

**Village of Mackinaw City  
Regular Meeting  
Planning Commission  
February 28, 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), Leigh Ann Moscato (Staff Secretary)

Guests: Enzo Lieghio, Chris Brown, Hugh Murray, Marianne Murray, Joann Leal

<b>1</b>	<b>REGULAR MEETING</b>	<b>Call to order</b>
<b>2</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>Roll Call</b>
<b>3</b>	<b>Pledge to Flag was recited.</b>	<b>Pledge to Flag</b>
<b>4</b>	<b>Motion by Clark supported by Allers to approve the minutes of the Special Meeting from February 14, 2008, with corrections presented. Voice vote – all ayes. Motion carried.</b>	<b>Review and approval of minutes</b>
<b>5</b>	<b>Public Comments:</b> There were no public comments presented.	<b>Public Comments</b>
<b>6</b>	<b>Old Business</b>	<b>New Business</b>
<b>6A</b>	Staff provided overview of the information being submitted to the Council Facilities subcommittee meeting that will be held on Monday, March 3, 2008. Staff will request the committee to pursue a basic drawing of the corridor between Henry Street and Nicolet Street to identify streetscape elements and the monument to begin discussions on some type of plan. Then direction will progress from there.	<b>Update on Walk of Fame</b>
<b>6B</b>	<b>Four drawings were presented and summarized by Staff:</b>  The first set represents current zoning and regulations. Parking is calculated at 1.1 parking spaces per room allowing for 94 spaces to be built, which would accommodate the construction of 85 rooms in this example. The setback is 10'.  The second drawing shows a 10% side yard with both the 1.1 and 1.0 parking space requirement up to the 10' setback. With a 1.1 parking space, the plan allows for 93 parking spaces allowing for accommodating 84 rooms; the 1.0 parking space requirement allows for 93 parking spaces accommodating 93 hotel rooms. The setback in this example is 15' on each side.  The third drawing shows a 15% side yard with both the 1.1 and 1.0 parking space requirement up to the 10' setback. With a 1.1 parking space requirement, the site would allow for 90 parking spaces accommodating 81	<b>Review Ordinance 138 Building Length in B2 Waterfront Commercial District, Height, Density and Setback Standards</b>

<p>rooms; the 1.0 parking space requirement allows for 90 parking spaces accommodating 90 rooms. The side yard setback in this example would be 22.5' on each side.</p> <p>The fourth drawing shows a 20% side yard with both the 1.1 and 1.0 parking space requirement up to the 10' setback. With 1.1 parking spaces, it allows for 86 parking spaces accommodating 78 rooms; the 1.0 parking space requirement allows for 86 parking spaces and 86 rooms. The side yard setback in this example provides for 30' on each side.</p> <p>Nancy Dean provided a drawing that shows areas with larger view sheds if the Village required the property owner to provide a minimum 10' setback on one side placing the balance of setback on the other side of the building. When combined with the larger of two setbacks of the neighboring parcel, this would create a larger view shed. This would produce some 20' view sheds and some much larger view sheds.</p> <p>Most asked if this sort of plan would be economically feasible. Enzo Lieghio indicated that any increase in side yard setbacks will reduce the size of the building resulting in a loss of revenue and a decrease in taxable value.</p> <p>Enzo Lieghio expressed that he felt that current zoning standards could accommodate more parking spaces and rooms than identified on the sample plan.</p> <p>Enzo Lieghio asked who the 20 – 30 feet view of water is being established for; if it is not for the benefit of the property owner who pays taxes on the property, is it suppose to benefit the residents or people driving to Cheboygan? Most indicated the simplest way to explain why the board is developing language is to avoid the construction and appearance of a “wall” of buildings.</p> <p>Most emphasized that the board wants to be fair to business owners and wants to establish regulations allowing for the reasonable development of a parcel.</p> <p>Clark asked for a clarification of the definition of “view shed”.</p> <p>Hingston indicated that discussions were commenced to determine maximum building length in order to maintain or increase the view of the water if possible.</p> <p>Most asked that view shed be defined as a view of water.</p>	
<p>Chairman Most recessed the meeting at 8:12 p.m. Meeting resumed at 8:19 p.m. by Most.</p>	<p><b>Recess</b></p>
<p>When reviewing the N. Dean drawing, Most asked if a plan could be</p>	

	<p>established to require placement of a narrow view shed between buildings on one side of the building to provide for a larger view shed on the opposite side. The mandate of this requirement would be difficult to establish. Staff recommended that incentives could be offered to developers to give the owner an incentive to provide for the larger setback on one side. Incentives would need to be established prior to completing the new zoning language and would require more discussion. Commissioners agree with this concept.</p> <p>Most asked if the Planning Commission would need to address fire equipment, fire lanes or restrictions. Staff indicated that maneuvering lanes, fire suppression, firewall ratings, etc. are established within current building codes.</p> <p>Most asked for comments concerning the reduction of parking requirements from 1.1 parking spaces to 1 space in order to provide a return to property owners for the loss of rooms as a result of an increase of side yard setbacks which allow a wider view shed. Most noted that increasing side yard setbacks reduces the number of water front rooms that can be built.</p> <p>Commissioners commented that they felt the reduction of parking requirements from 1.1 parking spaces per room to allow more room construction in lieu of providing greater setbacks to obtain more view shed is a positive change.</p> <p>Staff was asked to double check if the plans depicted the maximum amount of rooms and parking spaces that could be built on the sample property.</p>	
<b>7</b>	<b>New Business</b>	<b>New Business</b>
<b>7A</b>	<p>Most asked the board to consider future discussions of the B-4 Straits Avenue area by the Fort. A question was raised concerning the regulation of the B-4 district and what specific zoning requirements cover buildings with common walls.</p> <p>Most asked the board to envision how they would like to see the area in the future. A general discussion of the district in relation to the Master Plan and historic value of the area ensued. Discussions to continue at a future meeting</p>	<b>Discussion of Building Height B-1 area of Straits Avenue</b>
<b>8</b>	<p><b>Commissioner Comments</b></p> <p>Most commented on correspondence received from Village President Ronald E. Wallin indicating that Council members should refrain from attending Planning Commission meetings when issues before the commission could lead to litigation and to avoid any undue influence by those who appoint commission members.</p> <p>There is a Do's &amp; Don'ts of Waterfront Development scheduled on April 22, 2008 at the Cheboygan Area Public Library. Members were directed to check</p>	<b>Commissioner Comments</b>

	their calendars for attendance. Most verified that Rosada Mann filled Bill Pepler's term until 2009.	
<b>9</b>	<b>Commission Calendar</b> A Special meeting is scheduled for March 13, 2008 and a Regular meeting on March 27, 2008. A Special meeting is scheduled for April 10, 2008 and a Regular meeting on April 24, 2008.	<b>Commissioner Calendar</b>
<b>10</b>	<b>Motion by Hingston supported by Taylor to adjourn at 9:28 p.m. Voice vote – all ayes. Motion carried.</b>	<b>Adjournment</b>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary