

CITY OF MACKINAC ISLAND

MINUTES

PUBLIC HEARING OF THE PLANNING COMMISSION

Tuesday, February 11, 2025 at 12:00 PM

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

I. Call to Order

The Public Hearing was called to order at 12:00 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Ben Mosley

Lee Finkel

ABSENT

None

Staff: Adam Young

IV. Adoption of Agenda

Motion by Myers, second by Finkel to adopt the Agenda.

V. Correspondence

- a. Letter from Mackinaw City

Straus summarized the letter dated January 10, 2025, regarding accommodating housing within their communities. They wanted the statement removed or clarified to acknowledge that any proposal for new housing would follow their local plans and ordinances.

VI. New Business

- a. Comments regarding the Master Plan Draft

Straus turned the hearing over to Adam Young, Wade Trim. Young stated he would provide a Master Plan update. This process has taken over a year. The process provided several opportunities for comment from the public. Surveys, town meeting

and a public open house were all done. Young stated that now, according to state law, for the adoption of the Master Plan, we must hold this public hearing. The draft was made available to the public and sent to other entities as required by state law. The Master Plan public hearing was Noticed in the St Ignace News. This is the final opportunity to provide comments on the draft master plan. The Planning Commission will not be making any decisions at this hearing. Any deliberation will take place at the Planning Commission meeting. If the Planning Commission decides to adopt the draft Master Plan, City Council may decide to adopt a Resolution, as they did for the last Master Plan. The final step, after Planning Commission adopts the Plan, a letter will need to be sent to the entities required by law, letting them know the Master Plan has been adopted. The Plan will also be posted on our website.

Straus asked Young to go through the changes from the last draft to the current draft. The changes were:

Changes to the August 1, 2024 Draft Master Plan Report

The below changes were requested by the Master Plan Steering Committee during their September 9, 2024 meeting. These were incorporated into the September 10, 2024 draft master plan.

- ☐ Modified the Historic Sites and Districts narrative within Chapter 1 to clarify that Mackinac Island currently has 5 historic districts (pages 8-9)
- ☐ Within the Solid Waste subsection in Chapter 5, added a discussion about promoting recycling programs to reduce single-use waste and a reference to providing more water fountains and water bottle filling stations (page 51)
- ☐ Within the Wastewater subsection in Chapter 5, revised language regarding the Biddle Point pump station based on edits received from Allen Burt (page 49)
- ☐ Added Little Traverse Conservancy to the listing of Civic Organizations and Churches (page 56)
- ☐ Added a new bullet within Policy 2 under Transportation – “Evaluate bicycle and pedestrian safety along Cadotte Avenue (“Grand Hill”) and pursue needed improvements, potentially to include a sidewalk or other designated walking area.” (page 77)
- ☐ Throughout the Master Plan, the “Hotel/Resort” future land use classification was re-named to “Hotel/Boardinghouse” (multiple pages)
- ☐ Within Table 8-2, the existing action – Consider and evaluate the creation of a City Manager staff position – was expanded to also include a grantwriter and other staff necessary to support City administration and initiatives (page 93)
- ☐ Added a new action strategy to Table 8-3 – “Investigate the feasibility and potential of a property transfer tax to be used for preservation, housing, infrastructure, and/or other similar community improvement initiatives.” (page 93)
- ☐ Added new action strategy in Table 8-3 to review the zoning ordinance and consider changes to ensure that the character of Market Street area is protected (page 93)
- ☐ Added business community (BC) as a partner for several actions in the Implementation Matrix tables 8-2 through 8-8 (pages 93-96)

Changes to the September 10, 2024 Draft Master Plan Report

The below changes were identified as potential changes by the Master Plan Steering Committee during their October 22, 2024 meeting. The changes were confirmed by the Planning Commission during their December 10, 2024 and January 14, 2025 meetings. These were incorporated into the January 22, 2025 draft master plan:

- Within the Other Utilities subsection of Chapter 5, regarding propane gas delivery to the Island via barge, changed “100, 250 or 400 pound cylinders” to “100 or 250 pound cylinders” (page 52)
- Within the Potential Zoning Ordinance and Map Changes subsection of Chapter 8, revised item #2 to say “An expansion of the RS, Shoreline Residential zoning district to encompass lands in the Windermere Point area” (deleted the words “and in front of Mission Point Hotel”) (page 89)
- Switched all references from DEQ to EGLE throughout report (multiple pages)
- Little Stone Church map changes, which involved 3 maps:
 - Property Ownership Map (Figure 4-1)
 - Existing Land Use Map (Figure 4-2)
 - Existing Land Use Map: Downtown (Figure 4-3)
- Revised second bullet of Policy 7 under Housing from “Consider requiring new hotels...” to “Encourage new hotels...” (page 74)
- Changed all references from “2024 Master Plan” to “2025 Master Plan” (multiple pages)

VII. Public Comment

Liz Ware asked on page 97 in the packet, of Future Land Use map, the zoning at Mission Point is listed as PUD. In the Future Land Use map it is listed as shoreline residential. Mission Point is zoned PUD and they are not looking to rezone. Straus stated PUD is not a current future land use option. They can create PUD, keep as it is, or change to something more consistent. Young confirmed that the Master Plan does not acknowledge PUD as a classification. Young stated we all know Mission Point has the PUD approval. From the perspective of the Master Plan, if the PUD went away in the future, what would they want to see it become. Young clarified that PUD is an approval, not a use. The Master Plan would prefer to list the use. Ware confirmed that the Future Land Use map change does not change how the property can be developed. Ware asked that another option be added as PUD. Straus stated that Young stated that would not be preferable because PUD is not well defined. The PUD is specific to your property and the Future Land Use map is for the entire island. Ware asked if part of the Master Plan is to mitigate hazards in the community? Straus stated the Master Plan can't mitigate anything. It is meant to bring attention to areas that need to be discussed further and hopefully come up with solutions to a problem. Ware asked if anything about fire mitigation has been discussed. Straus stated there is a big section that deals with our city as far as water department, etc, and we consult with the fire department endlessly. Mosley asked how Ware considered Mackinac County high risk for wild fire. Ware stated she got the information from Mackinac County. Mosley stated we have a letter on file that claims Mackinac Island is an extremely low risk of wild fire. Myers referred to table 8-8 that refers to this type of issue. Mosley discussed aspects of fire safety and suppression.

Andrew Doud thanked them for meeting with the business owners. He asked about the wording encouraging above commercial buildings becoming residential. There were three main points and one was, as an example, above Doud's Market, changing commercial into residential. The main question is what would that process take. Straus stated any time zoning changes are made there has to be a public hearing, letters sent out, and then Planning Commission can either recommend or not recommend, and send on to City Council. Young stated it is in Future Land Use in the description of future land use category, when it talks about residential uses currently exist in commercial areas and it is intended that these uses remain and further above the store residential uses may be

added in the future, consistent with the character of the downtown. Myers explained that this really means we like the residential uses and would encourage it to remain even though it is commercial. Myers stated they have a grant to look at the zoning ordinance and see ways we can encourage residential year-round housing. Myers stated Form Zoning that James Murray suggested, might allow you to divide a building with different zoning on different floors, but that is not allowed in our current zoning. Myers stated it was a suggestion by Doud's attorney to look at Form Zoning. Doud disagreed with that statement but stated that the statement in the Master Plan, as written, is worrisome to commercial building owners. Dufina stated there are a lot of people living above commercial buildings. It is allowed.

Mosley asked Liz Ware about ISO rating helping your insurance rates.

Mosley asked how a Transfer tax would work. Myers stated they don't have a firm understanding of, but she believes that when a property transfers, a tax is paid by the buyer that would go in to a fund that is used to buy land for a conservancy or something similar.

Straus stated that someone from the Mackinac County Planning Commission stated that we needed something about marine transportation. Straus believes we have that covered.

Straus confirmed with Young we added something about internet needs. Young stated it was added to policy 13 under infrastructure and public services.

VIII. Adjournment

Motion to adjourn to 12:50 PM.

Motion made by Martin, Seconded by Finkel.

Voting Yea: Martin, Straus, Myers, Finkel

Michael Straus, Chairman

Katie Pereny, Secretary