

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, FEBRUARY 8, 2022 AT 1:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, MACKINAC ISLAND, MICHIGAN

Chairman Straus called a regular meeting of the Mackinac Island Planning Commission to order at 1:00 p.m.

PRESENT: Michael Straus, Lee Finkel, Anneke Myers, Mary Dufina, Trish Martin, Jim Pettit, Ben Mosley

ABSENT: None

STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski (Zoom)

Motion by Finkel, second to the Motion by Mosley to approve the minutes, as amended, of the regular meeting on January 11, 2022. The amendment was to add “that it had been done after the last Master Plan but not updates have been done” under *Public Comment*, and “old” under *Inn at Stonecliffe Overview*. All in favor. Motion carries.

Motion by Martin, second to the Motion by Finkel, to approve the Agenda, as amended, and place on file. Amendment was to add “Evashevski – Pet Definition” under *Staff Report*. All in favor. Motion carries.

Correspondence

Letter from City Clerk re: Roof Top Use

Straus read the letter aloud which stated that Evashevski was charged with drawing up guidelines and necessary definitions to move forward with not allowing 3rd story roof top use. Motion by Mosley, second by Martin to place the letter on file. All in favor. Motion carries.

Letter from Allen Burt re: REU’s

Straus read the letter aloud re: current REU situation. Motion by Mosley, second by Dufina to place the letter on file. All in favor. Motion carries.

Letter from Kevin Doyle re: Sewer Connection at Stonecliffe

Straus read the letter aloud which was inquiring about REU’s available for the improvements at Stonecliffe. Motion by Mosley, second by Dufina to place the letter on file. All in favor. Motion carries.

Staff Report

HDC Meeting Summary

Finkel summarized the February 8th HDC meeting.

Evashevski – Pet Definition

Evashevski was not able to attend the meeting so this agenda item was tabled until the March meeting.

REU Update – Allen Burt

Burt stated that nothing had changed since his letter. Pettit asked Burt to summarize the expansion meeting. Burt stated their goal is to expand to meet 50% of the ultimate build out of the island. This is an increase of 500,000 gallons per day. Finkel asked if the proposed housing in Stonecliffe Manor V would be considered residential or commercial. Burt stated if they build single family homes it would be considered residential and if they build a boardinghouse it is considered commercial. There are currently no commercial REU’s available. Burt stated DPW is actively seeking funds and grants for the expansion. EGLE will determine if the island may be funded as a disadvantaged community. Martin asked for the timeline of the expansion. Burt stated an aggressive estimate would be to break ground by fall of 2023 and construction would take approximately 2 years. Biddle Point, which is a year behind schedule, is to start

this coming fall. Straus asked if the old plant will remain operational while the new plant is being constructed. Burt stated that it would be. Dufina asked Burt how many REU's remain for 2022. 0 commercial, 1.5 small commercial, and 3 residential remain. Pettit asked about the triplex that is being constructed and has the applicant approached Grand Hotel to connect to their sewer line. Burt did not know the answer, but Nicholas from Grand Hotel stated they have received the letter requesting connection and are reviewing the request. He did not see any reason for the request to be denied. This would deplete the 3 remaining residential REU's.

Committee Reports

None

OLD BUSINESS

Reschedule Public Hearing for MICT

Motion by Dufina, second by Martin to reschedule the public hearing for special land use requested by Mackinac Island Carriage Tours to March 8, 2022 at 12:30 pm. All in favor. Motion carries.

HB21-001-061 Inn at Stonecliffe Revision for Mechanical Equipment

The applicant requested to place mechanical equipment on the roof, screened by a metal guard railing. Neumann requested a change to the railing, which the applicant did and submitted a revised drawing. The chimney will remain untouched. When asked about the 6" spacing, Dombroski stated it is OK because it is industrial railing. Motion by Dufina, second by Finkel to approve the application with the revised drawing dated February 4, 2022. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries. Pettit asked Finkel if this would have been approved by the HDC. Dombroski stated the railing is required if the equipment is 10' or closer to the edge of the roof. Finkel stated an HDC option may have been to place the equipment on the ground, but to him it looks like a widows walk.

ROS21-001-058 Grand Hotel Revision

Tamara Burns summarized the changes which are all based on working around the existing trees. David Jurcak stated when they started laying out the golf course and the bike race track the existing layout would clear out the trees. The aim of the applicant is to maintain the trees. The proposed revision allows for a clear sight line to the track and saves the trees. Burns noted that the impervious surface calculation was updated. Motion by Mosley, second by Finkel to approve the revision. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

New Business

CD22-001-004(H) Trivisonno – Garden Screen Wall

Gene Hopkins stated this was a minor revision to the back-patio wall. The applicant would like to replace the existing trellis with the screen wall to shield the hot tub from view. The proposed wall is 15' and will match the existing wall on the other end of the patio. Dufina asked if Hospitality Cottage is the new name of the cottage. Hopkins confirmed that it is. Motion by Dufina, second by Myers to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

None

Myers stated that a ZBA hearing is scheduled for February 9th regarding the variance for the Musser storage shed. Erin Evashevski determined that the ZBA cannot review a Use Variance, but can review the height variance. Dombroski stated this rule showed up in the 2013 Ordinance. Myers quoted Evashevski's letter regarding her findings. Myers stated the applicant is combining his lots to allow the

construction of the shed. The ZBA will review the variance and then it will come back to the Planning Commission.

Pettit asked what the outcome of the Stonecliffe Manor V hearing was. Myers stated that City Council had a public hearing and it was determined that the applicant did not have standing to apply. Therefore, the application was denied. The matter has been referred to the Ordinance Committee. Stonecliffe presented a plan to the Committee and in addition the Grand Hotel offered the parcel of land by Green Shed for Stonecliffe to buy and build there. Kevin Doyle stated they are considering the offer and are to report back to the Committee. City Council is still reserving its authority to rezone. If the City Council would like to proceed with rezoning the matter would be referred to the Planning Commission and the Planning Commission would hold a public hearing.

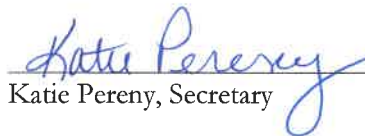
Mosley asked if additional historic districts were being added. Myers stated that Past Perfect has been hired to do a study of the entire island and the results of that study would be reviewed by the Study Committee and determine if new districts should be formed. Finkel noted that while the Study Committee is active, a district can be formed in a matter of hours if it is determined a resource is threatened. Finkel suggested that the Commission review Pereny's minutes from the Joint meeting, as they explain the process very well. The next Study Committee meeting is February 23rd at 10:00 am.

Martin brought of the trash issue again. Straus stated a letter was going to be sent out with the business licenses. Pereny is to confirm with the Clerk that the letters are going out.

With no further business there was a Motion by Martin, second by Mosley to adjourn. Meeting was adjourned at 2:12 PM.



Michael Straus, Chairman



Katie Pereny, Secretary