

**MINUTES OF THE SPECIAL SESSION OF THE MACKINAC ISLAND ZONING BOARD OF APPEALS, HELD IN THE COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR, 7358 MARKET STREET, MACKINAC ISLAND, MICHIGAN, ON WEDNESDAY, JULY 5, 2017, AT 3:45 PM**

Mayor Doud called a Special Meeting of the Mackinac Island Zoning Board of Appeals to order at 3:45 pm, followed by the pledge of allegiance.

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

*Reconvene from original ZBA meeting on June 21, 2017. (DW)*

New correspondence was received from Gary Dziabis, manager of Hamilton Straits LLC. Mr. Dziabis' letter stated that the owners and members of the Hamilton Straits LLC had reviewed and were in favor of Mr. Conkey receiving his requested three (3) foot eight (8) inch height variance.

Motion by Moskwa, second to the motion by Myers, to place the letter from Gary Dziabis on file. All in favor. Motion carried.

Mr. Conkey presented new pictures of a constructed house which was very similar to his proposed construction in hopes that it better demonstrated why he was in need of the requested height variance.

Mr. Conkey went on to present a letter from architect Richard Neumann.

-**Mr. Neumann's** letter reiterated that at their April 11<sup>th</sup> meeting, the City of Mackinac Island Planning Commission had unanimously voted to approve the requested variance.

-**Mr. Neumann** went on to state that he believes that the twenty (20) feet maximum height requirement creates a practical difficulty, and therefore would qualify for the granting of the height variance.

-**Concluding, Mr. Neumann** stated that granting the variance would not allow the applicant to build a two (2) story house, but simply meet the ordinance intent of allowing one and one-half stories.

Many council members had hesitations about granting the variance as it is the first house being built in this district.

-**Mr. Conkey** said that he understood, but that he still felt that the zoning and building requirements put restrictions on the build.

-**Mr. Conkey** also stated that he felt that the proposed construction would fit much better with the style of other Mackinac Island homes compared to a single story home.

**Councilman McGreevy** stated that he felt that the location of Mr. Conkey's property inclined him to vote to grant the variance as it was not disrupting any lakeshore vies.

-**Councilman Moskwa** agreed.

Motion by Moskwa, second to the motion by McGreevy, to grant Brad Conkey the requested three (3) foot eight (8) inch height variance due to a practical difficulty.

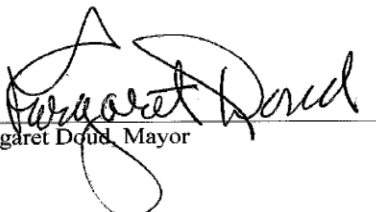
Ayes: A. McGreevy, S. Moskwa, & A. Myers

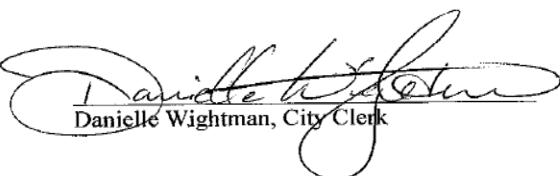
Nays: D. Bradley, K. Hoppenrath, J. St. Onge.

Motion dies due to lack of majority vote.

There being no further business, motion by Moskwa, second to the motion by Myers, to adjourn the meeting at 4:00 pm. All in favor. Motion carried.

Respectfully Submitted:

  
Margaret Doud, Mayor

  
Danielle Wightman, City Clerk