

Motion by Dufina, second to the motion by Finkel, to approve the application made by Kay Hoppenrath as presented in exhibits B-C, file no. H07-009-34, to build a dog run in the back yard of her home. Ayes: Brown, Dufina, Finkel, Horn, Martin, LaPine, Pettit, and Straus. Nays: none. Abstain: Hoppenrath. Vote 8-0 in favor. Motion carried.

File No. C07-063-35: Ira Green - Shepler / Iroquois Bike Shop Renovations

Application has been made by Ira Green to renovate the Shepler dock and Iroquois Bike Shop, located at 7425 & 7431 Main Street. Exhibits B-C were presented to Commissioners for approval.

Dennis stated that Mr. Green is looking to remove the wall between the bike shop and the ferry dock, renovate the restrooms, and build an additional dock behind the bike shop for a luggage area for the bike shop.

Mr. Barry Polzin explained to the Commissioners what the details in the plans would mean. Both buildings would remain intact, just the removal of the common wall of the buildings on the first floor. The idea would be that when tourists left the ferry, the bikes would be right there in their view. The additional dock space behind the bike shop building will help clean up a lot of congestion that happens toward the street, by moving the freight and luggage area away from the traffic area of the ferry dock. They are proposing to do an aluminum frame, stretched skin canopy over the luggage area, similar to what Sheplers already has on the dock. The door that comes out towards Main Street to access the housing above will be eliminated, but there will still be a door on the waterside of the building to access that housing.

Commissioners noted that Mr. Green is not currently the owner of the bike shop building and no information has been received from Sheplers regarding their involvement in the proposed project. The additional dock space on the rear of the bike shop building will require DEQ involvement. Commissioners would like a better legal description of the property and some documentation from the current property owners agreeing to the proposed project.

Motion by Dufina, second to the motion by Finkel, to table the request of Ira Green to renovate the bike shop and Shepler buildings, until the next regular meeting of the Planning Commission to provide additional information that the Commissioners have requested. All in favor. Motion carried.

The next regular meeting of the Mackinac Island Planning Commission will be on Tuesday, August 7, 2007 @ 4:00 pm.

Motion by Dufina, second to the motion by Finkel, to place the information received by Alan Sehoyan on behalf of Dr. Michael Bacon for the air conditioning units on the agenda for the next regular meeting of the Mackinac Island Planning Commission. All in favor. Motion carried.

Motion by Pettit, second to the motion by Hoppenrath, to place the architectural review for the Straus addition on file. All in favor. Motion carried.

Motion by Finkel, second to the motion by Dufina, to approve Mr. Ira Green's zoning application for a kiosk inside the Iroquois Bicycle Shop with the changes as presented today. All in favor. Motion carried.

Victor Callewaert: Starbucks Application Amendment

Mr. Callewaert is requesting to amend his previous application for the Starbucks Coffee Shop building to include a fence extension on the Thompson property behind his building. The request is to extend the fence that is currently there to go to the edge of the Lilac House building to keep traffic and garbage from going on to the Thompson's property. Material will be treated lumber and look the same as the current fence.

Motion by Dufina, second to the motion by Pettit, to amend Victor Callewaert's zoning application for the Starbucks building to include the addition of the fence on the Thompson property as presented today. All in favor. Motion carried.

Dr. Michael Bacon: Storage Shed at Stonecliffe Mansion

Mr. Bacon is requesting to build a storage shed on the Stonecliffe Mansion property. The building will be less than 100 square feet in size. A zoning application is required because it is on commercial property. The location of the building meets all setback requirements.

Motion by Dufina, second to the motion by Pettit, to approve Dr. Bacon's application for a storage shed at the Stonecliffe Mansion as presented today. All in favor. Motion carried.

Department of Natural Resources, Waterways Commission: Marina Remodel Presentation

The DNR Waterways Commission presented plans for a remodel of the Mackinac Island Marina. The remodel will cost approximately five million dollars and will upgrade the existing facilities. The boat slips will stay the same, but will have new pump out facilities, and new decking installed. The bubblers will be replaced with quieter, more efficient models. Restrooms will become barrier free, and electrical panels that are outside of the building will be moved inside. Ryba Marine will do the construction, and the project is expected to begin in September of 2007 and finished by June of 2008.

Commissioners are concerned about the new trash building that is proposed to be built. The building would be non-conforming because of the setbacks. The trash building is proposed to be built in the same location as the trash is currently stored in cans.

Commissioners are also concerned about the actual progress of the project. Where will the construction materials be stored, where will any necessary motor vehicles be stored?

Motion by Dufina, second to the motion by Finkel, to table the Commission's approval for the presentation by the Department of Natural Resources, Waterways Commission to remodel the Mackinac Island Marina until the regular meeting of the Mackinac Island Planning Commission in June to allow the Commissioners to review the proposed plans in more detail. All in favor. Motion carried.

Iroquois Bike Shop

File No.	C07-063-10
Exhibit	N/A
Date	07/23/08
Initials	[Signature]

MINUTES OF THE REGULAR MEETING OF THE MACKINAC ISLAND PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, COMMUNITY HALL ON APRIL 8, 2008 @ 3:00 PM

Chairman Brown called the Regular meeting of the Mackinac Island Planning Commission to order at 3:03 p.m.

MEMBERS PRESENT:	STRAUS, PETTIT, HOPPENRATH, FINKEL, BROWN, AND DUFINA
MEMBERS ABSENT:	MARTIN, LAPINE AND HORN
ZONING ADMINISTRATOR:	DOMBROSKI
CITY ATTORNEY:	EVASHEVSKI

Motion by Dufina, second to the motion by Hoppenrath, to accept and place on file the minutes of the regular meeting of the Mackinac Island Planning Commission held on February 12, 2008 as presented. All in favor. Motion carried.

Motion by Dufina, second to the motion by Finkel, to adopt the agenda as presented. All in favor. Motion carried.

There was no correspondence.

File No. C07-029-41: Edward's Gifts - Remodel

In the original application for the remodel of Edward's Gifts, the Commission was presented plans to replace the door on the Astor Street side of the building with a double door. The building code does not allow for the double door unless an automatic door opener is installed. Code requires that the opening be a minimum of 32" of clear space. Mr. Arbib is requesting a change to the door, so he does not have to purchase and install the automatic door opener. The plans represent a new single door that will give the appearance of a double door. Mr. Arbib had already submitted the plans for architectural review.

Motion by Dufina, second to the motion by Finkel, to approve the change submitted by Al Arbib as presented in file no. C07-029-41, exhibits R & S, to install a single-wide door on the Astor Street side of the building, instead of the originally approved double-wide door, at 7330 Main Street. Ayes: Straus, Pettit, Hoppenrath, Finkel, Brown & Dufina. Nays: none. All in favor. Motion carried.

File No. C07-063-10: Iroquois Bicycle Shop - Amendment to Remodel

In the original application for the Iroquois Bicycle Shop, Mr. Green requested to construct a kiosk in the northeast corner of the building located at 7425 Main Street. The Commission approved the plans he presented after a satisfactory architectural review had been received. Mr. Green has returned to the Commission to request that the previous approval be amended.

Mr. Green presented plans to the Commissioners to not install a kiosk, but to install two new sliding windows and a new 4' wide glass panel door in place of the kiosk. He is requesting to make these changes due to the changes in the City of Mackinac Island's commercial sign and merchandise display ordinance. In the ordinance, merchandise must be inside the building. With the new window, the attendant at the bike shop will be able to access merchandise displayed inside the building without having to leave the counter unattended. The new door is wider than the existing doors to allow for bicycles to be stored in the building and ease the access through the door.

Motion by Dufina, second to the motion by Hoppenrath, to approve the amendment to file no. C07-063-10, to install two new sliding windows and a 4' door on the building located at 7425 Main Street as presented in exhibits of the file. Ayes: Straus, Pettit, Hoppenrath, Finkel, Brown & Dufina. Nays: none. Motion carried.

MINUTES OF THE REGULAR MEETING OF THE MACKINAC ISLAND PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, COMMUNITY HALL ON MAY 15, 2007 @ 3:00 PM.

Chairman Brown called the Regular meeting of the Mackinac Island Planning Commission to order at 3:04 p.m.

MEMBERS PRESENT: PETTIT, FINKEL, BROWN, DUFINA, AND MARTIN
MEMBERS ABSENT: HOPPENRATH, LAPINE, AND HORN
ZONING ADMINISTRATOR: DOMBROSKI
CITY ATTORNEY: EVASHEVSKI

Motion by Finkel, second to the motion of Dufina, to accept and place on file the minutes of the regular meeting of the Mackinac Island Planning Commission dated April 12, 2007. All in favor. Motion carried.

Commissioner Brown added Items H. under new business – Wertz fence, and under discussion items – Preservation summary.

Mar Pulte: Lesley Court Renovations

Dombroski gave the Commission a brief review of the application that Mar Pulte made for her Lesley Court condominium renovation. (Mar's original application was submitted to the Planning Commission at the December 2006 meeting, and was approved pending architectural review.) Upon the review of the architectural review performed by Richard Neumann, the Planning Commission denied her request to install a sliding glass door on the waterside of the condominium. Mar presented the Planning Commission today with pictures of the doors she would like install in her condominium. She pointed out that at least fifty percent of the condominiums currently have sliding glass doors on the waterside of the buildings. She would like to install the sliders versus French doors because of lack of space to open the doors inward.

Motion by Pettit, second to the motion by Finkel, to approve the application submitted by Mar Pulte for renovations at her Lesley Court condominium with the doors to appear as presented to the Planning Commission today. All in favor. Motion carried.

Dr. Michael Bacon: Breakwater Point Condominium Unit #4 Deck Installation

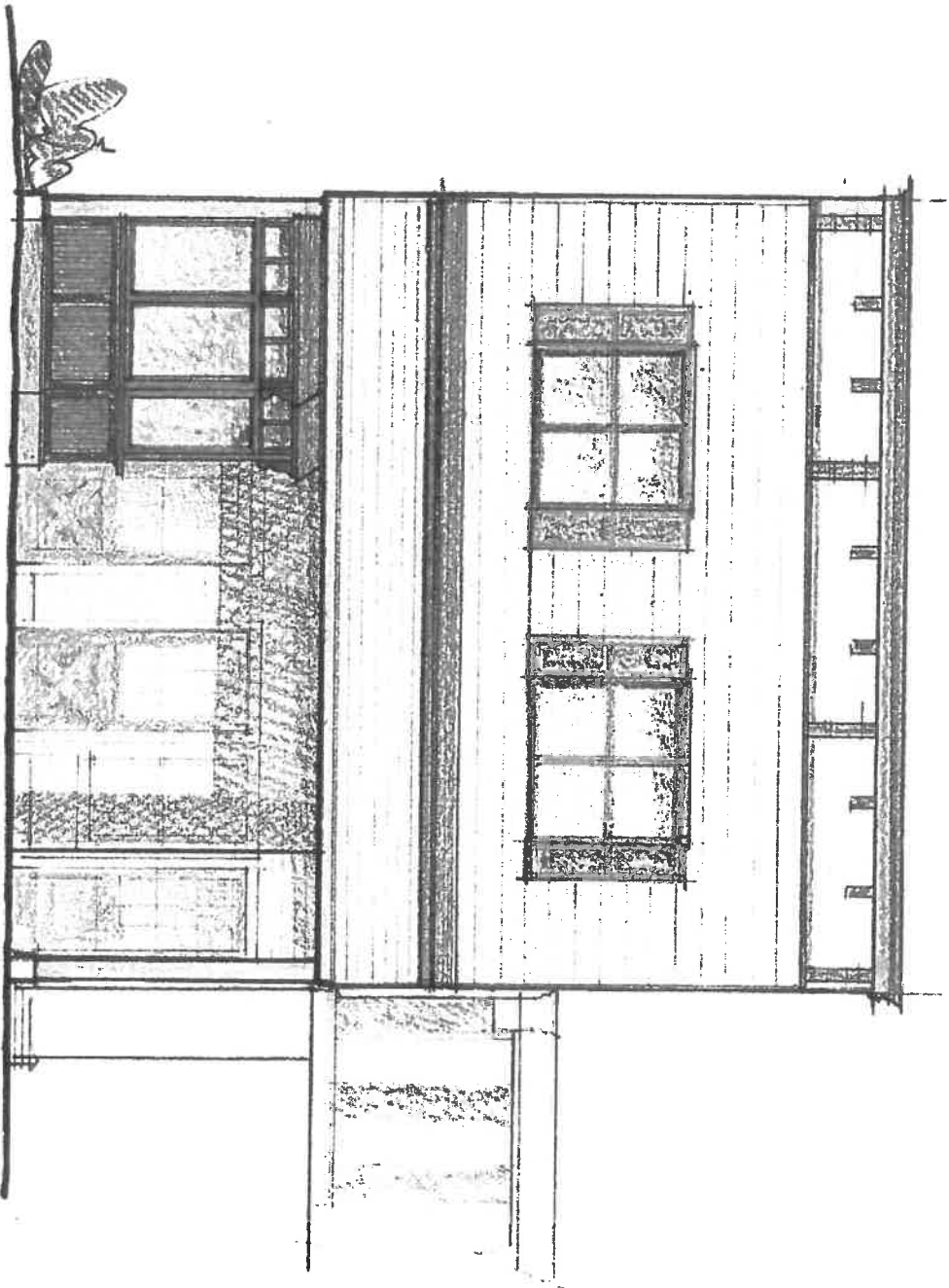
Dr. Bacon's previous application to build a deck on his second floor condominium unit was tabled due to lack of information from the rest of the homeowners within the association. Letters from the other condominium owners were presented to the Commissioners in support of the new deck. An architectural review was performed by Richard Neumann, and changes to the plans were made. Mr. Neumann would like the deck railings to match the rest of the decks on the building. Also, the size of the deck was decreased to fit over the current patio on the condominium unit below.

Motion by Martin, second to the motion by Finkel, to approve Dr. Michael Bacon's application to install a deck on Unit #4 in the Breakwater Point Condominium complex, with the changes as presented today. All in favor. Motion carried.

Ira Green: Iroquois Hotel Bike Shop Kiosk

Mr. Green submitted an application at the regular planning commission meeting in April of 2007 to build a kiosk in the Iroquois Bicycle shop. At that time, Commissioners requested that the decision be tabled until an architectural review could be performed on the proposed plans. Mr. Green has decreased the size of the kiosk inside the bicycle shop.

IROQUOIS BICYCLE RENTAL
MACKINAC ISLAND, MICHIGAN
MARCH 30, 2007



HURON STREET ELEVATION

SCALE: 3/16" = 1'-0"

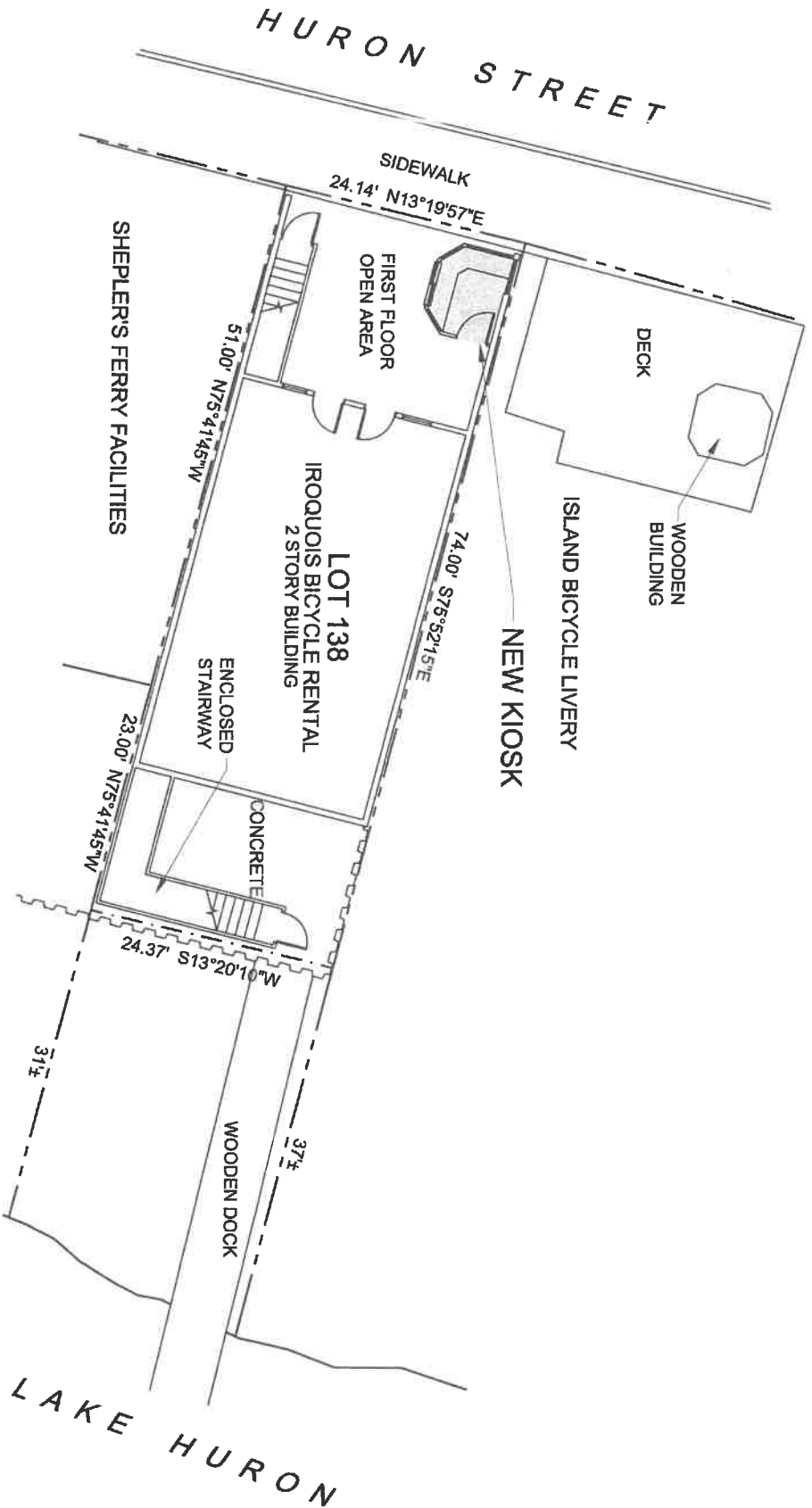
BARRY / POLZIN AIA

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IROQUOIS BICYCLE RENTAL

MACKINAC ISLAND, MICHIGAN
MARCH 30, 2007



SITE PLAN

SCALE: 1/16" = 1'-0"

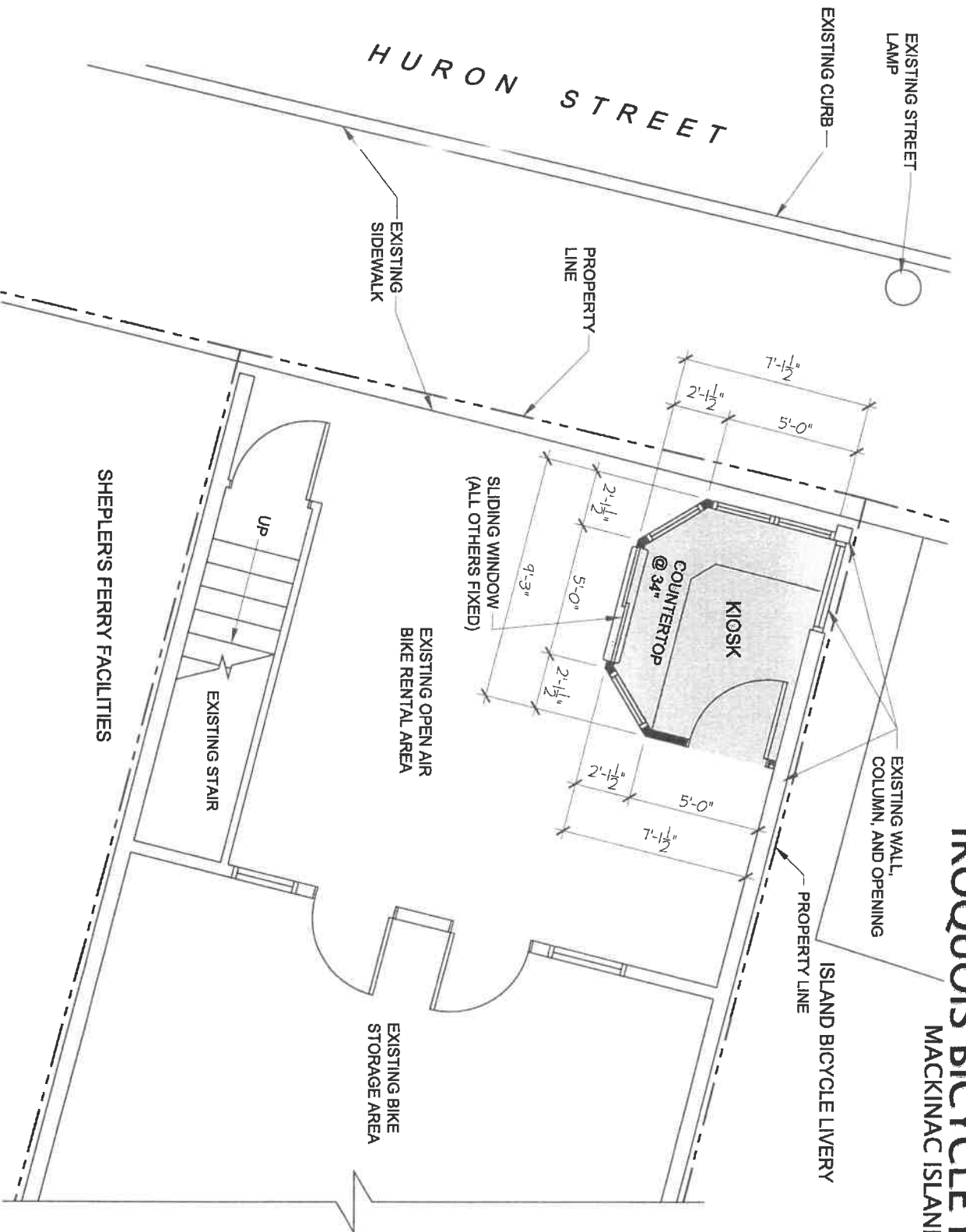


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IROQUOIS BICYCLE RENTAL

MACKINAC ISLAND, MICHIGAN
MARCH 30, 2007



PARTIAL FLOOR PLAN

SCALE: 1/16" = 1'-0"



BARRY/POLZIN AIA

A R C H I T E C T

205 SOUTH FRONT • SUITE 205
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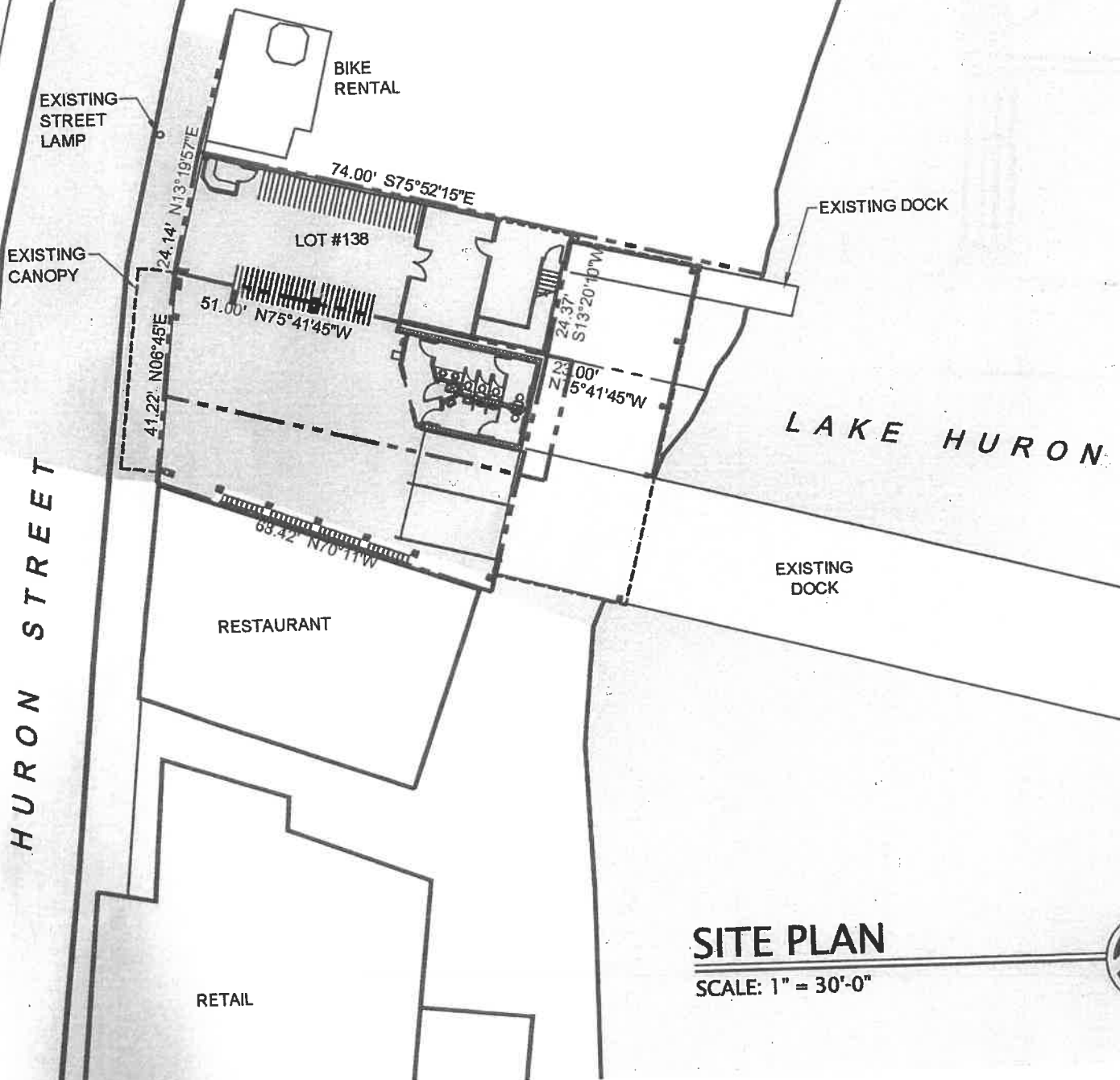
EXISTING
STREET
LAMP

PROPERTY
LINE

EXISTING CURB

FIRST FLOOR

SCALE: 3/32" = 1'



SITE PLAN

SCALE: 1" = 30'-0"

APRIL 21, 2008



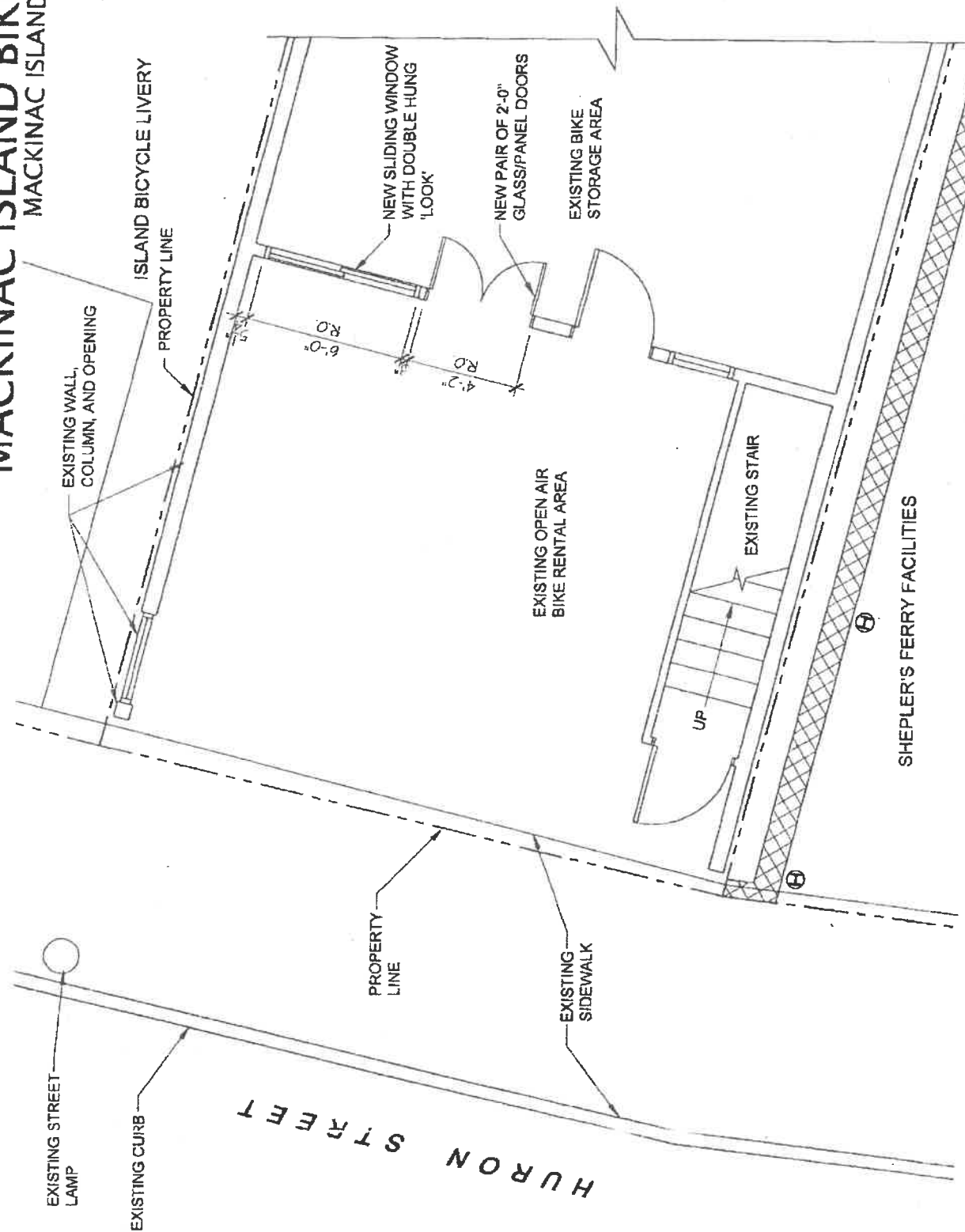
SCALE: 1/16" = 1'-0"

A R C H I T E C T

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MACKINAC ISLAND BIKE SHOP

MACKINAC ISLAND, MICHIGAN
APRIL 21, 2008



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A R C H I T E C T

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PARTIAL FLOOR PLAN

SCALE: 3/16" = 1'-0"