

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, MARCH 10, 2020 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 3:00 p.m.

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

Motion by Mosley, second to the Motion by Martin to approve the minutes, as written, of the regular meeting on February 11, 2020. 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 include adding "Notice To Communications Service Providers Resolution" under *Correspondence*, and "Verizon Chippewa Cell Equipment" under *New Business*. All in favor. Motion carries.

Correspondence

Notice To Communications Service Providers Resolution - Evashevski

Evashevski explained the submitted Resolution drafted by Rentrop and Evashevski. This Notice is to be submitted to applicants proposing new cell service equipment installations. The Notice informs the applicant that since Mackinac Island is a National Landmark, they must first submit for Section 106 and 110 federal approval from SHPO. Once they receive approval they can submit to the Planning Commission and Historic District Commission. Rentrop recommended adopting the Resolution. Since the Resolution was not yet adopted, Verizon stated they hoped to receive conditional approval at today's meeting. Evashevski informed the Planning Commission that since the equipment involves a structure it must come to the Planning Commission, but that they really don't have much control in this process. Evashevski is to submit the Resolution to City Council for review on March 11th. Straus read the Resolution aloud. Motion by Myers, second by Martin to adopt the Resolution. All in favor. Motion carries.

Staff Report

None

Committee Reports

Evashevski stated that the Ordinance Committee is working on a tasting room regulation ordinance which would make tasting rooms a Special Land Use. Evashevski stated a draft has been created but not yet reviewed. Evashevski hopes to have a draft ready to present to the Planning Commission by the April meeting.

OLD BUSINESS

C17-055/056-027(H)

Mr. B's Amendment

The applicant submitted new plans showing the location of the propane tanks, as requested by the Commission last month. Myers asked how the gas is fed in to the building. Dombroski stated through buried lines. Myers asked about screening the tanks. Dombroski stated the HDC did not raise that issue. Motion by Myers, second by Martin to approve the amendment and to suggest to the applicant that the tanks be screened if they protrude above the seawall. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

New Business

C20-016-009(H)

Musser – Shed Relocation Caskey to Hedgecliff & Generator

Dombroski stated the shed was located on the Caskey Cottage property and was moved to Hedgecliff last summer. The properties are adjoining but it was moved from a historic district to a non-historic district. The generator was added by the transformer between the house and the barn down the hill. The generator runs on fuel oil. The shed is not shielded but a retaining wall will continue behind it. Motion by Mosley, second by Myers to approve the shed and the generator. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

C20-032-013(H)

Rena's Fudge Shop – Walk-Up Snack Shop

Dombroski stated this is a conversion/change of use of the old Birkenstock building, to a walk-up snack shop. The awning will be removed, the front of the building will be set back and a porch created in that setback. The revised pictures submitted by Sehoyan at the table, show a change to the porch of the steps which encroached on the City sidewalk. The steps will now come down in the alley between the building and the former Mays building. The faux door that was being proposed was removed at the request of the HDC. The windows will be service windows. Myers asked if the proposed flower boxes encroach as well. Dombroski stated that yes they would. Sehoyan stated they would remove the flower boxes. Straus asked about directional signs for customer flow. Sehoyan stated they will have both an entrance and an exit sign. Dombroski suggested an order and a pickup window sign as well. Pettit stated that REU's will be required. The application states no. Sehoyan stated he was not sure on the application, but would correct the application to show that REU's are required. Martin clarified the flow that customers enter on the uphill side and exit at the other side. Motion by Myers, second by Finkel to approve the application as amended with the REU requirement corrected to read Yes, and that if the customer would like to add the flower boxes they must get approval from City Council. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R120-027-014

Benkendorf – New Home Construction

Steve Rilenge with Up North Construction is building a new home on lot 27 in Stonebrooke. Dombroski described the project changes as making the 3rd story gazebo into a turret and changes to the lower turret will be needed to make it more stable. The home is less than 2800 square feet. Dombroski informed the applicant that any changes to the gazebo will need to come back to the Planning Commission for approval. Rilenge informed the Commission that the HOA will not give final approval until the house is staked. The customer does not want to stake the house until the Zoning Permit is issued. Myers stated that as long as the City setbacks are all met the Planning Commission will likely approve. Rilenge requested conditional approval but the Commission decided there are too many contingencies to approve today. Motion by Myers, second by Mosley to table the application for new drawings from the architect and the HOA approval. All in favor. Motion carries.

R320-000-015

The Victorian's – New Railings and Spindles All Units

Rilenge stated that handrails and spindles are rotting on all units. The owners were wanting to use a pre-finished product that matched the posts. Rilenge recommended Timbertech, painted to match the posts. Timbertech is a product similar to Azek. Finkel asked about the structural integrity and Rilenge stated it is very strong. Straus asked Rilenge if he brought a sample and Rilenge had not. Myers asked Neumann what he thought of the product and Neumann stated that in the past, painted Azek has been approved and is appropriate. Motion by Pettit, second by Mosley to approve the application. Roll call vote: Ayes: Finkel, Martin, Mosley, Myers, Pettit. Nays: Straus. Pettit amended his Motion to include the contingency of submitting a material sample. Straus changed his vote to Aye. All in favor. Motion carries.

C20-044-016(H)

Chippewa Stealth Cell Tower – Verizon

Rob Lavell from Verizon presented information on a stealth installation on the roof of the Chippewa. Lavell stated he is looking for approval contingent on HDC approval. Pettit questioned why this application was coming to the Planning Commission. Lavell stated it would be a modification of the building and requires a special land use approval. Lavell submitted a propagation map showing existing and proposed coverage. Myers asked about residential coverage in Harrisonville. She explained that there are a lot of complaints about the coverage in that area. Straus stated he was hesitant approving anything without receiving something in writing for improvements in the residential areas. The applicant suggested making that request a condition to the approval. Motion by Myers, second by Finkel to approve the Verizon Chippewa site plan, installation and special land use contingent on Federal approval, HDC approval, and on the condition that a future improvement plan is submitted for the residential areas on Mackinac Island in the next two weeks. Roll call vote: Ayes: Straus, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

Jim Reitman asked about the installation of a booster in the Stonecliffe Manor area. Verizon instructed him to contact his service technician.

There was more discussion on small cell installation in Harrisonville. Straus was informed it was not possible in that area. The height that is needed is not possible in Harrisonville. Verizon stated they would look into different possibilities.

Myers asked Evashevski to send the Planning Commission a draft of the Tasting Room Ordinance.

With no further business there was a Motion by Finkel, second by Martin to adjourn the meeting. The meeting was adjourned at 4:11 p.m.



Michael Straus, Chairman


Katie Pereny, Secretary

