

**Village of Mackinaw City
Special Meeting
Planning Commission
June 12, 2008
Approved Minutes**

Present: Rob Most (Chairman), Jeff Hingston, Doc Taylor, Florence Tracy, Mary Clark, Paul Allers, Rosada Mann and Nancy Dean
Absent: None
Staff: Jeff Lawson (Village Manager) Tom Evashevski (Village Attorney) and Leigh Ann Moscato (Staff Secretary)
Guests: Chris Shepler, Joe Kwiatkowski, Mike Stack, Paul Gingrass, and Stephan Gebric

	SPECIAL MEETING	Special Meeting
1	Call to order and welcome	Call to order
2	Special meeting called to order at 7:01 p.m. by Chairman 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
4	Motion Taylor supported Allers to approve the minutes of the Regular Meeting held on May 22, 2008, as presented. Voice vote – all ayes. Motion carried unanimously.	Review and approval of minutes
5	Public Comment: No public comments given.	Public Comment
6	Old Business	Old Business
6A	<p>Chairman Most identified the parcels being discussed were:</p> <ol style="list-style-type: none"> 1) 012-V07-002-037-00 – Ferry boat parking lot with accessory buildings 2) 012-V07-002-033-00 – Ferry boat parking lot with accessory buildings 3) 013-V07-002-039-00 – Ferry boat operations 4) 013-V07-002-040-00 – Village Marina <p>Staff Secretary read the original motion on the floor, which was postponed at the May 22, 2008 as follows:</p> <p><i>Motion Dean and supported Clark to recommend to the Village Council the rezoning of the 4 stated properties to the MC District with the understanding that uses of the MC District will be discussed in the very near future,</i></p> <p><i>Original motion amended by Dean supported Clark to recommend to the Village Council that the subject parcels be zoned to the MC District due to the fact that current uses conform to the current allowable uses permitted in the MC District.</i></p> <p>The proposed classification of MC Commercial was discussed and appeared to be the most logical classification for the property as well as how the classification relates to the Village’s current Comprehensive plan.</p> <p>Stack felt that property should revert back to its original zoning of B3 prior to when the Zoning Map was changed and requested that the motion be rejected. Stack asked the Board to consider: the property owner’s business expectations and request for fundamentally reasonable zoning, note the tremendous property value now and in the future, establish public need, that uses be established first, and that the limited use of ferry service is not reasonable.</p>	Rezoning of 556 E. Central Avenue and 107 S. Huron Avenue from not zoned to MC Marina Commercial District

	<p>Kwiatkowski explained his concept of: zoning regulations and the relationship to private property, the two primary economic uses of a tourist-based community, hotel/motel and retail, and the reduction of economic use to a ferry service to an MC District will diminish the value of the property by 50%.</p> <p>Additional reasons for the motion discussed: current and future obligations to community, tourists, businesses tax payers to protect the tourism industry, past surveys indicate why people come to our community, use is the same as adjacent properties, it does not create spot zoning, protects economic interest of the community, is consistent with Village’s Master Plan, it is a complimentary transition from B2 to R1 and from B4 to R1, provides current ferry boat service use, and keeps marine commercial uses near the Village’s Marina.</p> <p>Allers indicated that the tax base for the Shepler’s parcels are comparable to the tax assessment on the other two boat lines located in the B2 district within \$100 to \$200.</p> <p>Original motion amended by Dean supported Clark to recommend to the Village Council that the subject parcels be zoned to the MC District due to the fact that current uses conform to the current allowable uses permitted in the MC District.</p> <p>Additional reasons for the motion is that rezoning to MC District does not create spot zoning, protects the economic interest of the Village, is consistent with the Village’s master plan, is a complimentary transition from the B2 to R1 zone and from the B4 to R1 zone, provides an area for charter and ferry boat services, keeps marine commercial uses near the Village’s marina,</p> <p>Roll call on the motion:</p> <p>Ayes – Clark, Most, Dean, Mann</p> <p>Nays – Hingston, Taylor, Tracy, Allers,</p> <p>Motion failed due to a lack of a majority vote.</p>	
	<p>Most called for a recess at 8:15 p.m. Meeting resumed at 8:27 p.m.</p>	<p>Recess</p>
<p>7</p>	<p>New Business</p>	<p>New Business</p>
<p>7A</p>	<p>The Board discussed the process in which ideas and dialogue are communicated between the Planning Commission and Village Council.</p>	<p>Communication between Planning Commission and Council</p>
<p>8</p>	<p>Most complimented Board on their hard work and productivity.</p>	<p>Commissioner Comments</p>
<p>9</p>	<p>The next Regular Meeting is scheduled for June 26, 2008 at 7:00 p.m. and the next Special Meeting is scheduled for July 10, 2008 at 7:00 p.m.</p>	<p>Commissioner Calendar</p>
<p>10</p>	<p>Motion Taylor supported Allers to adjourn at 8:53 p.m. Voice vote – all ayes. Motion carried unanimously.</p>	<p>Adjournment</p>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary