

# CITY OF MACKINAC ISLAND

## MINUTES

### PLANNING COMMISSION

Tuesday, December 10, 2024 at 3:00 PM

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

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

Straus called the meeting to order at 3:00 PM.

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

##### PRESENT

Trish Martin

Jim Pettit

Michael Straus

Mary Dufina

##### ABSENT

Anneke Myers

Ben Mosley

Lee Finkel

Staff: Erin Evashevski, Dennis Dombroski

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

#### **IV. Adoption of Agenda**

Motion to approve as written.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Dufina

#### **V. Approval of Minutes**

a. November 12, 2024

Motion to approve as written.

Motion made by Martin, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Dufina

## VI. Correspondence

### a. Benser Email re 160 Day Extension

Straus read the letter aloud. Motion to place on file.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Dufina

### b. Letter re: Benser Building from Trayers Properties LLC

Straus summarized the letter and the concern with the shared wall with Benser's building. Pettit asked Dombroski about the mention of digging in the letter. Dombroski said it is a building issue not zoning and described what was done. Both Dombroski and Evashevski stated the project owner is responsible for any damage done during the construction. Evashevski stated it is important to address the shared wall issue. There are two walls. There is no shared wall. Dombroski stated there is a line between the two buildings and each building has its own supporting wall. The common wall referred to in the letter is not the case. Motion to place on file.

Motion made by Martin, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Dufina

### c. Letter from Seth Harris re: Master Plan

Straus summarized the letter from Harris. There will be further discussion on this topic during Committee Reports. Motion to place on file.

Motion made by Martin, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Dufina

## VII. Staff Report

### a. HDC Meeting Summary

Pereny summarized the HDC meeting.

### b. DPW Update

Burt shared his screen to show photographs of ongoing construction. Precast panels are going up both above and below ground. The biggest issue so far are the manholes for the line that runs down Cadotte to the school, Biddle Point and then the

lake. When too many pumps kick on we end up pushing water out the vents on that line. They started work on the vents and have discovered rot. New manholes will be installed with a vent pipe. Straus asked how much time this portion will take. Burt does not think more than a month.

## **VIII. Committee Reports**

### **a. Master Plan Future Land Use Map Options**

Last month we discussed the problems with the Future Land Use Map at Mission Point. There has been confusion about Land Use and Zoning. Straus stated they are only discussing the future land use. There are three options; keep as shown, change to hotel/boardhouse or change to PUD. There are other issues Straus would like to correct today including Page 89 item #2 wording of expansion of ROS to encompass lands in the Windermere Point area, and page 52, second paragraph, regarding propane gas cylinder sizes. Straus is recommending to send on to Wade Trim as approved by Planning Commission. Straus stated another issue to discuss is Figure 4-1, 4-2, 4-3 regarding proper labeling of land Little Stone Church sits on. Seth Harris from EUP Planning and Development sent some concerns on some wording used and also referenced a housing study. Straus stated this was already included. Dufina stated the change on page 89 is something they all agreed on and could pass on today. Dufina had a question on the gas delivery sizes. Straus read aloud the sizes noted. Martin stated this could also be sent. Motion to approve change on pages 89 and page 52 second sentence regarding propane sizes to include 150 and 200 lb cylinders only.

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

The rest of the issues will be discussed in January. Dufina asked if we had heard from Mission Point. Straus stated at the business meeting they stated they had concern with the ROS use. ROS would decrease value. Mission Point want it to be Hotel Boardhouse The surveys show citizens are interested in maintaining water views. Straus stated it is up to the Planning Commission to decide if they want to follow surveys or business owners. Straus will update Adam Young on today's decisions.

## **IX. Old Business**

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

The applicant has made no changes. Motion to table until January.

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

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

The applicant has made no changes. Motion to table until January.

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

c. Mackinaw City Master Plan Commissioner Comments

Straus stated Mackinaw City has sent a draft of their new Master Plan. The Planning Commission has 60 days to comment. Dufina stated she was not able to review ahead of time. It was decided to place this discussion on the January agenda.

d. R124-007-076 Peavey New Home Forest Bluff

Straus stated there were septic system concerns. The applicant submitted the Master Deed that addresses the water system. Peavey stated there were 4 amendments to the Master Deed and this one addresses the Planning Commissions concern. The contour map was submitted and Peavey stated the lot is flat with only a 1' difference from front to back. Dufina asked about the FAA approval. Peavey stated it was approved. [FAA Approval submitted just after the meeting]. Rick Scharich is the acting HOA president. Dufina pointed out a couple of items on the application to be changed including change the FAA question on the application to yes and F, under property information, there is no answer to site plan attached. That needs to be corrected on the application. Septic REU is not required but water is. One water. Burt will be in contact with the applicant once plans are approved. Dufina asked if there is anything that shows the president of the HOA. Straus explained to the applicant the purpose of the HOA approval. Straus asked for something further from the official body approving the project. Peavey to get same Rellinger letter signed by Scharich instead. Dufina asked for clarification on where the front of the house is. Peavey went to the table and clarified the drawing. Dufina asked if there are any concerns with the septic system. Straus asked Dombroski if he had any concerns and he stated no. Motion to approve the new home and with contingency for formal HOA approval and FAA approval

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

## **X. New Business**

### **a. R124-010-087 Brockman Conservatory Rebuild**

Dombroski stated the applicant stated the conservatory became extremely deteriorated . The roof panels are being replaced with truss and shingle roof. The room will be in the same footprint but all the walls are being rebuilt. There will be windows all the way around. Dufina asked about first page of application and listing "contractor" in the required space. On Site plan #11 materials being stored inside the conservatory needs to be clarified. Dufina asked that the correct address be shown on the drawing. Motion to approve.

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

### **b. C24-012-088(H) MIFC Arnold Transit Main Dock Pier Repairs**

Straus read aloud the end of Neumanns review that addressed the steel being used. Straus stated that Neumann stated if on the dock or on the ferry you would not see the steel. Straus asked the applicant in the HDC meeting if wood that has rotted would be replaced to maintain the historic look and Dobrowolski confirmed they would. Planning Commission addresses the structural and traffic of the job. The time frame is very difficult to set at this time because they are still pricing materials and securing the contractor. The goal is to have it done by end of April, when cruise ships start coming. Dombroski will oversee the safety and process. The lateral repairs in phase 1 are complete. This application is the next phase of the project which will be where the cruise ships will dock. Dufina clarified the applicant name on the application which is Mackinac Island Ferry Company. Pettit asked about the new concrete deck. The contractor stated the existing concrete will be removed and new concrete installed. The existing wood will remain. This will not affect any human or boat traffic. Dobrowolski stated all traffic will remain the same, for this phase of the project. Pettit asked if employee housing can return after this. Dobrowolski stated there were no plans for that. Dombroski stated there are so many issues with getting people back in the buildings and believes Bob Brown was told nothing could be built over the bottomlands. Motion to approve.

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

## **XI. Public Comment**

None.

## **XII. Adjournment**

Motion to adjourn the meeting at 4:01 PM.

Motion made by Martin.

Voting Yea: Martin, Pettit, Straus, Dufina

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Michael Straus, Chair

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Katie Pereny, Secretary