

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION MEETING

Tuesday, July 11, 2023 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 4:08 PM

II. **Roll Call**

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Lee Finkel

ABSENT

Ben Mosley

III. **Pledge of Allegiance**

IV. **Approval of Minutes**

a. Minutes of the June 13, 2023 Regular Meeting

Motion to approve as written

Motion made by Dufina, Seconded by Myers.

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

V. **Adoption of Agenda**

Motion to approve as written

Motion made by Dufina, Seconded by Martin.

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

VI. **Correspondence**

VII. **Staff Report**

a. HDC Meeting Summary

Finkel summarized the July 11th HDC meeting. Part of the discussion was about penalty violations. Myers confirmed with Evashevski that this will be discussed in the Ordinance Committee.

b. **REU Update**

Allen Burt was not in attendance so no update was given.

VIII. Committee Reports

a. **Master Plan Update**

Myers stated there was a kick-off meeting with Adam Young. The meeting was an organizational meeting and meeting dates were set and tasks were assigned. The next meeting is August 7th. There will also be a meeting at the end of August. There will be an additional hearing in October. Members were asked to look at the existing Current Use map and look at places in their neighborhood for any changes.

IX. Old Business

X. New Business

a. **Zoning Application Draft for Approval**

Motion to approve the revised application

Motion made by Myers, Seconded by Dufina.

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

b. **R123-001-038 Wastewater Plant Improvements**

Neal Liddicoat from DPW was available for questions. Dombroski stated the plant is on state property so does not require formal action from Planning Commission, but the application was submitted for information only and to keep the Commission up to speed. Liddicoat stated that bids were opened and 6 of the 8 categories had bids submitted. The remaining categories were put out for bid again. Work is planned to start October or November of this year and be commissioned by 2025. The plan is to build the new plant and then decommission the old plant. Some of the existing plant will be used in the new plant. Myers asked that when they have a better time frame to come back to Planning Commission and give an update.

c. **HB23-015-043 Forest Way Townhomes Fence**

Dombroski stated that this is a 10' segment of fence between two storage buildings. Right now the opening is being used as a short cut by Green Shed residents. This fence would cut off the short cut. Dombroski confirmed the fence meets all the zoning requirements. Dombroski believes it is a 6' high panel. The Commission wants to know the material of the fence. The application states the good side will face out. Myers would like to make sure that is done and that the fence is no higher than 6'. Motion to approve contingent on the height, material of the fence, and confirmation that the good side of the fence will be facing out.

Motion made by Myers, Seconded by Pettit.

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

d. **HB23-072-044 1358 French Lane Change of Use - Lakeview Mackinac LLC**

Sam Barnwell stated the house is currently residential and would like the Use to be boardinghouse. Barnwell stated this is an allowed use. Fire code requirements will be done

this winter. Three sides are employee housing and the fourth is hotel use. Dufina would like the neighboring use in writing. Barnwell stated the maximum density will be substantially less than what is allowed. This is zoned Hotel/Boardinghouse. Dombroski stated that even though it is an allowed use, it should be a recorded change of use.

motion to approve the change of use as allowed with letter describing the neighborhood.

Motion made by Myers, Seconded by Finkel.

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

e. MD23-026-040(H) Benser - Shryock Residence Fence

Straus stated this was approved by the HDC. Roy Shryock stated he would like to use 5/4" decking and treated lumber for the post and railings, and painted white. Finkel confirmed that it meets all zoning requirements. Grass will be planted between the sidewalk and deck. Fence. Myers asked about timeframe. Roy said probably after November.

Motion to approve

Motion made by Martin, Seconded by Dufina.

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

f. HB23-037-048 Chippewa Hotel St Cloud Deck

Roy stated smoking will no longer be allowed on front porch. They would like to build a ground level deck for bbq and smoking. It will be made of treated lumber and uncovered. The size is a 16' x 14' deck. The little deck in the picture is being removed and replaced with the new deck They will build around the existing lilac tree. There will be an 1/8 inch gap between the boards. The deck will be about the height of a stair riser. Myers asked if the commission wanted to send it for review since it is part of the proposed Mission historic district. Straus did not think it was necessary and the deck should not prevent the building from being a contributing structure. The deck can be easily removed. Dufina asked about the back yard and Roy stated there is no room in other parts of the yard. Motion to approve

Motion made by Dufina, Seconded by Martin.

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

g. R423-095-031 GHMI 7527 4th Street Renovations

Dombroski stated there are several renovations to be done after a pipe break. There is sheathing and siding that needs to be replaced. The Interior stair is being done and new windows on the side of the building. One window will be relocated and then another window added. In addition there will be a door change. Motion to approve

Motion made by Myers, Seconded by Dufina.

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

h. HB23-002-046 Grand Hotel Security Gate

Richard Chambers stated the gate in the wind tunnel is damaged and needs to be replaced. It will be very similar to the existing. It will be aluminum mesh. Motion to

approve. Straus asked if there is an issue with the roll up door. Dombroski stated it is currently roll up and is grandfathered in. But it should be noted that a roll up door was approved and is very similar to the existing. Section 18 allows the approval of the roll up door.

Motion made by Dufina, Seconded by Martin.

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

i. C23-021-047(H) GHMI Bicycle Street Inn New Entry Doors

David Jurcak requested that this be removed and resubmitted with a new application in August

XI. Public Comment

Corrigan stated that at the EUP Consortium met today and he thought it important that the commission know the state is getting 1.9 billion for upgrades. The way the state the money is allocated is through planning commissions and the prosperity areas identified in the state. Larry Jacques, MIHI director for strategic planning for Sault Tribe did study on climate change in the up. There may be increased precipitation but no other. The concern is there will be gentrification of the areas. Housing and everything else will increase. There has been a steady increase in 2 million-dollar homes sold over the years. In 2017, 3 houses in the Eastern UP were sold, and in 2022, 23 houses were sold. Straus asked how we get involved in the internet. Myers thought we joined EUP Connect to get funding. Corrigan stated they only identify the funding. Corrigan suggested starting with Astrea and contacting the Regional Planning Commission, the county commissioners and Judy St Lewis, who is our representative. The money that was given to EUP Connect was used for the survey. Myers asked what the report showed as the needs of the island. Corrigan will get the data for the Commission.

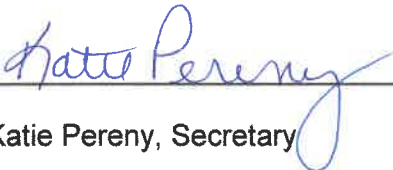
XII. Adjournment

Motion to adjourn the meeting at 5:20

Motion made by Finkel, Seconded by Martin.

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

Michael Straus, Chairman



Katie Pereny, Secretary