

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, May 14, 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 4:02 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

III. Pledge of Allegiance

IV. Approval of Minutes

a. April 9, 2024 Minutes

Motion to approve as written

Motion made by Dufina, Seconded by Finkel.

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

V. Adoption of Agenda

Motion to approve as amended. The amendment was to add "Trash Discussion" to Old Business.

Motion made by Myers, Seconded by Mosley.

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

VI. Correspondence

None

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the HDC meeting. After three votes on the red house demolition, it was finally approved to allow demolition with the caveat that Dickinson homes would replicate everything that they can, by taking the facade back to their factory and preserving or replicating the front of the house. Straus stated it was brought up several times that City Council should be involved but City Council tried to meet with the HDC but a quorum for the HDC could not be achieved.

b. REU Update

Straus read Burt's letter aloud. Motion to place on file

Motion made by Mosley, Seconded by Myers.

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

Straus stated there was a lot of open ended statements and he was hoping for more information. Pettit stated that Pulte at Stonecliffe wanted to build a 200 unit condo unit and once the moratorium is done we will be in a different world. Myers brought up at Master Plan vehicles were discussed. Myers stated people need to sit down and put their thinking caps on and come up with some ideas. Pettit stated there may be other communities that already faced this. Myers stated this is probably a unique situation. We are not trying to promote growth. The plan review has been updated to add construction statements, Myers thinks we will need in addition to the construction statements it needs to be clear that the Planning Commission isn't going to make exceptions for you because you planned a spring set. Finkel asked about the motor vehicle ban Myers mentioned. Finkel asked if on their property or on the roads. Myers stated all vehicles. Straus suggested sending back a letter to Burt asking if he had any suggestions. Motion by Straus, second by Myers to send a letter to Burt asking for recommendations. All in favor. Motion carries.

VIII. Committee Reports

a. Master Plan Update

Myers stated they met yesterday. We worked with Adam Young to get through the Goals and Policies section and they were able to complete. The next meeting in June will be the Future Land Use chapter. Martin stated if anyone has some solid

ideas regarding any concerns brought up, the committee would love to hear them. Myers stated they got a grant to look at things like housing.

IX. Old Business

a. R424-043-011 GFAK LLC Special Land Use

There was just a public hearing. At this point it needs to be sent to ZBA. Dombroski said you need to vote on special land use. The Special Land Use and ZBA are two separate issues. Dombroski thinks you can approve the special land use contingent on ZBA approval. Motion to approve the special land use with the following findings: 1-Standard Met, 2- Coowner intends to be a year round resident. This would control the transient nature and the density is limited to 4. In addition the owners are prohibiting dogs. 3, true. 4- true. 5 - there are no changes. 6 - ZBA will weigh in on one of the issues but the rest is ok. Motion to approve the Special Land Use contingent on ZBA approval of section 5.06. Jurcak asked about septic or sewer but Myers stated it is not new construction and the foot print is not changing.

Motion made by Finkel, Seconded by Martin.

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

Motion by Myers, second by Mosley to send to ZBA with a recommendation for approval for a finding under Sect 5.06a.

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

b. R423-051-005 Harbor View Permit Extension Request

Dombroski stated this is for the boardinghouse that was approved next to Old Barn. Now that the property has changed hands, they are rethinking the building. If the extension is granted they could come back with an amendment. Motion to approve.

Motion made by Myers, Seconded by Mosley.

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

c. HB23-001-094 Grand Hotel Retaining Wall Plantings

Straus stated when the wall was approved there was an understanding that the Planning Commission would have input on the plantings. Jurcak stated he will give the Planning Commission a list of plantings. Invasive species were taken out. Jurcak stated they worked with Drew and the landscape architect. Finkel asked if plantings were picked to prevent erosion. Jurcak stated partly. We just planted to get open. Straus stated the initial approval included that the Planning Commission would be included with what would be planted. Jurcak stated he will provide a list.

Pettit - Trash Discussion

send letter to chief and ask if he can enforce the ordinance. Pettit stated the 10:00 and 4:00 pickup isn't being done. Myers stated she agrees. Myers stated we could have Chief Topolski talk to the service company about picking up at the correct times. Goal is to limit the time trash is on the streets. Myers suggested maybe the traffic interns could address this too by handing out information on the trash ordinance. Straus asked if we sent a reminder letter. Myers stated we did last year. Straus asked if it should be an annual letter? The trash info letter should go out with the business licenses. Myers stated there has also been screening problems with trash. There have been numerous complaints about the trash behind Gate House. Jurcak stated he has addressed the trash issue and they will be going to HDC for an enclosure.

X. New Business

a. R424-018-022 Doud New Porch and Steps

Doud stated Ducks house has an old concrete porch. Doud would like to tear down and rebuild using 6x8 composite deck with wood pickets. Previous application was an addition with the steps. This application is just the steps. Motion to approve

Motion made by Myers, Seconded by Mosley.

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

b. Mackinac Island Ferry Co Dock Lighting

New lighting has been installed on MIFC dock. The lights are bright white lights that radiate down on to the water. Finkel brought up a question on fines for doing work without permission. Straus stated he wasn't sure who had the jurisdiction over lighting. Myers stated there is a light section in the Planning Commission ordinance under Site Plan Review. Finkel confirmed that the HDC reviews lighting. It should probably go to HDC as well. Straus stated it is not consistent with dark sky. Dombroski thinks it should be addressed. The lights should be warmer. Myers concern is that they will be put on other docks and whole thing would be bright white. Myers suggested we recommend to HDC that they look at this installation and also write a letter to MIFC saying we have seen light change and it is too bright. Dombroski stated that Lumens and Calvins are elements of light. Colder lighting is around 5000 calvin and warmer would be 2100 to 2700 range. Lumens is the same. Mosley asked if we should address the calvins in different districts. Letter to MIFC to attend a meeting. Myers pointed out section 20.01 refers to any changes to buildings in the marine district and wondered if this would be considered a modification. Straus would like to ask Evashevski for her interpretation of whether we could comment on light. Myers pointed out the different sections that she believes

may apply; Section 4.27 refers to lights direction and should not interfere with adjacent properties, Section 18.06c, item 9, Exterior Lighting. Myers confirmed we don't have a site plan that should have been modified since it is older. Dufina suggested section 4.01 could be relevant as well. The Commission was not certain if bulbs or fixtures were changed. Motion to send letter to HDC and MIFC, and copy Evashevski on the letter to MIFC.

Motion made by Myers, Seconded by Pettit.

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

XI. Public Comment

None.

XII. Adjournment

Motion to adjourn at 4:57 PM.

Motion made by Myers, Seconded by Mosley.

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

Michael Straus, Chairman

Katie Pereny, Secretary