

# **CITY OF MACKINAC ISLAND**

## **MINUTES**

### **PLANNING COMMISSION**

**Tuesday, September 10, 2024 at 4:00 PM**

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

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#### **I. Call to Order**

The meeting was called to order at 4:01 PM.

#### **II. Roll Call**

##### **PRESENT**

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Erin Evashevski

#### **III. Pledge of Allegiance**

#### **IV. Approval of Minutes**

##### **a. August 13, 2024**

Motion to approve as written.

Motion made by Mosley, Seconded by Finkel.

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

#### **V. Adoption of Agenda**

Motion to approve as submitted.

Motion made by Dufina, Seconded by Mosley.

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



## **VI. Correspondence**

None

## **VII. Staff Report**

### **a. HDC Meeting Summary**

Sehoyan summarized the meeting.

### **b. DPW Update**

Burt presented plans of the wastewater treatment plant project. Foundations complete on the left and clearing has started for the primary clarifiers. Photographs were presented of the progress. 40 percent complete, on time and on budget.

## **VIII. Committee Reports**

### **a. Master Plan Update**

Myers stated they followed up on the workshop and went over comments from the community. The Committee made sure to address if in the plan or needed to be added. They have gotten the edited version from Young and will post on City website. The draft will come to Planning Commission on October 8 for consideration. Draft must be posted for 63 days and sent to neighbor communities.

## **IX. Old Business**

### **a. R324-008-047(H) Doud Mission House Relocation**

Doud stated the HDC approved the application. Applicant would like to change Use to R-3 from employee housing. The location is to be approved by Planning Commission. Evashevski stated she contacted Equalization and she confirmed the City needs to proceed with a lot split. This should go through Council. At this point Planning Commission needs to approve contingent on the lot split. She isn't sure if lot splits need to go through Planning Commission. There will be no change to the lots and are conforming, so there should not be an issue, but we do need to go through the process for Equalization. Doud stated he is ok with doing the lot split. Initially they were going to do a condo site. Also Planning Commission needs to review the special land use. The South elevation, exposure of foundation, was in question on page D12. Dombroski stated the way the Zoning Ordinance reads in regards to foundation heights, there are guidelines for sloping lots. Planning Commission can give a variance for this. It is different than a setback kind of variance. This variance would just be a Planning Commission action. Dufina asked about P1.0, the imaginary

lot line. Dombroski stated that is the lot line and where it will be when split. Dufina was confused about the application for Doud and Mission House LLC. Doud clarified this application is just for his building. It is no longer a condo and is two single family dwellings. Benser's house will be one single family residence. Dufina asked about moving the house. Doud stated all can be staged on the property. The fence is coming down around entire property. Myers asked about storm water detention being adequate. Dombroski said is it for this situation. Motion to approve the Doud Mission house relocation contingent on the lot split and special land use being withdrawn, and that the Planning Commission regarding the foundation exposure finds it acceptable.

Motion made by Myers, Seconded by Martin.

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

Dombroski asked Evashevski how the special land use is withdrawn. Evashevski said it is like the statement of conditions. She will draw up the document. Myers stated she was curious about it being previous owner that did special land use. Dombroski confirmed it runs with property

**b. HB24-026-046(H) Harbour View Inn Fire Escape**

Barnwell stated the roof line dropped 1.4" below existing roof. The fire escape was moved to give some relief of the facade of the building. Mosley confirmed it will be sprinkled. Myers asked about the issue regarding lot coverage from last month and where does that stand. Straus stated we discussed it and we were comfortable allowing this but new language needs to be developed. Dombroski stated he and Lipovsky did discuss and pavers on sand have always been considered a permeable surface. In respect to flagstone pavers they agreed that an average of 4' square and separated by at least 1' of soil or grass should be allowed. Dufina asked about pervious pavers. Dombroski stated they do make those, but flagstone is permeable. Flagstone on concrete is not allowed. Motion to approve application.

Motion made by Dufina, Seconded by Myers.

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

## **X. New Business**

**a. R424-077-0551 White Fence Replacement**

The applicant stated they want to replace the chain link with new white vinyl fence. Mosley confirmed the gates open in and the fence is off the property line. The applicant confirmed just the front part of chain link is being replaced. Motion to approve

Motion made by Mosley, Seconded by Finkel.

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

b. C24-057-055(H) GHMI Merchants Building Reno

Barry Polzin summarized the project. Polzin stated it will be open retail space on Main Street as it exists and add a little Sadies ice cream. The railing on top will have a flat top. Myers confirmed there is no access to the roof. Dufina confirmed that the railing is see through. Straus asked if they anticipate queuing for the ice cream to spill out on to sidewalk. Polzin stated they did not. Motion to approve.

Motion made by Finkel, Seconded by Mosley.

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

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

Evashevski stated we will need a Petition describing the two properties and what the combined property will be described as, and then a proposed resolution for City Council which is required by Equalization. This is something the applicant does, not Evashevski. Straus asked if Planning Commission needed to do anything. Evashevski said to table. Dombroski, Stakoe, Lipovsky and Equalization are getting together to put together a procedure for lot combinations. Motion to table.

Motion made by Myers, Seconded by Pettit.

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

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

Benser stated he would like to build in two stages. Phase 1 is a one story. Hoping to get approval so he can do pilings in November. Phase 2 would be two more stories. The basement is smaller due to flood plain change. Benser stated they are doing the soil boring November 3rd and 4th. They will complete engineering after that. Benser would like to start work in the fall of 2025 and open the fudge store in 2026. Mr. B's would not be occupied initially. Straus clarified Mr. B's would be a walk up place like it used to be. Myers asked if everyone will be in the building to line up. Benser stated it would be like Might Mac. Mosley asked what year Mr. B's was torn down. Benser stated April 2020. Myers stated there is alot lacking in the application. The time frame and construction should all be included in the application. including material storage etc. Benser will come back in October with a more complete application. Myers asked what phase 2 will be. Myers stated In regards to Planning Commission your site plan is expired so everything needs to be resubmitted. Benser said it will be the same plan as previously approved. Benser would like to work with Dombroski on the foundation. Mosley asked Dombroski about the transformers on the back of the lot. Would this block access to them? Dombroski stated before you could access by foot but a barge would have still been required to repair. Dombroski asked if Benser had a plan with Cloverland

that a transformer stand would be installed. Benser stated yes they are doing that. Myers confirmed there is 4' between the Shama building and the new building. Myers asked about bike parking. It is shown in the back. Motion to table for a more complete application.

Motion made by Myers, Seconded by Martin.

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

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

Straus stated once lots are split and existing house is moved Benser would like to build a house. Dufina asked when he will start. Benser stated soon but a year away. Straus stated we need the plans on staging and construction plan. Motion to table.

Motion made by Mosley, Seconded by Finkel.

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

f. HB24-013-058 Stonecliffe Properties New Kitchen

Kevin Doyle was present via Zoom. The demand for the bbq pavilion has exceeded what they expected. They would like to build an auxiliary kitchen. It is to have green siding and arbor vitae to conceal. They would like to do the foundation this fall and erect a prefab building. The building is to be placed in the fall. Myers asked if he had approval from State park to use the runway. Ben Horn confirmed he does and will get it to us in writing. It will be sprinkled. Mosley asked if Dombroski had a problem with the proximity to the other buildings. Dombroski talked to the architect about that and the fire rating passed. Code wise you can do it but it is wise they are sprinkling the building. Dombroski suggested they sprinkle the mercantile at the same time. Motion to approve

Motion made by Dufina, Seconded by Finkel.

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

g. HB24-013/001-059 Stonecliffe Properties Lot Combination

Doyle stated they have been trying to combine the main Stonecliffe property and the weird piece in the middle. Evashevski stated it goes to Planning Commission, City Council for a Resolution and then Equalization. Evashevski stated we need a petition with descriptions of the property and a Resolution. Dufina asked if both areas are condominiumized. Doyle stated unit 3 was collapsed and now will be combined with 1. Motion to approve the recommendation of lot combination to City Council.

Motion made by Finkel, Seconded by Myers.

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

Myers stated she has gotten complaints regarding the shipping containers and wonders when they will be removed. Horn will get back to Planning Commission on this.

**XI. Public Comment**

Dufina stated the reason they are shuffling through papers is because Municode is down, and apologizes.

**XII. Adjournment**


Motion to adjourn at 5:17 PM.

Motion made by Martin, Seconded by Dufina.

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

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Michael Straus, Chair

  
Katie Pereny, Secretary

