

**Village of Mackinaw City  
Special Meeting  
Planning Commission  
January 14, 2010  
Approved Minutes**

Members: Rob Most (Chairman), John Riemer, Bo Whipkey, Florence Tracy, Mary Clark,  
Paul Allers, and Nancy Dean  
Staff: Jeff Lawson (Village Manager)  
Guests: Sandy Planisek and Michael Ayala

<b>SPECIAL 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.</p> <p>Most summarized changes made by the Village Council concerning Planning Commission Ordinance #153, which changed the Board's membership from nine members to seven members. Most expressed his thanks to Rosada Mann for her services.</p> <p>Roll call members present: R. Most, J. Riemer, B. Whipkey, F. Tracy, M. Clark, and N. Dean. Members Absent: P. Allers</p>
<b>3</b>	<b>Pledge to Flag</b>
<b>4</b>	<p><b>Approval of Minutes</b></p> <p><b>Motion Dean seconded Tracy to accept the minutes of the meeting held on December 10, 2009, as presented. Voice vote – all ayes. Absent – Allers. 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>Status of Non Conformities – Discussion</b></p> <p>Staff provided an overview of the regulations identified in the current Zoning Ordinance that related to non-conformities. Most asked Commissioners to provide input on their concerns as it relates to non-conforming matters.</p> <p>Clarification was requested on whether property owners could be required to correct nonconformities within a given period, i.e. 10 years, in order to clean up the Village. Staff explained that there is no Michigan case law that provides the necessary authority to require property owners to comply with land use nonconformities within a given period of time.</p> <p>Most stated the purpose of the discussion was to eliminate nonconformities without out placing unreasonable demands on a business and residents.</p> <p>A lengthy discussion ensued on existing Zoning Ordinance regulations as it relates to zoning violations, enforcement, warnings, etc. Commissioners would like to specifically address requirements for dumpsters, lighting, and signage. Provisions for dumpsters, lighting and signage can be regulated under a new ordinance. This type of ordinance would need to be addressed by Council.</p>

<b>7</b>	<b>OLD BUSINESS</b>
<b>7 a</b>	<p><b>Wind Turbine Ordinance – Update</b></p> <p>Riemer is collecting information to address the priorities of the Wind Turbine Ordinance and will contact Staff to set up and post a public meeting.</p>
<b>7 b</b>	<p><b>Boat Line Summer Parking Language - Discussion</b></p> <p>Staff summarized the changes made at the last meeting. This language amendment will give Boat lines the opportunity to apply for temporary seasonal overflow parking. Also discussed:</p> <ul style="list-style-type: none"> <li>➤ The time period of “Seasonal” parking as defined.</li> <li>➤ How many additional weekends would be utilized during the shoulder season.</li> <li>➤ Different types of landscaping requirements and buffers were addressed (shrubs, trees, grass).</li> <li>➤ Prints will be required to show specific types of landscaping standards.</li> <li>➤ Determine the dimensions and configurations of how many spaces per acreage.</li> <li>➤ Screening, height, and density of shrubby in and around the perimeter of the parking area.</li> <li>➤ Consistency of buffers and internal islands are necessary to break up the parking area.</li> <li>➤ Provisions for permit renewal.</li> <li>➤ Regulations and standards for blight.</li> <li>➤ Public transportation corridor.</li> </ul>
<b>7 c</b>	<p><b>Master Plan – Transportation</b></p> <p>The Transportation portion of the Plan was provided for review and consideration.</p>
<b>8</b>	<p><b>Commissioner Comments</b></p> <p>The EDC will provide recommendations to the Planning Commission on land use goals based on economic development that relate to the goals of the Master Plan. Flexibility needs to be determined to establish policy on the tools for future development in the community.</p> <p><b>Motion Dean seconded Clark to authorize Rob Most to appear before the Council to seek authorization for the Planning Commission to consider amending the Ordinance for non land use nonconformities that concern signs, lights, and dumpsters. Voice vote – all ayes. Absent – Allers. Motion carried.</b></p>
<b>9</b>	<p><b>Commissioner Calendar</b></p> <p>February 19, 2010 – Open Meetings Act Training  January 28, 2010 – Regular Meeting  February 11, 2010 – Special Meeting</p>
<b>10</b>	<p><b>Motion Clark seconded Whipkey to adjourn at 9:22 p.m. Voice vote – all ayes. Absent – Allers, Motion carried.</b></p>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary