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Memorandum

To: City of Mackinac Island Planning Commission

From: Adam Young, AICP, Planning Consultant

Date: December 16, 2025

Subject: Housing Readiness Zoning Amendments – Project Update

We are providing this memorandum and enclosure as an update on the Housing Readiness Zoning Amendments project. As you know, the State-required public hearing was held by the Planning Commission during a special meeting on December 8, 2025. At the Planning Commission's regular meeting on December 9, 2025, the Commission decided that further discussion is needed. The zoning amendments will be back on the Planning Commission's agenda for January 13, 2026.

Proposed Zoning Ordinance Amendments

Based on feedback received during the December meetings, we have prepared a revised packet of proposed zoning ordinance amendments, which is enclosed and dated December 16, 2025. The following changes have been incorporated into this revised draft:

1. Page 10, Definitions Article – The definitions for “Commercial corral” and “Private corral” have been grouped together under the definition of “Corral”
2. Page 23, Section 4.12,(F) (Shipping Containers) – We revised the last sentence to provide an exception where a Trailer Permit has been issued by the City.
3. Page 42, Section 7.04,(F),(2) – Kept the last sentence (existing language) in place.
4. Page 44, Section 7.04A,(A) – Comments received during the public hearing prompted a consideration of whether the minimum lot size for the R-4 District should be reduced to better reflect established lot sizes within the district. Enclosed is a map exhibit which highlights existing lot sizes within the R-4 District. Based on this analysis, we agree that the minimum lot size should be reduced, as approximately 60% of the existing lots zoned R-4 District are smaller than the current minimum lot size of 10,000 square feet. We suggest that the Planning Commission consider reducing the minimum lot size to 5,000 square feet; if reduced to 5,000 square feet, only approximately 15% of existing lots in the R-4 District would be nonconforming. In connection with a lot size reduction, we suggest the Planning Commission consider a lot width reduction from 75 feet to 50 feet.
5. Page 72, Section 19A.05,(2) – Comments received during the public hearing prompted a consideration of lowering the minimum lot size eligibility for planned unit developments (PUDs). The rationale for lowering the minimum lot size is to allow for a greater number of parcels in the City to be eligible. The current minimum lot size for PUD eligibility is 2 acres. Enclosed is a map exhibit which highlights existing lot sizes throughout the City (not including State-owned properties). Our analysis reveals that only approximately 40 total properties are currently eligible (2 acres in size or greater). If the minimum lot size eligibility is lowered to 1 acre, an additional approximately 50 properties would be eligible. The Planning Commission may consider a further reduction; however, as shown on the map exhibit, many of the

properties less than 1 acre in the City are subdivision/condominium lots that are likely not appropriate as PUD projects.

Next Steps

If the Planning Commission is comfortable with the latest draft of zoning amendments, with or without changes, the Planning Commission should forward a recommendation of adoption to City Council.

If you have any questions, please do not hesitate to reach out to me at ayoung@wadetrim.com or 313.961.3651.

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Enclosures: Zoning Ordinance Amendments Packet, 5th Draft, dated December 16, 2025
R-4 District Lot Size Analysis Map
City-Wide Lot Size Analysis Map