CITY OF MACKINAC ISLAND

ZONING BOARD OF APPEALS HEARING MINUTES

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

I. Call to Order

Mayor Doud called the hearing to order at 3:00 pm

II. Roll Call

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

RECUSED
- Anneke Myers

VI. New Business

Application was made by Mike Benjamin for a variance to have three (3) dwelling units rather than the allowable two (2) units, at his building located at 7301 Main Street, property number 051-550-049-00, Lot 30 of Assessor's Plat No. 3.

Per Section 9.04C.4. of the City's Zoning Ordinance, "Regardless of the types or combinations of uses on the property or within a building, the total number of dwelling units, as defined in this ordinance, on the property shall not exceed the maximum density specified herein under family residential use." Under Section 9.04.C.3, the maximum permitted density for family residential use shall be 30 dwelling units per acre, which allows for 2 dwelling units on this particular property. The applicant's variance request is for two dwelling units to be used for hotel use, to be rented out for less than 30 continuous days, and a third dwelling unit to be used for boardinghouse use.

One letter in support was received from adjacent business owner Todd Callewaert.

A letter was received by the Clerk's office on April 14, 2026, stating that at their regular meeting held on April 14, 2026, the Planning Commission reviewed Mr. Benjamin's application for variance. There was a motion made and supported to send the application to the Zoning Board of Appeals, with the recommendation of approval based on the criteria of the need for employee housing and to encourage employee housing on Main Street above businesses which is consistent with the Master Plan.

Attorney Evashevski commented that she does not feel that this request meets the standards for a variance as it is not a unique situation that would merit a variance under the current Zoning Ordinance.
- A recommendation was made to offer and amendment to the Zoning Ordinance to achieve more boarding house use in the downtown area - allowing for more dwelling units if usable square footage is available.
- Further looking in to discussing density vs. acreage

Jim Pettit, Planning Commissioner, voiced opposition to granting the variance. Commissioner Pettit recommended that the ZBA deny the current request for variance, amend the Zoning Ordinance, and then Mr. Benjamin can reapply to the Planning Commission and proceed with his project under the new ordinance.

Councilman Corrigan voiced his agreeance to granting the variance to allow Mr. Benjamin to begin his project.

Mr. Benjamin did note that his all stemmed from plans to have the building sprinkled.

VIII. Adjournment

Motion made by Moskwa, seconded by White, to close the hearing at 3:22 pm.

Margaret M. Doud, Mayor

Danielle Leach, City Clerk