

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, April 09, 2024 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 3:03 PM.

II. Roll Call

PRESENT

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Staff: Erin Evashevski

ABSENT

Trish Martin

Lee Finkel

III. Pledge of Allegiance

IV. Approval of Minutes

a. March 12, 2024 Minutes

Motion to approve as written.

Motion made by Mosley, Seconded by Dufina.

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

V. Adoption of Agenda

Motion to approve as amended. The amendment is to move New Business, a and b, before correspondence, to accommodate the applicant that has another commitment at 3:30.

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

VI. Correspondence

a. Cloverland Electric

Straus read the letter aloud. Straus stated, based on the tables provided in the letter, the 2002 peak usage was during May and October. The highest use last year was 10.03 MW in June. Straus stated we are barely over half of maximum capacity. Upgrades are being done on the island and mainland. Motion to send the letter to City Council and Adam Young. Pereny is to send a reply thanking Mr. Heise and letting him know we will send the Master Plan when completed.

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

VII. Staff Report

a. HDC Meeting Summary

Finkel was not in attendance. Myers gave the summary.

b. REU Update

Burt shared photos of the job site. He showed a time lapse video of the concrete being poured and gravel placed. Burt stated they are now on schedule.

VIII. Committee Reports

a. Master Plan Update

Myers stated they met april 8. The Committee is working through the goals and policies chapters. Adam Young introduced the implementation section which is new. May 13th at 4:00 PM is the next meeting.

IX. Old Business

a. R123-080-093 Lounsbury Site Condominium

Evashevski stated she has no new information on this file. This scenario was discussed in the master plan meeting; site condo and non-conforming lots. The Committee would like this included in the Master Plan. The current ordinance requires condo lots be held to the same regulations as platted lots. Myers stated the question is, is that something the community wants to allow in the other non-

conforming lots around the island. Fractional ownership could also come in to play. Straus asked Evashevski if we are at the place we need to make a decision. Evashevski stated we have 100 days from the date of first meeting, February 13, 2024. Evashevski stated the amount of time it will take to decide if we want to make changes to the Ordinance, and what the changes would be, would likely take longer than the allowed time. Evashevski stated it is up to the Commission if they want to keep tabling or make a decision and have them come back if needed. The City is trying to come up with a solution. Myers stated she needs to understand more about the other properties this would affect. Straus stated that Evashevski stated it would be hard to approve with our current ordinance. Dufina asked if this could be considered a preliminary submission or a real application. It is a real application. Dufina stated that if you could have a separation like this it could make it more affordable to buy one of the houses instead of the whole compound. These ideas are being discussed. Dufina stated that the application not signed by owner and no letter giving applicant permission to sign. Zoning district is not noted. Should be R3. Motion to deny even though it has novel ideas, based on Section 24.02.

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

b. R324-011-003 Barnwell Fence

Dufina asked if there is a gate. Barnwell stated there is one but the one being installed will be larger for a snowmobile, and will swing in. The fence will be along Ferry Lane. Barnwell stated it is currently a chain link fence in bad shape. The applicant would like to replace the existing fence with red cedar wood to match the front fence. The height is a 3' picket. Myers stated the finished side of the fence is to point out. Motion to approve.

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

c. HB21-001-099 Inn at Stonecliffe Sheds Amendment

Kevin Doyle is requesting updates to the site plan as they have looked at how operations are going to flow. There are four sheds, like the one at the orchard. Doyle stated the sheds will be behind the event center, behind the bike pavilion, at the end of the new carriage driveway, and one in the maintenance area. Straus confirmed that the shed doors do not slide. Pettit asked since the sheds are under 100 square feet why are they here. Dombroski informed Pettit that regulation is for residential sheds. Dufina asked what the height is. Doyle does not have the height information but will get to us. [9' 8"] Straus confirmed that the sheds are already in place. Motion to approve with the stipulation that they provide the height.

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

Pettit asked when the hotel is opening. Doyle stated they will have a soft opening May 20, and then June 17 to public.

X. New Business

a. C24-014-012(H) Sheplers Dock Security Equipment

Shepler thanked the commission for moving them up on the Agenda. Straus stated this was approved by HDC today. No concerns from Dombroski. Straus said only passenger flow would apply to Planning Commission. Myers pointed out the district is Marine. Dufina asked if there was any signage on the towers. Shepler stated on either side of the tower there is a black panel that says SLS which is the company that manufactured the system. Shepler stated the panels can be customized. The wording is on both sides of the panels. Myers asked what the height is. 25' is allowed. The towers are 96" high. Myers stated Article 20 needs to be reviewed. Straus pointed out they are already in place. A site plan was provided. Motion to approve.

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

b. C24-014-017(H) Sheplers Dock Modifications

Shepler stated they are anticipating a 3 to 4 foot drop in the water level so the ramps need to be longer to make it easier for the passengers to board the ferry. ASM out of Petoskey is working with Moran Iron Works to move forward. Captain Shepler will be used to move crew and equipment to get the project done by April 21st. If not, they do have three boats that can fit in to the current ramp. Straus asked if these are similar to modifications made about 10 years ago. Shepler stated the box ramp isn't needed yet, like it was before. Motion to approve. Myers voted aye but make sure application is corrected to show Marine district.

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

c. HB24-028-015 MICT Voyager Exterior Renovations

Andrew McGreevy stated it started out with the retaining wall caving in. Concrete blocks were used for the wall but the deck also needs to be replaced. The plan is to replace just the deck boards, with Trex decking. Dufina asked if the retaining wall will be same height as it currently is. McGreevy confirmed it is. Straus asked if there is

any Trex in the neighborhood. McGreevy wasn't sure, but Dombroski thinks Island House or LaChance has it. Motion to approve.

Motion made by Mosley, Seconded by Myers.
Voting Yea: Straus, Myers, Mosley, Dufina
Voting Abstaining: Pettit

XI. Public Comment

None.

XII. Adjournment

Motion to adjourn at 4:06 PM.

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

Michael Straus, Chairman

Katie Pereny, Secretary