

**CITY OF MACKINAC ISLAND**  
**ZONING BOARD OF APPEALS MEETING MINUTES**  
**GILMER 7575 MAIN ST.**

**Wednesday, August 06, 2025 at 3:30 PM**

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

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**I. Call to Order**

Motion made by Corrigan, seconded by Chambers, to call the Special Meeting of the Zoning Board of Appeals to order at 3:40 pm

Ayes: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

**II. Roll Call**

**PRESENT**

- Richard Chambers
- Tom Corrigan
- Steven Moskwa
- Lindsey White
- Jason St. Onge

**ABSENT**

- Anneke Myers

**V. Correspondence**

No correspondence was received by the City Clerk's office.

**VI. New Business**

Motion made by Moskwa, seconded by St. Onge, to approve the requested front, side, and rear yard variances, requested by Gary Gilmer, to build a shed addition to his residence located at 7575 Main St., based on the following:

- **FACTS:**

1. **The structure was built in the 1980's, at which time it met the setback requirements of the district. The property is now non-conforming, due to the large building, which covers a large portion of the property.**
2. **There is not sufficient space to store outdoor equipment, devices, tools and other items on the property.**
3. **The shed addition will not encroach any further into the setbacks than the structure already encroaches.**
4. **The property is extremely private, with the visibility shielded from its neighbors on either side, as well as from the street.**

- **FINDINGS:**

Where, by reason of the exceptional topographic conditions and other extraordinary situations and conditions of the land and structures thereon, the literal enforcement of the requirements would involve practical difficulties, and there are practical difficulties in the way of carrying out the strict letter of the setback requirements relating to the alterations of buildings or structures, so that the spirit of this ordinance shall be observed, public safety secured, and substantial justice done, the applicant has met all the standards contained in Section 22.06 of the Zoning Ordinance as follows:

1. That there are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties in the same zoning district.
  - **Specifically: The structure was built in the 1980's, at which time it met the setback requirements of the district. The property is now non-conforming, due to the large building, which covers a large portion of the property. There is no room on the property to put a shed that would not encroach on the setback. The property is extremely private, with the visibility shielded from its neighbors on either side, as well as from the street.**
2. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.
  - **Specifically: A storage shed for outdoor equipment, devices, tools and other items is a substantial property right similar to that possessed by other properties in the same district and vicinity.**

- **FINDINGS Cont.**

- 3. That the authorizing of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purposes of this ordinance or the public interest.
  - **Specifically: The property is extremely private, with the visibility shielded from its neighbors on either side, as well as from the street. Further, the shed building will not encroach further into the setback than the current structure already does.**
  
- 4. That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought is not of a general or recurrent nature as to make reasonably practicable the formulation of a general regulation for such conditions or situation.
  - **Specifically: this is a unique and private piece of property and other issues of this nature should not be recurrent.**
  
- 5. The practical difficulties that make compliance with the ordinance are not of a personal nature and are not self-created.
  - **As stated above, the property was built in compliance to the zoning laws of the time when it was constructed. Compliance with the ordinance is not possible with the specific circumstances of the property, which were not self-created, but rather a result of circumstances.**

Voting Yea: Chambers, Corrigan, Moskwa, White, St. Onge  
Absent: Myers

**VIII. Adjournment**

There being no further business, motion made by Moskwa, seconded by Corrigan, to adjourn the meeting at 3:50 pm.  
Ayes: Chambers, Corrigan, Moskwa, White, St. Onge

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Margaret M. Doud, Mayor

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Danielle Leach, City Clerk