

b. May 14, 2024

Motion to approve as written.

Motion made by Finkel, Seconded by Martin.

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

V. Adoption of Agenda

Motion to approve as amended. The amendments are to add Grand Hotel Retaining Wall Vegetation to *Old Business* and Mackinac Island Ferry Company Dock Lighting under *Old Business*.

Motion made by Dufina, Seconded by Finkel.

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

VI. Correspondence

- a. Letter from Allen Burt, DPW

Straus read the letter aloud. Motion to place on file and ask that the secretary forward the letter to the two Master Plan Committee members that were not present, Adam Young, and City Council.

Motion made by Myers, Seconded by Finkel.

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

VII. Staff Report

- a. HDC Meeting Summary

Finkel summarized the meeting.

- b. REU Update

Burt stated he had no pictures of the construction site. Finkel asked if people can visit the site. Burt stated yes but you need to let him know as hard hats are required.

There are no REU changes.

As of last week the concrete is about 47% complete. We are on schedule and the pours are slowing down a little bit now as the work becomes more intricate. Burt would like to set up a tour for City Council and invited the Planning Commission to join as well. Myers stated when that is set at Council she will have the Clerk send Pereny the information. Finkel thanked him for the comments on the REU information. Burt stated Neal Liddicoat wrote the letter.

VIII. Committee Reports

a. Master Plan Update

Myers stated they met yesterday at 4pm and were working through chapter 7, Future Land Use. Adam Young is not available the 8th so the next meeting will be July 15th at 4pm. Possibly August 12th will have an extended open house that Adam Young would be in attendance for.

IX. Old Business

a. Grand Hotel Retaining Wall Plantings

Jurcak handed out the planting information drawings. All of the plantings have been completed. Page 4 lists the type of plants. Page 5 are the plants that were replaced. As the plant life in the wall progresses it will have to be addressed since they hand-water. There is no drip line. There will be no water line implemented. Jurcak expects the ground to be covered in the next few weeks. Myers asked if this satisfies the request of the Commission. Martin stated it looks good but will review a little more. Motion by Myers, second by Dufina, to accept the landscape plan and place on file. All in favor. Motion carries.

b. MIFC Letter re: Lighting

Straus stated he has been told the lighting has not been on as they were before. Myers thinks as a courtesy MIFC could respond to the Planning Commission. Straus stated the letter got out a little late. Motion by Myers, second by Martin to address at next meeting and see if we have a response and look at the lighting at night. If no response by month after first letter, send another letter letting them know we will address at the July meeting and would like someone to from MIFC to attend and address. All in favor. Motion carries.

X. New Business

a. R123-066-103(H) Callewaert Shed

Dombroski stated this is a project that was put on hold. They have submitted drawings and the HDC approved today. This is in the Market District. Pettit noted the 2.6' from the fence setback. Dombroski said he had not noticed that and it may have to be moved. Accessory buildings must have a 5' setback from rear and side lot lines. Pettit asked if there was an existing foundation, would they have to request a

variance to place the new shed. Dombroski referred to section 4.12 of the Ordinance. Myers asked if there is space to move it. Dombroski confirmed there is. Myers read aloud section 4.12c. The main concern is 4.12d requirements are not being met. The Commission has questions on fence line and property line. Dombroski is to present to the applicant section 4.12 of the ordinance and ask for clarification. They would have to move or request a variance. Dombroski thinks they could slide the building. The Commission also requested the measurement to house. Motion to table for more information from applicant regarding Section 4.12 c and d, and clarification on distances on rear and side yards, principal dwelling unit, and the neighbors house. If less than required 5' they need to decide if they want to ask for variance or move the building.

Motion made by Myers, Seconded by Pettit.

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

b. C24-019-031(H) Coal Dock Fencing

MITA would like to add fencing on the coal dock. The HDC approved in their June 11th meeting. Dombroski stated it is about security. The intention is to keep people away from the fuel tank and discourage recreational swimmers using the ramp to get out of the lake. Straus asked for the height which is 4'. McGreevy confirmed what Dombroski stated. McGreevy further stated they are trying to clean up the area around the fuel tanks where people are hanging out and trying to prevent electrocution similar to the situation at yacht docks in Charlevoix. Pettit confirmed there won't be a problem accessing the lp tanks there. Straus confirmed not a problem for snowmobiles in the winter turning around. McGreevy stated they will mount a 4' fence on landscape timbers that are around the tanks. The fence on the timbers will be about 6' tall. When asked, McGreevy stated he is not sure about gates. It will have to be accessible for mowing and tank maintenance and water checking. Myers confirmed the color is white. McGreevy stated it is, but could possibly be painted Arnold green. Myers stated it needs to be compatible with the architecture of the main building on the property. Motion to approve new fencing on coal dock for MITA with the addition of the height noted on the application. When Dufina asked about the gate McGreevy stated the gate on the ramp is about 46" and the gate will be about the same as the ramp. The small gate that leads to the boats will be a little shorter.

Motion made by Myers, Seconded by Finkel.

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

XI. Public Comment

Neal Liddicoat wanted to follow up on Burt letter. Now is the exact time to be asking the "whats next" question. It is right time to send to Young for Master Plan. If concerned about development it might be a good time to review density's . Straus stated there will be a zoning update after Master Plan is completed. He invited comments from anyone regarding development. Myers stated alot of the Master Plan comes from input from the public. Stephanie Fortino thanked the Commission for the well-organized meeting. Pettit commented on the improvement of the trash situation.

XII. Adjournment

Motion to adjourn at 4:54 PM.

Motion made by Pettit, Seconded by Myers.

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

Michael Straus, Chair

Katie Pereny, Secretary