CITY OF MACKINAC ISLAND

ZONING BOARD OF APPEALS MEETING MINUTES

Wednesday, June 10, 2026 at 3:00 PM
City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Motion made by Corrigan, seconded by Chambers to call to order the Zoning Board of Appeals meeting at 3:28 pm, to discuss the request for variance made by Mike Benjamin for his property located at 7301 Main St.
Voting Yea: Chambers, Corrigan, Moskwa, Olson, White, St. Onge

II. Roll Call

PRESENT

- Richard Chambers
- Tom Corrigan
- Steven Moskwa
- Peter Olson (ZBA alternate for Myers)
- Lindsey White
- Jason St. Onge

VI. New Business

Councilman St. Onge noted the following:

- Agree with Councilman Corrigan to grant the variance request
- As Fire Chief, there have been worries about the Benjamin building regarding fire safety as it is an old building and not sprinkled (grandfathered in)
    - Pettit mentioned "fairness" – how fair is it to Benjamins that they are surrounded by hotels and boarding houses?
    - Would also like to get to work on an amendment to the Zoning Ordinance to accommodate requests such as this – work on this amendment should happen sooner rather than later
    - No detrimental letters or comments have been made from surrounding neighbors regarding this
    - Granting this variance would allow the beginning of a project that ultimately makes the area safer as it adds another sprinkled building to the area

Councilman Chambers commented that he agreed with Councilmen St. Onge and Corrigan that this variance should be granted, but would like to go through the variance criteria.

Councilman Moskwa noted that he appreciated Mr. Benjamin's position and is in favor of the concept, but feel strongly that the Zoning Ordinance needs to be updated for this type of situation

Variance Criteria:

A. That there are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties in the same zoning district.

B. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

C. That the authorizing of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purposes of this ordinance or the public interest.

D. That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought is not of a general or recurrent nature as to make reasonably practicable the formulation of a general regulation for such conditions or situation.

Motion made by St. Onge, seconded by Corrigan, to grant the variance, pursuant to the specifics listed on the application submitted by Mike Benjamin, to add a third dwelling unit on the upper level of his building located at 7301 Main Street.
Voting Yea: Chambers, Corrigan, Moskwa, St. Onge
Voting No: Olson, White

VIII. Adjournment

There being no further business, motion made by St. Onge, seconded by Corrigan, to adjourn the meeting of the Zoning Board of Appeals at 3:41 pm.
Voting Yea: Chambers, Corrigan, Moskwa, Olson, White, St. Onge

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Margaret M. Doud, Mayor Danielle Leach, City Clerk