

**Village of Mackinaw City  
Regular Meeting  
Planning Commission  
April 28, 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: Matt Mikus

<b>REGULAR 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, B. Whipkey, F. Tracy, M. Clark, N. Dean, and P. Allers Members Absent: J. Riemer</p>
<b>3</b>	<b>Pledge to Flag</b>
<b>4</b>	<p><b>Approval of Minutes</b> <b>Motion Allers seconded Clark to accept the minutes of the meeting held on April 14, 2011, as presented. Voice vote – all ayes. Absent – Riemer. Motion carried.</b></p>
<b>5</b>	<p><b>Public Comment</b> There were no public comments presented.</p>
<b>6</b>	<p><b>New Business</b> No new business was presented.</p>
<b>7</b>	<b>Old Business</b>
<b>7a</b>	<p><b>Open Air Business – Draft Language</b> Staff reviewed the proposed amendments for Open Air Business. Staff presented the final draft language prior to setting the final public hearing. Staff reviewed the most recent revisions concerning Section 23-109, Item D, item 4, with regard to fencing and safety concerns and item 11, setbacks. The acronym “ADA” would be defined as the “American with Disabilities Act”. Also discussed was parking.</p> <p>There was a lengthy discussion concerning parking in commercial areas adjacent to the trailhead. A suggestion was made to hold a joint meeting with the Chamber, DDA, EDC, and/or Council in the future to discuss development planning in this area. Staff explained that once the Master Plan is implemented, this can be addressed. Also discussed was past planning and development of the Village’s waterfront.</p>
<b>7b</b>	<p><b>Sexually Oriented Business – Draft Language</b> Staff reviewed the differences of a standalone ordinance versus language incorporated within the current zoning ordinance. Also discussed was the implementation of the preamble, case law, property laws, and protecting the public from secondary effects.</p> <p>Discussed was the definition of “Adult Cabaret”, the definition for “Substantial” (revised from 25% to 35% of items), and the addition of “Floor Space”. Also addressed the availability for an adequate ratio for an SOB development. There is no set ratio based on case law. The determining factor is what is reasonable to eliminate any future legal action. Also reviewed were impacts on adjoining properties within the industrial and nonresidential districts within the Township, and what can be</p>

	<p>done to eliminate impact on residential areas, establishing appropriate setbacks, visual barriers, berms, landscaping, etc. Staff confirmed that zoning in the industrial district does not allow for residential houses. It is the responsibility of the home buyer to research the proposed property's zoning district and impacts of zoning in surrounding districts.</p> <p>There was a general discussion concerning setbacks, defining a new industrial district as recommended in the Master Plan, establishing landscaping and berming standards that provide a buffer to minimize the visual and noise impact on adjacent residential properties, density of the industrial park, intermixed uses, etc.</p>
<b>8</b>	<p><b>Commissioner Comments</b>  Staff provided an overview of the Master Plan public hearing scheduled for May 12, 2011 at the School. The first part of the meeting will concentrate on the importance of planning and process to date followed by a detail review of the Goals and Objectives and Implementation Plan.</p>
<b>9</b>	<p><b>Commissioner Calendar</b>  May 12, 2011 –Master Plan Public Hearing (at the School)  May 26, 2011 – Regular Meeting, B4 and Open Air Public Hearing, Approval of Master Plan  June 9, 2011 – Special Meeting  June 23, 2011 – Regular Meeting</p>
<b>10</b>	<p><b>Adjournment</b>  <b>Motion Dean seconded Clark to adjourn at 8:54 p.m. Voice vote – all ayes. Absent – Riemer.</b>  <b>Motion carried.</b></p>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary