

**MINUTES OF THE PUBLIC HEARING OF THE PLANNING COMMISSION HELD TUESDAY,
MARCH 14, 2023 AT 12:15 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, MACKINAC ISLAND,
MICHIGAN**

Chairman Straus called the Public Hearing of the Mackinac Island Planning Commission to order at 12:15 p.m.

PRESENT: Michael Straus, Trish Martin, Anneke Myers, Lee Finkel, Mary Dufina, Jim Pettit, Ben Mosley
ABSENT: None
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski

Evashevski stated the purpose of the Public Hearing is to discuss a Special Land Use request of boardinghouse on Cadotte Avenue, parcel ID 051-630-007-20, which is zoned R3.

No correspondence was received.

PUBLIC COMMENT

Doud stated he is requesting the Use of Boardinghouse which he understands is allowed in the R3 zoning district.

COMMITTEE MEMBER COMMENTS

Mosley asked when an applicant should request re-zoning rather than special land use. Evashevski stated that re-zoning applies to parcels that do not have an allowable use that is being requested. This parcel is zoned R-3, and boardinghouse is an allowable use. Therefore, rezoning would not be appropriate.

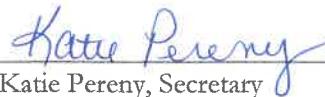
Mosley asked if the existing barn is staying. Doud stated they will keep it if they can, but he is not sure if it will fit. Straus read the letter from the applicant addressing the Standards in section 19.06, aloud.

Nancy Porter confirmed there will be a manager for each owner, on site. Myers asked when the "quiet hours" will end in the morning. Doud and Porter agreed they will be 10 PM to 10 AM. Mosley asked when the work will be complete. Doud stated his goal is 2025. Evashevski asked the applicant what the maximum density for this lot would be. Doud stated 40, but when Doud was informed they will be held to the stated maximum, Doud changed the maximum to 42. 46 is allowed. Mosley asked if an additional hydrant was going to be installed. Doud stated the existing hydrant will remain in place. Mosley stated his concern is that it is not plowed to the back, in the winter, so he worries about access to the hydrant. Dufina requested that the quiet hours and number of on-site managers be added to their conditions letter. Mosley stated he would like to see the proposed turn-around made larger to accommodate the emergency equipment, and an additional hydrant added. Doud confirmed that part of the project will be used year-round. Dufina asked if the applicant considered offering rooms for City employees. Doud stated no; *and he intends to change the use of his downtown housing.* Martin commented that adjustments to density were made a few years ago to encourage employee housing in the downtown area so all of Harrisonville was not lost to employee housing. People took advantage of that and turned it all in to rental units for tourists. This was not the intent at all. Porter stated that the Chippewa does not intend to change any usage of the current housing. Doud stated he intends to provide the most up to code housing, which is not the current situation. Straus stated Doud could update his current housing to be the most up to code as well.

With no further comments there was a Motion by Myers, second by Mosley to adjourn the hearing. The hearing was adjourned at 12:51 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary