

**MINUTES OF THE SPECIAL MEETING OF THE PLANNING COMMISSION HELD  
TUESDAY, OCTOBER 19, 2021 AT 10:45 A.M. IN THE COUNCIL CHAMBERS, CITY HALL,  
MACKINAC ISLAND, MICHIGAN**

Chairman Straus called a special meeting of the Mackinac Island Planning Commission to order at 10:47 a.m.

PRESENT: Michael Straus, Lee Finkel, Anneke Myers, Mary Dufina, Trish Martin, Jim Pettit, Ben Mosley

ABSENT: None

STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Erin Evashevski (Zoom)

**New Business**

**R421-059-057**

**Grand Hotel – New Building at Woodville Special Land Use**

The Special Land Use application was discussed at the Public Hearing just prior to this meeting. Evashevski stated we need a Statement of Conclusions with a basis for the decision and any conditions that may be imposed. Pettit stated he would like to add the condition of no pets allowed. If pets are allowed it will influence the neighbors and diminish the property values in the neighborhood. This can only be applied to the new building. Myers asked Evashevski if the number of 18 occupants should be listed as a condition and Evashevski stated it should be. Myers stated we have established that the proposed plan meets all the criteria in the R4 district as stated in Section 7A.. All members agreed. The standards in section 19.06 must all be met. Straus went through each standard and all agreed the standards are all met. Martin asked why there are more bike parking spots, than occupants. The Commission agreed they are for extra bikes and carts. Straus asked if the applicant is ok with the described conditions. McGreevy stated the new building will back up to the state park. There is a Woodville building on both sides and the back side is woods. If someone had a dog he doesn't believe it would be a problem. Dufina asked if there are currently rules for dogs in the other buildings. Mosley stated that only managers, with permission, may have a dog in Woodville. It is intended for long term managers. Mosley believes there are only 3 dogs in Woodville and they must always be on a leash with their owner. Myers believes when they imposed this rule before, it was because there was no oversight on the property. Pettit still believes dogs should not be allowed in employee housing. Finkel agreed with Pettit. David Jurcak asked if the conditions apply to all employee housing or just this building. Jurcak believes imposing this restriction is a slippery slope. It could potentially apply to all housing. Martin stated the restrictions could only apply to employee housing in R3 and R4 districts. Motion by Finkel, second by Dufina to approve the Statement of Conclusions for the Special Land Use for the construction of a boardinghouse in the R4 district with the conditions of no pets allowed based on the fact that the Commission finds that without it, Standards 1 and 2 may not be met, a maximum of 18 occupants, the lot coverage calculation be added to the plans, and realizing this property is unique because the proposed building was originally part of the approved site plan but never built. This proposed building meets all standards to approve a Special Land Use. Roll call vote: Ayes: Straus, Dufina, Finkel, Martin, Mosley, Myers, Pettit. Nays: None. All in favor. Motion carries.

**PUBLIC COMMENT**


None

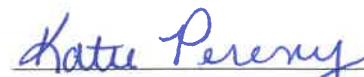
**Committee Member Comments**

Pettit commented that the topic of the Master Plan, finding places for employee housing, is a tough issue. Harrisonville is becoming all employee housing. Pettit does not feel the definition of "family" is clear. Pettit is wondering how a balance can be found between family and housing. Dufina agreed with Pettit and the City has been struggling with this for years. Mosley suggested that the Special Land Use process should be made better to encourage more people to have the housing legally instead of the "catch me if you can" mentality. Finkel asked Evashevski if the Commission should set a percentage of Harrisonville to be employee housing. Evashevski stated she would like to research this. After much discussion it was

decided that setting percentages would create an adverse effect by causing people to sell their homes right away before the limit is imposed and that regulation and enforcement would be very difficult. Dufina suggested setting regulations for employee housing that would ease the burden on neighbors. Myers suggested onsite managers be required if pets of a certain size are allowed. Residents need to know that someone is available for oversight of the housing. It was decided to discuss some sort of guidance if housing is of a certain size, at the next meeting. Evashevski stated that any changes of the ordinance would have to go to City Council. Finkel suggested that Arches could be used to track uses of properties. Straus asked Tom Corrigan if that is something that could be done and Corrigan confirmed that could be done.

With no further discussion there was a Motion by Myers, second by Mosley to adjourn. Meeting adjourned at 11:36 A.M.

  
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Michael Straus, Chairman

  
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Katie Pereny, Secretary