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## Memorandum

**To:** City of Mackinac Island Planning Commission

**From:** Adam Young, AICP, Planning Consultant

**Date:** June 5, 2025

**Subject:** Housing Readiness Zoning Amendments – Project Update

Last month, a special Planning Commission meeting was held to kick-off the Housing Readiness Zoning Amendments project. We are providing this memorandum and enclosure as a project update. We look forward to continued discussion of this project at the July 10<sup>th</sup> special Planning Commission meeting.

### Proposed Zoning Ordinance Amendments

Enclosed is an initial package of zoning ordinance amendments, dated June 5, 2025. This first draft includes amendments that are based on our professional review of the following:

- Definitions article
- Uses allowed within all zoning districts
- Use requirements outlined in the General Provisions article
- Planned Unit Development (PUD) Overlay article

Proposed new language is shown in red font, while language proposed to be deleted is identified in red font with strikethroughs. We have also included commentary, where appropriate, to help explain the rationale behind the proposed changes.

To aid in our review of the Mackinac Island Zoning Ordinance, we prepared a “table of residential uses” which outlines all allowable uses within each zoning district. This table is included in the front few pages of the packet.

### Topics for Future Consideration

Although not included in the initial package of amendments, we expect to explore the following topics for discussion at future meetings:

- Zoning recommendations identified in the recently adopted City of Mackinac Island Master Plan
- Review and amendments to the non-conforming uses article
- Exploration of potential incentives to encourage developers to provide year-round workforce housing

## **Public Engagement Opportunities**

The Housing Readiness grant scope of work calls for three public engagement opportunities during the planning process. One method is the state required public hearing, which will be held at the end of the process. The other two methods include a community work-session and stakeholder discussions. At the July 10<sup>th</sup> special Planning Commission meeting, we would like to identify a tentative schedule and strategize about how to accomplish these engagement opportunities.

If you have any questions, please do not hesitate to reach out to me at [ayoung@wadetrim.com](mailto:ayoung@wadetrim.com) or 313.961.3651.

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Enclosures:     Zoning Ordinance Amendments Packet, dated June 5, 2025