

**Village of Mackinaw City
Regular Meeting
Planning Commission
October 28, 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: Dick Moehl, Stefan Gebric, Mike Ayala

REGULAR MEETING	
1	Call to Order and Welcome
2	<p>Roll Call The meeting was called to order at 7:02 p.m. by Chairman Most. Roll call members present: R. Most, J. Riemer, B. Whipkey, F. Tracy, P. Allers, and N. Dean Members Absent: M. Clark</p>
3	Pledge to Flag
4	<p>Approval of Minutes Motion Allers seconded Tracy to accept the minutes of the meeting held on September 23, 2010, as presented. Voice vote – all ayes. Absent – Clark. Motion carried.</p>
5	<p>Public Comment Moehl approached the Chamber from Plymouth, Massachusetts to establish a contest challenge on the size of the rock located at McGulpin Point Lighthouse and the one located at Plymouth, Massachusetts.</p>
6	New Business
6a	<p>Election of Officers Nancy Dean nominated Robert Most as Planning Commission Chairman, Paul Allers as Vice Chair, and Mary Clark as Secretary.</p> <p>Motion Dean supported Allers to nominate and cast vote for Robert Most as Planning Commission Chair, Paul Allers as Vice Chair, and Mary Clark as Secretary. Voice vote – all ayes. Absent – Clark. Motion carried.</p>
7	Old Business
7a	<p>Master Plan – Draft Plan Review Staff provided an overview of the Master Plan and explained that the presented Plan was the “Pre Draft”. Commissioners were directed to focus on policy first, followed by statistics and information. The SEV tables are being updated. Additional review will continue on Future Land Use, Goals and Objectives, Implementation, and Zoning Plan. Clarifications are needed on the R4 District as it relates to the Future Land Plan and the Zoning Plan.</p> <p>Staff provided an overview of the Plan identifying which chapters were information, policy, information, and statistics. Commissioners were directed to review the “policy” chapters first. The order of importance is as follows:</p> <p>Policy: Chapters 10, 11, 12, 13 Policy and Information: Chapter 9 Information: Chapters 1, 2, 3, 4, 5, 6, 7, 8, Tables, and Figures</p>

Page 12-1, Table 12-1, Future Land Use/Zoning Comparison: Commissioners will continue to discuss the R-4 classification for consistency on the Future Land Use Map and the Zoning Plan.

Page 13-1, Implementation and Plan Adoption: This Chapter identifies changes within the zoning districts of the Village's Zoning Ordinance. These recommendations were based on the goals and objectives of the Plan, which were derived from past surveys and discussions received by the public and commissioners.

Site Plan: This section identifies that more measures will need to be taken during site plan review that requires traffic impact and trail networking, etc.

Parking: This section reevaluates parking standards, determines Village needs in accordance with national standards, narrows down requirements for parking demand under the Village's existing criteria, etc.

PUD: This criteria supports planning development for both residential and commercial development.

Development Standards: Standards for future planning will develop previously addressed issues, such as employee housing, design standards, setbacks, open space, incentives, screen requirements, formed based codes, etc.

**Most requested that acronyms be defined prior to reference or use, i.e. PUD.

Master Plan review is set for completion in November, with a final draft version provided to the public for input in December, with final Council review in January or February.

Most called for recess at 8:15 p.m.
Meeting called to order at 8:24 p.m.

Title page: Change the reference to commissioners as opposed to board members, delete Mann, and list Paul Allers as Vice Chair.

Zoning District Standards: Standards addressed were for larger lots in residential neighborhoods, transitions between zones, home occupation, economic development for home businesses so long as it is complementary to the neighborhood, overlay zones, keeping gas stations near I-75, walkability, etc.

Staff will confirm whether or not SOB standards need to be listed under this section, as well as Medical Marihuana, view shed, etc.

Administration: The State is encouraging communities to be more interactive with nearby governmental units to establish standards and to provide for a citizen participation ordinance.

Landscaping: This will develop additional standards for storm water management, drainage and filtration.

	Staff asked Commissioners to hold the November 11, 2010 meeting at 5:30 p.m. (with a Public Hearing scheduled for 7:00 p.m.) Commissioners were requested to review chapters 13 and 9 for discussion at the next meeting.
7b	Sexually Oriented Business Regulations This matter will be discussed at a future meeting.
8	Commissioner Comments A moratorium extension will be recommended on the Medical Marihuana ordinance due to the recent appellate court action. Most provided an update on the ferry boat franchise proposal. Whipkey asked for an update on the paved parking lot requirement for the Straits Area Tour site plan that was reviewed at the last meeting. Dean commented on how nice the new posts look by the trail.
9	Commissioner Calendar November 11, 2010 – Special Meeting December 9, 2010 – Special Meeting
10	Adjournment Motion Allers seconded Dean to adjourn at 9:05 p.m. Voice vote – all ayes. Absent – Clark. Motion carried.

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary