

MINUTES OF THE PUBLIC HEARING OF THE MACKINAC ISLAND ZONING BOARD OF APPEALS, HELD IN THE COUNCIL CHAMBERS, CITY HALL, 7358 MARKET STREET, MACKINAC ISLAND, MICHIGAN, ON WEDNESDAY, JUNE 21, 2017, AT 3:00 PM

Mayor Doud called the Public Hearing of the Mackinac Island Zoning Board of Appeals to order at 3:00 pm

MEMBERS PRESENT: D. Bradley, K. Hoppenrath, A. McGreevy, S. Moskwa, A. Myers, & J. St. Onge
MEMBERS ABSENT: None
CITY ATTORNEY: Tom Evashevski

Mayor Doud read aloud the notice published in the St. Ignace News

Mayor Doud read aloud the letter submitted by the Mackinac Island Planning Commission, which recommended approval of the variance.

Application was made by Brad Conkey in March of 2017 to the Mackinac Island Planning Commission for a zoning variance needed to construct a single family home under the Hedgecliffe property on M-185 / Lakeshore Blvd. It was then recommended to, and accepted by, the City of Mackinac Island City Council in May of 2017. Mr. Conkey's property is zoned Residential Shoreline (RS) where no primary dwelling building height shall exceed 20' - 0", or 1 1/2 (one and one half) stories. Mr. Conkey's proposed single family home has a height of 23' - 8". Therefore, a zoning variance for a building height of 3' - 8" is required.

A public hearing was scheduled for Wednesday, June 21, 2017 at 3:00 pm by the Mackinac Island City Council at their regular meeting on April 12, 2017. Notices were mailed to any and all residents living within three-hundred (300) feet of Mr. Conkey's property located below the Hedgecliffe property on M-185 / Lakeshore Blvd. In said notice, it was stated that any persons wishing to provide comments could do so at the scheduled public hearing, or by submitting correspondence to the City Clerk's office by 1:00 pm on the scheduled day of the hearing. There were three (3) letters received, and all were in favor of granting Mr. Conkey the variance needed.


- Letters were received from:
- 1.) R.D. Musser III
 - 2.) Larry & Kay Berke
 - 3.) Shannon Hahn

City Building Inspector Dennis Dombroski explained to the council and audience that structures are required to be lower in the Residential Shoreline to protect the views of the lake and shore line. Furthermore, structures in this zoned area are required to have a 6/12 pitch, and with Mr. Conkey plans, that required pitch pushes the structure higher than the allowed zoning.

Motion by Moskwa, second to the motion by Hoppenrath, to close the hearing at 3:35 pm. All in favor. Motion carried.

Respectfully Submitted:


Margaret Doud, Mayor


Danielle Wightman, City Clerk