

MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

June 11, 2025

Patrick Conlon
Stonecliffe Properties
PO Box 338
Mackinac Island, MI 49757

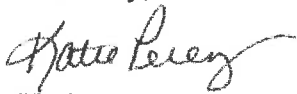
Dear Mr. Conlon:

At the meeting of the Planning Commission on June 10, 2025, an application was received from Stonecliffe Properties for three, 98 square foot sheds to be used as commercial buildings selling artwork. Per the City of Mackinac Island Ordinance, Section 4.25, any commercial unit shall have a minimum floor area of 400 square feet. The applicant is proposing three 98 square foot sheds that would not be permitted, per the City Ordinance.

At the Commission meeting, it was mistakenly believed that this requirement was under the City's business license ordinance. Although the business license ordinance does require all zoning, building department and building code requirements are met, the actual minimum square footage requirement is in the Zoning Ordinance and therefore will require a variance from the Zoning Board of Appeals. Under this belief, the Commission directed the applicant to the City Council for its approval prior to zoning approval.

After further review and understanding, the proper procedure, should the applicant wish to move forward with its request, is to make application for a variance from the Section 4.25 minimum floor area for a commercial unit.

Sincerely,



Katie Pereny

Secretary, City of Mackinac Island Planning Commission

Cc: Danielle Leach, City of Mackinac Island Clerk