

MINUTES OF THE PUBLIC HEARING OF THE PLANNING COMMISSION HELD TUESDAY, MARCH 8, 2022 AT 12:30 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 12:32 p.m.

PRESENT: Michael Straus, Trish Martin, Anneke Myers, Mary Dufina, Jim Pettit, Ben Mosley
ABSENT: Lee Finkel
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 at 2435 Cadotte Avenue, which is zoned R4.

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

PUBLIC COMMENT

None

COMMITTEE MEMBER COMMENTS

Mosley stated that he disagrees that this special land use would lower the property value, and does not oppose the change.

Myers confirmed that no pets would be allowed. McGreevy stated his letter states that no pets would be allowed. Myers read the section aloud. Myers confirmed that the maximum occupancy will be 12. Pettit asked what the maximum allowable density is and Myers stated it is 21. Dufina stated the limit is also controlled by the septic. Dufina asked if the occupancy would change once the septic is updated. McGreevy stated they have no plans to increase the occupancy. In addition, he does not believe the septic is limiting the occupancy at this time. Straus stated that if the applicant wanted to increase the occupancy they would have to come back to the Planning Commission. Myers stated that must be stated as a condition in the approval. Dufina wanted to commend the individual that wrote the operations letter. Dufina stated this is what the Commission likes to see and also likes to see the housing rules included. Martin stated that as a neighbor to MICT housing, the quiet hours are followed by the occupants. Dufina asked about the location of the corral. McGreevy stated it was next door and wrapped around the back of the property. When asked, McGreevy stated that the garage is not yet going to be removed. The septic designer is determining if there is room to keep the garage. If the garage is going to stay, McGreevy will submit a new site plan for approval. Myers confirmed with Evashevski that the Statement of Conditions will be recorded with the Register of Deeds.

With no further comments there was a Motion by Dufina, second by Martin to adjourn the hearing. The hearing was adjourned at 12:44 p.m.



Michael Straus, Chairman



Katie Pereny, Secretary