

**MINUTES OF THE PUBLIC HEARING OF THE PLANNING COMMISSION HELD TUESDAY,
DECEMBER 14, 2021 AT 2:45 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 3:45 p.m.

PRESENT: Michael Straus, Lee Finkel, Trish Martin, Anneke Myers, 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 multiple family at 2507 Cadotte Avenue, which is zoned R4.

Andrew Doud addressed the Commission and stated that he purchased the property 3 years ago and it has been a single-family home with a studio apartment. The property is 15,000 square feet which allows for 3 dwelling units. Doud would like to add an additional dwelling unit to the existing two. The dwelling would have a year-round lease and would not be used as a boarding house. Doud passed out a drawing to the members which shows the electrical and water plan. The proposed dwelling would be a 2-bedroom apartment.

One letter was received from Rosemary Lounsbury, in opposition to the request.


Mark Bobinsky stated he would like to see the proposed site plan. Doud showed Bobinsky the site plan.

The current property is non-conforming because the apartment is rented out separately. There was a notation of apartment above the accessory. This is permitted however it has always been that ownership and use is incidental to the use of the main structure. By renting it out separately is the issue of non-conformity.

Bobinsky asked for the status of the current septic system. Doud informed Bobinsky that a new septic system will be installed. Bobinsky stated he was not opposed but he was concerned about the septic upgrade. However, he is less concerned after seeing Doud's plan. Dufina asked Doud about the new septic system status and Doud informed her that the process has been started with LMAS and Benchmark.

PUBLIC COMMENT

With no further comments there was a Motion by Martin, second by Mosley to adjourn the hearing. The hearing was adjourned at 3:51 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary