

**Village of Mackinaw City  
Regular Meeting  
Planning Commission  
July 23, 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: Richard Riker and Jonathan Eppley

<b>REGULAR MEETING</b>	
<b>1</b>	<b>Call to Order and Welcome</b>
<b>2</b>	<p><b>Roll Call</b></p> <p>The meeting was called to order at 7:00 p.m. by Chairman Most. Roll call members present: J. Riemer, R. Most, F. Tracy, M. Clark, P. Allers, and N. Dean. Members Absent: B. Whipkey and R. Mann</p>
<b>3</b>	<b>Pledge to Flag</b>
<b>4</b>	<p><b>Approval of Minutes</b></p> <p><b>Motion Tracy supported Dean to approve the minutes of the meeting held on July 9, 2009, as presented. Voice vote – all ayes. Absent – Whipkey and Mann. Motion carried.</b></p>
<b>5</b>	<p><b>Public Comment</b></p> <p>There were no public comments presented.</p>
<b>6</b>	<b>NEW BUSINESS</b>
<b>6 a</b>	<p><b>Planner’s Moments – Unit 9: Growth Boundaries</b></p> <p>This Unit was postponed from the meeting of July 9, 2009 to this meeting. Commissioners listened to the program and completed the Planner’s Moments.</p>
<b>7</b>	<b>OLD BUSINESS</b>
<b>7 a</b>	<p><b>Discussion Wind Turbine Ordinance</b></p> <p>Staff provided an overview of the current commercial wind turbine ordinance adopted by the Village in 2000, which allows commercial wind turbines in the Municipal District. The draft Wind Energy Facilities language was provided by the MSU Extension and is the model ordinance being used throughout the State, which was utilized by St. Ignace. Two options were presented for the regulation of turbines. The model is a standalone ordinance that regulates turbines as a general use in all districts, which is regulated by setback provisions. Another option is to regulate turbines in each district by special use provisions within the zoning ordinance.</p> <p>There was a lengthy discussion on the implementation of turbine regulations. Topics identified were: impact, technology, abandonment, decommissioning, enforcement, fines, setbacks, qualifications, noise, maintenance, engineering proficiency, vertical axis, force, shadowing, manufacturing specs, configuration, location, height limitations, etc.</p>
	<p><b>Recess</b></p> <p>Most called for recess at 8:42 p.m. The meeting was resumed at 8:46 p.m. by Most.</p>

<b>7 b</b>	<p><b>Planning Commission Bylaws</b></p> <p>The following revisions were made:</p> <ul style="list-style-type: none"> <li>-To add an Appendix page number “A-1” on the Table of Contents.</li> <li>-Change the second paragraph of Section XVII to read: “All amendments will reflect the date the change was made and be listed on the Appendix (revision) page.”</li> </ul>
	<p><b>Commissioner Comments</b></p> <ul style="list-style-type: none"> <li>-The Council approved the Special Use Permit for Citizens National Bank for medical office space.</li> <li>- The Council approved the request made by the Mackinaw Crossings to amend their Master Sign Plan on behalf of the Petoskey Stone Creamery for two 3’ x 2’ signs.</li> <li>-The Trailhead Committee is considering designated bike lanes and suggestions have been submitted to the State for the Trailhead project, etc.</li> <li>-A complaint was received on the dumpster located in the alley on the north side of Central Avenue.</li> </ul>
<b>9</b>	<p><b>Commissioner Calendar</b></p> <p>August 27, 2009 at 7:00 p.m. – Regular Meeting  September 10, 2009 at 7:00 p.m. – Special Meeting  September 24, 2009 at 7:00 p.m. – Regular Meeting</p>
<b>10</b>	<p><b>Motion Dean supported Allers to adjourn at 9:01 p.m. Voice vote – all ayes. Absent – Whipkey and Mann. Motion carried.</b></p>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary