

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, January 09, 2024 at 1:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

The meeting was called to order at 1:01 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

ABSENT

Michael Straus

Staff: Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. December 12, 2023 Minutes

Motion to approve as written.

Motion made by Dufina, Seconded by Finkel.

Voting Yea: Martin, Pettit, Myers, Mosley, Dufina, Finkel

V. Adoption of Agenda

Motion to approve as written.

Motion made by Finkel, Seconded by Dufina.

Voting Yea: Martin, Pettit, Myers, Mosley, Dufina, Finkel

VI. Correspondence

None

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the January 9, 2024 HDC meeting.

b. DPW Update

Burt shared his screen to show construction at the job site for the new plant. They will be pouring concrete this week or next. State permits have all been obtained. Jason St Onge visited the site to make sure the gas storage is acceptable. Some changes were made at St Onge's request. The area is being monitored by several cameras for security.

VIII. Committee Reports

a. Master Plan Update

Myers stated there has not been a meeting due to the holidays. We are waiting on Young for some recommendations based on the surveys received. Pettit stated he does not like the Future Use map. 4th Street is currently commercial and the Future Use map shows it as residential. Pettit stated he purchased his property knowing 4th Street was zoned Commercial and he would like it to stay that way. Pettit asked about electricity for the island and being close to capacity. Myers stated she had heard that rumor as well. Myers suggested that the Planning Commission should reach out to Cloverland and see where we are capacity wise. Motion to have the Planning Commission write a letter to Cloverland addressing electricity capacity and future plans for the City. Pereny is to write the letter and Straus is to review before it is sent.

Motion made by Pettit, Seconded by Finkel.

Voting Yea: Martin, Pettit, Myers, Mosley, Dufina, Finkel

IX. Old Business

None

X. New Business

a. R423-012-108 Hoppenrath Porch & Stair Railings

Mosley asked if the rail height is high enough. It was confirmed that it meets residential requirements. Dufina corrected a couple of items on the application. Dufina also wanted to see the plan for materials and construction as required per the Site Plan Checklist. Pereny is to ask the applicant for this information. Motion to approve the permit contingent on receipt of the construction information.

Motion made by Dufina, Seconded by Martin.
Voting Yea: Martin, Pettit, Myers, Mosley, Dufina, Finkel

XI. Public Comment

Andrew McGreevy updated the Commission on the coal dock work. They will be submitting next month with a full set of plans. Inside work will be starting right away. McGreevy handed out a plan sheet. The old hardware addition on the front will not be part of this project; It will be next year. They will be adding a sliding door on the 2nd story and a side door will lead to the 2nd story. O'Boyle Construction will be doing the work.

David Jurcak gave an update on the retaining wall project. There were some issues with the soil at the base, so they must dig deeper. Some architectural fabric will be used for stabilization. A lot of the stones have arrived on the island. All of the aggregate is on site. They expect to finish late February. The road base will be aggregate until they can do the asphalt. The facade update includes scraping old paint and 3rd floor windows. It has been discovered that the pillars in the front don't have beams in them so they will be adding those. Bead board is being removed to fix leaks.

XII. Adjournment

Motion to adjourn at 1:34 PM.

Motion made by Myers, Seconded by Dufina.
Voting Yea: Martin, Pettit, Myers, Mosley, Dufina, Finkel

Lee Finkel, Acting Chair

Katie Pereny, Secretary