

**Village of Mackinaw City
Special Meeting
Planning Commission
May 14, 2009
Approved Minutes**

Members: Rob Most (Chairman), John Riemer, Bo Whipkey, Florence Tracy, Mary Clark, Paul Allers, Rosada Mann, and Nancy Dean.

Staff: Jeff Lawson (Village Manager)

Guests: David McFarland, Dick Moehl, Jonathan Eppley

SPECIAL MEETING		Special Meeting
1	Call to order and welcome	Call to Order
2	Meeting called to order at 7:01 p.m. by Chairman Most. Roll call members present: R. Most, J. Riemer B. Whipkey, F. Tracy, M. Clark, P. Allers, R. Mann, and N. Dean There were no members absent.	Roll Call
3	Pledge to Flag was recited.	Pledge to Flag
4	Motion Allers supported Dean to approve the minutes of the meeting held on April 23, 2009, as presented. Voice vote – all ayes. Motion carried unanimously.	Review and approval of minutes
5	Public Comment: Dick Moehl provided an overview for the McGulpin Point Lighthouse Celebration. Attendees include Debbie Stabenow and representatives from Jason Allen’s office and Carl Levin’s office. Broadcasts will also be hosted by TV 9 and 10 News on Wednesday May 20, 2009 at 5:30 p.m.; WTVB Radio in Coldwater on at 7:50 a.m. on Friday, May 22, 2009; WTCM Radio in Traverse City at 7:45 a.m. on Wednesday, May 27, 2009.	Public Comment
6	New Business	New Business
6A	Staff provided a review of the Shepler Boat Storage Site Plan, 2009-002. -The site plan proposes to construct an 11,891 square foot marine storage facility adjacent to Shepler’s existing storage facility. -The site plan identifies the construction of one building. -Perimeter setbacks provide enough greenspace. -The required setbacks are 15’ unless the building abuts a residential district, which would then require a 30’ setback. -There are no parking standards for boat storage. -Drainage slopes to the interior of the lot and meets 10-year storm requirements. -Ordinance requires 47,363 square feet of greenspace. -Phase I construction provides 162,402 square feet. -Elevations and snow loads are acceptable. Motion Mann supported Allers to approve the associated Findings of Fact as provided by Staff in Site Plan Number 2009-002, Shepler’s Marine Boat Storage Facility. There was no discussion on the motion. Ayes - Allers, Dean, Mann, Tracy, Clark, Most, Whipkey and Riemer. Nays – None. Motion carried unanimously.	Site Plan Review 2009-002, Shepler’s Boat Storage Facility

7	Old Business	Old Business
7A	<p>Most called for changes and/or discussion of the Bylaws. A review of each section was conducted.</p> <p>III. REMOVAL FROM OFFICE</p> <p>B. The Secretary of the Planning Commission shall report <u>to the Village Council</u> any member who has missed three <u>consecutive</u> regular meetings in a row to the Village Council. Failure to repeatedly attend Commission meetings shall be considered a nonfeasance in office.</p> <p>IX. DUTIES OF THE CHAIR</p> <p><u>A.</u> The Chair retains his/her ability to discuss, make motions, and vote on issues before the Commission.</p> <p><u>B.</u> He/She shall preside at all meetings with all powers under parliamentary procedure.</p> <p><u>C.</u> The Commission may appoint the Chair to be spokesperson for the Commission.</p> <p><u>D.</u> The spokesperson shall represent the position of the Commission.</p> <p><u>E.</u> The Chair may appoint with approval, a member of the Commission as spokesperson when deemed appropriate.</p> <p>XI. DUTIES OF THE SECRETARY</p> <p><u>A.</u> The Secretary shall be responsible for the minutes of each meeting if there is not a recording Secretary.</p> <p><u>B.</u> The Secretary shall rReview the draft of the minutes, sign them, and submit them for approval.</p> <p><u>C.</u> -The Secretary shall kKeep attendance records.</p> <p>The Board requested a Table of Contents and Title Page, to delete periods in section XIII, 6, a. and b., and to delete periods in section XVI, 1. through 10.</p>	Planning Commission Bylaws Discussion
7B	<p>Staff is currently working on the housing portion of the Plan. Information will be compiled from housing studies. Items addressed would be the current housing, affordable housing needs, market analysis, future developments relative to residential, industrial and commercial developments, placement of developments, aesthetics as it relates to economic feasibility, etc. Statistics are addressed in the Goals and Objectives portion of the Plan as to future land use.</p>	Master Plan Discussion
8	<p>The Board requested a clean draft of the Bylaws at the next meeting, which includes a title page and table of contents to be included with the changes.</p> <p>Allers asked the Board to provide a list of ideas for future projects, such as bike and trail paths for current and future use, for upcoming discussions of the Master Plan.</p> <p>A copy of the Mackinaw City Hike and Bike Map was provided for review. The Map was completed by Sandy Planisek in accordance with the Goals and Objectives of the Park Plan. The Park Plan also provides for additional hiking and biking paths if funding</p>	Commissioner Comments

	<p>becomes available. Currently the State has awarded stimulus funding to improve the Village's Trailhead. Staff explained the time schedule for completion of projects.</p> <p>The Village will apply for a grant for restrooms at Conkling Park next year. The approximate cost is \$100,000. Signage for the Village's Trails will be provided during the next phase of the Trail project. The Board discussed dedicated bike paths. Staff explained that once the Trailhead is improved, it will provide dedicated, safe bike trails. The Village is currently negotiating easements to provide a dedicated bike trail that would run adjacent to West Central Avenue beginning at the Trailhead behind the IGA to the Historical Village and Headlands.</p>	
9	<p>May 28, 2009 at 7:00 p.m. – Regular Meeting June 11, 2009 at 7:00 p.m. – Special Meeting June 25, 2009 at 7:00 p.m. – Regular Meeting</p>	Commissioner Calendar
10	Motion Mann supported Dean to adjourn at 8:33 p.m. Voice vote – all ayes. Motion carried unanimously.	Adjournment

Planning Commission Minutes respectfully submitted:

Rob Most, Chairman

Mary Clark, Secretary