

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION MEETING

Tuesday, June 13, 2023 at 4:00 PM

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

I. Call to Order

Chairman Straus called the meeting to order at 4:08 PM

II. Roll Call

PRESENT

Mary Dufina

Lee Finkel

Trish Martin

Ben Mosley

Anneke Myers

Jim Pettit

Michael Straus

III. Pledge of Allegiance

IV. Approval of Minutes

a. Minutes of the Public Hearing May 9, 2023

Motion to approve as written made by Dufina, Seconded by Martin.

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

b. Minutes of the Regular Meeting May 9, 2023

Motion to approve as written made by Finkel, Seconded by Dufina.

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

V. Adoption of Agenda

Motion to approve as written made by Dufina, Seconded by Martin.

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

VI. Correspondence

a. Municode Meeting Training

Brandy Jones showed the commission how to log in and access packet

b. Mission District Study Report for Comment

Straus summarized the report for comment. Martin noted that Bogan Lane on page 13 is misspelled and the year is incorrect. 1850 is correct year. Pettit asked for clarification on the red house and the moratorium. Straus updated Pettit on the status. Martin will bring Pereny some other changes.

Motion to accept the report and place on file made by Myers, Seconded by Martin.
Voting Yea: Dufina, Finkel, Martin, Mosley, Myers, Pettit, Straus

VII. Staff Report

Finkel summarized the June 13th HDC meeting.

VIII. Committee Reports

None

IX. Old Business

a. Harbour View 7th Street Housing

This application for special land use was previously approved. This application is for the building. Evashevski stated she spoke to Barnwell regarding the landscape buffer. The previous plan had the staircase encroaching in the buffer. The applicant has submitted an alternate plan. Under section g, it allows the Planning Commission to approve some fences in lieu of a landscape buffer, which may have been part of the confusion. Both Dombroski and Evashevski agreed that the updated plan satisfies the requirement. Dufina asked if things like trash receptacles could be placed in the landscape buffer. Dombroski stated that is not specified in the ordinance but feels it would be frowned upon. Dufina would like to clarify how the Commission handles the buffer. Barnwell stated he is more than happy to move the trash to the other corner. Barnwell cautioned that portable items like bbq's and bike racks are not under the purview of the planning commission.

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

b. R321-004-048 Tulecki A/C Addendum

Dombroski stated that he talked with Ben Horn and let him know the new location of the a/c units would have to be brought before planning. Dombroski and the contractor had addressed the new location previously, and Dombroski thought the

applicant was going to bring in the new site plan, but that never happened until they were asked. When asked, Horn stated they were screened with arborvitaes. Dombroski confirmed the arborvitaes were in place. Horn presented an updated picture. Horn stated the contractor had not informed him and was surprised when Dombroski asked him about it. Straus stated his frustration is that the Commission spends a lot of timing reviewing plans and when something is changed without the Commissions knowledge it is frustrating. Ideally they do not want the a/c units facing the road. In this instance they are screened but the Commission doesn't have the option to weight in on the alternate location. Horn stated because of access for the tenants and and proximity to electrical panel, there is no other location for the units.

Motion to approve the site plan made by Myers, Seconded by Martin.
Voting Yea: Dufina, Finkel, Martin, Mosley, Myers, Pettit, Straus

c. HB22-017-032 Woods Restaurant Propane and Shed Amendment

Gene Hopkins stated the changes are two propane tanks and a golf storage shed. The tanks are proposed in the back trash area behind the restaurant. Due to the changes in the woods removing the golf registration desk, they would like to put in a 112 square foot pre-fab storage shed made of wood. This would be a small, free standing area for golf registration. It will be painted to match the restaurant. The doors swing out. The last two pages are the new legal description for the combined lots.

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

Pettit asked if the 16' gate had been installed at the new accessory building by the Woods. Burns confirmed that it was.

d. MD23-067-023(H) Corner Cottage Site Plan Amendment

Tamara Burns stated the updated plan shows clarified language for the bedrooms stating renting to one entity as a suite with 5 bedrooms. The bedrooms will not be rented separately. The gate has been revised to swing in to the property. Finkel asked Evashevski to clarify how this avoids the nightly rental rule. Finkel was informed that this is an allowable use in the zone. Myers confirmed with Dombroski that the density language is OK. Also, she asked about fire egress requirements. Dombroski stated the rule only applies to bed and breakfasts. He thinks it would be a good idea to apply to buildings like this as well, but currently it is not.

Motion to approve the updated site plan made by Finkel, Seconded by Mosley.
Voting Yea: Dufina, Finkel, Martin, Mosley, Myers, Pettit, Straus

e. R123-006-022 Gromley New Home

The application was tabled in May for review by Neumann. The applicant updated the site plan to remove the bike shed and relocated the propane tanks where the bike shed was. It will be screened with shrubs. The applicant also provided pictures of materials and colors to be used after Neumann did his review.

Motion to approve made by Dufina, Seconded by Finkel.

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

X. New Business

a. R423-023-029 McCarty Fence

Straus asked if this fence was proposed or existing. Dombroski stated he believes the fence is now built. Dufina asked for the height of the fence. Myers pointed out measurements on the last page. McCarty stated he planned for this fence last year. Dombroski noticed the fence materials on his property and informed McCarty he needed a Zoning permit. McCarty stated that the fence meets the required height dimensions of 3 or 4 feet, and is set in 1 foot from the property line. McCarty stated he did obtain HOA approval. The fence just separates he and his neighbors property. Straus stated an exact height is needed of the fence. The 90" referred to on the last page is the measurement from post to post. McCarty believes the fence is 36" high and is a three rail split rail fence. McCarty has not seen the fence so could not confirm the height but stated the contractor was to meet the cities requirements. Straus stated he wanted to be consistent with enforcing rules. If the fence has already been built, a fine should be assessed. McCarty stated if he needed to be fined he is OK with that. Myers confirmed that the fence is in the side yard. Dombroski is to visit the site and see if the fence has been built. If it has, a fine will be assessed.

Motion to approve as long as it is under 4' tall, that it is as described in the application, and if erected a Planning Commission fine will be assessed, made by Myers, Seconded by Pettit.

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

Motion to send a letter to the Trillium Heights HOA informing them of the requirement to obtain a Zoning Permit for a fence, was made by Myers and seconded by Finkel. All in favor. Motion carries.

b. R123-014-036 Hammons New Home

Rilenge stated he is asking for approval contingent on HOA approval. Rilenge read the list of items the HOA is asking for and showed the three-page list of recommendations from a member of the HOA. Straus asked the Commissioners if

they wanted to approve with a contingency. Mosley stated he would rather table for HOA approval. Dufina asked for clarification on the elevations.

Motion to table for HOA approval made by Mosley, Seconded by Finkel.
Voting Yea: Dufina, Finkel, Martin, Mosley, Myers, Pettit, Straus

XI. Public Comment

Myers asked about updating the Zoning application to reflect the new number of required copies. It was decided that 5 copies now be submitted with an application. The revised application will be reviewed in the July meeting.

XII. Adjournment

With no further business the meeting was adjourned at 5:24 PM

Michael Straus, Chairman

Katie Pereny, Secretary