

**Village of Mackinaw City
Regular Meeting
Planning Commission
January 24, 2008
Approved Minutes**

Present: Rob Most (Chairman), Jeff Hingston, Doc Taylor, Mary Clark, Florence Tracy, Paul Allers and Nancy Dean

Absent: None

Staff: Jeff Lawson (Village Manager) and Leigh Ann Moscato (Staff Secretary)

Guests: R.E. Wallin (Village President), J. Leal, Dick Moehl, Marilyn McFarland, Barry Dean, Lana Jaggi, Hugh Murry, Marianne Murray, Bill Marvin, J.C. Stilwell, Deb Thompson and Rosada Mann

REGULAR MEETING		
1	Call to Order and Welcome	Call to Order
2	Regular meeting was called to order at 7:00 p.m. by Chairman Most. Roll call of members present: J. Hingston, D. Taylor, M. Clark, F. Tracy, R. Most, P. Allers and N. Dean. Members absent: None.	Roll Call
3	Pledge to Flag was recited.	Pledge to Flag
4	Motion by Taylor supported Hingston to approve the Work Session minutes for the January 10, 2008 meeting, as submitted. Voice vote – all ayes. Motion carried.	Review and approval of minutes
5	Public Comment: Rosada Mann asked for clarification on students that would sit in on a meeting. The Village has invited Mackinaw City School students to sit in on Council and Planning Commission meetings. Dick Moehl identified a matching fundraiser in the amount of \$50,000 to benefit business operations for the Icebreaker Mackinaw.	Public Comments
6	Old Business Chairman Most requested to address Agenda Item 7A under New Business before Item 6A to accommodate Marilyn McFarland’s presentation of the Ironworker’s Walk of Fame. Agenda Item 6A will be addressed after the presentation.	Old Business
		Request to move Agenda item 7A before item 6A
7	New Business	New Business
7A	Marilyn McFarland provided a presentation of the Ironworker’s Walk of Fame. The general idea of the program would allow people to purchase a brick, which would then be inscribed with the ironworker’s name and their general information. Once the bricks are purchased they would be installed on North Huron Avenue from Nicolet Street to Henry Street. The cost and installation would be covered by the program. The concept also includes a museum.	McFarland – Ironworker’s Walk of Fame Presentation

	<p>Commissioner comments and questions were as follows:</p> <ol style="list-style-type: none"> 1) Would this be a nonprofit or for profit corporation? The concept is based on a commission for the sale of the bricks. The Village will coordinate installation and the Chamber will facilitate the program. In doing so will bring more people to the area through promotion of the Walk of Fame. 2) Is there access to a database of three million ironworkers? Yes. 3) Is there going to be an assessment to the residents? No 4) What is the cost to the consumer, the village and property owner? The cost is being calculated and will be presented to the attorney. There would be no cost to the residents. The purchase of the brick will cover the cost of installation, road improvement, parks, etc. Bricks are guaranteed for life. 5) Where would the museum be located? This has not yet been identified. 6) Where will the bricks start? Possible from the Parkside to the Super 8 on both sides. 7) How many blocks will one million bricks cover? It will cover approximately 28 blocks of standard sidewalk. 8) Will the purchase of bricks include only the people who participated in the construction of the Bridge? No, it will include all of the people who worked on the bridge and any other ironworkers nationwide. <p>Hingston indicated that Council approved the concept and is being reviewed by legal counsel. Contingencies and a plan will be developed in accordance with the attorney’s opinion prior to the commencement of the project.</p> <p>Motion Allers supported Dean to support the concept of the Ironworkers/Bridge Man Walk of Fame and asks that if this is to progress that Planning Commission members would be involved in the planning of the project. Voice vote – all ayes. Motion carried.</p>	
	<p>Recess called by Most at 8:30 p.m. Most called the meeting back to order at 8:37 p.m.</p>	<p>Recess</p>
<p>6A</p>	<p>Staff provided a review of the proposed drawing which reflects the proposed 250’ building length with 20% side yard setbacks, 45’ building height and the 1.1 parking requirement.</p> <p>Scenario 1: Reflects 78 total rooms (71 standard hotel rooms), 1.1 spaces for each standard guest unit, reflecting 73 parallel parking spaces, 5 barrier free parking spaces for a total of 78 parking spaces.</p>	<p>Discussion of B-2 District and Language</p>

	<p>Scenario 2: Reflects 52 standard rooms, 16 suites (68 total hotel rooms), 1.1 parking spaces for the standard rooms and requires 57 parking spaces and 1.3 spaces for the suites for a total of 78 parking spaces.</p> <p>The drawing also reflects 78,281 square feet lot size and 19,570 square feet of landscaping area.</p> <p>Discussion on fire protection and accessibility. Does the drawing setback gain view shed? Does it balance the aesthetics of what you are trying to gain and what can be constructed?</p> <p>Commissioners reviewed the proposed drawing which identified 240' wide building on a 300 foot lot with 20% setbacks or 30' side yard setback.</p> <p>The proposed new zoning setbacks compared with the current zoning reduces the total number of rooms from 96 rooms to 71 rooms.</p> <p>Hingston emphasized a need to find a balance between private property owner's ability to develop a parcel to receive a return on investment and the proposed new setback regulations. The new setback would result in a loss in potential revenue due to a reduction of 25 rooms to accommodate the 20% side yard setback. Consideration of the short season, the cost of land and the cost to build without becoming too restrictive needs to be addressed.</p> <p>Commissioner Clark recommended preparing a sample site plan maintaining the 20% side yard setback but allowing parking in a portion of the setback while maintaining a 10' minimum setback with no parking. Commissioners also discussed preparing a sample site plan with 15% side yard setbacks.</p> <p>Staff will have a drawing completed reflecting a 15% side yard setback as well as a drawing maintaining the 20% setback for buildings while allowing parking in all but 10' of the setback.</p>	
<p>8</p>	<p>Commissioner Comments:</p> <p><u>Most</u>: Provided a copy to Commissioners of a memorandum given to Village Council at the January 17, 2008 meeting to update Council on Planning Commission direction on B2 Waterfront changes.</p>	<p>Commissioner Comments</p>

9	The next special meeting is scheduled for Thursday, February 14, 2008 at 7:00 p.m.	Commissioner Calendar
10	Motion Clark supported Hingston to adjourn at 9:48 p.m. Voice vote – all ayes. Motion carried.	Adjournment

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary