

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, January 14, 2025 at 1:00 PM

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

I. Call to Order

Straus called the meeting to order at 1:03 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Erin Evashevski, Dennis Dombroski, David Lipovsky

III. Pledge of Allegiance

IV. Approval of Minutes

a. December 10, 2024

Motion to approve the Minutes as written.

Motion made by Dufina, Seconded by Pettit.

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

V. Adoption of Agenda

Motion to approve as written.

Motion made by Dufina, Seconded by Finkel.

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

VI. Correspondence

a. Letter from Robert O'Brien representing Trayser Properties

Straus summarized the letter. Straus stated that what he is mentioning in the letter doesn't really apply to Zoning. This is a civil rather than City matter. Evashevski agrees. Pettit asked about a rebuttal to their first letter. Myers stated Clements replied and it is in the packet. It has not gone to Trayser, per Benser. Benser stated he is going to try and work with Trayser, but it is a separate building. Dombroski stated he and Lipovsky have looked at the wall and it is not a shared wall. From the Planning Commission and City concern, our zoning allows lot line to lot line construction. Dombroski stated it is implied when you build to the lot line you have to take steps to protect the neighboring property. But that is a civil issue between the two neighboring properties. There are windows in the Trayser building that if Benser fully builds, it will block those windows. For safety and fire code reasons, the building code no longer allows you to put windows on the building. Finkel asked how much space if not fire protected and Dombroski said 10 feet in some cases. Pettit stated it seems Trayser doesn't know what he has there and he is spending money on lawyers. Myers stated that every adjoining property owner has had concerns in this type of situation. Dombroski gave the example of Benser's pizza building against the theater. Myers asked if we need to send a response to O'Brien? Pettit stated they saw the Clements response and are taking issue with that. Myers thinks we should clarify the position of the Planning Commission. Evashevski is to write a letter from her and Straus. Motion to send response to O'Brien.

Motion made by Myers, Seconded by Martin.

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

Motion to place the letter on file.

Motion made by Myers, Seconded by Martin.

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

VII. Staff Report

a. HDC Meeting Summary

There was no HDC meeting on January 14th due to lack of Agenda. Myers asked about the Benser house going to HDC. Pereny stated it has been sent to Neumann for review and It will be on a future Agenda.

b. REU Update

Alan Burt shared his screen with updated photos from construction. The pipe gallery is being worked on now. Biddle Point is finally wrapping up. Final disbursement has been sent and they are under budget. Stonebrooke lift station is next. Pettit asked how many inches of frost is in the ground. Per Burt, last week 14".

VIII. Committee Reports

None.

IX. Old Business

a. C24-055/56-056(H) Benser Mr. B's Murdicks Lot Combo Application

There has been no further information submitted. Motion to deny the application due to lack of further information.

Motion made by Myers, Seconded by Martin.

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

b. C24-055/56-056(H) Benser Mr. B's Murdicks Zoning App

There has been no further information submitted. Motion to deny the application due to lack of further information.

Motion made by Myers, Seconded by Martin.

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

c. Master Plan Draft Changes Discussion

Straus stated there are three items to discuss:

Future land use map(Mission Point area) - If changed to PUD that would have to be added as a definition, but that is possible. Since it is Use, PUD would be a weird use. Leave as is or change to HB. Straus would like to leave as is. Dufina doesn't like either option and suggested maybe cross hatch for HB and mixed residential. Dufina stated according to our zoning, PUD is residential and HB. If we made the Use just boarding house that would affect density. Straus stated we would want to keep it open space as long as possible. Myers stated the underlying zoning is PUD and allows building. Myers asked Straus if he would be open to Dufina's suggestion. Straus stated he is open to anything. Myers stated we do not have to make a decision today. Straus stated we want to make a decision for the draft public hearing next month. Dombroski stated if it is just affecting property on the water side of road, it has been ROS since the library was torn down. Zoning there is currently ROS. Mosley said leave as is. Dufina said leave as is. It is currently shoreline

residential. Straus stated we will leave the future land use map as it is now and discuss at the hearing.

Little stone church labeling - figure 4.1,2 and 3. Liddicoat stated that the church is on two parcels. Figure 4-3 shows the Schunk residence as the church property. That will be corrected. Jurcak stated the GIS map does not show the lines as shown in master plan. Jurcak spoke to Neill Hill about this. Liddicoat stated the GIS map is wrong and he has a lease showing the correct information.

Using the term EGLE instead of DEQ - That change makes sense. Myers stated to have Young go through and make changes where appropriate.

Myers stated at the business owners meeting, policy 7 and onsite housing there was a lot of discussion on the language "requiring". Myers suggested using "Encourage" instead of "requiring". The Council was in agreement with this change.

Motion to approve the changes to be sent to Adam Young.

Motion made by Straus, Seconded by Martin.

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

d. Mackinaw City Master Plan Comments

Dufina had a chance to review. Dufina stated it is very professionally done and ultra complete and very ambitious. She wishes them a lot of luck with that as it will be a task. They have an economic development manager and a planning commission. Dufina stated there are interesting tables in the draft. Their big commitment is to become a City instead of a Village. Myers stated there is a reference to Starline or Mackinac Island Ferry Company that should be corrected to Arnold or Hoffmann. Myers stated we have also struggled with that change. If it is Mackinac Island Ferry Company, that could be correct. Straus agrees with sending Dufina's comments but would wait on the dock name correction. Dufina stated they also stated they are collaborating with their neighbors and a parking garage is mentioned. Motion for Pereny to write a letter with comments and wish them well with their process.

Motion made by Straus, Seconded by Martin.

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

Straus stepped down from the table.

e. R121-038-017 May/Straus Dock Extension Request

Finkel took over as Chair. Dombroski stated this is for an extension to the approval of the dock that was previously approved. At the time it was approved it was owned by Nancy May. The property is now owned by Straus. Motion to approve for one year.

Motion made by Mosley, Seconded by Dufina.
 Voting Yea: Martin, Pettit, Myers, Mosley, Dufina, Finkel
 Voting Abstaining: Straus

Straus returned to the table.

f. R324-008-057(H) Benser New Home

There have been changes made since it was tabled. Benser stated a wading pool has been added that he may or may not do. It will be panelized and Aaron Winberg stated he can be done in 45 days. Jason Cleveland, that did Conkeys, will be doing the panels. Benser stated Cleveland said it would be no more than 3-5 weeks to finish. He has a window now to get this done. The rough work is to be done in the summer. Dombroski stated that with a pool you have to have a 4' fence around it. Myers brought up snowmobiles on the road because of fencing and hedges. Myers confirmed it will be a year round house. Pettit asked about sheet A1.1 dashed line showing setbacks and front porch being outside the setback. Dombroski stated unenclosed front porches can be as close as 10' to the road. The concrete patio area was changed to a pervious surface with grass growing through it, to meet lot coverage requirements. Myers asked if there is enough room for a fence. Dombroski confirmed yes. The fence is shown one foot in. Myers asked if the lot split was finalized. It is but it is the property owners responsibility to get it recorded. Motion to approve new Benser home file R324-008-057.

Motion made by Myers, Seconded by Finkel.
 Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

Myers asked Benser about the triplex. He hopes to drywall soon. Two have been sold.

X. New Business

a. R424-086-089 Bloswick Lot Split

Dombroski stated this is ancient history. A number of years ago Bloswick applied for the lot split and it was never recorded. The owner was to get it recorded. So it had to be redone to meet some of our ordinances that have changed. Neil Hill worked with Bloswick. Dufina asked about the resolution naming Fred Bloswick. Evashevksi stated the date needs to be changed to 2025. Motion to recommend with changes to City Council for approval.

Motion made by Mosley, Seconded by Dufina.
 Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

XI. Public Comment

Jurcak commented that Corner Cottage was sold to Steve & Lindsey Schunk. The Grand also conveyed the sewer line in the village to the City. He will be back next month on updates to Grand projects.

Burt state he and Patay met to find out what was needed to connect Turtle Park to the sewer. City has taken over all private sewer systems in Village as well. Burt stated the Rec department is to survey Maple Trail and put in the correct direction after complaints by McCarty. Patay is working to get grants and loans to get all this work done. Community Foundation had promised to help with the park bathrooms in the past.

Master Plan Public Hearing is February 11th at noon. The Planning Commission meeting is at 1:00.

XII. Adjournment

Motion to adjourn at 2:17 PM.

Motion made by Straus, Seconded by Myers.

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

Michael Straus, Chair

Katie Pereny, Secretary