

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD
TUESDAY, MARCH 9, 2021 AT 2:00 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 2:00 p.m.

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

Motion by Finkel, second to the Motion by Dufina to approve the minutes, as amended, of the regular meeting on February 9, 2021. Amendment includes changing the word "This" to "Applicant" in the second sentence on page 2, in *Haverdink – New Accessory Building*. All in favor. Motion carries.

Motion by Finkel, second to the Motion by Dufina, to approve the Agenda, as amended, and place on file. Amendment was to add "Proposed Letter" to *Old Business*. All in favor. Motion carries.

Correspondence

None

Staff Report

HDC Meeting Summary

Finkel summarized the March 9th HDC meeting.

Committee Reports

None

A. Myers shut off video

OLD BUSINESS

R120-017-086

Haverdink – New Accessory Building

Dombroski stated that the amended application fits the requirements for an accessory building. Matt Myers stated the customer decided to proceed with an accessory building rather than the stable. Motion by Dufina, second by Martin to approve the amendment. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Pettit. Nays: None. Myers abstained. All in favor. Motion carries.

Anneke Myers resumed her video.

R121-021-007

Bennett Hall Deck & Step Repairs – Wade Marshall

Motion by Finkel, second by Dufina to approve the application. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

R421-100-006

Cawthorne – Alteration to Employee Housing

Dombroski pointed out that the left side of building steps cross into the 5' setback. Our zoning does not allow steps to be in the setback due to fire safety reasons. The rest of the setbacks are met. Cawthorne stated he was not aware of this issue, but offered a couple of ways to deal with the problem. Cawthorne stated he has responded to the two suggestions from Richard Neumann. The roof pitch will be changed

to 8/12 and added an overhang at the door. Myers asked Dombroski and Evashevski to look at the fact that the area is now zoned R4, which has different density requirements. Myers asked if now that he is modifying the building, wouldn't he be required to meet the density requirements of R4. Dombroski and Evashevski agree that is a valid point. Evashevski is to look into the R4 requirements including density and landscape buffer requirements, and get back with the Commission. Myers stated that she understands that Cawthorne wants to reduce the density, but the Planning Commission cannot approve something that does not meet the density requirements. Cawthorne stated that density was previously approved for 23 and he is proposing to lower the density to 19-21. He stated anything less would not be worth the modification and he suspects if you looked around town there are many employee housing buildings that do not meet the zoning requirements. Cawthorne stated he hopes he doesn't have to go down that route. Dufina asked if a special land use hearing is required. Pettit pointed out that the Grand Hotel was not required to do that in Woodville so a precedent has been set. Evashevski believes since it is an existing boarding house use, a new special land use hearing would not be required. Evashevski is to double check. Dufina also pointed out that the lot sizes are different in R4 than R3. Pettit asked about the process with the septic system and a building permit. Finkel reminded the Commission that the proposed septic system was also proposed by a previous applicant and it was determined that it was not a good system and the system was not approved. Cawthorne stated that Benchmark designed the system and it has been submitted to LUCE for approval. He expects approval within a week. Cawthorne does not believe the septic system is under the purview of the Planning Commission. Dufina asked Cawthorne to add the project name to the plans. Cawthorne commented on a few points on the site plan; the existing trash area may not be needed since the trash area has been moved inside, there is a small refrigerator and coffee area will be in each room, and the existing laundry in the basement will still be used. Motion by Myers, second by Finkel to table the application. All in favor. Motion carries.

R321-007-008**Hoban Hill Housing –Discussion**

Dombroski stated that applicant is still working on several issues. The project is on multiple lots that need to be combined and condominiumized. The cul-de-sac was enlarged and an added trash area and bike area were added. Bob Benser stated the project will be phased over 4-5 years. The applicant would like to do the front building this year. Civil Engineer, Justin Sorenson, stated he has LMAS approval for the sludgehammer product and has gotten several of the systems permitted and installed. Finkel told Sorenson that the sludgehammer had a technology issue last time it was presented to the Planning Commission. Finkel asked if there will be 24/7 onsite monitoring. Sorenson stated that remote monitoring will be used. Myers asked how the sludgehammer system works with a phased project. Sorenson stated that each building can have its own system. It is also possible to put the 4 other buildings on one system, and the front buildings on a system. The current drawing is for the front building only. Dufina stated that she thinks a full plan for the entire project should be presented. Sorenson agrees that a long range plan is a good idea and he will put together a plan. Andrew Doud stated that hooking into the City system, down the road, may be an option too. Myers stated presenting a plan for phase 1 would be a good idea. Dennis Bradley reviewed the plans for the Fire Department. Bradley stated the cul-de-sac is good. They have a concern that a fire hydrant in the back corner of the lot may end up on private property. Bradley also stated that phased construction will not be a concern as long as they keep the corridor maintained for emergency vehicles. Straus asked if the triplex is constructed and the septic system is installed will there be enough room to get equipment in back for the other buildings. Benser stated the 16' easement should be enough room. Architect, Richard Clements, agreed with Benser. Pettit asked what the use of the building is. Benser stated the front buildings are for managers and the back buildings would be mixed use. Pettit stated that the specific use needs to be stated. Specific procedures are required for specific uses. Dombroski stated the front buildings will be manager apartments and the back buildings would be special land use boarding house. The process for special land use is a public hearing by the Planning Commission, then a recommendation sent to City Council. The City Council has the option for a 2nd public hearing, but it is not required. Dombroski suggested each phase having its own application. The front building are housing units and do not need a special land use. Benser stated they

will go back to the drawing board for the next meeting. Dufina clarified the special land use need being not necessary for first three townhouses, but the buildings in back would need a special land use, or should entire project have a special land use? Myers stated the first phase would fall under regular R3 requirements and additional buildings would require a special land use on entire property and a change of use would be required for the existing townhouses. Pettit asked Bradley if the use affects the inspection process. Bradley stated the buildings would be inspected as appropriate.

Proposed Letter

Jim Pettit drafted a letter to be sent to City Council from Planning Commission regarding Hoban Hill housing and the sewer plant. He stated he is speaking for himself and not as a member of the DPW board. Pettit stated the purpose of the letter is to summarize the sewer plant expansion and the requirement for new construction to connect to existing lines. Motion by Pettit, second by Finkel to send the letter, as drafted, to City Council. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

New Business

HB21-001-012

Inn at Stonecliffe New Shed

Dombroski stated this is a new accessory building for hotel equipment. Two existing sheds will be relocated. Straus asked about the setbacks. The site plan does not note any setbacks. Barnwell stated he would have no problem asking Neil Hill to survey the property and make sure the setbacks are met. Motion by Dufina, second by Martin to approve the application contingent on the setbacks being delineated. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Myers, Pettit. Nays: None. All in favor. Motion carries.

HB21-001-013

Grand Hotel Partial Rezoning Request

Dombroski summarized the request as one parcel zoned Hotel boardinghouse (HB), Recreational Open Space (ROS) and Shoreline Residential (RS). The applicant would like to rezone the ROS portion of the parcel to HB. The Planning Commission needs to hold a public hearing and then make a recommendation to City Council. City Council can then hold a 2nd public hearing or adopt the rezoning. Straus asked why the parcel was originally zoned this way and Dombroski stated he didn't know and it predated anyone currently on the Commission. Darren Howard stated the rezoning fits with the new Master Plan zoning map on page 89, but that statement is not correct. The applicant intends to use the REU's from the employee housing that was removed above the pool house. Tamara Burns stated the Grand Hotel has been looking at adding cottages since 2004. Burns thought the entire lot was zoned HB. The applicant would like to build 8 cottages that would provide a different type of accommodation for guests. Myers asked what the parcel size was. Burns stated 4.5 acres. Myers stated 60 units/ acre are allowed in HB. Burns asked about conditional zoning. Dombroski stated that the applicant would need to develop a plan of what they are requesting to present with a request for conditional zoning. Howard asked if they may present a design at the April meeting, before the rezoning had been decided. Straus informed him that yes he could. Allen Burt stated that the required 3.5 REU's match the available REU's from the housing. The REU's must be used in a year. After a year the applicant may reapply for the REU's. Motion by Myers, second by Finkel to set a public hearing for rezoning from ROS to HB on May 11, 2021 at 3:00 pm. All in favor. Motion carries.

R321-059-015

Mahoney Properties Special Land Use Request

The said property is the old Chambers house, previously owned by Debra and Sandra Orr. The previous owners applied for a special land use for boardinghouse and were denied. The house is currently owned by Island House Hotel and is being illegally used for employee housing. The parcel is zoned R3. A porch fire last year led to the discovery that the house was being used as employee housing. Alan Sehoan, Manager at Island House Hotel, referred to section 7.03,b, defining boardinghouse. Sehoan stated that they have brought the house in to compliance with the requirements of a boardinghouse including a

landscape buffer and bicycle parking. Sehoan apologized for the mismanagement in the past. The hotel would like to use the housing for senior management, and would put one person per room. Motion by Myers, second by Martin to schedule a public hearing for special land use of boarding house for the building located at 7685 Mahoney Avenue, for May 11, 2021 at 2:30 pm. All in favor. Motion carries. Dufina suggested that Sehoan look at Article 19 in the Zoning Ordinance. Pettit requested that the minutes from the past special land use request be given to the Commission members.


PUBLIC COMMENT

Stephanie Fortino asked if the definition of boardinghouse is based on density, not food. Evashevski read the definition of boardinghouse in Section 2.08. "Family" is referred to in the definition and Dufina stated that the definition of family is in Section 2.39.

Allen Burt voiced his support to continue meetings in Zoom, in some fashion, as restrictions are lifted.

Andrew McGreevy asked if a new application would need to be submitted if they decide to go with Conditional Zoning for the Grand Hotel property. Evashevski stated she would look in to it.

With no further business there was a Motion by Martin, second by Dufina to adjourn the meeting. The meeting was adjourned at 3:55 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary