

# CITY OF MACKINAC ISLAND

## MINUTES

### PLANNING COMMISSION SPECIAL MEETING

Tuesday, May 13, 2025 at 3:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

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#### **I. Call to Order**

The meeting was called to order at 3:01 PM.

#### **II. Roll Call**

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Dennis Dombroski, David Lipovsky, Erin Evashevski

#### **III. Pledge of Allegiance**

#### **IV. Adoption of Agenda**

Motion to approve.

Motion made by Dufina, Seconded by Finkel.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

#### **V. New Business**

##### **a. MSHDA Grant Discussion**

Adam Young shared his screen. Housing Readiness Incentive Grant. New program with state funds and no match. MSHDA grant provides money for planning and policy work. The City of Mackinac Island is using the grant money for Zoning Ordinance updates. The project completion deadline is 2/21/26. The changes must be adopted by the deadline. Need to allow time for public hearings. The scope of Mackinac Island work is to develop and adopt amendments to the City's zoning, or to increase housing diversity, supply, and affordability. The amendments are based on recommendations of the recently adopted Master Plan and housing study. There will be an analysis of potential new housing projects. Straus stated next step is to create some structure to the issues we want to address. Then, if possible, create a subcommittee to work through the identified issues. We need to come up with the issues we have been struggling with in terms of housing. Young will review our Ordinance in relation to the

issues identified. Myers suggested reviewing our ordinance to see if it stands up to possible new legislation regarding language trying to subvert local zoning. Evashevski thinks the further we get along in this the less likely legislation would be passed to skirt local government rules. Young agrees that if new legislation would have been passed, it would have happened earlier. Young suggests working with Evashevski and see if we need to address short term rentals. Evashevski thinks that the way we have addressed short term rentals, by not addressing it, has worked for us. Evashevski stated going back to fractional interest, she thinks we have caught a short term rental through one of those fractional ownerships, that is limited to less than a month. Evashevski stated we don't want to run into problems identifying the difference between siblings owning a house and fractional ownership. Dufina asked if the bylaws of fractional ownership state the two weeks. Evashevski stated it is in documents somewhere with something written about the time they have the ownership. Dufina asked if Planning Commission should be looking at this for new condos. Dombroski stated condo docs are reviewed as part of zoning approval and after attorney reviews. Evashevski stated there is no way to prevent the change of bylaws after coming to Planning Commission. Myers asked if we could not approve condos that have less than 30 days fractional ownership. Myers stated another big issue is a piece of property where two single family homes exist on one parcel of land. Property owner wanted to split but lot was not large enough to meet the setbacks and lot size for two homes. We may want to consider this since we are looking for more single family residences. The Planning Commission wants to see their options. Another thing to look at is allowing rental of a room in your house to someone unrelated. Young is to come up with some options. Evashevski wonders if a site condo would be an option instead of lot split. Myers wondering if conditional rezoning is a good option. Deed restrictions usually entered in to with two people that would have a say in what happens with the property. The condo docs determine how a condo is going to be run. There could be deed restrictions in there that could be changed by a majority of members. Can we allow for some deviation from what is required with a site plan. One thing we run in to is not remembering the requirements to a lot split. In Section 5 for non-conforming structures, we added rules for nonconforming structures to be rebuilt. But if it is just a foundation, you may not. Is there some way to incentivize workforce housing. Is there something we can offer, as a city, to encourage this development. Pettit thinks we need better definitions of "employee housing". Pettit would like to find a way to incentivize long term employee housing. Straus asked Young how much time he needs before we can go over what he finds. Young will do his own review of the ordinance and talk with Evashevski. Motion to schedule a special meeting June 10, 2025 at 3pm.

Motion made by Martin, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

b. Zoning Ordinance Updates Discussion

It was decided to discuss the running list in the September meeting. Motion to hold a special meeting to discuss what was reviewed in today's meeting.

Motion made by Martin, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

**VI. Public Comment**

None

**VII. Adjournment**

The meeting was adjourned at 4:01 PM.

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Michael Straus, Chair

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Katie Pereny, Secretary