

**Village of Mackinaw City  
Regular Meeting  
Planning Commission  
April 22, 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, Dick Moehl, Paul Michalak, Mike Ayala

<b>REGULAR MEETING</b>	
<b>1</b>	<b>Call to Order and Welcome</b>
<b>2</b>	<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, F. Tracy, M. Clark, P. Allers, and N. Dean Members Absent: B. Whipkey
<b>3</b>	<b>Pledge to Flag</b>
<b>4</b>	<b>Approval of Minutes</b> <b>Motion Allers seconded Dean to accept the minutes of the meeting held on April 8, 2010, as presented. Voice vote – all ayes. Absent – B. Whipkey. Motion carried.</b>
<b>5</b>	<b>Public Comment</b> Dick Moehl provided an update on the Mackinaw Maritime Festival scheduled for May 7 & 8, 2010.
<b>6</b>	<b>New Business</b>
<b>6</b>	No new business was presented.
<b>7</b>	<b>Old Business</b>
<b>7 ai</b>	<b>Master Plan – Commercial and Industrial Goals and Objectives</b> Staff resumed the review of the Commercial Development Goals and Objectives. Concerns were discussed concerning the character of downtown, i.e. Victorian, suburban design, urban design quality construction.  Goal 3 refers to the Village’s sense of place. Objectives considered were unified parking, walkway signage, streetscape design, impacts on community character and view sheds, form based codes, downtown city themes, enforcement and requirements to establish structured developments, evaluate the protection of the view shed of the water, bridge and water, etc.  Staff explained how the Master Plan is the initial guide in the planning process that develops concepts and defines future development for transportation, commercial and industrial goals, view shed requirements, community character, etc. The Village’s Zoning Plan is the tool that defines specific regulations and zoning requirements, which is guided by the Goals and Objectives of the Master Plan. The Zoning Ordinance is the document that establishes specific language for implementation of the Goals and Objectives identified in the Master Plan.  Goal 4 refers to character of commercial development. Objectives discussed were use and quality of materials, natural features, summer and winter opportunities, economic and environmental sustainability and diversity, as it relates to the Village’s community character.  Goal 5 refers to protecting and enhancing the Village’s commercial development. Objectives reviewed were to establish zoning requirements for the uniform quality of development and

	<p>redevelopment, a streamlined review process, use of existing zoning standards to encourage improvement and redevelopment of existing commercial areas within the Village. Discussed at length were review standards and guidelines, business retention and viability, protecting the existing downtown commercial district, quality, etc.</p>
	<p><b>Most called for recess at 8:09 p.m.</b>  <b>Meeting called to order at 8:12 p.m.</b></p>
	<p>Industrial/Business Park Development was reviewed.</p> <p>Goal 1 refers to industrial and business activities that are diverse, clean and complementary to the Village's cultural, historic, and natural character. Objectives reviewed were complementary industrial and business park development, plan for development and funding of site improvements through CDBG provisions, leverage Village quality of life to attract industries and businesses, recruit businesses complementary to the Village's current visitor economy, and protect the Village's character and sense of place.</p> <p>Goal 2 refers to the protection of industrial development from encroachment and incompatible land uses. Objectives reviewed were to provide for adequate setbacks from industrial uses based on offsite impacts, identify potential industrial sites and zones for industrial use, and coordinate future capital improvement planning to provide necessary infrastructure to future industrial sites.</p> <p>Concerns were addressed with regard to standard boiler point language that could create loop holes. A request to enhance green resources such as wind, solar, geo, etc. for businesses that may come to our community. These goals fall under the sustainability goals. Characteristics for viability will be addressed for the different types of businesses under economic development.</p> <p>This concludes the initial review of the Commercial and Industrial/Business Park language.</p>
<b>7b</b>	<p><b>Wind Turbine Generator Turbine Ordinance</b>  Commissioners agreed to move this matter to the next meeting. Staff explained that Draft 04 08 10b of the Wind Turbine Ordinance removes the waiver language. Commissions were directed to review this version and bring comments back to the next meeting.</p>
<b>8</b>	<p><b>Commissioner Comments</b>  -The Village Council readopted the 1998 Comprehensive Development Plan.  -Staff provided an overview of the construction for Central Avenue and M-108 Road projects.  -The Village has an 82% return rate for the Census thus far. The next step will be door-to-door confirmation by Census workers.</p>
<b>9</b>	<p><b>Commissioner Calendar</b>  May 13, 2010 – Special Meeting  May 27, 2010 – Regular Meeting  June 10, 2010 – Special Meeting</p>
<b>10</b>	<p><b>Motion Clark seconded Allers to adjourn at 9:16 p.m. Voice vote – all ayes. Absent – Whipkey. Motion carried.</b></p>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary