

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD
TUESDAY, JANUARY 12, 2021 AT 3:00 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 3:01 p.m.

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

ABSENT: None

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

Motion by Pettit, second to the Motion by Mosley to approve the minutes, as amended, of the regular meeting on December 8, 2020. Addition includes adding "later discussing with Adam Young at Wade Trim" on the first bullet point in *Zoning Ordinance Topics to Discuss*. All in favor. Motion carries.

Motion by Pettit, second to the Motion by Mosley, to approve the Agenda, as amended, and place on file. Amendment included adding "Letter from Allen Burt re: REU's" and "Letter from Erin Evashevski re: Zoning Topics Previously Discussed" under *Correspondence*. Also adding "Mackinac County 911 Tower" under *Old Business*. All in favor. Motion carries.

Correspondence

Letter from Allen Burt re: REU's

Straus read the letter aloud. Burt was present on the Zoom meeting. Motion by Mosley, second by Myers to place on file. Pettit asked Myers about the 12 units to be constructed. Myers stated they have requested to be at the DPW meeting and it is also going to be discussed at City Council. Pettit clarified that with the 30 REU's, minus the 12 for the townhouse project, there is only 18. All in favor. Motion carries.

Letter from Erin Evashevski re: Zoning Topics Discussed Last Month

Straus asked the Commission members how they would like to discuss. Martin suggested moving the item to the end of the meeting to see how much time was left before people had to leave for the boat.

Staff Report

HDC Meeting Summary

Finkel summarized the HDC meeting that took place January 12, 2021.

Committee Reports

None

OLD BUSINESS

C20-032-013(H)

Request for Permit Extension for Rena's Fudge

Alteration of Birkenstock Building

The HDC permit was extended. Motion by Finkel, second by Pettit to approve the request for the permit extension. All in favor. Motion carries.

Zoning Topics to Discuss with Chief Topolski

Straus thanked Chief Topolski for joining the meeting. Straus asked Topolski if he had any thoughts about the trash issue. Dufina confirmed that Topolski has a copy of the Zoning Ordinance and the Master Plan. Both items are to be given to Topolski. The Commission wanted to discuss the Solid Waste Ordinance, Section 50-9. Trash pickup times are to be confirmed with Carriage Tours. The concern is the blocking of the right of way by trash left out. Topolski said he can certainly enforce it, but he would likely

issue a warning before a ticket. Straus agreed that is the way to handle it. This would educate the new employees. Martin acknowledged that 2020 was a hard, odd year with fewer employees due to Covid-19. Topolski stated there are no specifics in the Ordinance on how the trash is to be screened. Straus agreed this needs to be addressed. The Commission is considering "blocked", but asked Topolski for any suggestions. Topolski stated that the aesthetic side of it should be addressed. Evashevski clarified that the issue is addressed when new site plans are being reviewed. Dufina stated that it is also an issue with existing businesses that don't have a place to properly screen or block their trash. The City needs a way to control that issue. Topolski stated he would refer to the Zoning from Dearborn, his previous place of employment.

MD20-010-026(H)

Mackinac County 911 Tower

Straus stated the base only is currently approved. HDC just approved the Tower. Dombroski stated the HDC approval was contingent on the SHPO Section 106 approval. The tower is a triangular lattice style, like the existing tower. The replacement tower will be a free standing tower and about double the size of the existing tower. The tower is proposed to be 60' high, with a 12' whip antenna. There have been no further discussions with Enbridge so that camera is no longer part of the application. Dombroski stated that the new tower should not have the same issue with water and pipe splitting, due to a different design. Dufina asked if the tower will look the same as the St Ignace tower. Dombroski stated no, that tower is about 200' tall. Motion by Myers, second by Dufina to approve the tower, up to 60' tall, contingent on SHPO Section 106 approval. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

New Business

R320-002-082(H)

Orr – Addition to Employee Housing

Dombroski summarized the project as converting an existing storage area to a bathroom, a sun porch will be added to the right side of the house, and the handicap ramp will be moved further away from the house to a deck on the back of the house. There will also be minor interior changes. Pettit asked if the percentage of windows is OK. Neumann did a favorable review on the project. Motion by Finkel, second by Mosley to approve the project. Straus asked about the Lilac Trees. Orr stated the trees will be saved if possible. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R120-017-086

Haverdink – New Accessory Building

A. Myers abstained and stopped her video. Dombroski stated the application is for a new accessory building.
 M. Myers stated the two existing sheds are to be removed and one new shed built in their place. Dufina asked about the height. Myers stated 20' 6". The maximum height in the ordinance is 14'. Myers stated that under private barns and stables the allowable height is 24'. The client would like to currently use the shed for storage but would like to use it for a horse in the future. The upstairs loft would be used as a playroom. Myers stated he isn't sure where this falls in the Ordinance. Dombroski stated that a barn is a barn and should be defined in the Ordinance. Dombroski stated that applications in the past have been denied for a taller accessory building if not housing animals. There was further discussion on the interpretation of the Ordinance. Myers stated he would like to declare the structure a private stable. Mosley asked about notification of neighbors if a stable is proposed. Dombroski stated there used to be a 100' requirement, but in order to encourage the horse culture on the island, the requirement was eliminated but has to be 30' from any other structure. There are also corral requirements. Straus asked if this met the requirements. Dombroski stated he did not know. The application is for an accessory building. Motion by Pettit, second by Mosley to table for further research. Straus stated he, Dombroski, and Evashevski will look into the topic further and report back to the Commission next month.*Straus asked if Myers ever brought up the topic in Master Plan discussions. Myers stated he had not. All in favor. Motion carries.

**Myers stated this has been a problem in the past.*

Motion by Straus, second by Mosley to place Evashevski letter on file and discuss at the next meeting. All in favor. Motion carries.

Myers stated that she thinks items added to the agenda should be at the end of the agenda to ensure applications already on the agenda are properly addressed. Straus agrees.

Straus and Dombroski left to catch the boat. Finkel took over as Chair.

Pettit stated regarding the REU situation, over the years applicants in the past that follow the Ordinance are approved. The projects that are rumored to be converting to other uses will end up on a big septic system due to the lack of the REU's. The sewer plant needs to be expanded. Septic tanks are not appropriate for a large housing development. They are intended for single family residences.

Dufina asked about Burt's letter. Leach stated she could forward the letter to Dufina and Martin. Stephanie Fortino asked for the letter from Evashevski. Leach stated she would forward to Fortino.


Martin stated she is hoping that next month they will have time to go over everything. Martin would like to continue reviewing the Zoning updates and if necessary continue the meeting after Straus and Dombroski need to leave.

PUBLIC COMMENT

With no further business there was a Motion by Myers, second by Pettit to adjourn the meeting. The meeting was adjourned at 4:10 p.m.



Michael Straus, Chairman



Danielle Leach, Acting Secretary

