

**MINUTES OF THE PUBLIC HEARING OF THE PLANNING COMMISSION HELD TUESDAY, JUNE 8, 2021 AT 3:45 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 (Zoom), Anneke Myers, Mary Dufina, Jim Pettit, Ben Mosley (Zoom)

ABSENT: None

STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Tom Evashevski

The purpose of the Public Hearing is to discuss the request for a Special Land Use of Boardinghouse at 1274 Mission Street.

Straus summarized the application. Dombroski corrected the "existing use" as single-family dwelling only. The application states "existing single family with worker rental bedrooms".

Straus opened the hearing up to public comment in three stages: Letters, Public comment present, Public comment on Zoom

Richard Fosgitt, representing the applicant, summarized their proposed use. The owners would like to provide employee housing for their senior staff members. These employees are long term professional employees. The applicant is proposing 5 bedrooms; three upstairs and 2 in the basement, with a potential of 10 occupants. There will have a kitchen on both levels as well as a bathroom. The Zoning is R-3 and the proposed use is allowed as a special land use. A Landscape buffer, off street bicycle parking, and complying with all other district regulations is required criteria. Fosgitt stated this project complies with all requirements. The outside of the structure is not changing at all. Tony Brodeur, the house owner, stated he agreed with Fosgitt's summary. Brodeur went on to say that the only way to pay the mortgage on the house is to house his senior managers. Myers asked Evashevski about the relevance of Article 19 in this situation, specifically referring to the purpose paragraph. Evashevski stated the criteria of Article 19 must be met as well. Myers went through all of Article 19 with Fosgitt. Finkel asked about the size of the house. Fosgitt stated it is about 1800 square feet. Evashevski pointed out the use itself, and whether its allowed, has already been determined by the Ordinance. Boardinghouses are allowed in an R3 district. The nature or type of use specific to this project, would have to have a negative impact on the surrounding area to reject the special land use.

Straus read the submitted letters aloud from the David & Kris Faulk (opposed), Candace Smith (opposed), Marta and Peter Olson (opposed), and Mary Jane Barnwell & Mark Bearss (opposed).

Straus invited the audience to make any comments. Mark Bearss asked if Section 19 density requirement allows for over 21 people on the property? Dombroski confirmed that is correct. Bearss asked if the special land use is allowed for 5, it could change to allow 20. Nothing down the road would prohibit the owner to have 20 in the house. The transitory nature of employee housing does not necessarily care about what happens to the property and would have a detrimental impact on the neighborhood and allowing this now would set a precedent. Bearss does not believe Article 19 applies to this situation. Evashevski believes it does. Bearss stated they oppose the special land use based on the fact they believe it does not meet the requirements of Sections 19.01 and 19.06.

Brian Bailey stated he is opposed to the project for the same reasons Bearss explained.

Straus invited any other people on Zoom to comment as well.

Mosley asked if the approval can include a certain number of people allowed to live in the house. Evashevski stated 19.07 allows for reasonable conditions to be applied. Therefore, he believes stating a maximum of 10 occupants would be reasonable. But he does not believe anything more than that could be asked. Evashevski asked if the applicant would be willing to impose any conditions. Brodeur stated they would be willing to do that. These conditions would run with any sale in the future.

Marta Olson stated the reasons she is opposed to the use change.

**PUBLIC COMMENT**

With no further business there was a Motion by Mosley, second by Finkel to adjourn the hearing. The hearing was adjourned at 4:35 p.m.

Michael Straus/MS  
Michael Straus, Chairman

Katie Pereny  
Katie Pereny, Secretary