

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, APRIL 12, 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 1:03 p.m.

PRESENT: Michael Straus, Lee Finkel, Anneke Myers, Trish Martin, Jim Pettit, Ben Mosley  
ABSENT: Mary Dufina  
STAFF: Zoning Administrator, Dennis Dombroski

Motion by Finkel, second to the Motion by Martin to approve the minutes, as written, of the public hearing on March 8, 2022. All in favor. Motion carries.

Motion by Mosley, second to the Motion by Finkel to approve the minutes, as written, of the regular meeting on March 8, 2022. All in favor. Motion carries.

Motion by Mosley, second to the Motion by Martin, to approve the Agenda, as amended, and place on file. Amendment was to add "Razing a Structure in a Non-Historic District" under *New Business*. All in favor. Motion carries.

**Correspondence**

**Letter to Chief Topolski re: Trash**

A letter was sent to Chief Topolski, as requested in the March meeting. Motion by Mosley, second by Martin to adopt the letter and place on file. All in favor. Motion carries.

**Staff Report**

**HDC Meeting Summary**

Finkel summarized the April 12<sup>th</sup> HDC meeting.

**REU Update – Allen Burt**

Burt reported the available REU's: 33.663 total left with 6.5 residential and .54 small commercial available. Pettit asked Burt to update the Commission on Michigan's Unfunded Mandate when it comes to water lines. Burt stated since the Flint water crisis the rules have tightened up. We are required to do a distribution system materials inventory over the next 4 years. 133 random service spots must be checked over the four year span, at the cost of the City. The goal is to do 44 this year. The annual cost of this is approximately \$220,000.00. Burt will be applying for funding to cover this cost.

**Committee Reports**

None

**OLD BUSINESS**

**R421-011-100**

**MICT – Special Land Use State of Conditions**

Evashevski drafted the Statement of Conditions for the approval of the special land use. Motion by Finkel, second by Mosley to approve the Statement of Conditions and to approve Straus signing as soon as he can get it notarized. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Myers. Nays: None. Pettit abstained. All in favor. Motion carries.

**R121-038-017**

**May Dock – Request to Extend Permit**

Motion by Finkel, second by Mosley, to approve the permit extension. All in favor. Motion carries.

**CD21-006-094**

**Musser – Pole Barn**

The applicant combined his two lots to allow for an accessory building. The ZBA approved the height variance. There have been no changes to the application. Motion by Myers, second by Mosley to approve the application. The lots have been combined and the height variance was approved. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**New Business**

**MD22-10/11-016 McGreevy – Lot Split**

Straus stated this is a non-conforming lot. After the lot split, the lots will still be non-conforming. McGreevy presented a color site plan to the Commission members. Dombroski stated they are reconfiguring the lots to the get lot lines out from under the structures. Each building will be on its own independent lot. There is nothing that can be done to make these conforming lots. The application needs to go to City Council. If City Council approves it, it then goes to Equalization for the change in deeds and records. Dombroski does not see any need to go through variances especially since all lots are owned by the same owner and the lots were created probably 100 years ago. Motion by Mosley, second by Martin to send to City Council with a recommendation for approval. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**ROS22-001-018 Grand Hotel – Temporary Fence**

Tamara Burns stated the fence is needed to go around the nature center area that is currently under construction. The project is running behind, and the applicant would like to fence off the area until the entire project is complete. Section 1 would be erected from May 1 to the end of construction (mid June), and part 2 would be erected all season, for materials. Myers noted section 2 is very large. Martin confirmed that section 1 is adequate to shield the construction from public view. Pettit confirmed that drays will still be able to access the area. Burns stated the road to the pool house will remain open. Motion by Myers, second by Mosley, to approve the temporary fence. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**ROS22-001-019 Grand Hotel – Recreation Courts**

David Jurcak stated they propose to upgrade and modify the existing tennis courts. The school board has submitted a letter of approval since it is on their property. Pereny read the letter aloud. Straus asked where the entrances are. Jurcak stated there is an entrance by the tennis shed and another on the lower court, on the school side. Myers asked when they will be doing the project. Jurcak stated he is working with O’Boyle Construction and they have started the surface. Burns stated the court is clay and is included in the impervious calculations. Straus asked if there is concern about balls going over the fence and retrieving them. Jurcak stated that was the same issue with the tennis courts and they have not changed entrances to retrieve balls. Burns stated the fence will be a black fence with green windscreen. Finkel asked if food and beverages will be served in the area. Jurcak stated water will be sold in the area by the Greenhouse or customers can go to the pool bar. Motion by Finkel, second by Mosley to approve the application with the note that the small corner section running over the adjacent lot is an existing condition. Pettit asked about the tall trees and if the area would be cleaned up. Jurcak confirmed that is planned. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**HB22-017-020 Grand Hotel – Relocate Structure**

Pettit asked if a dray will fit in the area. Burns confirmed it would. Pettit also noted that a ramp is needed to get mowers, etc. in and out of the building and confirmed there is room for that. Burns stated she is getting an updated survey that will also show a fence that goes around the building. Myers stated that the fence is not on the submitted site plan, so that cannot be approved. Jurcak stated the lot will be combined with the Woods lot, so an accessory building is permitted and setbacks will be met. Jurcak stated that the contractor told them it would be easier to demo the existing shed and build a new one in the proposed location. The applicant was informed that a new building would require plans for the new building, with materials and all other required information for a new building. After discussion the applicant stated that they would relocate the existing structure, as submitted in the application. Nicholas Lakas stated they would try to move the existing structure but have contingencies in place if it cannot be moved. Martin asked about the other existing small building. Jurcak stated they had no plans to move it to the new lot, but they may try. The building is less than 100 square feet. Motion by Myers, second by Mosley to relocate the existing wood structure located on parcel 051-675-015-60 to parcel 051-675-017-96, contingent on the combination of the lot with the Woods Restaurant, parcel 051-675-017-50. The approval is for the relocation only. The fencing must be applied for. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**Razing A Structure in a Non- Historic District**

Straus stated that there are some property owners that are interested in potentially demolishing a structure in a non-historic district. Evashevski stated there is not currently alot in our zoning that guides us in the process of dealing with this issue. Straus stated we could send this topic to Evashevski to come up with ideas on how to deal with this, or we could send directly to City Council. Pettit asked what the current process is. Dombroski stated that currently a site plan is required, but no architectural review is required. Dombroski found a section in our Zoning regarding razing. Evashevski stated she is ok with having the Planning Commission review demolition, but guidelines need to be created. Straus stated he has a concern about historic structures being demolished and affecting our Historic Landmark status. The change in zoning would affect any building in the City. Sehoyan suggested looking at the National Register Bulletin 15, and the 50-year rule, when developing new guidelines. Motion by Myers to have Evashevski develop different standards to review; simple, medium and restrictive, and send to the Ordinance Committee to review as well. All favor. Motion carries.

**Roof Top Patios Not on a 3<sup>rd</sup> Story**

Straus stated that Neumann is seeing a lot of proposed patios on 2<sup>nd</sup> stories. Neumann is looking for input on how to review these applications. Straus stated that Neumann suggested coming up with restrictions for patios that would apply to all areas of the City. Mosley stated he would like to see percentages of patio use that would be most visually pleasing. Mosley asked if there is a snow load issue with these patios. Dombroski stated yes there is, as well as drainage issues. Straus stated since there seems to be enough interest by the Commission, Straus and Dombroski will reach out to Neumann to put together restrictions/guidelines for patios not on the 3<sup>rd</sup> story. Myers suggested reviewing the guidelines developed by Rentrop when 3<sup>rd</sup> story patios were being considered. All in favor. Motion carries.

**PUBLIC COMMENT**

Mary Dufina stated that raised is used in our Zoning Ordinance. Dombroski confirmed that raised and razed, legally mean demolition in our Ordinance. Straus stated that in our next update of the Ordinance the spelling should be changed to raze.

Anneke Myers confirmed with David Jurcak that the scenic easement will still be cleaned up. Myers stated that was part of the approval and it has not yet been cleaned up. Jurcak stated they are waiting on materials. Myers asked Jurcak to look at the pile of debris that has piled up for years.

Jim Pettit pointed out the issue of roof top equipment that is not screened and visible to the public. Pettit stated a little screening would be easy to do. Sehoyan stated that probably a lot of the equipment is obsolete and could be removed. Myers noted that the HDC is now requiring screening, but that is for new equipment. Evashevski will address removal of obsolete equipment on the roof. Martin suggested working with the Tourism Bureau asking business owners to remove old equipment.

With no further business there was a Motion by Martin, second by Mosley to adjourn. Meeting was adjourned at 2:29 PM.



Michael Straus, Chairman



Katie Pereny, Secretary