

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, February 11, 2025 at 1:00 PM

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

I. Call to Order

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Dennis Dombroski, David Lipovsky, Erin Evashevski. Adam Young

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve.

Motion made by Dufina, Seconded by Martin.

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

V. Approval of Minutes

a. January 14, 2025

Motion to approve as amended. Amendments were to change "Council" to "Commissioners" on page 4 of the minutes, and change "REU" update to "DPW" update.

Motion made by Mosley, Seconded by Finkel.

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

VI. Correspondence

a. Letter from Mackinaw City re: Master Plan Draft

Motion to place on file.

Motion made by Martin, Seconded by Dufina.

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

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the February 11, 2025 HDC meeting.

b. DPW Update

Allen Burt stated work continues along. The ground thawing is becoming common. They are preparing for electrical conduit and pipe placement. There is some plastic sheeting and frame work on the sides to protect the heating. Stands for electrical equipment panels are being done. The first two buildings are still being poured. They are applying some of the roofing material. The interior of the actual MDDR will be filled with raw sewage. They are two months behind on original schedule. They still have a startup date of the first week of August.

VIII. Committee Reports

None

IX. Old Business

a. Master Plan Deliberation

Straus stated they just had a hearing. At this point we can make further changes or adopt. There was discussion on changes based on the Mackinaw City letter. Young stated we can revise to say "view mainland communities as acceptable locations for employee housing in line with local master plans and zoning ordinances". Motion to adopt the Master Plan with the suggested change by Young. Straus read the Resolution aloud.

Motion made by Finkel, Seconded by Dufina.

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

Straus and Myers thanked the Master Plan Committee and Straus stated he appreciated all the public comment they received.

Young stated he would provide a Resolution template for City Council to Evashevski. Straus asked about hard copies of the Master Plan. Young was going to check and see if hard copies were included. Dombroski stated we typically order 25 copies.

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

Dombroski stated the traffic flow is under the purview of the Planning Commission. Megan from Barry Polzin summarized the changes. Dufina asked about the diameter of the columns, which are 8". Motion to approve.

Motion made by Myers, Seconded by Mosley.

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

Dufina commented on the amendment provided as being complete and easy to understand.

X. New Business

a. R125-076-003(H) Dorcey Dormer

Straus stated this was approved by the HDC. Dombroski doesn't think it needs to come to the Planning Commission as there are no changes to the lot coverage. Straus noted the change in windows. Dufina asked about the material and trash placement. The contractor was not present to answer. Dufina stated it needs to be on his property and not on the street. Motion to approve contingent on a statement from the contractor on the material and trash placement. It must be on the property and not on the street.

Motion made by Myers, Seconded by Mosley.

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

b. C25-066-004(H) Mary's Bistro Retractable Awnings

There was question about changing a storage room to a lounge room. No floor plan was submitted for the lounge room. Will there be new doors and windows? We need a statement on how it will affect the neighbors. Is the restaurant capacity increasing? This would affect the REU's. A site plan is needed. Motion to table due to an incomplete application.

Motion made by Myers, Seconded by Mosley.

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

c. R325-008-005(H) Doud Shed Roof

Doud stated this can be tabled. Doud asked Dombroski if he would view this like the Dorcey application. Dombroski stated yes. The roof is to protect it from rainfall. There is an entry porch in to the storage area on the east side of the house. Myers stated the main concern is that it is still within the setback. Doud confirmed that it is. Motion to approve.

Motion made by Myers, Seconded by Mosley.

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

Dombroski stated that Neumann questioned the overhang going to the setback. Our ordinance allows open porches to go in to the setback.

XI. Public Comment

David Jurcak gave an update on the Grand Hotel work. He stated it will take the 5 years they estimated, to complete the work. The new work being done today is the west side interior and columns on the east side. There is a corbel under the presidential porch, that

is tin. They are using a chemical peel to remove existing paint, and repainting. The front porch wood floor is next and they are using an ash wood that is petrified. The wood will never be painted. They will start with the west end and see how it holds up. The east side had some rot that is being fixed. The roof on Sadies is being replaced. The trash enclosure at Gatehouse is complete.

Tom Corrigan gave an internet update. Corrigan showed a coverage map that can be found at www.michiganbroadbandmap.com

The red dots show areas that already have accessible internet. The blue dots are places where the money could potentially be spent. There are only about 70 locations. Spectrum now owns Astrea. They just received a big chunk of the money to update the service in Chippewa County. Corrigan spoke to their government liaison and when asked when Mackinac Island will get service, she stated someday, but even if they don't get the money they are willing to upgrade the locations. You can go to your address on the map and it will show if you are eligible for service.

XII. Adjournment

Motion to adjourn the meeting at 2:14 PM.

Motion made by Martin, Seconded by Mosley.

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

Michael Straus, Chair

Katie Pereny, Secretary