

Village of Mackinaw City
Planning Commission
Regular Meeting
June 28, 2012

- 1) Call to Order and Welcome
Meeting called to Order by Most at 7:00P.M.
- 2) Roll Call
Roll was taken by Clark. All commissioners were present.
- 3) Pledge to Flag
- 4) Change in Agenda
Following the Pledge, a motion was made by Dean to place Sexually Oriented Businesses under Old Business, Section a., for discussion and possible action. The motion was seconded by Allers. There was no discussion of the motion. The vote was unanimous in support.
- 5) Approval of the Minutes
A motion was made by Allers to approve the minutes as submitted. The motion was seconded by Tracy. There was no discussion. The vote was unanimous in support.
- 6) Public Comment
No comments were received.
- 7) New Business
 - a. Central & Nicolet Hotdog Building – Project #0811 – Site Plan Review, 2012-PS-033, Submitted 6/13/12

Mr. Beavers indicated that the original Site Plan was approved by the Commission and Council several years ago. The Lieghios are asking for a revision of usage and some site changes.

Mr. J. Lieghio indicated that the change to office use would be temporary, and that the future placement of the hotdog on the roof would serve both to attract attention to the food establishment and as a structural support element for the newly proposed carport addition.

Commission discussion determined that:

1. The use proposed is not considered a Drive-In or Drive-Thru and that the signage will reflect that.
2. The roof/hotdog will not obstruct the view shed.
3. Concerns raised about left turns onto Nicolet from the northernmost drive would be addressed by on site signage.
4. Because we were revisiting and making changes to the original request it would be appropriate to add a sunset clause to the approval if desired.

(A short recess was called from 7:55P.M. till 8:03P.M.)

A Motion was made by Clark to approve the Central & Nicolet Hotdog Building – Project # 8011 – Site Plan Review, 2012-PS-033, submitted 6/13/2012 with a Sunset Date of June 2013 and with the following sign modifications:

1. Prominent signs will be installed on the site to indicate that the northernmost drive on Nicolet is an entrance only, no exits onto Nicolet allowed.
2. Signage will be placed directing traffic in the maneuvering lane, wishing to exit onto Nicolet, to the alley and the alley exit onto Nicolet.

The Motion was seconded by Whipkey.

A roll call vote was taken with all members voting in support.

Discussion then turned to the request by the Leighios for a temporary change of usage from general restaurant to office space for the period from March 1, 2012 to December 31, 2012.

(Most at this point recused himself, because of a potential conflict of interest, and turned the Chair over to Allers.)

Motion was made by Riemer to move this request for temporary office use, for the time frame of Mar 1, 2012 to Dec 1, 2012 forward to Council. The Motion was seconded by Whipkey.

The voice vote of those present was unanimous in support. Most was recused for the vote.

(A Recess was called at 8:20P.M.) Most returned as Chair and called the Commission into session at 8:24P.M.)

Whipkey announced that he needed leave the meeting, but asked to have the following comments entered into the record. He noted that dumpsters on several properties have over time migrated from the locations originally approved on site plans. He also noted that a sign in the Crossings which is in violation has not yet been removed.

b. Star Line Parking Lot Annex and Nicolet Lot with Access Easement – Project #0469 – Site Plan Review, 2012-PS-032, Submitted 5/31/2012

Mr. Beavers indicated that approval of the site plan should include the following stipulations:

1. Traffic shall be one way.
2. A stop sign shall be placed for the vehicle traffic lane.
3. Star Line shall sign an agreement stating they will pay and make repairs to the trail automatically when requested by the Village or the DNR.

A Motion was made by Allers to approve the Star Line Parking Lot Annex and Nicolet Lot with Access Easement – Project #0469 – Site Plan Review, 2012-PS-032, Submitted 5/31/12 with the stipulations that:

1. Traffic shall be one way.
2. A stop sign shall be placed for the vehicle traffic lane.
3. Star Line shall sign an agreement stating they will pay and make repairs to the trail automatically when requested by the Village or the DNR. Repairs will be completed within 6 weeks of the request, with discretion given to the Village Manager to adapt the time frame as needed.
4. The drive will be asphalt covered for 20' on either side of the trail.

The Motion was seconded by Riemer.

A Roll Call vote was taken with Riemer, Clark, Dean, Tracy, Allers and Most in support. Whipkey was absent.

The motion carried.

8) Old Business

a. Sexually Oriented Businesses

New information was shared with the Commission about the lack of developable sites in the MR and MRS districts.

Allers made a Motion to send the proposed S.O.B. Ordinance to Council as is. The Motion was seconded by Dean. Discussion revealed that the current document does not include the changes to set back requirements adopted during previous meetings.

A voice vote was taken. There were no votes in support. The Motion was unanimously rejected.

It was decided that a communication, to be drafted by Mr. Beavers, be sent to Council indicating that the S.O.B. usage will continue to remain in the B2 district at this time, but that we need to redirect our analysis and continue our efforts to search for an alternative zoning district for that allowable use.

9) Commissioner Comments

The only Comments received were those from Whipkey at his departure from the meeting, as noted earlier.

10) Commissioner Calendar

Proposed future Meeting dates:

July 12, 2012 and August 9, 2012 - Special Meetings

July 26, 2012 and August 23, 2012 – Regular Meetings

11) Adjournment

Motion made by Allers to adjourn.
Seconded by Clark
Voice vote was unanimous in support.

Mary Clark, Secretary

Rob Most, Commission Chair