

CITY OF MACKINAC ISLAND

MINUTES

PUBLIC HEARING OF THE PLANNING COMMISSION

Tuesday, May 14, 2024 at 3:30 PM

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

I. Call to Order

The Public Hearing was called to order at 3:43 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Lee Finkel

ABSENT

Ben Mosley

III. Pledge of Allegiance

IV. Adoption of Agenda

The purpose of the hearing is for Special Land Use required by Section 7a.03 in the R4 District for boardinghouse uses.

V. Correspondence

a. Letter of Objection - Candy Smith

Straus read the letter aloud

b. Letter of Support from Moskwa's

Straus read the letter aloud

c. Letter of Support from Gidley's

Straus read the letter aloud.

VI. New Business

a. R424-043-011 GFAK LLC Special Land Use

The plans and narrative were all submitted along with the letter from June Campbell regarding pets, that Straus read aloud. A Zoning board of Appeals letter was submitted by the applicant's architect, Corey Omev of Kaleido Studio Architecture, LLC. Myers asked Dombroski about the letter. Myers stated that she had spoken to Evashevski and she said that the property is a preexisting nonconforming use and adding the boardinghouse to the property now kicks it to the ZBA, similar to Dennis Cawthorne's property. Dombroski further explained that based on Section 5.06, the property currently consists of three residential units, and it was discovered that when the zoning changed from R3 to R4, multi-family is not allowed in R4. Dombroski thinks it may have been an oversight. As a result per section 5.06 a "A nonconforming use shall not change in the type or nature of the original nonconforming use, including, but not limited to, expansion of the structure in which the use is conducted, unless the owner demonstrates to the zoning board of appeals that the change will not materially change the nonconformity of the use" Going from single family to boardinghouse is a change and that is why it needs to go to ZBA. Straus read the letter from Omev aloud. Myers asked what would the maximum possible density could be there. Dombroski did not calculate but Pettit stated 25 people based on the lot size. Applicant is stating it will be a maximum of 4. Myers stated if that changes the applicant would have to come back to the Planning Commission. Finkel referred to letter from Allen Burt. Burt stated 0.5 REU will be required.

VII. Public Comment

No public comment.

Cory Omev said he would be happy to answer any questions.

VIII. Adjournment

Motion to adjourn.4:01

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