

~~UN~~APPROVED MACKINAW CITY PLANNING
COMMISSION MINUTES FOR PUBLIC HEARING ON
PROPOSED REZONING

102 S. Huron Ave.
Mackinaw City, MI 49701
February 27, 2014

Call To Order:

Chairperson Mann called the public hearing to order at 7:00 p.m.

1. Request to rezone Parcel #012-V07-068-001-00, located at 111 Langlade St. from R4 to B4. (WELCOME INN).

2. Request to rezone Parcel #42-03-12-476-151, located at 219 West Etherington St. from R3 to B1.

Public Comment for 111 Langlade St:

Ron Wallin spoke against rezoning change for different reasons: Too much congestion, parking, and building heights.

The applicant was asked if he would like to speak and declined. Public comment on this subject was then adjourned.

Public Comment for 219 W. Etherington St:

- A letter was read by the commission secretary written by Management Resources Development, Inc. (Owners of the apartment building located across the street). The letter was in strong opposition to the proposed rezoning of the property.

- Ron Wallin spoke against the rezoning. He indicated that it was zoned residential for a reason, and that nightly and weekly rentals

on residential property in this type of community were done away with years ago for good reason.

- Joann Reinhart, a neighbor of the property, asked questions as to what changes the property owners had in mind. Chairperson Mann explained what she was aware of, and then asked Fred Thompson to explain existing zoning as well as proposed zoning,
- Jackie VanHuis,(property owner), spoke next on reasons for purchasing the property which were first for friend and family use, however, they also would need to rent out the dwellings nightly, and or weekly to absorb the cost of the property and the improvements in which they have made. She then explained that if they would have known such ordinances were in place they would never have purchased and improved the property in question. Todd VanHuis spoke, as they had the floor, in lieu of what the property used to be, and the fact that they had assumed it could be used for the purpose of nightly rentals.
- Ron Wallin followed up with comments on how you should never **buy** property unless you know what's allowed there. He also reiterated the fact that zoning stays with the property and not with the property owner. He sympathized with the owners, however feels that if the zoning is changed here where does it stop.
- Dave McFarland next raised questions as to when an existing business is no longer in operation what time frame does that property have until it is rezoned. He stated that this commission has no such clause in place.
- **In response to Mr. McFarland's comments**, Chairperson Mann followed up with comments as to what says you can, and what says you can't. She also gave insight as to the master plan in regards to this property, and to other properties in question.

Chairperson Mann closed the hearing to public comment and therefore adjourned at 7:32 p.m.

Guests Present:

Paul Allers
David McFarland
Todd and Jackie VanHuis
Joe Ostman
Joann Leal
Ron Wallin
Joann Reinheart

Submitted by,
Matthew J. Cooley
Commission Secretary