

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION HELD TUESDAY, OCTOBER 13, 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 4:01 p.m.

PRESENT: Michael Straus, 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

Motion by Dufina, second to the Motion by Myers to approve the minutes, as amended, of the regular meeting on September 8, 2020. Amendment was to take off “..with Evashevski in attendance as well” under *Fees Committee*. All in favor. Motion carries.

Motion by Mosley, second to the Motion by Finkel, 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 October 13, 2020 at 1:00 p.m.

Committee Reports

Fees Committee – Straus stated the Sub-Committee met on October 11th and created a list of possible changes. Straus listed out the changes discussed. It was decided that the Sub-Committee would clean up the proposed changes, review with the City Attorney, and then come back to the Planning Commission with a formal presentation.

OLD BUSINESS

MD20-010-026(H)

Mackinac County 911 Tower and Camera Amendment

Bryce Tracy stated that the existing tower behind the fire department, with several antennas on it, was erected in 2009. The applicant is proposing to replace the tower with a new tower ranging in height from 48’ to 60’, with a new transmitter antenna on the top. The 60’ proposal would accommodate a possible co-location agreement with Enbridge for a camera. The footing for the proposed tower was approved in the HDC meeting. Applicant stated that he is looking for approval for the footing only, today. Section 106 approval is required for the tower before the Planning Commission can approve or disapprove. Tracy stated that the footing is the same size for both the 48’ and 60’ tower. Tracy stated that they already have an FCC license for the 800 Mhz equipment so he does not anticipate any trouble obtaining the Section 106 approval. Motion by Finkel, second by Mosley to approve the base only of the proposed tower. 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

Enbridge submitted a new drawing that included the pipe lines, as requested by the Commission in September. Bob Lehto stated that the request was denied in the Historic District Commission meeting, and are disappointed in the decision. Lehto stated he realizes putting the camera on the historic structure does not meet the HDC standards, but believes the safety of the camera and benefit to the Straits should supersede the HDC standards. Straus asked Lehto why he believes the navigation is not currently safe. Lehto clarified that the camera will enhance the safety; not that navigation is currently unsafe. Straus also stated that it is the responsibility of Mackinac Island to maintain the safety of the Straits of Mackinac and it is not our pipeline. Straus believes there are locations for the camera better than the Iroquois Hotel. Myers pointed out that Section 20.06, Section E of the Zoning Ordinance refers to the adverse effect to adjoining residents, and Section I refers to adverse visual effects. Neither Myers nor Finkel were sure what the appeal process was to a decision by the HDC. Finkel feels the size of the camera is too big and does not look natural, and received a negative review by Richard Neumann. Mosley confirmed what Enbridge meant

by temporary and also stated that the camera needs to be less obtrusive. Martin referred to Section 20.06, F regarding the layout being harmonious with the character of the island, which the camera does not meet. Straus asked Attorney Erin Evashevski if a decision on the application had to be determined in a certain time frame. Evashevski stated that per section 20.05 of the Zoning Ordinance, a decision must be made within 100 days of receipt. (July 28). Motion by Finkel, second by Pettit to deny the application based on it not meeting the requirements of the Zoning Ordinance, Section 20.06, C,E,F and I. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

New Business

R120-033-058

Ira Green – Grace Apartment Fence

Dombroski stated that the applicant would like to rebuild an existing fence with an Azek 3' and 59" fence. The taller portion is on the south side of the building. Straus asked how visible the fence is from Main Street and Dombroski stated not very visible at all. Dufina asked about the property line and the fence location. Per Ira Green it's on his property; it wanders from the property line to in on his property. Motion by Myers, second by Dufina to approve the Azek fence contingent on the receipt of a letter of approval from the adjoining property owner. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

ROS20-002-059

Grand Hotel – Jockey Club Seasonal Tents


The applicant would like to install two 20' x 20' seasonal tents with a 7' x 10' vestibule between them. The tents will have rigid frames with footings. Everything but the frames will be removed in the winter. Each tent will have a chandelier in it. Dufina asked if the existing patio would be open. McGreevy stated just the vestibule would be open. The entrance will remain where it is now. Straus asked if there were any rules regarding a tent area and alcohol sales. Nobody was aware of anything prohibiting that. Straus asked about capacity issues. McGreevy stated that the area is being used for seats now, they would just like it covered. In addition, per Allan Burt, no REU's would be required. Motion by Mosley, second by Myers to accept the application as presented. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

Straus asked the Commission if they would like to address the growing list of changes to the Zoning Ordinance, in the November meeting. The Commission agreed to add it to the November Agenda.

Dufina reminded everyone that the date seasonal tents must be removed is October 31st.

PUBLIC COMMENT

With no further business there was a Motion by Mosley, second by Pettit to adjourn the meeting. The meeting was adjourned at 4:27 p.m.


Michael Straus, Chairman


Katie Pereny, Secretary