

**MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, NOVEMBER 9, 2021 AT 3:00 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 3:01 p.m.

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

Motion by Mosley, second to the Motion by Myers to approve the minutes, as written, of the regular meeting on October 12, 2021. All in favor. Motion carries.

Motion by Pettit, second to the Motion by Mosley to approve the minutes, as written, of the public hearing on October 19, 2021. All in favor. Motion carries.

Motion by Mosley, second to the Motion by Finkel to approve the minutes, as written, of the special meeting on October 19, 2021. All in favor. Motion carries.

Motion by Mosley, second to the Motion by Finkel, to approve the Agenda, as amended, and place on file. Amendments were to add "Letter from Steve Brisson re: scenic easement" under *Correspondence* and "Letter to Senator Schmidt from Michael Straus" under *Correspondence*. All in favor. Motion carries.

**Correspondence**

**Letter from City Clerk re: Roof Top Ordinance**

Finkel read the letter aloud which informed the Commission the issue of roof top use was sent to the Ordinance Committee. Myers, the Chair of the Ordinance Committee, stated the matter was discussed but no conclusions were made.

**Letter from Steve Brisson re: Scenic Easement**

Finkel read the letter aloud. Myers asked if the new site plan, with the letter from Brisson, needed to come back to the Commission for approval. After some discussion it was decided that Dombroski would let MDOT know of the new path and Myers wanted the ownership of the easement to be clarified and if it is *under the City's jurisdiction* owned by the City she would like the new site plan to come back for approval. Motion by Myers, second by Mosley to place the letter on file but Dombroski is to inform MDOT, drainage should be shown and Evashevski is to figure out the ownership of the easement area. Roll call vote. Ayes: Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**Letter to Senator Schmidt from Michael Straus**

Finkel read the letter aloud. Myers asked everyone to please contact their Senator regarding the proposed HB4722. Motion by Mosley, second by Myers to place the letter on file. All in favor. Motion carries.

**Staff Report**

**HDC Meeting Summary**

Finkel summarized the November 9<sup>th</sup> HDC meeting.

**Committee Reports**

None

**OLD BUSINESS**

None

**New Business**

**R321-016-078**

**Benser – Two New Cottages**

Dombroski stated the applicant would like to build two cottages on a lot zoned R3. The applicant would like to condominiumize the homes. Evashevski stated the site plan is contingent on the condominium site plan being approved. However, Evashevski does not believe the lot is big enough to allow for the setbacks of two homes. 15' would be required between the two homes and there is only 12'. Benser stated he would like to start one of the homes by this winter. Myers asked Evashevski how long the process would take to create the site condominium, but Evashevski did not know. Myers suggested the applicant get the condominium site plan approved and then come back to Planning for approval. Benser asked if he could do a building condominium, instead of a site plan condominium. A building condominium is generally one building with multiple dwellings in the building. The two cottages would not fit in that category. Dombroski stated he would rather see two buildings than one duplex, in terms of fire safety. Benser stated there are too many questions. Benser would like Evashevski and Jim Murray to figure out how to condominiumize and then come back to Planning Commission in December. Evashevski stated the Planning Commission needs to decide if it wants to consider two buildings as one building condominium. Motion by Myers, second by Mosley to table the application so Evashevski, Murray and Dombroski can clarify the condominium site plan. All in favor. Motion carries.

**R321-008-079**

**Bearss – Appeal of Special Land Use, 1274 Mission Street**

This was on the Agenda for information only. The appeal application has been forwarded to the Zoning Board of Appeals. A hearing has been set for December 1, 2021.

**HB21-000-080**

**Sunset Forest – Request Rezoning for Stonecliffe Manor V**

Tom Sullivan stated he was here on behalf of Sunset Forest to support the Manor V rezoning request. Woodbluff and Manor's I – IV are all zoned R1 and are part of Sunset Forest. Sullivan stated that Mr. Pulte informed him that he intends to buy lots 1-4 in Manor V for employee housing. Sunset Forest is opposed. Sullivan pointed out that the Master Plan Future Map shows Manor V as R1 and believes it was the City's intent that the area be R1. The Manor V Master Deed restricts construction to single family homes. Evashevski stated that a hearing needs to be set and Notices sent out to property owners within 300' of the area. Dombroski stated that the school board tried to purchase a lot in the same manor for a duplex for school personnel, but under the advice from Tom Evashevski it was not allowed. The process is a hearing is set and then a recommendation from the Planning Commission is sent to City Council. Motion by Mosley, second by Myers to set a hearing for December 14, 2021 at 2:30 pm. Roll call vote. Ayes: Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R421-018-083**

**Doud – Apartment Addition, Harrisonville**

The applicant would like to add an apartment on the back of the existing home. Doud stated he still needed to get a water supply and septic information. The dwellings are intended for upper management with year-round leases. Dombroski stated a Special Land Use is required because it would be 3 dwellings on the property. The use is allowed with a Special Land Use. The applicant agreed to move forward with a Special Land Use request. Motion by Mosley, second by Martin to schedule a public hearing for Special Land Use on December 14, 2021 at 2:45 pm. Roll call vote: Ayes: Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**R421-011-084**

**MIHC – Edgewood Lot 11 New Home**

Stephanie McGreevy, representing Mackinac Island Housing Corporation, stated they wish to develop four, 2-bedroom single family homes. There are 3-bedroom homes planned in the future. Dombroski stated the side doors are set in, in order to meet the required setbacks. Oakwood Construction is the builder. The REU's have been set aside since it is a development. Motion by Mosley, second by Martin to approve the new home. Roll call vote: Ayes: Finkel, Martin, Mosley, Myers. Nays: None. Pettit abstained. All in favor. Motion carries.

**R421-012-085**

**MIHC – Edgewood Lot 12 New Home**

Motion by Myers, second by Mosley at approve the application for a new home. Roll call vote: Ayes: Finkel, Martin, Mosley, Myers. Nays: None. Pettit abstained. All in favor. Motion carries.

**R421-015-086**

**MIHC – Edgewood Lot 15 New Home**

Motion by Finkel, second by Mosley to approve the application for a new home. Roll call vote: Ayes: Finkel, Martin, Mosley, Myers. Nays: None. Pettit abstained. All in favor. Motion carries.

**R421-016-087**

**MIHC – Edgewood Lot 16 New Home**

Motion by Martin, second by Mosley to approve the application for a new home. Roll call vote: Ayes: Finkel, Martin, Mosley, Myers. Nays: None. Pettit abstained. All in favor. Motion carries.

**Adoption of 2022 Meeting Dates**

Motion by Myers, second by Mosley to adopt the 2022 meeting schedule as submitted. Roll call vote: Ayes: Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**Applicant Escrow Payment Assurance**

Myers stated the Historic District Commission presented this Resolution to City Council and City Council referred it to the Finance Committee. The Finance Committee wanted the Planning Commission to see it since they had not seen it before. It is intended for commercial development projects. The applicant would be required to set up an escrow account to cover estimated professional fees including planning, engineering, architectural and legal fees. Myers stated the language is still being worked on and which projects would trigger the necessity of an escrow. The Finance Committee was concerned with a blanket commercial project. Myers also stated they want to make sure the applicant is not charged for professional fees requested by the Planning Commission. The intention is to limit this to cases like Verizon or downtown projects that typically have many revisions. Evashevski stated she is looking for feedback from the Planning Commission on projects that create excessive professional fees. Myers it to report to the Finance Committee that the Planning Commission is in favor of the Resolution.

**Discussion of Housing in R4 District**

This Agenda item was tabled to discuss with the entire Commission.

Myers informed the Commission that the City Council agreed to accepting a Letter of Credit to cover the Hoban Hill project. The applicant has been told they can start the footings and foundation only.

Pettit asked why Mackinac County doesn't seem to be working? It has been an excessive time that Doud's application has been in the LMAS office.

**PUBLIC COMMENT**

Jim Reitman commented on site vs building condominium plans. Reitman commented on business entities trying to develop in Stonecliffe Manor V. The REU availability was discussed and Allan Burt does not believe the REU's have been set aside for Manor V. Reitman stated that septic fields were permitted on the golf course. Myers suggested Reitman make these same comments at the public hearing.

With no further business there was a Motion by Martin, second by Pettit to adjourn. Meeting was adjourned at 5:03 PM.

  
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Lee Finkel, Acting Chairman

  
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Katie Pereny, Secretary