

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

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

Absent: None

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

Guests: Dick Moehl, Hugh Murray, Marianne Murray, Joann Leal, Dave McFarland, W. A. James, Allison Cram, Chris Shepler and Paul Gingrass

PUBLIC HEARING		Call to order
1	Call to order and welcome	
	Public hearing called to order at 7:01 p.m. by Chairperson Most. Planning Commission members present: J. Hingston, D. Taylor, F. Tracy, M. Clark, R. Most, P. Allers, R. Mann and N. Dean. Members absent: None	
	Request for Sign Variance, #2008-SV-001, Icebreaker Mackinaw Maritime Museum, as follows: 1) Place one 50 square foot sign in right of way; or 2) Place one 100 square foot sign on parcel Staff provided a general overview of the request. There were no public comments presented. Motion Hingston supported Taylor to close the public hearing. Voice vote – all ayes. Motion carried unanimously. Chairperson Most closed the public hearing at 7:03 p.m.	Sign Variance
REGULAR MEETING		
1	Call to order and welcome	Call to order
2	Regular meeting called to order at 7:03 p.m. by Chairperson Most. Roll call - members present: J. Hingston, D. Taylor, F. Tracy, M. Clark, R. Most, P. Allers, R. Mann and N. Dean. Members absent: None	Roll Call
3	Pledge to Flag was recited.	Pledge to Flag
	Motion Clark supported Dean to move agenda item 8, Commissioner Comments after agenda item 6 New Business. Voice vote – all ayes. Motion carried unanimously.	Change Agenda
4	Motion Taylor supported Clark to approve the minutes of the Regular Meeting held on April 10, 2008, as presented. Voice vote – all ayes. Motion carried unanimously.	Review and approval of minutes
5	Public Comments: Dick Moehl indicated that the lighthouse movie has been scratched for the St. Helena Lighthouse due to logistic impossibilities; however, there will be other opportunities coming up. Moehl shared with the board that he testified before a House hearing in Lansing in relation to tourism, conservation and historic preservation and how it relates to the double crested cormorant bird problem and lighthouse preservation.	Public Comments

6	New Business	New Business
6A	<p>Staff provided an overview of an amendment to the primary site plan, which deals specifically with the entrance of the business and the north parking area. The property owners had to move the entrance because they did not own the property where the existing entrance was originally located. MDOT has reviewed the revised location. The setback is to be maintained at 10’ and the parking spaces have been changed to a 45 degree angle which is required on a one way street. All zoning requirements have been met.</p> <p>The property owner explained that the driveway change was not anticipated. The original driveway was constructed on leased property by the original property developer. Recently the property owner did not continue with the lease. Therefore, temporary permits were obtained for a south entrance.</p> <p>Motion Taylor supported Allers to recommend approval of the Thunderfalls driveway site plan to the Village Council as presented. There was no discussion on the motion. Voice vote – all ayes. Motion carried unanimously.</p>	<p>Site Plan Review – Thunderfalls Driveway</p>
6B	<p>Staff provided an overview of the sign variance request made by the Icebreaker Mackinaw Maritime Museum (IMMM) to place either one 100 sq. ft. sign on the parcel or place one 50 sq. ft. sign in the Village right-of-way.</p> <p>Dave McFarland, representing the IMMM, emphasized the positive impact of the museum on Mackinaw City and how it meets the EDC’s goal of preserving and keeping history within the community. The most important factor considered was how to draw people to the Icebreaker. Due to the fact that the parcel is oddly shaped, the 50’ sign would have to be setback back from the road approximately 85’ under current zoning. Two different proposals were reviewed.</p> <p>1) A 100 sq. ft. sign located on private property; and 2) A smaller, lower 50’ sign in the right-of-way.</p> <p>Hardships identified were:</p> <p>1) The length and configuration of the site causes a hardship since the boat is 1200 feet from the road; 2) Oddly shaped parcel; 3) Driveway is easily missed; and 4) Since it is a historic landmark, it needs to be easily located by people visiting the area.</p> <p>Concerns raised on setting a precedent for placing signs in the Village street-right-of-way and the possibility of a sign blocking vehicular traffic.</p> <p>Placing a larger sign on the property was raised. Some thought this might not be favorable since a larger sign would need to be raised causing the view shed to be blocked. Consideration for infringing on the view shed was discussed. A smaller sign could be considered closer to the right-of-way to eliminate additional blockage of view shed.</p> <p>Staff indicated that each variance is decided separately and consideration for each condition is given individually. Consistency is necessary but proof of necessity is needed along with specific points.</p>	<p>Sign Variance #2008-SV-001 Icebreaker Mackinaw Maritime Museum</p>

	<p>Motion Hingston supported Mann to recommend approval of Variance Request A to the Village Council, allowing the placement of a 50 square foot sign for the Icebreaker Mackinaw Maritime Museum to be located in the Village right of way (approximately 10 feet east of the Village sidewalk and approximately 10 feet north of a line extending west along the south property line).</p> <p>Discussion on the motion as to the criteria for granting the variance and the exceptional circumstances identified were reflected in item #2 of the variance request.</p> <p>McFarland pointed out that the natural layout of the right-of-way is deeper in this particular area and is not consistent or cohesive, which causes signage issues along the right-of-way. A smaller, lower sign might seem more appropriate for the area, which would cause less infringement on the view shed.</p> <p>Clark asked to have the motion amended to state the uniqueness of the variance.</p> <p>Motion Hingston supported Allers to amend the motion by establishing that the parcel is a long and narrow strip extending out over Lake Huron Bottom Lands and is shared with Sheplers Ship Store to the north. The use of the parcel closest to Huron along the south property line is parking and is the location of the Village parking spaces used for the Marina. Keeping the sign low and at the maximum reduced size and closer to the sidewalk will allow for a less obtrusive structure that effectively provides the visitor with ample information; and, that the Village street is approximately 80' from the curb edge to the western most property line.</p> <p>Roll call on vote:</p> <p>Ayes - Hingston, Tracy, Clark, Most, Mann, and Dean.</p> <p>Nays - Taylor and Allers.</p> <p>Motion passed.</p>	
7	<p>Commissioner Comments:</p> <p>Hingston explained that he sits on both the Planning Commission and the Village Council. Since the Village Council also acts as the Zoning Board of Appeals, he cannot vote more than once. His position was to vote at the Planning Commission level and to abstain from the Village Council / ZBA level until it is verified. The Planning Act indicates that a member can not vote twice on the same matter. This matter is being researched further.</p> <p>Hingston spoke about the length of discussions before an action motion is on the floor. Parliamentary procedures allow for a motion to be on the floor after it has been seconded with deliberation thereafter. A discussion ensued with regard to length of discussions in past meetings.</p>	<p>Commissioner Comments</p>
	<p>Most called for recess at 8:32 p.m. Meeting resumed at 8:37 p.m. by Most.</p>	

8	Old Business	Old Business
8A	Information was provided to Planning Commission board members. Council is currently reviewing the agreement, proposed site plan and cost estimates. Currently no action has been taken on the matter.	Walk of Fame Update
8B	<p>Staff reviewed language provided to the board.</p> <p>Discussion on the Article XII, B2, Waterfront Business District, Section 12-14, Area Height, Bulk and Placement Requirements, C, 2. The board discussed a change in the language by removing the reference that shows a distribution of the 10% side yard setback “evenly”. It was the general consensus of the board to allow the developer to distribute the setbacks without restriction and to remove the word “evenly” from the amendment language presented.</p> <p>Discussion on Article IV, General Regulations, Section 4-114. Additional concerns were addressed on the description of landscaping. The board indicated that they want to include: “ground cover only in the open view shed”.</p> <p>Clarification was provided for language that included a minimum 30’ setback between buildings if there are two buildings built on the same parcel of property.</p> <p>Motion Clark supported Allers to send the amendments to Ordinance 138 Waterfront Business District with the changes addressed above on to public hearing.</p> <p>Ayes – Taylor, Tracy, Clark, Most, Allers, Mann, Dean and Hingston.</p> <p>Nays – None.</p> <p>Motion passed.</p>	Review of B-2 District Language Amendments
8C	<p>Staff provided a summary of the Park Plan as it relates to the goals and action plan. The next step is to obtain cost estimates for the projects. If the schedule is approved, it will go to the engineers for completion. Ranking would need to be clarified next.</p> <p>Hingston requested that the discussion of the Parks Plan goals be moved to the next regular meeting. The MC District discussion will also placed on the next regular meeting agenda.</p>	Review of Mackinaw City Parks, Recreation and Greenways Plan
9	The next Special Meeting is scheduled for May 8, 2008 at 7:00 p.m. and the next Regular Meeting is scheduled for May 22, 2008 at 7:00 p.m.	Commissioner Calendar
10	Motion Taylor supported Hingston to adjourn at 9:23 p.m. Voice vote – all ayes. Motion carried unanimously.	Adjournment

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary