

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, December 12, 2023 at 3:00 PM

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

I. Call to Order

The meeting was called to order at 3:01 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Erin Evashevski

Dennis Dombroski

III. Pledge of Allegiance

IV. Approval of Minutes

Motion to approve the minutes as written.

Motion made by Finkel, Seconded by Martin.

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

V. Adoption of Agenda

Motion to approve the agenda as submitted.

Motion made by Martin, Seconded by Finkel.

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

VI. Correspondence

None

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the December 12th meeting. Finkel summarized the discussion on fines. Myers brought up the point that there should be a way that you could assess the maximum fine for the first offense, if the violation warrants it. Evashevski agreed with Myers and stated that the wording should be considered to allow for the maximum fine at the first offense. Straus asked the Commission if a larger fine is something Planning Commission would like to consider. The Commission agreed this would be a good thing to look in to.

b. REU Update

Burt had no REU update. Burt provided a sewer plant update and showed pictures of construction that showed the secondary clarifiers. Burt stated they are 2 weeks behind schedule due to a delay in waiting for State building permits. They plan to pour concrete once they get those. The concrete batch plant is up and running and the cold storage building floor is being poured. Mosley asked the expected end date. Burt stated fall of 2025. Dufina asked about the pump station progress. Burt stated it is running but it will be transitioning to grid power in the next week and a half. Spring will be clean up and painting. Myers asked about the station at the end of runway. Burt stated almost done but there have been complaints on the smell and they are working to figure out the cause. Finkel asked when he anticipates that REU's will no longer be important. Burt stated in his opinion when we hit a point when we know for sure the waste water plant is not going to have any major delays. This should be well in advance of completion but we don't want to change the system and then have some major delay in the project. Myers pointed out that new REU fees also need to be developed.

c. Master Plan Update

Myers stated there was no meeting in December. The next meeting will be in January.

VIII. Committee Reports

None

IX. Old Business

a. MD23-026-085 Benser - Rose Gazebo Change of Use and Alterations

Roy Shryock stated they want to change from retail to residential use with a single bedroom apartment. They plan to install a fire suppression system. The shed in back is to be mostly removed except for 12' for the fire suppression riser. They would like to install new egress windows and at a later time will ask for permission to build a deck on the front like the Gull building. Straus stated the site plan shows the deck all the way to the sidewalk but Shryock stated they are going to try and set it back. Straus pointed out the ebike parking stations and the revised bike parking are reflected on the site plan. Straus asked Mosley about the fire departments thoughts on the location of the charging stations. Mosley said it needs to be as far away as possible and the site shown on site plan is fine. Myers asked if he and Pereny had researched the bike parking. Dombroski stated Pereny found the previous agreement and Shryock consolidated all the information and created the new bike parking plan. The previous parking agreement was from September of 2012 and provided parking for Lilac Tree and Mr. B's. The revised site plan provided by Shryock shows bike parking for the Lilac Tree apartments, the LCC building, the Gull Building, Rose East and Rose West. Motion to approve Change of Use and alterations with a note on the site plan that 10 Rose East spaces include 6 for Lilac studios as previously agreed to for that project.

Motion made by Myers, Seconded by Mosley.

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

X. New Business

a. C23-021-097(H) Bicycle Street Inn Alterations

Barry Polzin stated they would like to rearrange the entry to the Bicycle Street Inn main floor. The entire first floor will be a food hall. Polzin stated they want to do the changes to create a cleaner entrance from the street making it wider and symmetrical. Straus asked if Polzin had a diagram for traffic patterns. Polzin stated that all commercial coming and going would be at the new entrance. This moves the public off the street while they decide where they are going. Motion to approve.

Motion made by Dufina, Seconded by Mosley.

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

XI. Public Comment

David Jurcak gave an update on grand projects. Dirt is being moved for wall and the rock is being produced. Jurcak stated the project is still on schedule.

Facade work is progressing. They will start scraping and painting. The west end columns have been removed and are being restored. When the columns are complete the windows will be done. The bell will be finished after the road is done.

Straus asked about the snow fence for traffic on the Cadotte Avenue side and the signage for people coming from west end up by Hamady's. State Park has given permission to place a sign. Dombroski stated a wooden snow fence by the gate would be best. Jurcak is to coordinate with Myron from State Park.

XII. Adjournment

With no further business there was a Motion to adjourn at 3:48 PM

Motion made by Myers, Seconded by Finkel.

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

Michael Straus, Chair

Katie Pereny, Secretary