

**Village of Mackinaw City  
Special Meeting  
Planning Commission  
April 14, 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: Dick Moehl, Bob Schafer, Karen Gould, Chris West and Paul Michalak

<b>SPECIAL MEETING</b>	
<b>1</b>	<b>Call to Order and Welcome</b>
<b>2</b>	<p><b>Roll Call</b> 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, N. Dean, and P. Allers Members Absent: None</p>
<b>3</b>	<b>Pledge to Flag</b>
<b>4</b>	<p><b>Approval of Minutes</b> <b>Motion Tracy seconded Allers to accept the minutes of the meeting held on March 24, 2011, as presented. Voice vote – all ayes. Motion carried.</b></p>
<b>5</b>	<p><b>Public Comment</b> There were no public comments presented.</p>
<b>6</b>	<b>New Business</b>
<b>6a</b>	<p><b>Straits Area Tour Company – Request for Paving Extension</b> Chris West of Straits Area Tour Company requested a paving extension for their tour operation opening on S. Huron Avenue. Staff explained that the Zoning Ordinance permits a one year paving extension. Mr. West provided an overview of his new business.</p> <p><b>Motion Dean seconded Clark to recommend to the Village Council to grant a paving extension to Straits Area Tour Company for period of one year. Voice vote – all ayes. Motion carried.</b></p>
<b>6b</b>	<p><b>Presentation by Bob Schaffer – Boat Building School</b> Bob Schafer is the founder of a nonprofit company called Seaport Great Lakes and their mission is to depict Great Lakes maritime history hands on. Mr. Schafer provided an overview of his goals and vision for the boat building project located on the Bell’s Fishery property. Mr. Schafer requested the assistance of the Village to help put up a boat shop / facility.</p>
	<p><b>Most called for recess at 7:50 p.m.</b> <b>Meeting was called to order at 7:56 p.m.</b></p>
	<p><b>Motion Whipkey seconded Dean to send a letter to the Village Council in support of Bob Schafer’s boat building endeavors and vision in the short and long term based on the overwhelming interest from the public, the historical and educational value, which are all positive economic assets to the community.</b></p> <p><b>There was a lengthy discussion on the motion. Whipkey and Dean agreed to amend the original motion.</b></p> <p><b>Motion Whipkey seconded Riemer to send a letter to the Village Council stating that the</b></p>

	<b>Planning Commission recognizes the merits and appreciates the work of Mr. Bob Schafer and his boat building endeavors based on the overwhelming interest from the public, the historical and educational value, which are all a positive economic asset to Mackinaw City. Voice vote – all ayes. Motion carried.</b>
<b>7</b>	<b>Old Business</b>
<b>7a</b>	<b>Open Air Business – Draft Language</b> Staff reviewed the proposed amendments for Open Air Businesses. Also reviewed were the definitions for open air business landscape, vehicle sales/rental, recreational equipment sales/rental, recreation and amusement. Also addressed was the definition of an open air use area and the surrounding perimeter, parking requirements, the open air uses as defined within the B1, B2, B3, AG and BC districts, etc. Staff further reviewed the special use provisions allowed under each definition for each open air business. Safety issues were discussed under item number 4 under Section 23-109. Staff will provide additional language concerning safety issues and aesthetics relative to the placement of berms, fences, walls, etc. around open air uses. Staff provided information on the construction standards for zip lines. The State is currently defining construction, safety and industry standards for zip lines. The Village’s attorney has recommended that the Village place a provision under the special use standards stating it is the responsibility of the property owner/applicant to be compliant with all State regulations and the owner/applicant will indemnify the Village.
<b>8</b>	<b>Commissioner Comments</b> Staff indicated that additional case law has been released concerning Sexually Oriented Businesses (SOB) and is being reviewed by the Village’s attorney.  Staff provided a review of the upcoming Master Plan public hearing.
<b>9</b>	<b>Commissioner Calendar</b> April 14, 2011 – Special Meeting April 28, 2011 – Regular Meeting May 12, 2011 – Special Meeting and Master Plan Public Hearing (at the School) May 26, 2011 – Regular Meeting, B4 and Open Air Public Hearing
<b>10</b>	<b>Adjournment</b> <b>Motion Clark seconded Whipkey to adjourn at 9:45 p.m. Voice vote – all ayes. Motion carried.</b>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary