

**Village of Mackinaw City
Special Meeting
Planning Commission
September 10, 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, Dick Moehl, Jonathan Eppley, Richard Riker, Joann Leal, Ron Wallin

SPECIAL MEETING	
1	Call to Order and Welcome
2	<p>Roll Call</p> <p>The meeting was called to order at 7:00 p.m. by Chairman Most. Roll call members present: R. Most, J. Riemer, B. Whipkey, F. Tracy, M. Clark, P. Allers, R. Mann, and N. Dean. Members Absent: None</p>
3	Pledge to Flag
4	<p>Approval of Minutes</p> <p>Motion Clark supported Allers to approve the minutes of the meeting held on July 23, 2009, as presented. Voice vote – all ayes. Motion carried unanimously.</p>
5	<p>Public Comment</p> <p>Sandy Planisek announced that the tractors participating in the Tractor Parade on Friday, September 18, 2009 will be available for public viewing on Thursday, September 17, 2009 from 4:00 p.m. to 8:00 p.m. at the Historical Village.</p> <p>Planisek also announced that on October 17, 2009, the Historical Society will be partnering with CMU in the movie presentation “Yellow Fever” as it relates to the pest house. Planisek will provide more information once it becomes available.</p> <p>Dick Moehl commended the Village and Staff on the Village’s clean appearance after the Labor Day Bridge Walk.</p>
6	NEW BUSINESS
6 a	<p>MSU Presentation, Planner’s Moments, Unit 10: How to Conduct an Effective Public Meeting</p> <p>Commissioners listened to the program and completed the Planner’s Moments. Commissioners also discussed the Open Meetings Act, ex parte communications, regulatory determination, quorum, research completed outside meetings, etc.</p>
7	OLD BUSINESS
7 a	<p>Discussion Wind Turbine Ordinance</p> <p>Riemer provided an update on a Planning Commission meeting he attended in Petoskey with regard to wind turbine distribution and regulations as it relates to both residential and commercial need. Also discussed was the ratio of tower height and overall height.</p> <p>Staff explained how the current Village’s regulations define tower height, wind studies, commercial grade power, the blade length, residential needs, wind patterns. The completed wind studies have</p>

	<p>determined two locations that provide necessary wind patterns for commercial grade turbine placement in the Village. One location is at the Wastewater Treatment Plant and the second is properties near Wilderness Park Drive. The Village's current WTG ordinance provides for commercial set back ratio and height. The proposed regulations provide property owner s flexibility to obtain permission from their neighbors to place residential WTG structures on residential property.</p> <p>Staff requested that Planning Commission members determine the following:</p> <ol style="list-style-type: none"> 1) To determine whether or not they want to develop a standalone ordinance versus individual district zoning 2) To identify language in the proposed ordinance that needs discussion and clarification. <p>Planning Commissioners questioned who developed the proposed ordinance prepared by the MSU Extension and expressed their concern in reviewing the proposed ordinance without the Board completing additional research and verification. Commissioners have requested that a committee be established to research the proposed language. Commissioners asked whether or not another person could be a part of the Committee.</p>
7 b	<p>Discussion Boat Line Summer Parking</p> <p>The discussion of this matter will continue at a future meeting.</p>
7 c	<p>Update Master Plan</p> <p>The Council authorized the assistance of a consultant to facilitate public input to establish goals and objectives of the Plan. The consultant will also review past surveys in order to target future planning projects.</p>
7 d	<p>Planning Commission Bylaws</p> <p>Motion Allers supported Dean to adopt the Planning Commission Bylaws as presented. Ayes – Riemer, Allers, Most, Mann, Whipkey, Dean, Clark and Tracy. Nays – None. Motion passed.</p>
8	<p>Commissioner Comments</p> <p>Mann has asked that the Albert Smith (on behalf of Peg Smith) request for a right-of-way abandonment for private use be brought to the Planning Commission for consideration. Staff will confirm whether or not the Planning and Enabling Act requires Planning Commission review.</p> <p>An expression of thanks was given to Rosada Mann for all her hard work on the Bylaws.</p>
9	<p>Commissioner Calendar</p> <p>September 24, 2009 at 7:00 p.m. – Regular Meeting October 8, 2009 at 7:00 p.m. – Special Meeting</p>
10	<p>Motion Clark supported Allers to adjourn at 9:27 p.m. Voice vote – all ayes. Motion carried unanimously.</p>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary