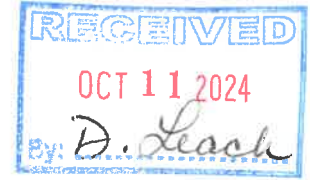


# MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

October 10, 2024

City of Mackinac Island City Council  
Mayor Margaret M. Doud  
City Council Members



Dear City Council Members:

At the October 8, 2024 Planning Commission meeting there was a Motion made and supported to pass on the Draft Master Plan to City Council for review and authorization of distribution to other communities in accordance with the Michigan Planning Enabling Act.

Sincerely,

A handwritten signature in blue ink that reads "Katie Pereny".

Katie Pereny

Secretary of the City of Mackinac Island Planning Commission

enclosure



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## Memorandum

**To:** City of Mackinac Island City Council  
**From:** Adam Young, AICP, Project Manager  
**Date:** October 11, 2024  
**Subject:** Draft Master Plan – Authorization to Distribute for Review

### Background

After a more than year-long planning process that featured surveys, stakeholder discussions, town meeting, public open house, and monthly progress meetings (12 total), the Master Plan Steering Committee prepared a complete draft of the 2024, Master Plan. This draft, dated September 10, 2024, was forwarded to the City Planning Commission for review during their October 8, 2024, meeting. At the meeting, the Planning Commission voted to send the draft Master Plan to the City Council for review.

An electronic copy of the draft Master Plan is available for download from the City website at the following link: <https://www.cityofmi.org/community/page/master-plan-update-sept-2024>

The draft 2024 Master Plan is an update of the City's previous plan adopted in 2018. Although the overall structure and many elements of the 2018 plan remain in place, the 2024 Master Plan includes numerous changes and additions. The following is a summary of key changes and additions found in this draft:

- The background studies chapters (Chapter 2 through 5) have seen significant revisions to document the many changes that have occurred within the city over the past 5 years.
- Chapter 6 has been updated to document the planning process that was followed and summarize the feedback that was received from citizens and stakeholders during the many engagement opportunities.
- In light of the findings of the background studies and feedback received from citizens and stakeholders, the Steering Committee:
  - Reviewed and incorporated a variety of changes within the Goals and Policies sections of Chapter 6
  - Reviewed and made limited changes to the Future Land Use narrative and map within Chapter 7
  - Updated the listing of recommended zoning ordinance changes within Chapter 8
  - Established a new Implementation Matrix that serves as a guide for future actions needed to implement the vision of the Master Plan (Chapter 8)

### City Council Action Requested

Before a new master plan can be adopted, the Michigan Planning Enabling Act requires the draft plan to be distributed to the surrounding communities, county, and other specified entities for review. To initiate this State-required review process, the City Council must authorize the distribution of the draft plan for review.

The following is a suggested motion for the City Council:

*I move to authorize the distribution of the draft Master Plan for review in accordance with the Michigan Planning Enabling Act.*

Please note that changes to the draft Master Plan can still be made, based on comments received or as otherwise determined necessary by the City, up to the point of adoption.

#### **Remaining Steps in the Master Plan Process**

Once the draft plan is authorized for distribution by City Council, letters will be sent out to the surrounding communities, county, and other specified entities containing a link to the draft plan. These entities will have 63-days to provide comments back to the City in writing. Any comments received are advisory only. After the 63-day review period has ended, the Planning Commission may then hold a legally noticed public hearing. After the public hearing, the Planning Commission may adopt the Master Plan by resolution. After the Planning Commission's adoption, the City Council may choose to pass a resolution concurring with the Planning Commission's action.

If you have any questions, please feel free to reach out to me at 313.961.3651 or [ayoung@wadetrim.com](mailto:ayoung@wadetrim.com).

ACY:lkf

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