

**Village of Mackinaw City
Regular Meeting
Planning Commission
February 24, 2011
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: Enzo Lieghio, Dick Moehl, Matt Mikus,

REGULAR MEETING	
1	Call to Order and Welcome
2	Roll Call The meeting was called to order at 7:00 p.m. by Chairman Most. Roll call members present: R. Most, J. Riemer, F. Tracy, M. Clark, P. Allers, and N. Dean. Members Absent: B. Whipkey
3	Pledge to Flag Most reflected on the current events occurring in the news in the middle east.
4	Approval of Minutes Motion Allers seconded Tracy to accept the minutes of the meeting held on February 10, 2011, as revised. Voice vote – all ayes. Absent – Whipkey. Motion carried.
5	Public Comment There were no public comments.
6	New Business
6a	No new business was presented.
7	Old Business
7a	B-4 Historic Downtown Customer Use Area Staff provided a review of the current ratio and proposed ratios, the calculations for square footage that would allow additional booth area within a restaurant and retail space, over flow parking, increase of customer use area, etc. Requests have been received from both retail and restaurants owners concerning downtown customer use area. Staff reviewed the parking analysis completed in 2002. Also discussed was the concern of overflow parking into residential areas as a result of increasing the customer use area. There was a lengthy discussion concerning the appropriate customer use area. Also discussed was how many people walk to the downtown area vs. how many drive, how often the parking is filled in town, etc. It was the general consensus of Commissioners to recommend increasing the customer use area for restaurant and retail use. Motion Clark seconded Allers to recommend an amendment to the Zoning Ordinance to increase the restaurant use area from 50% to 60% and the retail use area from 80% to 85%. There was no discussion on the motion. Voice vote – All ayes. Absent – Whipkey. Motion carried.
	Most called for recess at 8:07 p.m. Meeting called to order at 8:12 p.m.
7b	Open Air Business – Discussion Staff reviewed the Ordinance and how Open Air Business is defined within the Ordinance. Open Air Business is allowed in the B2 Waterfront Business District, AG Agricultural District, BC Business Central District, and CR Conservation and Recreation District. Also discussed were the

	types of open air businesses such as carnivals, amusements, tennis courts, plant sales, fruits and vegetable stands. The current Ordinance requires a 6’ fence or wall to be constructed along the rear and sides of the lot. Commissioners were directed to review the need and if it is necessary for fencing around an open air business or if landscaping or other alternative is desired in lieu of fencing.
8	Commissioner Comments The Council will take action to approve the distribution and posting of the Master Plan for public hearing at their next meeting scheduled for March 3, 2011. Commissioners were given a copy of the most recent zoning map.
9	Commissioner Calendar March 10, 2011 – Special Meeting March 24, 2011 – Regular Meeting April 14, 2011 – Special Meeting April 28, 2011 – Regular Meeting
10	Adjournment Motion Dean seconded Tracy to adjourn at 8:38 p.m. Voice vote – all ayes. Absent -Whipkey. Motion carried.

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary