

**Village of Mackinaw City
Regular Meeting
Planning Commission
September 24, 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, Joann Leal, Al Smith, John Childs, Hugh Murray, Marianne Murray,
Jonathan Eppley, Chris Brown, Sonya Young Riemer

PUBLIC HEARING	
	<p>Call to Order and Welcome</p> <p>The Public Hearing was called to order at 7:01 p.m. by Chairman Most.</p>
1	<p>Special Use Permit, 2009-SU-002, Hamilton Inn Select - Lieghio Parcel Identification Nos. 012-W10-009-023-00, 012-W10-009-020-00 and 012-W10-009-016-00</p> <p>The Special Use Permit requests the conversion of seven suites and one office area into eight new hotel units at 701 S. Huron Avenue, Mackinaw City.</p> <p>There were no public comments presented.</p> <p>Motion Dean supported Mann to close the public hearing at 7:04 p.m. Voice vote - all ayes. Absent – Clark. Motion carried.</p>
REGULAR MEETING	
1	Call to Order and Welcome
2	<p>Roll Call</p> <p>The meeting was called to order at 7:04 p.m. by Chairman Most. Roll call members present: R. Most, J. Riemer, B. Whipkey, F. Tracy, P. Allers, R. Mann, and N. Dean. Members Absent: M. Clark</p>
3	Pledge to Flag
4	<p>Approval of Minutes</p> <p>Motion Mann supported Allers to approve the minutes of the meeting held on September 10, 2009, as revised. Voice vote – all ayes. Absent – Clark. Motion carried unanimously.</p>
5	Public Comment
	<p>Most recognized the completion and presentation of the Planning Commission Bylaws.</p>
6	NEW BUSINESS
6 a	<p>Special Use Permit, 2009-SU-002, Hamilton Inn Select - Lieghio Parcel Identification Nos. 012-W10-009-023-00, 012-W10-009-020-00 and 012-W10-009-016-00</p> <p>An application for a Special Use Permit was received by Mr. Lieghio to convert seven suites and one office area into eight new hotel units at 701 S. Huron Avenue, Mackinaw City.</p> <p>Special Use provisions required by Ordinance are: 1) a minimum of 250 square feet of gross floor area per unit; 2) identify public access; 3) identify lighting and screening; and, 4) identify amenities.</p>

	<p>The site plan identified that the new rooms exceed the 250 minimum room square footage; and, the proposed site plan does not modify the original site plan with regard to public access, lighting, screening, and amenities.</p> <p>Motion Mann supported Allers to approve Special Use Permit 2009-SU-002, as presented based on the fact all Special Use requirements have been met. Ayes – Dean, Most, Mann, Riemer, Allers, Whipkey, and Tracy. Nays – None. Absent – Clark. Motion passed.</p>
6 b	<p>Site Plan Review, 2009-SP-005, Hamilton Inn Select – Lieghio Parcel Identification Nos. 012-W10-009-023-00, 012-W10-009-020-00 and 012-W10-009-016-00</p> <p>Staff reviewed the proposed site plan, which identifies the conversion of seven existing suites and one office area into eight new hotel rooms with the necessary parking. All Special Use provisions and all parking requirements have been met.</p> <p>Motion Mann supported Dean to recommend to Council the approval of Site Plan 2009-SP-005, Hamilton Inn Select, based on the following finding of fact: the proposed site plan meets the requirements of the Village’s Zoning Ordinance. Ayes – Riemer, Dean, Most, Mann, Whipkey, Allers and Tracy. Nays – None. Absent – Clark. Motion passed.</p>
6 c	<p>Smith Request for Right of Way Abandonment</p> <p>The Council has directed the Planning Commission to complete a review of a request made by Al Smith, on behalf Peg Smith, to abandon a portion of the right-of-way located on Straits Avenue and DuJuancy Street to provide enough lot area to construct a single family residence.</p> <p>Planning Commission will review the request based on land use as identified in the Village’s Master Plan as to how the right-of-way will be used for transportation in the future, the use of the right-of-way area for parcel access, and the use of right-of-way for utilities.</p> <p>Two drawings were presented and both identify the Smith property with an area of 5,187 square feet. Attachment A requested the release of 9,085 square feet to create a 14,272 square foot lot. Attachment B requested the release of 4,021 square feet to create a 9,208 square foot lot.</p> <p>In 1988, the Council abandoned portions Straits Avenue, approximately 35 feet on both sides of the road. In 1997, the Straits Avenue right-of-way was reconfigured to create a standard four way intersection removing the gravel road within the requested area. The Village also released a portion of right-of-way along S. Huron Avenue to square up the intersection prior to the construction of the Crossings.</p> <p>Staff confirmed that a buildable lot in this district requires 7,500 square feet.</p> <p>Mr. Smith explained that the abandonment will help build a handicapped home for his mother. She has mobility issues with regard to movement up and down stairs. Ms. Smith’s current bathing facilities and sleeping facilities are located upstairs. Mr. Smith also indicated that there is no option to rebuild the home while she is currently living here, his mother would like to continue living in the community, and assisted living options were not acceptable.</p> <p>Mr. Smith was asked why he needed more than the minimum square footage required by the ordinance. Mr. Smith explained that the additional square footage was necessary to place the house on the lot to eliminate lights from cars driving by house and for the placement of a circular drive.</p>

	<p>Motion Mann supported Whipkey to recommend to the Mackinaw City Village Council to deny the right-of-way abandonment request as presented by Albert Smith to abandon a portion of Straits Avenue and DuJuancy Street to provide enough lot area to construct a single family home for the following reasons:</p> <ol style="list-style-type: none"> 1) The Master Plan charges us with making provisions for utilities and other public improvements. The Village may be unable to adequately provide for future utility expansion in this area if right-of-way abandonment is approved. 2) Any additional tax revenues that might be engendered by this abandonment would be negated if the Village, at a future date, needed to purchase property to provide for expansion of utilities or roadway. 3) There are other lots available within the Village suitable for the Smith's purpose. <p>The motion was discussed as follows: The Village does not know what the future will bring with regard to the utilities that would be needed in this right-of-way. The amount of property that is requested for release is sizable.</p> <p>Mann and Whipkey agreed to add the following language to the original motion:</p> <ol style="list-style-type: none"> 4) Future needs of the Village are undetermined for this area at this time. <p>Ayes – Dean, Tracy, Mann, Whipkey, Allers, Riemer, and Most Nays – None. Absent – Clark. Motion carried.</p>
	<p>Recess</p> <p>Most called for recess at 8:20 p.m. The meeting resumed at 8:29 p.m.</p>
6 d	<p>MSU Presentation, Planner's Moments, Unit 11: Farmland Protection Perspectives</p> <p>Commissioners listened to the program and completed the Planner's Moments.</p>
7	<p>OLD BUSINESS</p>
7 a	<p>Discussion Wind Turbine Ordinance</p> <p>It was the general consensus of the board to establish a subcommittee to review the WTG Ordinance. The Board discussed the development of a standalone WTG Ordinance. The subcommittee was established as follows: John Riemer, Chair, Bo Whipkey and Paul Allers.</p>
8	<p>Commissioner Comments</p> <p>Most asked whether or not the Planning Enabling Act requires that Planning Commission review ROW abandonment requests. Staff identified that the Act does not require Planning Commission review of a request for abandonment of ROW.</p>
9	<p>Commissioner Calendar</p> <p>October 8, 2009 at 7:00 p.m. – Special Meeting October 22, 2009 at 7:00 p.m. – Regular Meeting</p>
10	<p>Motion Dean supported Allers to adjourn at 9:27 p.m. Voice vote – all ayes. Absent – Clark. Motion carried.</p>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary