

**Village of Mackinaw City  
Regular Meeting  
Planning Commission  
February 26, 2009  
Approved Minutes**

Members: Rob Most (Chairman), John Riemer, Bo Whipkey, Florence Tracy, Mary Clark, Paul Allers, Rosada Mann, and Nancy Dean.

Staff: Jeff Lawson (Village Manager)

Guests: Sandy Planisek, Chris Brown and R. J. Planisek

<b>PUBLIC HEARING</b>		<b>Public Hearing</b>
	<b>Call to Order and welcome</b>	
	Meeting called to order at 7:00 p.m. by Chairman Most. Roll call members present: N. Dean, R. Mann, P. Allers, M. Clark, F. Tracy, J. Riemer, R. Most, Members absent: B. Whipkey	
<b>1</b>	Chairman Most read Amendment to Ordinance 138, Section 40-114, Landscape Requirements.  Staff provided a general overview of the amendment.  A public comment was received from Chris Brown requesting clarification of what constitutes greenspace. Landscape calculations were described as landscaped area, grass, and/or decorative areas such as a decorative fountain.  <b>Motion Allers supported Tracy to close the public hearing. Voice vote – all ayes. Absent – Whipkey. Motion carried.</b>  Chairperson Most closed the public hearing at 7:05 p.m.	<b>Amendment to Ordinance 138, Section 114, Landscape Requirements</b>
<b>REGULAR MEETING</b>		<b>Regular Meeting</b>
<b>1</b>	<b>Call to order and welcome</b>	<b>Call to order</b>
<b>2</b>	Meeting called to order at 7:05 p.m. by Chairman Most. Roll call members present: R. Most, J. Reimer, F. Tracy, M. Clark, P. Allers, R. Mann and N. Dean. Members absent: B. Whipkey	<b>Roll Call</b>
<b>3</b>	<b>Pledge to Flag was recited.</b>	<b>Pledge to Flag</b>
<b>4</b>	<b>Motion Clark supported Mann to approve the minutes of the Meeting held on February 12, 2009, as revised. Voice vote – all ayes. Absent – Whipkey. Motion carried.</b>	<b>Review and approval of minutes</b>
<b>5</b>	<b>Public Comment:</b> There were no public comments presented.	<b>Public Comment</b>
<b>6</b>	<b>New Business</b>	<b>New Business</b>
<b>6A</b>	Sandy Planisek provided a presentation of the Historic Village.  2004 Established Village through donation of land from Emmet County. 2005 Pest House donated and developed an interpretive program. 2006 Sold commemorative trees to put road in and began holding events. 2007 Restored Freedom School. 2008 Acquired log house, a nature trail, put in ticket booth, extended road.	<b>Historic Society Presentation of Historic Village</b>

<p><b>6B</b></p>	<p>The proposed site plan provides for the redevelopment of the Old Total Station into a fast food restaurant. The site plan identifies the use change, creates an outdoor seating area and the construction of a new parking lot. The site plan provides all required elements and the development conforms to the Village’s zoning standards.</p> <p>The following matters were reviewed:          -Remodel of existing building from a gas station to a fast food restaurant.          -Parking lot development and outdoor seating.          -Has more than the required parking (45 parking spaces).          -Downtown district does not require greenspace or setbacks on this parcel.          -Drainage has been identified.          -Tanks were removed.          -Ingress and egress off Central Avenue.</p> <p><b>Motion Allers supported Tracy to recommend to the Village Council the approval of the Site Plan, as presented, for a fast food restaurant located at 102 East Central Avenue. Voice vote – all ayes. Absent – Whipkey. Motion carried.</b></p>	<p><b>Site Plan Review          102 East Central Avenue – Hot Dog Stand</b></p>
<p><b>7</b></p>	<p><b>Old Business</b></p>	<p><b>Old Business</b></p>
<p><b>7A</b></p>	<p>Most read the amendment to Ordinance 138, Section 4-114, Landscape Requirements, Item G, as follows:</p> <p>Properties which do not provide the minimum twenty-five (25%) percent greenspace, whether they are preexisting conditions or not, can not expand the ground level footprint of any <i>current or proposed</i> building or structure without providing the necessary twenty-five (25%) percent greenspace.</p> <p><b>Motion Mann supported Dean to recommend to the Village Council the approval of Amendment to Ordinance 138, Section 4-114, Landscape Requirements. Voice vote – all ayes. Absent – Whipkey. Motion carried.</b></p> <p>Most called for recess at 8:05 p.m.          Meeting resumed at 8:14 p.m. by Most.</p>	<p><b>Amendment to Ordinance 138, Zoning, Section 4-114 Landscape Requirements</b></p>
<p><b>7B</b></p>	<p>Staff provided a general overview of Maser Plan Project Steps and the importance of obtaining public input to establish goals and objective categories for the Master Plan.</p> <ol style="list-style-type: none"> <li>1) Send new notice to county, townships and utilities.</li> <li>2) Organize strategy for public input.             <ol style="list-style-type: none"> <li>a. Identify community and board participants</li> <li>b. Place general notice in newspaper, post office and web site.</li> </ol> </li> <li>3) Hold educational session once the draft demographic components of plan are completed.</li> <li>4) Identify primary land use principals used in plan implementation and strategy to guide development of the policy.</li> <li>5) Develop goals and objectives based on the principles and strategy.</li> <li>6) Develop any further technical information, zoning plan, maps and sub plans.</li> <li>7) Discuss any identified alternatives and reach consensus.</li> <li>8) Prepare a final draft plan for public hearing.</li> <li>9) Adopt the plan.</li> <li>10) Implement the plan.</li> </ol>	<p><b>Master Plan Discussion</b></p>

	<p>The following goals and objectives categories were reviewed:</p> <ul style="list-style-type: none"> <li>-Planning and Community Development</li> <li>-Housing and Neighborhoods</li> <li>-Commercial / Retail</li> <li>-Downtown</li> <li>-Tourism / Recreation</li> <li>-History and Culture</li> <li>-Economic Development</li> <li>-Transportation and Connectivity</li> <li>-Public Facilities and Services</li> <li>-Intergovernmental Cooperation</li> <li>-Waterfront</li> <li>-Natural Resources</li> <li>-Existing Sub Plans <ul style="list-style-type: none"> <li>Wastewater Study</li> <li>Capital Improvement Plan</li> <li>Economic Development and Restructuring Plan</li> <li>Housing Study</li> <li>Parks and Recreation Plan</li> <li>Marina Plan</li> </ul> </li> </ul>	
<b>8</b>	Most will attend a meeting on the Economic Development Strategy Planning in Cheboygan.	<b>Commissioner Comments</b>
<b>9</b>	March 12, 2009 at 7:00 p.m. – Special Meeting March 26, 2009 at 7:00 p.m. – Regular Meeting	<b>Commissioner Calendar</b>
<b>10</b>	<b>Motion Clark supported Allers to adjourn at 9:06 p.m. Voice vote – all ayes. Absent – Whipkey. Motion carried.</b>	<b>Adjournment</b>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary