

**Village of Mackinaw City  
Regular Meeting  
Planning Commission  
August 26, 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: Dick Moehl, Mike Ayala

<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 7:01 p.m. by Chairman Most. Roll call members present: R. Most, J. Riemer, F. Tracy, M. Clark P. Allers, and N. Dean Members Absent: B. Whipkey
<b>3</b>	<b>Pledge to Flag</b>
<b>4</b>	<b>Approval of Minutes</b> <b>Motion Allers seconded Dean to accept the minutes of the meeting held on July 22, 2010, as revised. Voice vote – all ayes. Absent – Whipkey. Motion carried.</b>
<b>5</b>	<b>Public Comment</b> Dick Moehl provided information concerning a meeting with Senator Levin’s staff on the Mackinaw Coast Guard Cutter regarding lighthouses and the Cutter. Moehl also commented on boat line franchise agreements approved by Mackinac Island.
<b>6</b>	<b>New Business</b> There was no new business presented.
<b>7</b>	<b>Old Business</b>
<b>7a</b>	<b>Master Plan – Future Land Use Goals</b> Staff provided an overview of the revisions completed by Doug Piggot, which were discussed at prior meetings. Staff reviewed each section. The format was changed to clarify and provide consistency throughout the document as it defines zoning boundaries, protection areas, uses, etc. The following was reviewed: areas zoned for residential use, district locations, district character, possible protection areas, lakefront residential home occupation, residential traffic, height limitations to protection view shed, tourism, lodging, commercial downtown tourism with regard to outdoor cafes, parking ratios as it relates to customer floor space, public recreation, natural resource protection boundaries, businesses that service both residential and commercial use on the west side and future uses for the corridor, institutional business incubation and property transactions, public recreation, high tech research, etc.  Staff will ask Doug Piggot why the reference to Dry Dock Lake was deleted from Section 7.  Commissioners were directed to review the Future Land Use Goals, Goals and Objectives chapter, and to review the Zoning Plan. Formatting will be reflected in the final draft.
	<b>Most called for recess at 8:08 p.m.</b> <b>Meeting called to order at 8:12 p.m.</b>
<b>7b</b>	<b>Master Plan – Zoning Plan</b> Staff explained that the Zoning Plan is the bridge document between the Master Plan and making

	<p>changes within the Zoning Ordinance and is based on the Michigan Planning and Enabling Act. This Plan provides an overview of proposed changes. Considerations were given on the following changes, additions and/or modifications:</p> <ul style="list-style-type: none"> <li>- Zoning District name changes</li> <li>- Differences and similarities within districts</li> <li>- Determine what needs to be protected in each residential district (height, setbacks, building and lot square footage, expansion, etc.)</li> <li>- Use of overlay goals between districts</li> <li>- Inconsistencies of uses between similar areas / parcels</li> <li>- Possibility of rezoning individual districts</li> </ul> <p>Residential districts were discussed at length specifically the R1 and R4 district, differences, setbacks, protection, as it relates to future land use. At this time, staff recommended that a new future land use district be created that is equivalent to the current R4 district.</p> <p>Natural Resource Protection district was discussed. There is an inconsistency with regard to two separate land uses classified under the district. The Village's current MR District will be classified as Natural Resource Protection District, which also includes the CR District that allows camping. The CR language will need to be modified to allow the uses within the MR District that allows camping and other businesses.</p> <p>Commissioners requested that Doug Piggot provide additional consultation on the components of the Zoning Plan.</p>
7c	<p><b>Sexually Oriented Business Regulations</b> The district location needs to be addressed with regard to moving it from the B2 classification to the industrial district. The Village can create special use provisions but cannot eliminate the use.</p>
8	<p><b>Commissioner Comments</b> Dean would like to address the Noise Ordinance and indicated that it is not necessary for garbage trucks to empty dumpsters at 6:00 a.m. Allers asked about the alley on the north side of Central Avenue, and would like additional police patrol to stop people from driving the wrong way.</p>
9	<p><b>Commissioner Calendar</b> September 9, 2010 – Special September 23, 2010 – Regular October 14, 2010 (Jeff will not be at this meeting)</p>
10	<p><b>Adjournment</b> <b>Motion Clark seconded Allers to adjourn at 9:04 p.m. Voice vote – all ayes. Absent – Whipkey. Motion carried.</b></p>

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary