

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, AUGUST 11, 2020 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 4:01 p.m.

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

ABSENT: None

STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski

Motion by Finkel, second to the Motion by Mosley to approve the minutes, as written, of the Public Hearing on July 14, 2020. All in favor. Motion carries.

Motion by Finkel, second to the Motion by Mosley to approve the minutes, as written, of the regular meeting on July 14, 2020. All in favor. Motion carries.

Motion by Mosley, second to the Motion by Myers, to approve the Agenda, as written, and place on file. All in favor. Motion carries.

Correspondence

None

Staff Report

HDC Meeting Summary

Finkel summarized the HDC meeting that took place on August 11, 2020 at 1:00 p.m.

Committee Reports

Fees Committee – Straus stated the Committee had not yet met but he will start working on it in August.

OLD BUSINESS

C17-055/56-027(H)

Murdick's Propane Screening/Information Only

Dombroski stated the drawing submitted is the drawing requested last month showing the screening on the propane tanks. Motion by Myers, second by Mosley to place the drawing on file. All in favor. Motion carries.

New Business

R320-016-044

Leino – New Single Family Home

A duplex was previously approved for this property. There were issues with storage area and ground water so the applicant thought it would be a better idea to build a single family home. It was recommended by Erin Evashevski that the approval of the previous application, file number R319-016-062, should be rescinded before approving the single family home. Dufina asked if the footprint and building were the same. Dombroski stated the footprint is about the same size but the outside has changed quite a bit since it is changing from a duplex to a single family home. Straus asked if there is other vinyl siding in the area. Dombroski confirmed there is. Dufina commented on the fact that the photos of the lot and the existing commercial barn are not included in the application. The existing barn is an area of concern and the photos need to be included in the file. Pereny stated the photos are in the previous file and can be pulled and added to the new file. Straus asked if the condensing unit will be shaded or blocked in any way. Leino stated he intends to live in the house and is aware of the existing barn. As for the condenser, he asked what the Commission would like. Straus suggested shrubs or a fence to reduce the noise. Leino stated he would put shrubs to screen the condenser. Myers confirmed with Dombroski that the exposed block with Thuroseal is OK. Dombroski confirmed that it is. Leino purchased two REU's for the duplex so the necessary one REU is purchased. Motion by Myers, second by Dufina to rescind the approval of the previous file number R319-016-062 for a duplex and approve the new application, file number R320-016-044, for a new single family home with a note that there is an existing commercial barn on the adjacent property and that the A/C condenser will be screened. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

HB20-050-045(H)

Enbridge Energy Roof Top Camera-Iroquois Hotel

Straus stated this was tabled by HDC for other location options for the camera. There was a lot of discussion with the HDC on the location on the Iroquois and the planned use for the camera. Pettit asked what the role of the Planning Commission vs HDC is. Straus stated the HDC is concerned with the visual impact of the camera and the Planning Commission is purely function as far as what it is doing, height, and how it is operating. Dombroski stated there were several representatives from Enbridge on the Zoom call. Sam Barnwell was on the call representing the Iroquois Hotel. There is a letter on file authorizing Barnwell to represent the hotel. Dufina asked for photos of the camera. The photos were not included with the Planning Commission file, but they were with the HDC file. Pereny is to get the photos to all Planning Commission members. Bob Lehto, Enbridge, introduced himself and gave a summary of the function of the camera as helping to mitigate the risk of a potential anchor strike. The camera can communicate to the ships a potential problem and work with the ship to correct the problem. There will be 6 cameras used in the Straits. The six cameras allow Enbridge to see all necessary vantage points to view the Straits at all angles and facets of ships to discover any anomalies. The cameras will be monitored 24/7, 365 days a year from the maritime center in Mackinaw City. Presently Enbridge will send out a vessel to do a 360 degree observation of the ship. When the weather is bad vessels cannot be sent out. The cameras will allow communication with the ship when a vessel cannot be sent out to observe. The cameras are high optic cameras using infrared technology. Dufina asked where the 6 cameras will be installed. Lehto stated 1 on Mackinac Island, 1 on St. Helena, 2 in St. Ignace and 2 in Mackinaw City. Dufina asked if the camera will have a light. Eb Sowa stated the camera will have a long range search light controlled from a remote location, with a 270 degree motion. Sowa is not sure how far the light will go. The light would only be used in situations such as dense fog. Straus pointed out that our Master Plan refers to maintaining dark skies. Straus also asked about security of the camera and preventing the camera to be used for anything else. Dufina was concerned about the light being seen from the ground in Windermere point and also would the light impede navigation and did the Coast Guard approve the use of the lights. Lehto stated the Coast Guard is not sanctioning what Enbridge is doing. The Coast Guard Sector Sault Ste. Marie is aware of what they are doing, and the same systems are used in ports across the country. Myers suggested writing a letter to the Coast Guard asking about the light concerns expressed by Dufina. Myers asked if the camera on Mackinac is essential to the overall plan. Lehto stated each of the 6 cameras is essential and necessary to get a full view of the Straits. Mosley stated that rather than "temporary" he would like to see an end date to the use of the camera. Myers agreed with Mosley. Lehto suggested possibly using "at the time of the pipe line shut down" or "completion of the tunnel". The intention of the camera is to increase safety measures until such time that the pipe lines are out of the water. Beyond that there is no intention of operating the camera and would seek to decommission the camera. Dufina asked what exactly decommission means. She would like all equipment removed, not just decommissioned. Motion by Pettit, second by Dufina to table for further information. All in favor. Motion carries.

R420-067-046

GHMI – New Fence at Mt. Harris Apartments

Dombroski stated this is an application for a fence that was already installed to replace another fence that was removed to put the sledgehammer or Piranha drainage system in a number of years ago. The fence is chain link and the gate swings both ways. The gate location changed from the original gate placement. Motion by Dufina, second by Finkel to approve the fence in Harrisonville, noting the gate should swing inward. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

R120-066-047(H)

Callewaert – New Fence

Dombroski stated this is fence that will run on the lake side of the boardwalk to match the existing fence in front of Callewaert house. There is a letter from Musser approving the encroachment on to his property. The fence is a 4' wood fence. Dufina asked if council had reviewed the affidavit. Erin Evashevski stated she had not. After some discussion it was decided that a notarized affidavit would be better than the hand written letter currently on file. When asked about the timeline, Sehoan stated they would like to put up the fence this fall so he is seeking approval with the contingency of receipt of a notarized affidavit. Motion by Dufina, second by Mosley to approve the fence contingent on receipt of a formal approval from the Musser family approving the encroachment. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

Dufina requested the camera pictures from Enbridge. Myers confirmed that the letter to the Coast Guard be written regarding the lights. Motion by Myers, second by Finkel for Pereny to draft a letter to the Coast Guard regarding the light on the roof top camera, with final approval from Straus. All in favor. Motion carries.

With no further business there was a Motion by Martin, second by Mosley to adjourn the meeting. The meeting was adjourned at 5:26 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary

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