

CITY OF MACKINAC ISLAND

ZONING BOARD OF APPEALS - 2827 CADOTTE AVE. MEETING MINUTES

Wednesday, June 26, 2024 at 3:00 PM

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

I. Call to Order

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

II. Roll Call

PRESENT

Richard Chambers

Tom Corrigan

Steven Moskwa

Alan Sehoyan

Jason St. Onge

ABSENT

Anneke Myers

Motion by Chambers, seconded by Corrigan, to call the Special Meeting of the Mackinac Island Zoning Board of Appeal to order.

Attorney Evashevski repeated the requirement of Zoning Ordinance Section 5.06 (a) – Regulations for nonconforming uses

- A nonconforming use shall not change in the type or nature of the original nonconforming use, including but not limited to, the expansion of the structure in which the use is conducted, unless the owner demonstrates to the Zoning Board of Appeals that the change will not materially change the nonconformity of the use.
 - o The question being - does the change of the main house from single-family to Boarding House Use materially change the existing non-conformity?

It was again noted that the Planning Commission approved the Special Land Use, but the approval was contingent upon the Zoning Board of Appeals findings.

Motion by Moskwa, seconded by Corrigan, that the Zoning Board of Appeals made the finding that the applicant has demonstrated that the change of one of the multi-family dwellings from single family use to boarding house use with the restriction of allowing only (4) occupants in that specific dwelling does not materially change the non-conformity of the use of the property located at 2827 Cadotte Ave.

VIII. Adjournment

There being no further business, Motion by Corrigan, seconded by Moskwa, to adjourn the special meeting of the Zoning Board of Appeals at 3:35 pm.