

## **STATEMENT OF CONCLUSIONS AND AGREEMENT OF CONDITIONS**

This Statement of Conclusions and Agreement of Conditions is by and between **Anthony C. Brodeur and James Conley** (Owner), and the **City of Mackinac Island, Planning Commission**, a Michigan municipal corporation (City).

### **RECITATIONS**

Owner holds fee title of the property located at 1274 Mission Street, Mackinac Island, Michigan 49757 (the Property).

Owner made application for a Special Land Use to change the use of the Property from single-family residence to Boardinghouse use, and voluntarily proposed conditions on said use.

A hearing was held on the application on or about June 8, 2021, after proper notice was posted and sent.

### **STATEMENT OF CONCLUSIONS**

The City states that, through the Owner's application, answers to questions asked, and conditions proposed, the following conclusions have been made:

1. That the establishment, maintenance and operation of the special land use will not be detrimental to or endanger the public health, safety or general welfare.
2. That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will it substantially diminish and impair property values within its neighborhood.
3. That the establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and necessary facilities are being provided.
5. That adequate measures are in place to provide ingress or egress so designed to minimize congestion in the public streets.

6. That the special land use conforms to the applicable regulations of the R-3 High Density Residential district.
7. That the special land use conforms to all relevant criteria for review under Article 20.06.
8. That all provisions of Section 7.04 are met.

#### STATEMENT OF CONDITIONS

The Owner acknowledges and agrees that this Special Land Use is granted only on the following conditions:

1. There shall be no more than eight (8) occupants on the property at any given time.
2. No pets shall reside on or stay at the property.
3. The property shall contain no more than five (5) bedrooms.
4. That the occupants of the property shall be "key employees" of the owner, who are year-round, non-transient professionals.
5. Off-street bicycle parking for no less than eight (8) bicycles shall be provided on the property and shall meet all appropriate zoning rules.
6. All building codes shall be met prior to occupancy, including but not limited to bringing the windows in the existing bedrooms up to code.
7. The Owner shall purchase the required number of REUs as set by the Department of Public Works.
8. Any amendments to the use or the conditions stated herein shall require a new application, public hearing and decisions by the Planning Commission.
9. That all statements made on Owner's application (attached hereto as Exhibit A) are true and accurate and shall be additional conditions to the special land use.

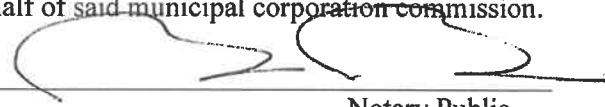
**City of Mackinac Island, Planning  
Commission, By:**

  
\_\_\_\_\_  
Michael Straus, Its Chairperson

STATE OF MICHIGAN   )  
                                  :SS  
County of Mackinac    )

On August 4, 2021, before me, a Notary Public, in and for said County,  
personally appeared Michael Straus, Chairperson of the City of Mackinac Island Planning Commission,  
me known to be the same person described in and who executed the within instrument, who  
acknowledged the same to be his free act and deed on behalf of said municipal corporation commission.

**BRENDA BUNKER, Notary Public**  
**Mackinac County, State of Michigan**  
**Acting in the County of Mackinac**  
**My Commission Expires: 07/21/2025**

  
\_\_\_\_\_, Notary Public  
Mackinac County, Michigan  
My Comm. Expires: \_\_\_\_\_  
Acting in Mackinac County, Michigan

**OWNER:**

\_\_\_\_\_  
Anthony C. Brodeur

\_\_\_\_\_  
James Conley

STATE OF MICHIGAN   )  
                                  :SS  
County of Mackinac    )

On \_\_\_\_\_, 2021, before me, a Notary Public, in and for said County,  
personally appeared Anthony C. Brodeur and James Conley, me known to be the same persons described  
in and who executed the within instrument, who severally acknowledged the same to be their free act and  
deed.

\_\_\_\_\_, Notary Public  
Mackinac County, Michigan  
My Comm. Expires: \_\_\_\_\_  
Acting in Mackinac County, Michigan

**DRAFTED BY:**  
Erin K. Evashevski  
Attorney at Law  
838 North State Street  
St. Ignace, MI 49781

OWNER:

Anthony C Brodeur  
Anthony C. Brodeur

STATE OF MICHIGAN )

County of Mackinac )  
:SS

On August 3, 2021, before me, a Notary Public, in and for said County,  
personally appeared Anthony C. Brodeur me known to be the same person described in and who executed  
the within instrument, who acknowledged the same to be his free act and deed.

K. RICKLEY, Notary Public  
Mackinac County, State of Michigan  
Acting in the County of Mackinac  
My Commission Expires: 10/21/2025

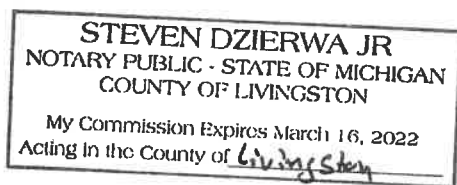
K. Rickley  
K. Rickley, Notary Public  
Mackinac County, Michigan  
My Comm. Expires: 10/21/2025  
Acting in Mackinac County, Michigan

OWNER:

James Conley  
James Conley Conley

STATE OF MICHIGAN )  
:SS  
County of Livingston )

On Aug 2nd, 2021, before me, a Notary Public, in and for said County,  
personally appeared James Conley, me known to be the same person described in and who executed the  
within instrument, who acknowledged the same to be his free act and deed.



Steven Dzierwa Jr, Notary Public  
Livingston County, Michigan  
My Comm. Expires: 03/16/2022  
Acting in Livingston County, Michigan

DRAFTED BY:  
Erin K. Evashevski  
Attorney at Law  
838 North State Street  
St. Ignace, MI 49781