

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD
TUESDAY, JULY 12, 2022 AT 4:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL,
MACKINAC ISLAND, MICHIGAN**

Acting Chairman Finkel called a regular meeting of the Mackinac Island Planning Commission to order at 4:03 p.m.

PRESENT: Lee Finkel, Anneke Myers, Jim Pettit, Ben Mosley, Mary Dufina, Trish Martin
ABSENT: Michael Straus
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski (via Zoom), Architect,
Richard Neumann (via Zoom)

Motion by Finkel, second to the Motion by Pettit to approve the minutes, as written, of the regular meeting on June 14, 2022. All in favor. Motion carries.

Motion by Mosley, second to the Motion by Finkel, to approve the Agenda, as amended, and place on file. The amendments are Bennet Hall and Grand Hotel Façade to *Old Business*, and Red House on Main Street to *New Business*. All in favor. Motion carries.

Correspondence

None

Staff Report

HDC Meeting Summary

Finkel summarized the July 12, 2022 meeting

REU Update – Allen Burt

Burt stated the REU status is the same as last month. Pettit asked if DPW is anticipating any money coming in from grants. Burt stated not at this time but there are funding options in the works.

Committee Reports

Zoning Update – Erin Evashevski

Evashevski updated the Commission on the Site Plan language and project logistics language, and blight issues with roof tops. Evashevski is updating the ordinances and will then send back to the Ordinance Committee.

Old Business

R322-016-028

Benser – Triplex

Attorney Murray was at the meeting representing Benser. Murray asked Richard Clement to address the Commission. Myers addressed the contingencies. Dombroski stated the storm water plan works as designed. Finkel read the correspondence from Benser regarding his proposed construction process, as requested last month. Clement summarized the changes to the Commission. The picket fence will be the landscape buffer on the south elevation. Per Dombroski, the 25' setback is a sufficient buffer on the east side of the triplex. Neumann submitted a favorable review. The front decks are being removed from the plan. The decks at the attic level will remain on the plan. Myers asked about the size of the panelized sections and how they are moved and set. Pettit stated they are moved via dray and Dombroski stated they are set with a SkyTrak. Myers confirmed with Benser that there is enough room to set the panels. Dufina asked about number 10 on the application site plan review regarding effect on adjoining lands. Dufina does not see this in the packet but it is marked as provided. Benser stated there should be no effect. Dufina asked Benser to change the application to "not provided". Dufina addressed two other items marked as provided; proposed alterations to topography and earth change plans. Benser stated the topography will not change. Clement confirmed this statement. Motion by Mosley, second by Dufina to approve the application. Roll call vote: Ayes: Pettit, Martin, Dufina, Finkel, Myers, Mosley. Nays: None. All in favor. Motion carries.

HB22-001-05-034

Stonecliffe Properties – 3 Duplex's and 1 Cottage

Kevin Doyle presented amended plans based on feedback from comments last month and neighbors in the area. Doyle stated any trees removed for construction will be replaced. The intention is to create cottages in the woods. The triplex has been replaced by a three-bedroom cottage. The other major change is the duplexes have added dormers to appear as a 1.5 story structure. All of the units will be residential. Doyle presented updated renderings. Each unit will have a 7' basement. Pettit asked if Doyle had gotten any feedback from Sunset Forest. Doyle stated

he had shown them the plans and incorporated some of their suggestions. Tom Sullivan stated that he and others from Sunset Forest met with Doyle. The updated plan is not perfect but Sullivan stated it is something the neighborhood can live with. Allen Burt asked Doyle if they will be renting directly to families, or to other businesses. Doyle stated they will rent to their associates and most likely to residents. It is possible they might rent to businesses. Myers stated that would complicate things. Doyle stated they had not intended to rent to businesses. Neumann stated he has not reviewed the revised submittal, but he feels the proposed changes make the overall project feel smaller and the individual buildings more individual. In addition, it creates more visual interest. Overall the proposed revisions make for a much nicer development. Pettit asked if the Grand had reviewed the plans. The Grand had reviewed and is ok with the changes and tree cover. Myers stated the size does not require a review from Neumann and the standards are all met. Martin asked if the foundation block will be painted. Doyle stated they will be painted and have plantings in front. Motion by Mosley, second by Dufina to approve the application contingent on FAA approval. Doyle stated REU's will be used if available. Both septic and connection to sewer will be installed. When they connect to the City, the septic system will be removed. Roll call vote: Ayes: Pettit, Martin, Dufina, Finkel, Myers, Mosley. Nays: None. All in favor. Motion carries.

R122-021-027 Bennett Hall Porch Contingencies

Finkel asked Neumann if his only objection is the height of the railing. Neumann stated yes, however, current building code requires the railing as presented on the plan. Neumann stated that if the structure was in a historic district another alternative may have been approved. A 42" spindle height is required. The material selected is the one that would work with the curve of the rail. Motion by Pettit, second by Mosley to place the architectural review on file. All in favor. Motion carries.

R121-035-096 Debaun - New Home

Neumann stated that the site plan was not included in time making the packet incomplete so the applicant will resubmit in the August meeting. Evashevski suggested to Neumann that his client withdraw the application so the time clock stops. When the application is resubmitted the 90 days starts fresh. Rilenge stated that at the next meeting he would like to submit a new site plan and plans. Rilenge stated they would like to withdraw the current application and reapply at the next meeting. Motion by Martin, second by Mosley to accept the withdrawl. All in favor. Motion carries.

HB22-001-030 Grand Hotel Façade – Update from Evashevski

Evashevski stated she and David Jurcak have spoken and are at the beginning stages of the Guarantee. Evashevski hopes to have more information next month.

New Business

R422-083-039 Dorman – New Gazebo

Dorman stated he would like to build a 12' x 12' gazebo for his 7' wide hot tub. Dufina stated there was no signature on the application. Dorman confirmed the original is in the file. Motion by Martin, second by Dufina to approve the application. Roll call vote: Ayes: Pettit, Martin, Dufina, Finkel, Myers, Mosley. Nays: None. All in favor. Motion carries.

R322-008-040 MICT – Special Land Use & Preliminary Review

Andy McGreevy stated that they would like to put 4 buildings on the west side of Barnview. The property has been granted a special land use that expired. The new application is for more occupants than the previous approval. They would like to do 2 buildings this winter and 2 the next winter. The buildings will be Dickinson modular homes and will be sprinkled. If approved they would like to do all foundations and site work this fall and have the buildings delivered in the spring. Myers confirmed that they are not looking for approval today. The existing building was done before special land use was required. McGreevy is looking for approval for the existing building as well. Dufina asked for some clarifications on the plans. Myers asked if the use would be seasonal or year-round. McGreevy stated both. Motion by Myers, second by Mosley to set the Special Land Use hearing September 13, 2022 at 3:30 pm. Roll call vote: Ayes: Martin, Dufina, Finkel, Myers, Mosley. Nays: None. Pettit abstained. All in favor. Motion carries. When Dufina asked about the drainage McGreevy stated they will not be changing the topography at all. McGreevy would like the building reviewed in August and then the Special Land Use in September. The Commissioners agreed to reviewing the building and suggested a few details to add such as trash removal plan, concrete block painting, and to consider covering the stairs for winter use.

R122-025-042

James Murray New Home

Murray stated he would like approval to build the foundation this fall and then the home in the spring. Richard Clement is the architect. The home is a pre-fab home. Dickinson will bring the 4 units in to state dock and then a crane will bring the units to the neighboring lot. The units are longer than the allowed length and Murray will be going to City Council for that. The existing hedge will most likely have to come out. There is a drop of 2-3' so that will need to be shored up. Dombroski stated the grade may have to be raised to get the crawl space out of the flood plain. If this is needed the applicant will have to submit an amendment. Dombroski stated a certificate from the architect will need to be provided stating that the elevations are set to the new flood map. There will be an entrance from the sidewalk. Motion by Dufina, second by Martin to approve the application. Roll call vote: Ayes: Pettit, Martin, Dufina, Finkel, Myers, Mosley. Nays: None. All in favor. Motion carries.

Discussion on Red House on Main Street

Neumann stated he wanted to note that Brian Dunnigan had written a letter to the editor of the Town Crier, and that the red house dates back to 1865 and was owned by James A. VanFleet, author of the best 19th Century histories of Mackinac Island in the Straits Region, the first being Old and New Magna published in 1870 and the second being Summer Resorts of the Mackinac Region published in 1882. Neumann stated in addition to its architectural significance he believes it is historical in other ways and is a significant resource and hopefully can be preserved. Murray confirmed that he has submitted a demo building permit on behalf of the owner.

Pettit stated that a white picket fence was approved for the Nancy Porter home and there is an ugly lattice type material. The Commissioners agreed that was not approved and Dombroski will check in to it.

Dufina stated that the idea of when there is a construction site, there will always be trash, and that is the responsibility of the applicant to keep the trash on their property and covered or contained. Evashevski stated that some of the language was changed to include a staging plan.

PUBLIC COMMENT

Sus Sisson confirmed that the Grand Hotel received approval to build a new building. Sisson asked about the construction of the Grand Hotel pool landscaping that was never completed. Sisson asked when it was to be done. Myers stated the Commission was informed by State Park that it would be rectified. But it still has not been rectified and is a bit of a mess. Dombroski is to contact Steve Brisson and ask for a status. The state park maintains the scenic easement. Sisson asked the Commission to do what they can to get the area cleaned up. With no further business there was a Motion by Pettit, second by Mosley to adjourn. Meeting was adjourned at 6:00 PM.



Lee Finkel, Acting Chairman



Katie Pereny, Secretary