

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, February 13, 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 1:02 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel Staff: Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. January 9, 2024 Minutes

Motion made by Martin, Seconded by Mosley.

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

V. Adoption of Agenda

Motion to adopt as written. Jurcak will provide a project update during public comment

Motion made by Martin, Seconded by Straus.

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

VI. Correspondence

None

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the February 13th HDC meeting.

Pettit asked about the panels on the Sheplers dock. Dombroski stated he intended to impose the fine for doing work without a permit, but that is still being worked out. Dufina confirmed that a fee is in place right now for work done without a permit.

b. REU Update

Burt shared pictures of the progress at the water plant. Walls are beginning to go up. The building permit issues are all resolved. Mosley asked about work in the summer. Burt stated they will do as little movement as possible. Any movement that needs to be done will be at night or very early morning. There is no REU update.

VIII. Committee Reports

a. Master Plan Update

Myers stated the committee met yesterday and reviewed the first draft of the master plan. Not all chapters were updated. The Committee is working towards the goals and policies chapter and working to get other stats on cruise ships and other topics. The next meeting is March 11 at 4pm.

IX. Old Business

a. R121-038-017 May Dock Permit Extension Request

Nancy May requested that her permit be extended for her dock. Straus read the letter aloud. The extension will be for a year from today. Motion to approve for one year.

Motion made by Finkel, Seconded by Martin.

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

b. HB23-002-024 Masco Cottage Reno Zoning Permit Extension Request

Straus read a letter aloud requesting that their permit be extended for one year. Motion to approve the extension for one year from today.

Motion made by Dufina, Seconded by Mosley.

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

c. MD23-067-023(H) Corner Cottage Reno Permit Extension Request

Straus read a letter aloud requesting that their permit be extended for one year. Motion to approve for one year.

Motion made by Martin, Seconded by Dufina.

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

d. C23-083-019(H) Gatehouse Reno Permit Extension Request

Straus read a letter aloud requesting that their permit be extended for one year. Motion to approve for one year.

Motion made by Mosley, Seconded by Finkel.

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

X. New Business

a. R324-011-003 Barnwell Fence Replacement

The applicant would like to replace the existing wood fence with a vinyl fence. Dombroski does not know if the fence is on the property line or in the property. Dombroski recommends getting a site plan showing the property line, but could approve contingent that it is on the property line. There is question on allowing the vinyl. The style is also in question. Gates are depicted on the sketch but the size is not noted. Myers suggested tabling for a sample of the product. Erin said the material it up to the discretion of the commission. There are a couple vinyl fences in the same area that are grandfathered in. The concerns are: material, sample and reasoning for vinyl, size of gates, which style, classic or manchester, picture of current fence and location on property line. Motion to table based on concerns.

Motion made by Myers, Seconded by Martin.

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

b. R124-025-006 Murray James New Dock

Jim Murray stated he would like to install a wood dock. EGLE has approved it. Straus asked if there are plans for pylons for tie-ons. Murray stated no. Myers asked if there will be any storage on the dock? Murray stated no. There may be an outlet. He doesn't plan on any lights but some pedestals come with lights installed that angle down. Dufina confirmed the dock will be 10' off the east side. Dufina noted that the

EGLE permit was not signed by Murray. Murray stated the dock builder signs the EGLE permit. Motion to approve.

Motion made by Finkel, Seconded by Mosley.

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

c. C24-019-007(H) Coal Dock Improvements

Andrew McGreevy summarized the project as redoing the footings, adding a load bearing wall that goes down the center of the building reinforcing the whole structure, adding a new flooring system for 2nd floor with a stairway, adding an addition on to the existing hardware building, adding a new window for egress and adding a door on the east side of the building to access 2nd floor. The South end will have an extra sliding door on 2nd story. Martin asked about the sliding doors. McGreevy stated it is a sliding door on a track. Straus asked about the future ramp and having enough room. McGreevy stated there is quite a bit of room there. Myers confirmed they are seeking approval for phase I only. There was a favorable review by Neumann. Pettit asked where the money is coming from. McGreevy stated we have grant money from MEDC. It will probably be a little short and MITA will probably ask the City for money. The improvements will allow for rentals therefore generating income for MITA. Motion to approve phase I.

Motion made by Myers, Seconded by Martin.

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

d. R123-080-093 Lounsbury Convert Existing Lot to Site Condo

Evashevski stated this isn't a new change. With a site condo we have to approve per article 24. Evashevski has not been able to reach Lounsbury's attorney, Neal Marzella. She has questions on it with the current non-compliance converting in to a condo. Dombroski said Hill spent a lot of time and came up with the condo plan. The obvious issue is it is a small lot with 2 primary structures. Lounsbury got a piece of the school property for her house but it still is not enough to meet setback. Nothing about this is conforming except for clearances between the structures. The rationale on the lot lines is that if anything happens to either house they will have to get shifted when rebuilt to make them more conforming. There is enough room to built them back. Myers stated that by changing to site condo, the two buildings can have separate owners. A lot split would not work because so many variances would be involved. Evashevski would like the item to be tabled so she can talk with Neal Marzella. Straus would like to see a picture of the property as well. Myers believes they are on file. Evashevski thought this was an R1 zoning, but it is actually R3. This needs to be corrected on the application. Dufina asked if the common elements should be shown on the survey. None are noted. Evashevski wants to see the impervious lot coverage shown on the survey. Additionally Section 7.04 questions need to be answered. Evashevski has a couple of other questions for the applicants attorney. Motion to Table for section 7.04 questions and the additional questions for

Marzella, and amending the application zoning.

Motion made by Myers, Seconded by Pettit.

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

XI. Public Comment

David Jurcak gave an update on the facade and retaining wall projects. Jurcak showed a slide show of improvements. Including the 3rd level windows, work around the princess balconies, the columns and the new retaining wall. Straus asked that they run the landscape plan for the retaining wall by the commission.

Pettit stated that trash was a topic in the last Streets and Sidewalks Committee meeting. Pettit stated that City employees aren't following the City Ordinance regarding downtown trash. Michael Ruddle is going to work with Ray Card to limit the amount of time trash is on the city sidewalks.

XII. Adjournment

Motion to adjourn. The meeting was adjourned at 2:29 PM.

Motion made by Martin, Seconded by Pettit.

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