

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD
TUESDAY, AUGUST 9, 2022 AT 4:00 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 4:00 p.m.

PRESENT: Michael Straus, Lee Finkel, Anneke Myers, Jim Pettit, Ben Mosley, Mary Dufina, Trish Martin
ABSENT: None
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski (via Zoom), Architect,
Richard Neumann (via Zoom)

Motion by Finkel, second to the Motion by Mosley to approve the minutes, as written, of the regular meeting on July 12, 2022. All in favor. Motion carries.

Motion by Martin, second to the Motion by Mosley, to approve the Agenda, as amended, and place on file. The amendments are Site Plan Amendment-Evashevski to *Old Business*, Control Growth-Pettit to *New Business*, and Moratorium Update-Rentrop to *Staff Report*. All in favor. Motion carries.

Correspondence

Past Perfect LLC – Letter re: Proposed Demolition in the Mission Area

Straus read the letter aloud. Motion by Myers, second by Mosley to place the letter on file. All in favor. Motion carries.

Erin Evashevski – Letter re: Round Island Lighthouse

Straus read the letter aloud. Motion by Dufina, second by Martin to place the letter on file. All in favor. Motion carries.

Village of Mackinaw City – Letter re: Master Plan

Straus read the letter aloud. Motion by Dufina, second by Martin to place the letter on file. All in favor. Motion carries.

Richard Riel – Letter re: Debaun Denial

Straus read the letter aloud. Motion by Mosley, second by Martin to place the letter on file. All in favor. Motion carries.

Staff Report

HDC Meeting Summary

Finkel summarized the August 9, 2022 meeting

REU Update – Allen Burt

Burt stated there are no more available REU's for 2022, except for the REU's in the residential reserve. 10.14 were issued to Stonecliffe for the Green Shed Housing project out of the residential reserve. Next year there will be 3 residential, 2 small commercial and 2.4153 commercial REU's available. There will be 25.691 in the main pool and 137.86 residential reserve.

David Jurcak asked if the REU distribution is public record. He was informed that it is.

Rentrop – Moratorium Update

Rentrop summarized the status on the HD study and moratorium recently put in place on the red house preventing demolition.

Committee Reports

None

Old Business

HB22-001-030

Grand Hotel – Façade

Straus reported that he had spoken to Evashevski and she stated that they are moving forward on the progress of the Guarantee. Nicholas Lakas informed Evashevski that his attorneys are working on the document now.

HB22-001-033

Stonecliffe Properties – Shed Amendment

Ben Horn stated that due to the availability of materials they would like to amend the material for the shed from metal to wood. The shed is to have an asphalt shingle roof. The shed will be painted green with brown trim. Motion by Dufina, second by Mosley to approve the amendment. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R322-008-040

MICT – 4 Boardinghouse Buildings on Barnview Lot

McGreevy stated the plans presented today are similar to last month with the exception of a larger roof over the stairs, bigger windows, and the addition of a small window in the laundry room. They intend to connect to City Sewer when available. Each building will be coming to the island in 4 parts. When asked about the foundation McGreevy stated it will probably be block, but it depends on the availability of materials. Myers stated the main issue is density. Density is calculated differently for residential and boardinghouse. Motion by Mosley, second by Finkel to table until the September meeting when the Use will be determined. All in favor. Motion carries.

CD22-003-012(H)

Steiner – Landscape Revision

The applicant constructed a bluff patio without first obtaining approval from the Historic District Commission and the Planning Commission. Once informed, the applicant paid the required fines and application fees and submitted the required applications. It was noted that the applicant was not present to answer any questions. Finkel asked Rentrop if he had any thoughts on the safety issue of the patio. Rentrop did not as his purview is the architectural and historical aspect, not code issues. The Commission members had concerns that the site plan did not include any safety features. The patio as it stands, is dangerous. Myers asked about any motor vehicle permits the applicant may not have applied for. Dombroski was not aware of what vehicles were used. Another concern with the application is the fact that the property ownership is in question. Motion by Dufina, second by Myers to deny the application and require the applicant to install a safety barrier. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

Site Plan Review Amendment – Evashevski

Evashevski stated the amendment is going back to the Ordinance Committee, but a meeting has not yet been set. Evashevski is to email the Commission Members the draft for comment. Myers asked that comment be sent to Evashevski within 14 days.

New Business

HB22-041-015

Jaquiss – Demolition of Home

Motion by Mosley, second by Martin to deny the application due to the fact that there is a moratorium preventing demolition in place. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R422-051-048

Stonecliffe Properties – Special Land Use, Old Barn Inn

Kevin Doyle stated that Stonecliffe had acquired the property with the understanding that it was a boardinghouse. Research found that it was not. They would like to increase the density to 20 and are requesting a Special Land Use of boardinghouse. Doyle was told by Alan Burt that no REU's would be required. After some discussion it was determined that the REU calculation would be reviewed at the next DPW meeting. The existing lounge rooms will be converted to bedrooms for a total of 16 bedrooms. Pettit asked about access on Gallagher Lane. Doyle stated it was State Park property. Pettit suggested that Doyle speak with State Park to ensure that access will not be eliminated in the future. Myers asked about pet restrictions. Doyle stated they don't really want pets but they do have one employee that has a dog. Doyle agreed to consider a no pet rule. Motion by Dufina, second by Martin to set a public hearing for October 11, 2022 at 2:30 PM. All in favor. Motion carries.

R422-051-049

Stonecliffe Properties – Demolition of Home on 7th Street

The applicant would like to demolish a house in disrepair. Doyle read a letter aloud from Nicole Doud, in support of the demolition. Myers asked Dombroski about the structural integrity of the building. Dombroski and Dennis Bradley are to go and inspect the home. Motion by Myers, second by Dufina to table the application until an inspection can be done and obtaining a letter regarding the home's historical status from Past Perfect LLC. All in favor. Motion carries.

Control Growth Discussion - Pettit

Pettit stated that currently the REU availability controls the growth on the island. Once a new plant is in place, growth will not be controlled by the REU availability. Pettit would like the Commission to discuss ways to control growth in the future. Straus stated that starting with the Master Plan would be a good idea. Pettit also stated that electrical power could be an issue as well. The current Master Plan is to be updated in 2023.

PUBLIC COMMENT

Sam Barnwell stated that he has been informed that the new patio he installed requires Zoning approval. Barnwell apologized and stated he will be submitting his application for the September meeting. Barnwell stated that previously brick pavers on sand were not considered impervious surface. Dombroski confirmed that and stated at some point that disappeared from the Ordinance. Dombroski is to send this issue to the Ordinance Committee.

Ben Horn commented on the new construction and electrical consumption. Horn pointed out that in the project they just completed, the consumption was actually reduced with LED bulbs, energy efficient appliances, etc.

With no further business there was a Motion by Martin, second by Mosley to adjourn the meeting. All in favor. Motion carries. The meeting was adjourned at 5:22 PM.



Michael Straus, Chairman



Katie Pereny, Secretary

