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Memorandum

To: City of Mackinac Island Planning Commission
From: Adam Young, AICP, Planning Consultant
Date: November 5, 2025
Subject: Housing Readiness Zoning Amendments – Project Update

We are providing this memorandum and enclosure as an update for the Housing Readiness Zoning Amendments project.

Proposed Zoning Ordinance Amendments

Most recently, a work session was convened by the Planning Commission in October to gain citizen and stakeholder feedback pertaining to potential zoning ordinance amendments. Based on direction provided by the Planning Commission during the October work session, as well as prior special meetings, we have prepared a 3rd draft of proposed zoning ordinance amendments, dated November 5, 2025. Proposed new language is shown in red font, while language proposed to be deleted is identified in red font with strikethroughs. For your reference, changes from the prior draft are highlighted in yellow. Finally, we have also included commentary, where appropriate, to help explain the rationale behind the proposed changes.

To aid in the review of the Mackinac Island Zoning Ordinance, we have also prepared a “table of residential uses” which outlines all allowable uses within each zoning district. This table is included in the front few pages of the packet.

Next Steps

We look forward to continued discussion of this project at the November 11th special Planning Commission meeting. During the meeting, the Planning Commission should consider any additions or revisions to the proposed zoning ordinance amendments. The next step in the process is to solicit citizen feedback on the proposed amendments during a legally noticed public hearing in front of the Planning Commission.

If you have any questions, please do not hesitate to reach out to me at ayoung@wadetrim.com or 313.961.3651.

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Enclosure: Zoning Ordinance Amendments Packet, 3rd Draft, Dated November 5, 2025