

Village of Mackinaw City
Planning Commission
Special Meeting
May 10, 2012

- 1) Call to Order and Welcome
Meeting Called to Order by Mr. Most at 7:00P.M.
- 2) Roll Call
Roll was taken by Clark. Riemer, Clark, Dean, Tracy, Allers, and Most were present. Whipkey was absent.
- 3) Pledge to Flag
- 4) Approval of Minutes
Motion was made by Dean to approve the Minutes as presented.
Motion Seconded by Tracy.
There was a unanimous vote to approve. Whipkey absent.
- 5) Public Comment
No Comments received.
- 6) New Business
 - a. Mackinaw Fudge Company – Revised Site Plan Review, 2012-SP-014

Mr. Beavers said that the new site plan had been submitted following discussion at Council. It has been reviewed by the appropriate Department Heads. The suggestion has been made by the Fire Department that a sprinkler system be installed on the roof addition. It was noted that construction to the property line will narrow the alley even more.

Mr. E. Lieghio stated that the new plan has been designed open to eliminate visual obstruction. He is willing to consider designated parking signage to control use of the two parking spaces. The Lieghios may eventually add a second story over the carport. It is being constructed to allow that possibility. A proposal for such construction would have to be submitted for review at that time.

A Motion was made by Allers to table till the next meeting to allow further study. The Motion was supported by Reimer. Allers would like more information on safety and traffic congestion in peak traffic season.

Reimer was concerned about how the current plan has improved over the original proposal.

A voice vote to Table was taken. The motion failed.

A Motion was made by Dean to refer Revised Site Plan 2012-SP-014 to Council for approval with the inclusion of a fire sprinkle system to address the concerns of the Fire Chief.

The Motion was supported by Reimer.

The vote was unanimous in support. Whipkey absent.

7) Old Business

a. Discuss Sexually Oriented Business Ordinance

Larry Fox, the Village engineer, presented visuals on screen of the maps developed using the 1000' and 1500' set backs from Residential uses in the MR and MRS zoning districts.

Discussion occurred regarding appropriate set backs from Campgrounds and the Hiking /Biking Trail. The KOA is approximately 730-750' from area potentially available for SOB development. The Hiking /Biking Trail is approximately 700' from this area.

Separation requirements between SOBs were discussed.

A requirement of 500' of separation would result in 3-4 potential sites; 400' would result in 5-8 potential sites; and 300' would result in 7-9 potential sites.

A Motion was made by Dean to direct the Village Manager with Larry Fox, the Village engineer, and Tom Evashevski the Village attorney to develop and bring back to planning Commission explicit information regarding the setback and separation requirements discussed for the SOBs to be moved to the MRS zoning district,

The Motion was seconded by Reimer.

The Voice Vote was unanimous in support. Whipkey absent.

Most expressed his appreciation to Mr. Beavers, for bring in Mr. Fox and Mr. Evashevski to provide us with presentations that were very valuable in furthering our understanding and discussions on this issue.

8) Commissioner Comments

No Comments received.

9) Commission Calendar

May 24 – Regular Meeting

June 14 – Special Meeting

June 28 – Regular Meeting

10) Adjournment

Motion to Adjourn by Dean.

Seconded by Allers.
Vote Unanimous in favor. Whipkey absent.
Meeting Adjourned at 8:55P.M.

Mary Clark, Secretary

Rob Most, Planning Commission Chair