

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION SPECIAL MEETING

Tuesday, June 10, 2025 at 3:00 PM

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

I. Call to Order

Chairman Straus called the meeting to order at 3:04 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: David Lipovsky, Dennis Dombroski, Erin Evashevski

III. Adoption of Agenda

Motion to approve as presented.

Motion made by Myers, Seconded by Finkel.

Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

IV. Old Business

a. MSHDA Grant Discussion

b. Zoning Ordinance Updates

Adam Young stated this discussion is regarding housing focused zoning amendments which pertain to the MSHDA grant. Young shared his screen. Young stated this is an initial draft of the housing zoning amendments. Young uses a Matrix to help with the organization of the amendments. Page 2 and 3 are the Use Matrix and he suggested adding it to the Ordinance book. Myers stated she did review the Matrix but didn't cross reference his work to make sure it was all correct. Pettit questioned the boardinghouse use not listed under Commercial. Young verified that was a mistake. After further examination of the Matrix it was determined that it is listed in the next category, "Apartment units and boardinghouses located in commercial structures". The boardinghouse must be in a commercial building, not

stand alone. This will be discussed further as they think stand alone would be desired. Myers asked if there are any ramifications to "cleaning up" that section of the ordinance. Evashevski stated who in the downtown district doesn't use their first floor for commercial use. Evashevski does not see cleaning it up as a problem. Pettit discussed the problem of single family residences being used as boardinghouses. We want to see "rental property" not based on employment. Pettit would like to craft an ordinance that is honest based on what we know as use. Myers stated we have a process to follow if building owners are honest about Use. Young noted Pettit's comments. Dombroski referred to mobile homes. He stated 4.07 is merged with 18. It does not stand alone. Roof pitch is a requirement that mobile homes do not meet. Dombroski isn't saying not to allow it, but it should be discussed. Pettit would like a letter sent out to all residential units declaring their use but Evashevski struggles with asking for this without a purpose. Young stated it is important to regulate Use from the perspective of Planning. We have to be careful on what we can regulate. Myers stated we need to incentivize workforce housing. When that discussion wrapped up, Young stated the amendments in the draft are in red. Young encouraged the commission to read through the draft and come up with any questions for next meeting. Straus recommended meeting July 8 at 3:00.

V. New Business

None

VI. Public Comment

None

VII. Adjournment

The meeting was adjourned at 3:56 PM.

Michael Straus, Chairman

Katie Pereny, Secretary