

Planning Commission Meeting
Minutes for 5/30/2024

Call to order at 9:46am by Chair Bronkema.

Attendance: Keri Viers, Damien Nelson (ZO), Lani White, Polly Peyerck, Adam Bronkema.

Absent: Robert Cochran

Pledge of Allegiance

Minutes for 4/22/24: **Motion** by Keri, sec. by Lani to accept as presented. All in favor, Rob absent. **Motion** carried.

Minutes from Special Meeting of 5/7/24: **Motion** by Adam, sec. by Keri to accept minutes as presented. All in favor; Rob, absent. **Motion** carried.

Leidel request: We need to be aware of "spot zoning." We need to be careful that Master Plan and County Zoning are followed. Nothing in Zoning Ord. prevents this change. Request will be for C2.

Master Plan map colors are confusing. We have more info now. **Motion** by Adam, sec. by Polly to accept Leidel's application request for rezone, and proceed to Public Hearing for Thursday, June 27 at 10 am. All in favor; Rob, absent. **Motion** carried.

Jamie Nye's request: previously a Non-Conforming Use was to resort back to Residential zone. No utilities were ever disconnected. The property has been and is taxed as Residential. The property has dual zoning.

If we approve with stipulations: immediately (within 30 days) we need signage for parking and parking area that is off-road. This needs to be established within 10 months.

Signage: - no roadside parking

- all parking next door at Historical Society

(Adam will talk to Jamie) Jamie may need a variance from the Mackinac County Road Commission for the 3 parking spots she plans in front, even tho' those will be temporary. **Motion** by Adam, sec. by Lani to accept Jamie Nye's application for continuation of use on Nye's Birch Shop with the following conditions:

- 1) signage must be in place within 30 days.
- 2) on-site permanent parking must be established within 10 months.
- 3) current proposed parking shall be deemed temporary for a 10-month period, as described above.

All in favor. Rob, absent. **Motion** carried.

We need a form for both Rezone request AND site plan.

A lot of the trailer issue will fall under Blight Ordinance.

Short-term Rentals will end up being under the State of Michigan.

Damien sent us some notes to all of regarding Zoning Ordinance, especially Sec. 7.2.

1) What should require a Zoning permit? Our problem on the Island is those who end up living in their sheds.

Agreement is that the wording stands. All structures require a Zoning Permit.

Structures that are added-on, changing square footage, need permit.

2) Structurally altered: if you are adding square footage.

3) Reconstructed: not to worry about now. If a big job, you'll need a contractor. Commercial business is different. Those are covered by State. Stickers should be visible. Does require zoning permit.


Health and safety are imperative. property

4) Excavation and filling: ⁴natural maintenance doesn't require permit. ~~If more than 50% of your property is being excavated, then you need a zoning permit and site plan. Consensus.~~

Next meeting is right after the Public Hearing on 6/27.

Adjournment at 11:30am.

Respectfully submitted,


Lani White, secretary