

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION SPECIAL MEETING

Tuesday, November 11, 2025 at 2:00 PM

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

I. Call to Order

Chairman Straus called the meeting to order at 2:00 PM.

Straus recognized and thanked all Veterans, as today was Veterans Day.

II. Roll Call

PRESENT

Jim Pettit
Michael Straus
Anneke Myers
Mary Dufina
Lee Finkel

ABSENT

Trish Martin

Staff: Erin Evashevski, David Lipovsky

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as written.

Motion made by Dufina, Seconded by Straus.

Voting Yea: Straus, Myers, Dufina, Finkel

V. Correspondence

None

VI. Old Business

a. Public Workshop Summary - Adam Young

Adam Young shared his screen. Young has an updated draft of the Zoning ordinances. Young stated he has done stakeholder interviews and had a study session with the public. All the information is compiled in Young's third draft.

Young went through the revisions: In the definitions section; Adult foster care facility, agriculture, industrial use, junkyard, assisted living facility (Myers noted the

"congregate kitchen"), adding "shared" to boardinghouse definition, and re-alphabetizing some definitions.

Evashevski wants to add a definition for congregate kitchen.

Straus asked Evashevski if the word "shared" is enough of a change to the boardinghouse definition. Evashevski does not see an issue with the "with or without kitchen" part of the definition. Evashevski stated if the desire is to make this more defined her preference might be to say that this does not change how many dwelling units are allowed. Lipovsky thinks we need it more defined. Evashevski and Young both think the current definition is enough. Evashevski would like to look at congregate vs shared.

Straus asked if we need to define studio apartment. Young stated it is not repeated anywhere else in the ordinance.

Evashevski asked about 2.34 and 2.35. 2.35 is specific to one building with two families.

Mobile homes language was revisited to reflect no mobile homes in a historic district. Straus asked if connex boxes need to be addressed as not allowed. Evashevski stated maybe not only refer to connex box or shipping containers, but something general to prevent other similar structures. Myers suggested requiring architectural review for accessory buildings.

The accessory dwelling unit height change to match current height of stables.

Childcare facility addition

Article 5 changes to add reconstruction. Neumann stated that reconstruction in a historic sense has a different meaning. He isn't sure that is the best term to use in Article 5. Neumann suggested the word rehabilitation but after further look this section A is more for things the owner wanted to do and B is for things such as destruction by fire. Myers suggested just removing the word reconstruction. It was agreed to leave the last added sentence.

R3, R4, HB and minimum square footage language was reviewed.

HB and C maximum density language. Lipovsky suggested using usable square footage to determine allowed density. Evashevski does not like deferring to one type of density for a mixed-use building.

PUD zones being kept as is. Minimum acreage language was reviewed.

Page 84 Zoning Permit requirement language was reviewed.

That was the end of the changes.

Straus asked where we are with lot splits. Young stated no changes have been made. Evashevski stated there are probably more situations on the island right now where there was an accessory dwelling or guest house. Evashevski doesn't see

where once it is in the condominium, we have no control over it. So we could make a concession for land divisions that don't meet our zoning ordinances. After Young and Evashevski researched quite a bit they decided there was nothing that would jeopardize the whole of the island and the ZBA is there for the very unique circumstances.

Do we want to address fractional ownership. Evashevski will talk to Young next week.

Straus asked if we want to add something about requiring HOA approval first. Evashevski stated that's a tough one. Tom Evashevski and Dombroski went through this because an HOA did not approve something that the Planning Commission did. The current language is to make sure we are not getting dragged in to litigation for no reason. We currently have the ability to ask for more information. Evashevski stated we do not want to be in the middle of a fight with a 3rd party and an applicant. Young fears if we put it in the ordinance the City can be held liable for not enforcing. Straus was ok with leaving it as is. It was suggested to add a spot on the Zoning Permit application that is checked to show they submitted to their HOA.

Myers asked about removing boardinghouse from R4 altogether. Also remove commercial storage in R4. Straus is comfortable with making those changes. Lipovsky is as well. These changes will require another public hearing. All agreed to add this to the draft.

Motion to set a Public hearing on December 8 at 2:00.

Motion made by Straus, Seconded by Myers.
Voting Yea: Dufina, Finkel

VII. Public Comment

None.

VIII. Adjournment

Motion to adjourn at 3:22 PM.

Motion made by Myers, Seconded by Dufina.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

Michael Straus, Chairman

Katie Pereny, Secretary