

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, November 14, 2023 at 3:00 PM

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

I. Call to Order

The meeting was called to order at 3:02 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. October 10, 2023 Minutes

Motion to approve the minutes as written.

Motion made by Dufina, Seconded by Finkel.

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

b. Special Meeting October 31, 2023

Motion to approve the minutes as written.

Motion made by Finkel, Seconded by Martin.

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

V. Adoption of Agenda

Motion to approve the Agenda as presented.

Motion made by Martin, Seconded by Dufina.

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

VI. Correspondence

None.

VII. Staff Report

a. HDC Meeting Summary

Finkel stated there was no HDC meeting. It was canceled due to lack of quorum.

Pettit asked about increasing the size of HDC. Finkel stated that he had mentioned something to the Mayor, but she has not yet decided on additional members.

b. REU Update

Burt stated there are no REU changes. The wastewater project is on schedule for the moment. The concrete batch plant is all set up. Burt stated they may start pouring this week or early next week.

c. Master Plan Update

Myers stated the Committee met today prior to this meeting with Adam Young on Zoom. The Committee reviewed online survey results from the students, and comments from the business member focus group. Young is working on getting those results published on the website. All input will be used for revisions. The Committee will meet again in December. Pettit asked if controlled growth was discussed and Myers confirmed that it was discussed. Next month we will discuss different items we want to focus on. Pettit suggested finding other small communities that have dealt with increased growth.

VIII. Committee Reports

None

IX. Old Business

a. R323-008-061 Barnview Contingencies

McGreevy asked if there were any questions. Dufina stated it was done very well.

Motion to accept contingencies and place on file.

Motion made by Myers, Seconded by Finkel.

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

b. MD23-026-085(H) Rose Gazebo Change of Use and Alterations

Straus stated there have been changes since last month. The applicant was not present at the meeting. Dombroski stated once they started looking at the original plan they realized they had issue with egress windows and other building issues that had to be addressed. The window count is about the same but they are larger to meet egress requirements. The issue that needs to go to the HDC is that the back wing has 12 feet being removed. That space will be used as a sprinkler room so it doesn't have to go in living space. Dombroski doesn't see a historic problem with shortening that wing, but that is for HDC to decide next month. Myers asked if that would require a demolition permit. Dombroski stated no, it would be lumped in to the whole building permit. Dufina asked on A1.1, the notes state "replace like for like wood in "dh"; what is dh? Dombroski stated double hung. Dombroski not sure if they will be bigger or the double hung will satisfy the requirement. The applicant would like to keep the double hung look. Finkel asked if things could be stored in a sprinkler room. Initially Dombroski said no, but then stated if the room is big enough he does not know of any code reason why you could not. With most fire suppression equipment rooms they are kept so small to keep warm in winter, so there really isn't a lot of space to store anything. Myers asked about the bike parking that is supposed to be for a building on Main street. Myers remembered a requirement for another project that the back corner on this site plan was designated for bike parking. Myers stated she would like that designated on the site plan. It needs to carry forward. Myers wants to see bike parking for each building that has been designated in the past. There was a discussion on ebike parking. Since the lot is so small the ebike parking would be up against the building and Dombroski thinks Mosley or St Onge may have something to say about that. No bike parking is shown at all. Myers thinks they should consider where they will charge the ebikes. Pettit stated there could be liability if we asked them to add ebike parking. Straus stated we shouldn't suggest, but ask if they have a plan to have a charging area. Finkel asked Evashevski who makes ebike charging rules. Evashevski thinks we have a say in the proximity to building for charging ebikes but doesn't think we have ever required a charging area. Myers would like to ask applicant, if they have an ebike charging plan, could they place it on the site plan. Myers asked if there will be a fence on the north elevation. Plan sheet A1.1 just states "refurbish and extend deck". Dombroski stated it does not look like they are doing a fence of any kind. Motion to table looking for more

information on the site plan regarding bike parking and previous contingencies for the developer, and ask if they plan on an ebike charging area.

Motion made by Myers, Seconded by Dufina.

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

c. MD23-011-072(H) MICT Lennox Front Porch

Dombroski stated the variance was approved so the application has now come back to Planning. McGreevy stated there have been no changes. McGreevy stated they are going to try to keep the two- footers beside the building. At first it may be partially on the grass and and pavement. They are going to try and keep door as open as possible for customers. Motion to approve.

Motion made by Dufina, Seconded by Martin.

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

Voting Abstaining: Pettit

X. New Business

None

XI. Public Comment

McGreevy stated that it is good that we ask about the charging station because it is an easy thing to forget. Straus thinks we should ask the fire department about charging in small areas.

Douglas Marsh on Zoom, asked for a summary of the proposed changes to Rose Gazebo property. Dombroski summarized the proposed changes to make it in to two residential apartments.

Dufina asked about the Grand road project and the special meeting meeting on the 31st. The contingencies came in today, but still waiting on State Park Agreement.

Pettit commented that he heard contractors stating they want to go to City Council before giving Planning Commission motor vehicle plans. Myers stated we ask just to get them to think about what they are going to need. It is not intended to be a final list.

Dombroski wanted to bring up safety concerns around the Grand. The issue is individuals deciding that the shortest way to Stonecliffe is to go in front of the hotel. It is too dangerous this year because of all the parts and pieces from the Grand's construction. The Grand wants to put a fence up to stop people from using the road in front of their hotel. Straus suggested a snow fence to block the entrance to the road from both directions. The lifts are swinging and can be dangerous to pedestrians. Myers thinks they should ask State Park for a "road closed" sign.

Pettit asked who owns Mustang Alley? Dombroski stated he does not know. Gene Arbib and Dr Bill were arguing it. We do know it is privately owned.

XII. Adjournment

With no further business there was a motion to adjourn. The meeting was adjourned at 3:55 PM.

Motion made by Dufina, Seconded by Myers.

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

Michael Straus, Chair

Katie Pereny, Secretary