

**Village of Mackinaw City  
Regular Meeting  
Planning Commission  
May 27, 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: See attached.

<b>Public Hearing</b>	
	<b>Call to Order and Welcome</b> Chairman Most opened up the Public Hearing at 7:00 p.m. Planning Commission members present were Most, Riemer, Whipkey, Tracy, Clark, Allers, and Dean.
<b>1</b>	<b>Special Use Permit, 2010-SU-003, Shepler Development -Temporary and Seasonal Unpaved Boat Line Parking</b> Sandy Planisek expressed concerns for the driveway that runs adjacent to the bike path from Crossings Drive into the parking area and the berm on the east side of the parking area.
	<b>Motion Dean seconded Tracy to close the Public Hearing at 7:05 p.m. Voice Vote – all ayes. Motion carried.</b>
<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 7:05 p.m. by Chairman Most. Roll call members present: R. Most, J. Riemer, B. Whipkey, F. Tracy, M. Clark, P. Allers, and N. Dean Members Absent: None
<b>3</b>	<b>Pledge to Flag</b>
<b>4</b>	<b>Approval of Minutes</b> <b>Motion Allers seconded Clark to accept the minutes of the meeting held on May 13, 2010, as presented. Voice vote – all ayes. Motion carried.</b>
<b>5</b>	<b>Public Comment</b> There were no public comments presented.
<b>6</b>	<b>New Business</b>
<b>6 a</b>	<b>Dark Skies Presentation</b> Mary Adams, in the absence of Mary Lou Tanton, gave a presentation on an initiative to designate the Headlands as a Dark Sky Park with the International Dark-Sky Association in Tuscon, Arizona. A program information packet was provided to Commissioners for review, which included letters of support, guidelines, lighting innovations, etc. Consideration was given for added “eco tourism”. Adams informed the Board that there are only four parks in the United States with this designation. Adams addressed lighting concerns and environmental conservation. Commissioners were in support of the concept and would like to have the Master Plan include dark sky objectives, which would be regulated under the Zoning Ordinance.  <b>Motion Allers seconded Riemer to recommend to the Village Council to send a joint letter from the Village Council and Planning Commission in support of the International Dark-Sky Initiative and designating the Headlands as a Dark Sky Park. Voice vote – all ayes. Motion carried.</b>

6 b	<p><b>Special Use Permit, 2010-SU-003, Shepler Development -Temporary and Seasonal Unpaved Boat Line Parking</b></p> <p>Staff summarized Special Use requirements and provisions for Temporary and Seasonal Unpaved Boat Line Parking as follows:</p> <ul style="list-style-type: none"> <li>- Definition of “Seasonal” parking</li> <li>- Special Use Permit 3 year time period and limit of 2 additional extensions</li> <li>- Landscaping requirements for berm and shrubbery height and spacing</li> <li>- Parking lot does not exceed one acre</li> <li>- Property is located in the BC Zoning District</li> <li>- Plan identifies 50% of all transportation corridors as landscaped with a berm</li> </ul> <p><b>Motion Dean seconded Allers to grant the special use permit, 2010-SU-003, based on the following findings of fact: property is located in the BC Zoning District, Plan identifies 50% of all transportation corridors as landscaped with a berm, and Parking lot does not exceed one acre in size. Discussed: The parking area and where Lake Street was identified on the plan.</b></p> <p><b>Most requested a roll call on the motion.</b>  <b>Ayes – Allers, Clark, Dean, Most, Whipkey, Riemer and Tracy.</b>  <b>Nays – None</b>  <b>Motion carried.</b></p>
6 c	<p><b>Site Plan Review, 2010-SP-005, Shepler Development -Temporary and Seasonal Unpaved Boat Line Parking</b></p> <p>Staff provided an overview of the plan. Landscaping and elevation was discussed in detail concerning the easement as it relates to the berm on the east side of the parking area where it runs adjacent to the State Trail. Sandy Planisek was concerned with parking overhang should cars park too close to the Trail, cars mistakenly traversing over the Trail, and gravel from the parking area migrating across the trail. Staff explained how the requirements for berm height, grade and landscaping between the parking area and the Trail create a buffer. Bollards could be utilized should there be a problem. Different types of temporary barriers and design standards were discussed at length. Planisek asked how the driveway off of Crossings Drive will be constructed and whether or not it will have to be paved. Staff explained that an interpretation will need to be made concerning the issue prior to Council review.</p> <p><b>Motion Allers seconded Dean to recommend to the Village Council the approval of the Shepler Development Site Plan, 2010-SP-005, parcel id number 012-018-100-004-04, for Temporary and Seasonal Unpaved Boat Line Parking.</b></p> <p><b>Most requested a roll call on the motion.</b>  <b>Ayes – Riemer, Dean, Most, Allers, Tracy and Clark</b>  <b>Nays – Whipkey</b>  <b>Motion carried.</b></p>
<p><b>Most called for recess at 8:45 p.m.</b>  <b>Meeting called to order at 8:49 p.m.</b></p>	
7	<p><b>Old Business</b></p>
7 a	<p><b>Wind Turbine Generator Ordinance</b></p> <p>Commissioners reviewed the Ordinance. The numbering in section P and Q was corrected. Staff provided a summary on setback requirements.</p>

	<p><b>Motion Clark seconded Whipkey to recommend the Village Council conduct the first and second reading and adoption of the Wind Turbine Generator Ordinance as a standalone ordinance.</b></p> <p><b>Most requested a roll call on the motion.</b>  <b>Ayes – Tracy, Riemer, Most, Clark, Whipkey, Dean and Allers</b>  <b>Nays – None</b>  <b>Motion carried.</b></p>
<b>7bi</b>	<p><b>Master Plan, Review of Goals and Objectives</b></p> <p>Commissioners reviewed the Goals and Objectives as follows:</p> <p><u>Recreation</u>: This section provides a general overview of the Village’s Recreation Plan. The following goals were discussed: to ensure public access, improve park connections, establish dog parks, the expansion of family, youth and senior citizen activities, the continued development of the Village’s trail system, maintaining and developing Lake access by adding to existing infrastructure, protection of natural features, beach maintenance, improve access, enhancing existing parks, continue with Arbor Day celebrations, etc.</p> <p>A request was made to incorporate the Dark Sky Park designation within the Parks and Recreation Goals and Objectives.</p> <p><u>Public Utilities and Services</u>: The goals and objectives were reviewed. A request was made to include “green” language as Goal 4, which incorporates green initiative and sustainability.</p> <p><u>Intergovernmental and Public/Private Collaboration</u>: During discussions, a request was made to include language that encourages intra communication between Village Boards and Commissions.</p>
<b>8</b>	<p><b>Commissioner Comments</b></p> <p>No additional comments were given.</p>
<b>9</b>	<p><b>Commissioner Calendar</b></p> <p>June 10, 2010 – Special Meeting  June 24, 2010 – Public Hearing on the Master Plan Goals and Objectives at the Mackinaw City Public School at 7:00 p.m.  July 8, 2010 – Special Meeting  July 22, 2010 – Regular Meeting</p>
<b>10</b>	<p><b>Motion Whipkey seconded Allers to adjourn at 9:34 p.m. Voice vote – all ayes. Motion carried.</b></p>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary