

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION SPECIAL MEETING

Tuesday, July 08, 2025 at 3:00 PM

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

I. Call to Order

Chairman Straus called the meeting to order at 3:00 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Lee Finkel

ABSENT

Ben Mosley

Adam Young, Erin Evashevski, Dennis Dombroski, David Lipovsky

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as written.

Motion made by Martin, Seconded by Dufina.

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

V. Committee Reports

None.

VI. Old Business

a. Housing Focused Zoning Amendments Discussion

Adam Young referred to his memo dated July 1. The 2nd draft of Ordinance amendments includes additional sections to review. Young addressed the schedule of engagement which includes a Public Hearing, open meetings, stakeholder meetings and interviews, and a community workshop. The stakeholder interviews

should be one on one phone interviews. Young would like the stakeholders to know about or be involved with housing. During interviews the focus will be on the Zoning Ordinance. Young stated he would like the folks perspective on the ordinance as it relates to housing. Young stated the list of stakeholders should include the Zoning admin/building inspector, city attorney, member of city housing committee-(Neal Liddicoat or Jim Pettit), a real estate professional-(Joe Stakoe), a builder/developer-(Sean O'Boyle and Andrew Doud), and Neil Hill Jr. Pettit pointed out that we don't have any year-rounders on the list. Pettit and Lipovsky are year-rounders. Other people the Commission thought would be good are Andy McGreevy, Mark Ware and David Jurcak. A backup person could be someone from the Callewaert corporation.

Community workshop. Young stated this could be a work session a couple of hours long where Young shares some recommendations and draft amendments to the general public. It was discussed having this in October on the evening of the 13th or 14th mid-day.

Young wanted to go over the Zoning Ordinance amendments: Myers asked about 4.12 relating to accessory buildings to residential uses. The height is not to exceed 14'. Myers asked if this applies to accessory dwelling units also. Myers thought maybe they need to consider a higher height for accessory dwelling units. Dombroski thinks accessory dwelling units should be considered as a separate topic. Lipovsky suggested placing a maximum square footage before it is considered a dwelling unit. Young stated on page 32 in packet it states which zoning areas accessory dwelling units are allowed. Young will look in to this. Evashevski stated where multiple dwelling units on one property maybe started out as an accessory dwelling unit. Keep this in mind when discussing them. Myers stated Young probably knows other communities with this and the ramifications.

Young walked through the proposed amendments. Article 2 is definitions to be added and deleted. Martin will look in the Code of Ordinances for reference to agriculture. chickens, horses, etc. It is not in the zoning ordinance so would technically not be allowed in any zone. Dombroski wondered how this would relate to GAMPS. Dombroski stated he wouldn't rush to remove the term agriculture. Dufina asked about human care facilities. Young stated they need to be addressed in our Ordinance in some way. Pettit asked about 2.32 and short-term rentals. The definition to hotel says anything that allows for a rental period less than 30 days is hotel usage. So it is not allowed in residential zones. This amendment makes it more clear. Evashevski wants more time to consider the proposed change. Young stated Article 4 changes are largely related to human care facilities. Article 5 takes a closer look at nonconforming uses, structures, and lots of record. Young stated this could use some improvements to ease restrictions on single family dwellings. The Zoning district articles have some small changes, but largely the chart with the changes are implemented in the zoning district. Article 19a has some tweaking in the intent statement and the expansion to propose a PUD development in more areas. Page 81, eligibility and standards for approval for PUD, has minimum square footage of 2 acres. Smaller areas could be considered.

Commissioners are to come back with questions on August 12 at 3:00.

VII. New Business

None

VIII. Public Comment

None.

IX. Adjournment

Motion to adjourn at 3:59 PM.

Motion made by Martin, Seconded by Dufina.

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

Michael Straus, Chairman

Katie Pereny, Secretary