

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION SPECIAL MEETING

Tuesday, September 09, 2025 at 3:00 PM

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

I. Call to Order

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Lee Finkel

Staff: Erin Evashevski, David Lipovsky, Adam Young

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as written.

Motion made by Finkel, Seconded by Martin.

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

V. Committee Reports

None

VI. Old Business

a. Housing Focused Zoning Amendments Discussion

Adam Young shared his screen showing a project update and schedule. Today's objective is to discuss the October community workshop. The current draft of amendments has not changed, dated July 1, 2025. Young is working on one-on-one interviews. Meeting is Oct 13 at 4:00 PM in Council Chambers. The purpose of the workshop is to engage with community members to discuss important zoning/housing topics. Young asked how we should get word out. Straus stated it will be posted and word of mouth. Myers asked for a flyer that can be posted around town and online. Young presented a tentative list of questions. Housing focused zoning amendments he wants to discuss are:

- Residential use allowances by district
- Short-term rentals
- Accessory dwelling units
- Residential care facilities
- Nonconforming uses and structures
- Year-round workforce housing incentives
- Ordinance flexibility/planned unit development

Pettit asked about discussion of definitions in the current ordinance. Pettit wants to add a definition of workforce housing. Currently it is just defined by rules, not a definition. Workforce housing rules are you must live here 11 months a year and work 1500 hours a year and must not own another property here. Evashevski stated Workforce Housing is not a zoning classification. Myers stated this might be a good item for the Master Plan. Myers asked Young if he is familiar with the Brownfield Development Act. He is. Evashevski confirmed there is a Mackinac County Brownfield Authority. Young stated he will touch on that in the workshop. Straus asked that Young email the powerpoint to the Commission. Young will be here by 3:00 and will have the Agenda and packets. he needs a screen and a projector. Straus asked about Section 5 PUD a. Myers didn't agree with adding R1 and CD to the PUD overlay. Straus agrees with Myers. Dufina asked about section 19a.03 which allows some flexibility in requirements. Dufina referred to 4.23 adult foster care facilities. Some changes she suggested are In part B4 refers to landscape, but in section 3 landscape buffer is not referred to. In 5.04a, last sentence, change by to as and add reconstruction after modernization.

VII. Public Comment

None

VIII. Adjournment

Motion to adjourn at 3:45 PM.

Motion made by Martin, Seconded by Myers.

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

Michael Straus, Chair

Katie Pereny, Secretary