

Village of Mackinaw City  
Planning Commission  
Regular Meeting  
July 26, 2012

1.) Call to Order

The meeting was called to order by Most at 7 pm

2.) Roll Call

The roll was taken by Clark. All members were present

3.) Pledge to the American Flag

4.) Approval of Previous Minutes

A motion was made by Allers to accept the minutes as presented.

The motion was seconded by Dean.

The voice vote was unanimous in support.

5.) Public Comment

None

6.) New Business

- a.) Sheplers Seasonal Parking – Project #1013 – Special Use Permit #2012-SU-002 and Site Plan Review #2012-SP-034

Mr. Beavers stated that the Planning Commission had reviewed and approved as appeal for this site previously, but that because of a discrepancy in the square footage claimed it was returned to us for reconsideration.

This proposal has been reviewed by the Village Departments, the Village Engineer has recommended that a heavier drainage tile be installed on site to accommodate the traffic generated.

**Special Use Permit #2012-SU-002**

Mr. Sheplers representative stated that:

- i.) This lot is being developed for long term secured parking
- ii.) Ingress and Egress will be off Third Street
- iii.) The lot will be graveled and the Special Use will be reviewed by the Planning Commission in three (3) years
- iv.) Sheplers staff (not customers) will be parking vehicles on the site
- v.) The completion of the proposed six (6) foot fence will be reviewed by staff before a lot can be used

- vi.) Unauthorized traffic will be physically deterred from entering the property before completion of the project

A motion was made by Dean that we grant Special Use Permit #2012-SU-002 as presented in the Public Hearing Notice. The motion was seconded by Allers.

Discussion of the motion clarified that there will be no paving on the site.

A roll call vote was taken. Members were unanimous in support.

#### **Site Plan Review #2012-SP-034**

Mr. Sheplers representative reiterated that the site will be surrounded by a six (6) foot fence with a gate on Third Street. The landscaping will conform to ordinance requirements.

A motion was made by Whipkey to recommend approval as submitted. The motion was seconded by Allers.

The motion was amended by Whipkey to include that the drainage notation on the application site plan drawing will be deleted, and that the ditch shown as concrete pipe will have final approval by the Village Engineer. Mr. Allers concurred.

A roll call vote was taken. Members were unanimous in support.

- b.) Other  
None

#### **7.) Old Business**

- a.) Sexually Oriented Businesses

A letter from Chairman Most has been submitted to Council regarding past Commission discussion on Sexually Oriented Businesses.

Mr. Beavers suggested a fresh look could be taken via a plan that includes:

- i.) Having usable land in the MR and MRS districts determined using soil maps
- ii.) Having staff investigate other possible locations in other districts throughout the Village
- iii.) Having a meeting with the Village Manager, the Council President and the Planning Commission Chair

The Commissioners approved this approach.

8.) Commissioner Comments

- a.) The issue of freeing board members from the responsibility of taking notes during a meeting to allow full participation in the business of the Commission needs to be resolved.

This should be one of the topics of discussion at the proposed meeting with the Village Manager, the Council President and the Chairman of the Planning Commission.

- b.) The fact that landscaping on site plans is not yielding the desired finished result was discussed.

It was suggested that:

- i.) Staff needs to be more aggressive in oversight of Site Plans  
ii.) The Commission needs to review what is currently written in the Ordinance and what changes need to be made to the Ordinance to achieve the goals intended.

(The projected date of discussion is at the Regular September Meeting)

9.) Commissioner Calendar

August 23 – Regular Meeting  
September 13 – Special Meeting  
August 27 – Regular Meeting

10.) Adjournment

A motion to adjourn was made by Dean. The motion was seconded by Tracy. The voice vote was unanimous. Adjournment at 8:55 pm

Mary Clark, Secretary

Rob Most, Chairman