

**Village of Mackinaw City  
Special Meeting  
Planning Commission  
February 14, 2008  
Approved Minutes**

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

Absent: None

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

Guests: R.E. Wallin (Village President), Barry Dean, Enzo Liegio, Joe Lieghio, Chris Brown

<b>SPECIAL MEETING</b>		
<b>1</b>	<b>Call to Order and welcome to Rosada Mann.</b>	<b>Call to Order</b>
<b>2</b>	<b>Regular meeting was called to order at 7:00 p.m. by Chairman Most. Roll call of members present: J. Hingston, D. Taylor, F. Tracy, M. Clark, R. Most, P. Allers, R. Mann and N. Dean Members absent: None</b>	<b>Roll Call</b>
<b>3</b>	<b>Pledge to Flag was recited.</b>	<b>Pledge to Flag</b>
<b>4</b>	<b>Motion Tracy supported Taylor to approve the Regular Meeting minutes for the January 24, 2008 meeting, as submitted. Voice vote – all ayes. Motion carried.</b>	<b>Review and approval of minutes</b>
<b>5</b>	<b>Public Comment:</b> Joe and Enzo Lieghio presented a concept for a restaurant to be located at the Total Station on the corner of Nicolet Street. The building front would be built in the shape of a hot dog and a bun. Joe Lieghio asked the Commissioners if there are any zoning regulations that would prohibit construction of this type of design as they are looking for an economically feasible development, which would bring patrons to the development.  Questions addressed by Commissioners were:  What is the size of the property? Property is 150 x 150 feet.  Is the property usable as a restaurant because a gas station was located on the site? A base line environmental study was completed and meets State standards. The only thing the property cannot be used as is a gas station per the State.  Staff indicated that there is no criterion for building design identified in the zoning ordinance. The only criterion that needs to be addressed is signage.  It was the general consensus of the board that there was no objection to the proposal. Applicant was directed to continue with site plan review process.	<b>Public Comments</b>
<b>6</b>	<b>Old Business</b>	<b>Old Business</b>
<b>6A</b>	Staff provided an overview of the plans.  The first drawing reflects a 20% side yard setback with parking up to the 10' of side yard setback, and provides for 78 standard hotels rooms with 86 parking spaces.	<b>Review Ordinance 138 Building Length in B2 Waterfront Commercial District, Height, Density and Setback Standards</b>

	<p>The second drawing reflects a total 15% setback, which is 22.5 feet on each side, with parking up to the 10' set yard setbacks, with 82 standard rooms with 90 parking spaces.</p> <p>The original zoning allows for 96 rooms.</p> <p>Jo Lieghio asked the board why does it consider requiring a suite to have more parking if there is only one bathroom? Mr. Lieghio indicated that suites allow separate sleeping arrangements to allow for one room for the parents and another for the kids. Suites place the bathroom to the middle of the room to give parents more privacy. The size of suite does not change, just the out lay of the room. Currently, the parking calculations have been adequate. Due to the close proximity of hotels to the downtown area, many people opt to walk to restaurants and shopping and leave their cars parked at the hotel. Housecleaning typically occurs after people check out. Additional parking is not necessarily needed for employees since they arrive to work as people are checking out and leaving the motel. Mr. Lieghio suggested that reducing the amount of rooms would discourage motel owners from redeveloping and improving the value of their property, which reduces the tax base. Owners would not have any reason to tear down and improve the quality of their motel.</p> <p>Chairman Most recessed the meeting at 8:12 p.m. Meeting resumed at 8:17 p.m. by Most.</p> <p>A criterion needs to establish building length, set backs, parking and what needs to be protected.</p> <p>Parking may need to be readdressed for motels / hotels. Use standards could be developed at one room and one parking space. The 1.1 parking was established to provide employee parking. Parking is currently determined by district.</p> <p>Hingston suggested developing a drawing to reflect a 10% setback and keeping the parking at 1.1 for suites.</p> <p>Joe Liegio indicated the average length of the older hotels is 200 feet. Staff indicated that the newer motels on the Lake are about 250-270 feet.</p> <p>Most requested three drawings developed using 20%, 15%, 10% side yard setbacks with a parking ratio of 1 space per room and a 1.1 parking space per room. Suites will be considered the same as rooms so long as suites are the same size as standard rooms.</p>	
<b>6</b>	<b>Old Business</b>	<b>Old Business</b>
<b>6B</b>	<p>Staff provided an update on the meeting between the Council of the Whole and Ms. McFarland. A contract arrangement will be established between the Village and Ms. McFarland. Landscape features and layout was also discussed. Specific detail will be provided as the project is readied for construction. The project will reflect construction depending on the demand</p>	<p><b>Update on Ironworker's Walk of Fame Presentation</b></p>

	and sale of bricks. If the project takes off and there is a demand for immediate construction, engineering and design can be benchmarked to keep up with demand and construction.	
<b>7</b>	<b>New Business</b>	<b>New Business</b>
<b>7A</b>	<p>Staff provided a summary of the Capital Improvement Plan, which is reflected in the Village's Budget.</p> <p>Capital improvements are linked with land use and master planning. These are living plans that change from year to year. Council Goals and Objectives: Relationships between projects, infrastructure needs, effects of State and Federal mandates, operational costs to sustain new facilities or utilities, time restraints for development for particular uses, etc.</p> <p>Staff reviewed each component area of the Capital Improvement Plan.</p> <p>General Fund projects discussed: Future construction of fire station, renovation of Village Hall, purchase of necessary fire and police vehicles and equipment.</p> <p>Major and Local Streets: Staff explained how the Village uses the (PASER) Pavement Analysis criteria to plan for road improvements as well as explained how grant funding effects the financing and scheduling of road projects. Staff then reviewed the proposed projects.</p>	<b>Review of Capital Improvement Summary</b>
<b>8</b>	<p><b>Commissioner Comments:</b> Most reminded the board to provide any questions on the issues that the board may need to address in future meetings.</p> <p>Jeff Hingston provided a copy of the Michigan Municipal League's Planning Commissions Handbook for distribution.</p> <p>Most emphasized how happy they are with a recording secretary and how productive it has been for the board.</p>	<b>Commissioner Comments</b>
<b>9</b>	<b>The next Regular Meeting is scheduled for Thursday, at 7:00 p.m. on February 28, 2008, and the next Special Meeting is scheduled on March 13, 2008.</b>	<b>Commissioner Calendar</b>
<b>10</b>	<b>Motion Clark supported Allers to adjourn at 9:27 p.m. Voice vote – all ayes. Motion carried.</b>	<b>Adjournment</b>

**Planning Commission Minutes respectfully submitted:**

**Rob Most, Chairman**

**Mary Clark, Secretary**