

4
MINUTES OF THE REGULAR MEETING OF PLANNING COMMISSION MEETING HELD
TUESDAY, OCTOBER 9, 2012 IN THE COUNCIL CHAMBERS, CITY HALL, MACKINAC ISLAND,
MICHIGAN

File No. C12-047-03
Exhibit V
Date 1/10/13
Initials CBD

PRESENT: CANDI DUNNIGAN, TRISH MARTIN, BOB BROWN, MARY DUFINA, ANNEKE MYERS, MICHAEL STRAUS, JIM PETTIT AND LEE FINKEL
ABSENT: ANDY MCGREEVY
ATTORNEY: THOMAS H. EVASHEVSKI
ZONING ADMIN: DENNIS DOMBROSKI

Meeting called to order at 3:00 p.m.

Motion by Martin, second to the motion by Finkel, to approve the minutes of the September regular meeting as presented. All in favor. Motion carries.

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

Correspondence was read regarding the appreciation party held by the Grand Hotel.

Committee Reports:

There were no committee reports.

C12-047-03: UTP – Mackinac Cycle Site Plan Review

Applicant had presented a final as built site plan for the Mackinac Cycle Bike Shop at the last regular meeting of the planning commission. At that meeting, the commission asked for some clarification on the site plan and to bring it back to the next meeting.

Applicant has provided a site plan based on the request of the planning commission for their final review. There are two different scenarios presented. How normal day to day traffic is handled, and then when tours are present. The request is to approve the site plan as presented as the site is built. Commission asked that the word tour be removed from the site plan as the walkway is available to all pedestrian traffic traveling from the dock to the Main Street.

Motion by Finkel, second to the motion by Dufina to approve the as constructed site plan presented today as exhibit T, in file no. C12-047-03, with the condition that the word "tour" be removed from the drawing. Roll call vote. Ayes: Straus, Dunnigan, Finkel, Brown, Dufina, Martin, Myers and Pettit. Nays: none. All in favor. Motion carries.

The commission would like a copy of the site plan forwarded on to the streets committee for their information.

C12-061/062-27: Mackinac Island Bike Shop – New Hotel

At the last regular meeting, applicant presented drawings for a new hotel on the water side of the McNally lot. The commission asked for some revisions on the east wall that was set up to be a blank wall due to code. The revised drawings presented show several different options for that wall. Architectural review was done and the City Architect prefers the border that differentiates between the two floors but also likes the faux windows. The revised drawings also show the placement of utilities for review. The steps and railings will be wooden. After much discussion, the commission agrees with the City Architect regarding the trim that differentiates between the two floors.

**MINUTES OF THE REGULAR MEETING OF PLANNING COMMISSION MEETING HELD
TUESDAY, FEBRUARY 7, 2012 IN THE COUNCIL CHAMBERS, CITY HALL, MACKINAC
ISLAND, MICHIGAN**

File No.	C12-047-03
Exhibits	MACKINAC X
Date	1/11/13
By	JASON ST. ONGE, CBD

PRESENT: MICHAEL STRAUS, CANDI DUNNIGAN, LEE FINKEL, JASON ST. ONGE, PATRICIA MARTIN, MARY DUFINA AND JIM PETTIT
ABSENT: BOB BROWN AND DAN WIGHTMAN
ATTORNEY: THOMAS H. EVASHEVSKI
ZONING ADMIN: DENNIS DOMBROSKI

Meeting called to order at 3:05 p.m.

Motion by Dufina, second to the motion by Martin to approve the minutes of January 10, 2012. All in favor. Motion carries.

Motion by Pettit, second to the motion by St. Onge to adopt the agenda as presented. All in favor. Motion carries.

Motion by Martin, second to the motion by Dunnigan to place correspondence received anonymously regarding the application for a storage building in Harrisonville. All in favor. Motion carries.

Committee Reports:

1. Fence – passed out a copy for review and to place on agenda for next meeting
2. Stable – work in progress, will work on additional information and pass out prior to next meeting
3. Siding – had a good discussion but are getting away from specifics and need to get back to
4. Design Guidelines – had a great meeting, lasted 3 hours, lots of great discussions

C12-062-01: Ira Green – Bike Shop

Received a copy of the architectural review for the application made by Ira Green to restore his bike shop located at 7425 Main Street back to its original setup prior to the construction project across the street.

Motion by Straus, second to the motion by Martin to place the architectural review for the bike shop restoration as presented in file C12-062-01, exhibits A-E, located at 7425 Main Street. All in favor. Motion carries.

St. Onge did receive some information regarding storage buildings. The restrictions of storage buildings are handled at the local level, typically by the Chief and not by the State of Michigan.

C12-047-03: Carl Redder – Mackinac Cycle

Application has been made by Carl Redder on behalf of his partners for Mackinac Cycle and Union Terminal Piers for the renovation of a bicycle rental location at 7271 Main Street. The Lakeside Bike Shop has rented bicycles from this location for several years. There has been an agreement between Union Terminal Piers and Mackinac Cycle to take over operations at this location.

The applicant is looking to do several things to the lot for the proposed bike rental. The addition of 3.5' counters to the kiosk that is located on the building side of the site. The installation of an additional kiosk on the street side of the site, identical to the existing one. The addition of a 4' removable fence defining the site and will also be used to form the customer cueing line. Installation of three 8'x24' awnings in solid colors to shelter bikes and shade staff from summer heat and sun.

C12-062-03: Mackinac Cycles Continued

The applicants have met with the City Council and the street committee to address concerns regarding possible congestion issues. The City Council has also approved the transfer of the licenses from Union Terminal Piers to Mackinac Cycle. The Mayor felt that the concerns had been addressed but is still concerned about using awnings and/or umbrellas for the shading and the horse's reaction to those. The Commission stated that a picture/drawing was still needed to show the dimensions of the proposed fence (height, appearance).

Motion by Dunnigan to table the application until the regular meeting in March to until more information has been received regarding the kiosk and other details. Motion failed for lack of support.

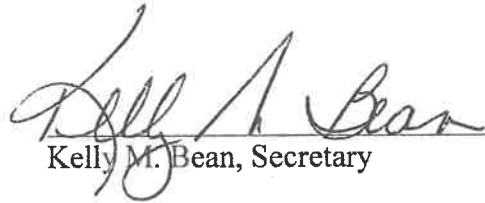
Motion by Martin, second to the motion by Dufina, to approve the application as presented in file no. C12-047-03, exhibits A-F, to be located at 7271 Main Street, applied for by Carl Redder on behalf of Mackinac Cycles and Union Terminal Piers with the following conditions: more information is needed regarding the fencing; kiosks; awnings; elevations and traffic flow diagram. Roll call vote. Ayes: Straus, Dunnigan, Finkel, St.Onge, Dufina, Martin and Pettit. Nays: none. Motion carries.

St.Onge informed the Commission that he would be traveling to Tombstone, Arizona and would bring back some information on their historical status and what they have done.

Having fulfilled the agenda, meeting was adjourned at 3:50 p.m.



Lee Finkel, Vice-Chairperson



Kelly M. Bean, Secretary

Motion by Dufina, second to the motion by Martin to approve the request of the replacement materials with the closest looking substitute as possible. Roll call vote. Ayes: Brown, Dufina, Dunnigan, Finkel, Horn, Martin, Pettit, Straus and Wightman. Nays: none. Motion carries.

R1110-031-18: Pfeiffelmann – Porch Addition

Application has been made by Tom Pfeiffelmann to add a deck on to his home at 6739 Main Street. The proposed project meets all current zoning requirements and setbacks within the R-1 zoning district. M.P. Gamble Construction will be the contractor on the project. The deck addition will only be 14" above grade, so no handrails and spindles are required. Trex decking will be the material used.

Motion by Dufina, second to the motion by Finkel, to approve the request of Tom Pfeiffelmann to add a deck to the water side of his home located at 6739 Main Street, as presented in file no. R110-031-18, exhibits F-H. All in favor. Motion carried.

R110-008-25: Murray – Window Replacement

Application has been made by Toby Murray to replace windows on his unit within the Lesley Court Condominium Development located at 1228 Lesley Court. The proposed window replacement meets all current zoning requirements and setbacks per the current zoning ordinance. This proposed project is similar to others that have been done with the Lesley Court Complex.

Motion by Horn, second to the motion by Dufina to approve the request as presented by Toby Murray to replace windows on his unit within the Lesley Court Condominium Development located at 1228 Lesley Court, as presented in file no. R110-008-25, exhibits B-D. All in favor. Motion carried.

CD10-001-26: Grand Hotel - Fence

Application has been made by Andrew McGreevy on behalf of the Grand Hotel to construct a fence and new porch at the residence located at 8246 Lakeview Blvd. The proposed fence and porch meet all current zoning requirements and setbacks. The fence will be similar to the existing fence that is on the property, (pressure treated and painted white). The proposed fence will be 40" high. The porch will be pressure treated also.

Motion by Dufina, second to the motion by Straus to approve the request by Andrew McGreevy on behalf of the Grand Hotel to construct a fence and porch located at 8246 Lakeview Blvd and presented in file no. CD10-001-26, exhibits B-D. Roll call vote. Ayes: Brown, Dufina, Dunnigan, Finkel, Horn, Martin, Pettit, Straus and Wightman. Nays: none. Motion carries.

C10-063-27: Green - Fence

Application has been made by Ira Green to construct a fence at his property located at 7421 Main Street, the Mackinac Island Bike Shop. There currently is a fence there; he would like to add matching sections to block off public access to the bikes after the business is closed. The fence would only be put up for after hours. The proposed fence meets all current zoning requirements and setbacks.

Mackinac Cycle
7271 Main Street
Mackinac Island MI 49757

File #	C12-047-03
Exhibit	J
Date	04/12/12
Initials	KBean

April 10, 2012

Dennis Dombroski
Mackinac Island Planning Commission

Chief Marks
Mackinac Island Police Department

We have developed and have attached an alternative plan for seating and exiting the site that will be used when congestion is very heavy or when tour carriages are picking up their passengers in front of the shop.

It allows us to seat and exit at the rear kiosk as before by incorporating removable posts and changing the cueing line to a seating line.

In heavy traffic hours we can alternate the exiting traffic cutting the traffic to the street in half. We intend to work closely with Chief Marks to insure the safety of all.

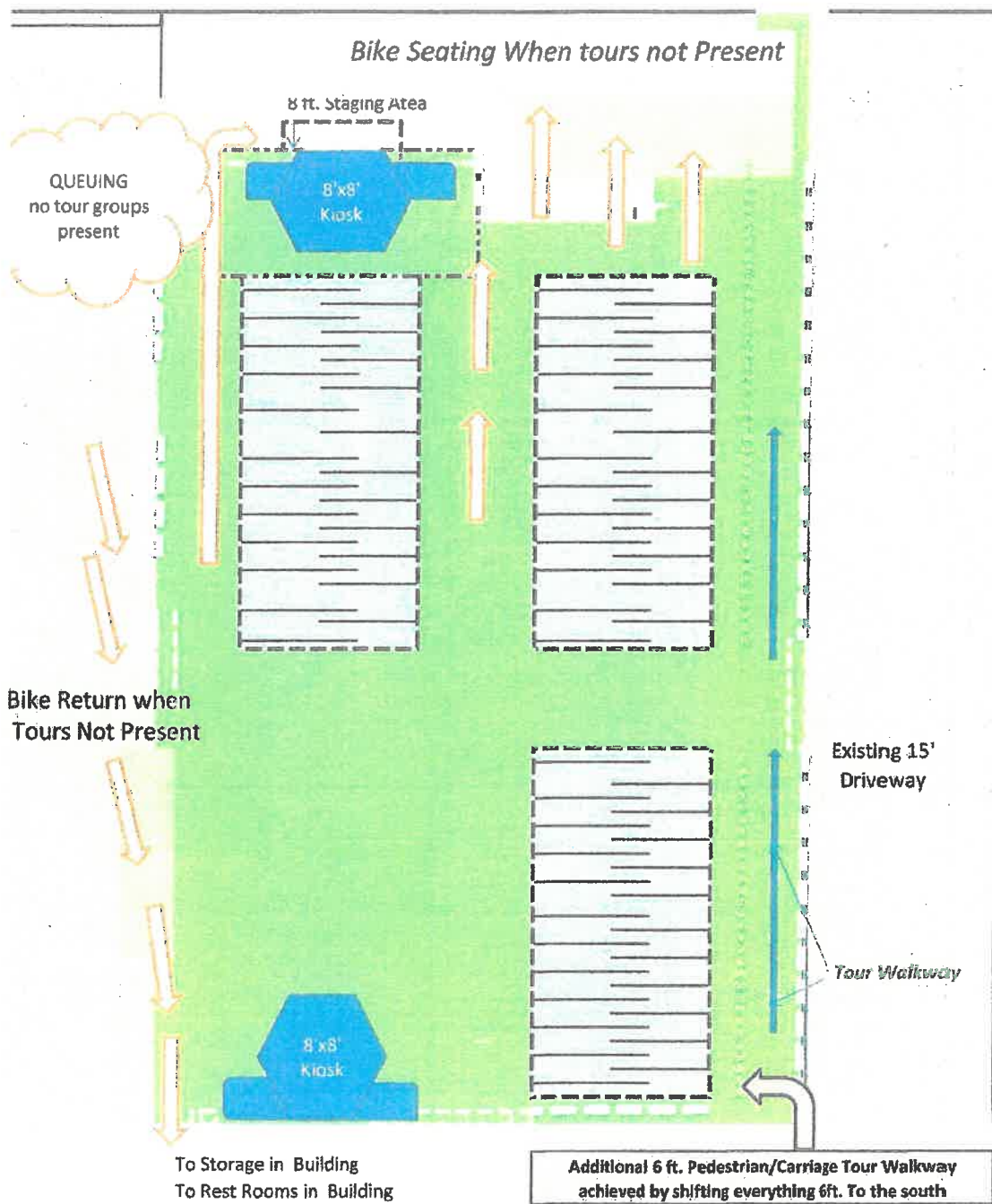
Thank you,

Melanie Libby
Carl Redder

Bike Seating When tours not Present

QUEUING
no tour groups
present

Bike Return when
Tours Not Present



To Storage in Building
To Rest Rooms in Building

Additional 6 ft. Pedestrian/Carriage Tour Walkway
achieved by shifting everything 6ft. To the south

Bike Seating when tours present

8 ft. Staging Area

8'x8'
Kiosk

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ire
t

en Tours Present

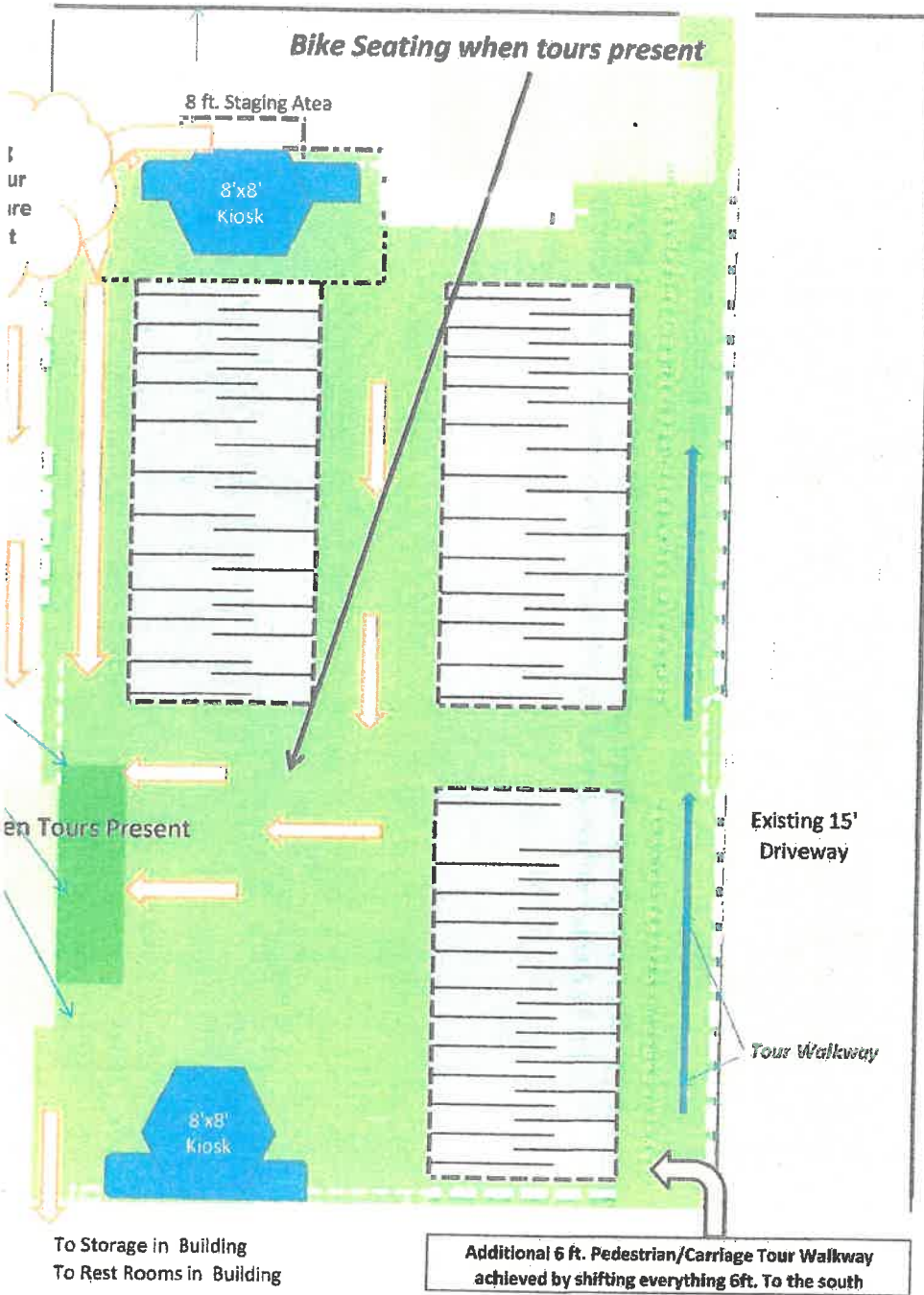
Existing 15'
Driveway

Tour Walkway

8'x8'
Kiosk

To Storage in Building
To Rest Rooms in Building

**Additional 6 ft. Pedestrian/Carriage Tour Walkway
achieved by shifting everything 6ft. To the south**



**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD
TUESDAY, AUGUST 8, 2017 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 4:08 p.m.

PRESENT: Michael Straus, Anneke Myers, Trish Martin, Mary Dufina, Jim Pettit, Lee Finkel

ABSENT: Ben Mosley

STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Tom Evashevski (Via Phone)

Motion by Finkel, second to the motion by Dufina to approve the minutes, as amended, of the regular meeting on July 11, 2017. All in favor. Motion carries. Amendment was to add "This will be referred to the Master Plan Committee" to the comment on sprinklers in the *Public Comment* section.

Motion by Martin, second to the motion by Dufina to approve the Agenda, as amended, and place on file. All in favor. Motion carries. Amendment was to add "Home Occupation Ordinance" to *New Business*.

Correspondence

None

Staff Report

None

Committee Reports

Per Anneke Myers, the next Master Plan meeting will be August 22, 2017 at 1:00 p.m.

File No.	C17-062-026(H)
Exhibit	B
Date	9.14.17
Initials	KP

OLD BUSINESS

Zoning Application Changes – Site Plan Review Checklist

Dufina requested one final change of adding "Article 4" to the 3rd paragraph of the instructions. Motion by Myers, second by Dufina to approve the Site Plan Review Checklist. All in favor. Motion carries. The Site Plan Checklist will now be a part of the Zoning Permit application.

C17-062-026(H)

Bicycle Inn New Deck – Ira Green

The project was approved by the HDC in their August 8th meeting. Dufina pointed out that the location of the bikes on the beach was not identified on the original site plan. The original site plan needs to be corrected to reflect the beach parking. A new complete site plan needs to be submitted showing the proposed storage deck. The only one on file is a partial site plan. Straus asked Evashevski how to handle the enforcement of the bike parking on the beach without the original approval. Evashevski stated it doesn't make much sense to do anything other than enforce past transgressions as long as there is an amended site plan showing the proposed deck. This enforcement would be done by the building inspector and the City Council. Barry Polzin argued that the Planning Commission cannot tell a property owner what they can put on their property. Straus clarified that storage and movement is something that is regulated by the Planning Commission. Straus asked Evashevski his opinion on the bike parking. Evashevski stated it is relevant as the Ordinance does refer to bike parking. Therefore he believes it requires an amendment to the site plan. Myers stated the Commission would like to see on the site plan, how the business operates on the property. Motion by Myers, second by Martin to approve the storage deck contingent on the receipt of a comprehensive site plan. Dufina confirmed that nothing will be stored on the beach once the deck is installed. Dufina also asked if racks were going to be used. Green stated that nothing will go higher than the upper railing. He is not certain on the exact storage method yet. Today, he has no plans for racks. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

the completion of jobs were tracked. He was informed, if the job is completed, it comes off this report.

- Gary Rentrop Bill - July 10, 2017

Motion by Finkel, second by Doud, to place the bill on file. All in favor. Motion carries.

C17-062-026(H)

File No.	
Exhibit	<i>Q</i>
Date	<i>9.13.17</i>
	<i>KP</i>

OLD BUSINESS

- C17-062-026(H)

Bicycle Inn Deck - Ira Green

Neumann stated that it was pointed out to him, that after the Shepler's Dock expansion is done, the beach will be less visible than what it is today. Neumann posed the question to the Commission of the significance of the beach as a defining characteristic of the site and whether the visual impact of the project would be consistent with the site's historic maritime ambiance. Neumann feels the gravel beach is part of the marine character of the district. Straus stated she read the description of the harbor that was written in the application of historic district status and the presence of the beach and the fishermen history was mentioned in the Commission's original document, as something that made the water side of Main Street historic. Barry Polzin stated the intention of the storage deck was to clean up the untidiness present today. The deck is set down 2' to diminish the visual impact. Polzin submitted photographs to the table showing the gravel beach as it is today. The same amount of beach will be visible with the deck in place. No bikes will be on the beach. Doud asked Neumann if the deck was on the seawall and brought out, would he feel better about it. Neumann stated no. He feels the proposed application is a better solution. He prefers the open deck underneath rather than a seawall. In addition, the deck would be easier to remove in the future. Finkel asked if at the current lake level would there still be beach for ducks. Per Polzin, yes there would be. Straus informed Polzin that the description of tidier, is not a description she likes, or the goal of the water front. Historically the shore was not tidy. Polzin stated he understood what she was saying but they are trying to make it look organized; look like it is supposed to be rather than spreading things all over the beach. Doud asked Straus if she was opposed to the project. Straus stated she is troubled by the fact that the encroachment of commercial activity that close to the water's edge is a false sense of historic development. Straus is more interested in having the shore remain mixed up and disorganized, the way a water front was and can be. Doud stated he disagreed. Doud feels it is natural progress. Green presented the Shepler's dock plan to the table. The drawing reflected the shoreline view from the dock. A person must be at least 150' out on the dock to see the shore. Motion by McCallum, second by Finkel to approve the storage deck. Roll call vote: Ayes: King, Doud, Finkel, McCallum. Nays: None. Straus abstained due to the fact she was not present for the entire discussion. Majority in favor. Motion carries.

- C17-055/56-027(H)

Demo & New Construction - Bobby Benser

Benser presented the 3D renderings the Commission had requested in July. Straus asked why he purchased the bottomlands. Benser stated that at some point he may want to build a dock, but

MACKINAC ISLAND BIKES

MACKINAC ISLAND, MICHIGAN
JANUARY 30, 2009

EXISTING KIOSK
EXISTING SIDEWALK

NEW CONCRETE

NEW AWNINGS OVER
NEW COUNTERS,
EACH SIDE

EXISTING
CANVAS
AWNING

EXISTING
CONCRETE

BIKE
DISPLAYS

SALES
COUNTER

NEW
WINDOW

NEW
DOOR

BIKE
REPAIR

NEW 5' HIGH FENCE

NEW 3' HIGH FENCE

STAGING AREA

25'-6"x8' CANOPY

23'-6"x8' CANOPY

31'x8' CANOPY

58'x8' CANOPY

METAL OR FABRIC CANOPY, TYPICAL

BIKE WASH

RAMP UP

NEW FENCE AND GATE

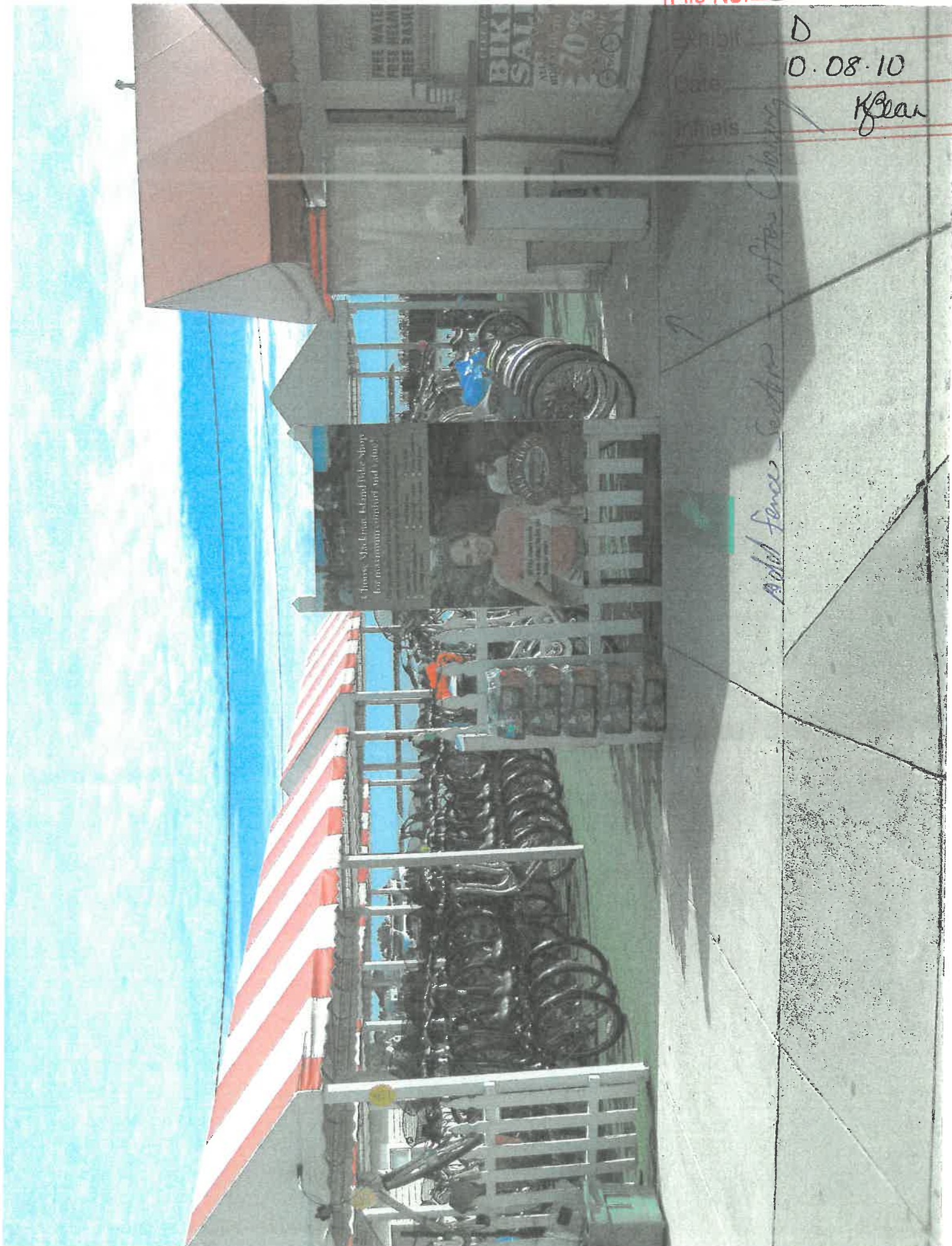
SHEPLER'S DOCK

File No. C10-063-27
Exhibit C
Date 10.08.08
Initials KJL
BARRY J. POLZIN
ARCHITECTS
101 N. LAKE ERIE, SUITE 200, MACKINAC ISLAND, MICHIGAN 49830
906-228-5881 • FAX 906-228-5882

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

File No. C10-003-27

Exhibit D
Date 0.08.10
Initials Klean





Bicycle Repair

Add Section

Add Fence Section When Closed

PAVING

Motion by Pettit, second to the motion by Dufina, to accept the proposed site plan of proposed development and to table the request of Detroit Theatre Enterprises for the proposed development until further documentation and information is made available. All in favor. Motion carried.

File No. C09-021-06: Green – McNally Cottage Use Change Request

A request has been received by the Planning Commission from Ira Green to change the current use of McNally Cottage as a bed and breakfast to that of an employee housing unit with three apartments. The requested use change is an allowable use within the commercial zoning district. There will be no changes to the exterior of the building, and the only changes to the interior of the building will be that to bring it to code for the proposed use.

Motion by Dufina, second to the motion by Pettit to schedule the public hearing for the proposed use change request for Tuesday, March 10, 2009 at 2:00 p.m. All in favor. Motion carried.

File No. C09-061-07: Green – Alteration to Mackinac Island Bike Shop

The Commission has received a request from Ira Green to make alterations to his bike shop located at 7421 Main Street. He would like to consolidate the current location of the shop along with the property next door that he has purchased. The proposed plans show that he would use the kiosk that is currently located on the property to rent bikes and would use the building to do bike repairs and sales. He is requesting to construct five (5) bike canopies for storage of the rental bikes. The proposed plans show the awnings of the canopies to be metal and not canvas. The Commission was also presented with two sets of plans. One set shows the proposed alterations with a boardwalk to be constructed along the back of the property and the other without.

Commissioners questioned the use of the metal awnings. Mr. Dombroski did point out that the city architect had previously suggested that a metal awning be used instead of a painted wood awning on another project. Commissioner Dufina pointed out that the property owner should look at Article 20.04 and be prepared to answer questions in sections 7, 9 and 11.

Motion by Dufina, second to the motion by Pettit, to send the plans to for the proposed renovations for the Mackinac Island Bike Shop on to the city architect for architectural review and to have the applicant be prepared to answer questions in Article 20.04, specifically sections 7, 9 and 11, of the Mackinac Island Zoning Ordinance. All in favor. Motion carried.

Discussion Item #1 – Master Plan Update

Commissioners were given a quick update on the status of the Master Plan committee. The committee has finished reviewing the material. Staff is working on consolidating the material and sending it on to JJR for their review and work to commence.

Discussion Item #2 – Zoning Ordinance Amendment

Before the regular meeting of the planning commission, a joint session was held between the City Council's ordinance committee and members of the planning commission to discuss the amendment to the zoning ordinance pertaining to non-conforming uses. There was much discussed and the commission will be presented with another draft for their review. Commission would also like to begin discussions regarding an amendment to the demolition ordinance that is currently on the books. Commissioners feel that it is not strong enough and needs some work.

File No.	C09-061-07
Exhibit	J
Date	07-20-09
Initials	Bear

MINUTES OF THE REGULAR MEETING OF THE MACKINAC ISLAND PLANNING COMMISSION HELD ON TUESDAY, MARCH 10, 2009, IN THE COUNCIL CHAMBERS AT 3:00 P.M.

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

Motion by Martin, second to the motion by Straus, to approve and place on file the minutes of the regular meeting of the Mackinac Island Planning Commission held on February 10, 2009. All in favor. Motion carried.

Motion by Martin, second to the motion by LaPine, to adopt the agenda as presented with the addition of the Master Plan Discussion. All in favor. Motion carried.

There was no correspondence.

File No. C09-021-06: McNally Cottage

Commissioners received public comment regarding the proposed project at a public hearing held immediately preceding the regular meeting. There was no opposition to the project and the proposed project meets all requirements as set forth in the Mackinac Island zoning ordinance.

Motion by Martin, second to the motion by LaPine, to approve the request of Ira Green to change the usage of the McNally Cottage from that of Bed and Breakfast to an apartment building, as presented in file no. C09-021-06, exhibits B-D, located at 7416 Main Street. All in favor. Motion carried.

File No. C09-061-07: Mackinac Island Bike Shop

Application was made by Ira Green at the regular meeting in February, to construct several storage canopies for bicycles at the property located at 7421 Main Street. Mr. Green purchased the property along with the unit across the street. He is currently the owner of the building next door and is looking to expand his bicycle rental business. The proposed project would allow for repairs to be done in the building next door, with the rental of the bikes on the vacant lot located at the aforementioned address. The drawings show a fence to surround the property that is proposed to be vinyl. The property owner would be willing to use wood or Azek material if the commission so chooses. There are two sets of drawings, one with a boardwalk and one without. The boardwalk will take some additional work and would be in conjunction with what the City would like to do. The City Architect did suggest that the one canopy that is on the east side of the property be made into two separate units to be more consistent with what is going on with the other canopies. The canopies are also proposed to be metal which the commission shows some concern over.

Motion by Martin, second to the motion by Pettit, to approve the proposed project submitted by Ira Green for the Mackinac Island Bike Shop, located at 7421 Main Street, as presented with the proposed fence to be constructed of wood, and to receive comments and suggestions from the City Architect regarding the canopy material being metal. All in favor. Motion carried.

File No. R108-001-26: Craig and Paula Starkweather

Application was received from Craig and Paula Starkweather at the regular meeting in November 2008 to construct a single family dwelling at 7307 Spring Street. The application was forwarded on to the City of Mackinac Island Zoning Board of Appeals for a variance request for three separate variances pertaining to the front and rear setback, lot coverage and setback to an