

Mackinaw City Planning Commission Delays Decision on Rezoning Shepler Property

Rezoning: From page 1

The urgency to zone the property is to ensure that the district has a designation in place to work with in the event that development occurs on the parcels, Mr. Most added, responding to questioning by Commissioner Jeff Hingston.

Mr. Hingston moved to delay a vote on whether to establish the area as part of the marina commercial district. The reason for the delay was to give commissioners time to

conduct a full review of the history of the parcels, he said.

The commission did not act on his suggestion to rezone the village-owned parcels, and vote later on the privately owned land.

Persistent attempts by Mr. Most and Mr. Lawson to limit the subject of the meeting to rezoning the area, and delay discussion of potential changes in uses allowed there, were unheeded by the attorneys, who insisted that the types of businesses

allowed in the marina commercial district should be established before expanding it from the state dock to Etherington Street.

The way the commission is going about the matter may force the Shepler company into court with the village, Mr. Stack said.

City Attorney Tom Evashevski has assured the village that designating the area marina commercial is legal, Mr. Lawson said.

The attorneys asserted that, since the area was once zoned a business district, the area remains a business district. It is not un-zoned, despite the problem with the village zoning map, they said. The property cannot be considered un-zoned and should revert to its former zoning classification, "which allows for a full range of commercial uses and including a number of other things, hotels," Mr. Stack said.

Whether the area is zoned or un-zoned is debatable, but either way, the village has the right to update zoning districts and their uses, Mr. Lawson said.

Mr. Stack called the planning commission's consideration of zoning Shepler's parcels marina commercial "a drastic proposal." A property worth \$2 million to \$4 million should have more potential uses than those allowed by marina commercial rules, he said.

The district allows museums, public and private marinas, performance shells, off-street parking and loading, and accessory buildings associated with such uses. It also allows charter boat operations and passenger ferry boat operations, under special use requirements.

The marina commercial designation would essentially reduce the area to a park, the attorneys said, significantly devalue the Shepler company's property, and prevent the company from changing the type of business there to one that would be commercially viable.

"You would leave Mr. Shepler with...one economical use, that of ferry boat [operations]. I don't know of anybody else in the state that has one economic use for their property. Things change," Mr. Stack said, "and zoning is supposed to accommodate change."

The Sheplers have relied on having a number of possible uses for their property for 56 years, and have made business plans that take into account its current use and expected uses, said Mr. Kwiatkowski.

The uses allowed under marina commercial zoning are appropriate for the current uses of the properties and consistent with the village master plan, Mr. Lawson said. Several planning commission members agreed, although commissioners Mr. Hingston, Paul Allers, and Earl "Doc" Taylor added they felt there are too few land uses allowed under the marina commercial designation.

The commission is expecting a written legal opinion from Mr. Evashevski regarding changing uses in the district, by the commission's June 12 meeting.

The zoning map clearly defines the nature of each district in the village, including an area for hotels, a district for marinas, and so forth, Mr. Lawson pointed out.

The attorneys said they would favor at least two other business district designations for the Shepler property.

Mr. Lawson said they would create pockets of zoning inconsistent with the general plan.

Commissioner Mary Clark agreed.

"To avoid spot zoning, and to recognize the way the property is being used right now so that we are not creating a non-conforming nightmare, it would to me seem most appropriate to zone it marina commercial," she said.

The restrictions of the designation would affect the company's business plan, which incorporates borrowing money, said Chris Shepler, and would hamper the company's ability to do get loans.

Mr. Shepler urged the commissioners to take the plan to borrow money into account.

"I think we have had a problem [regarding the un-zoned parcels] for 23 years," said Commissioner Nancy Dean. "I think we have to get it addressed now. We have talked about the zoning. We know we are going to talk about uses in the near future, and I think it is important that we talk about the uses. The [Sheplers] need to know what they are facing."

Getting a loan without knowing how a property is zoned may be impossible, she added.

If the parcels are designated

marina commercial, Bill Shepler asked if a request to rezone them under the B2 designation can be made in the future.

A public hearing on the B2 option would be necessary, Mr. Most said. After that, the commission would discuss the matter and vote on a recommendation to the

village council.

The commission has the opportunity to rezone frequently, and property owners have the right to request rezoning, Mr. Lawson said.

In February 2007, the planning commission denied a similar request to rezone the area, Mr. Lawson reported.

May Was Cold, Meteorologists Say

May was a cold month, reports Jim Keysor, a warning coordination meteorologist with the National Weather Service in Gaylord. There was even snow across parts of northern Michigan May 18, 20, and 21.

Temperatures were below normal for more than 75% of the days. Overnight lows dropped below 40 degrees more than 50% of the nights. Temperatures were more than 4 degrees below average for the month at the recording station at Sault Ste. Marie, caused by cold Canadian air.

Registration Underway for Soccer, Swimming Lessons at St. Ignace

Registrations are being taken now for youth swimming lessons and soccer games in St. Ignace.

Swim lesson registration forms are available at Little Bear East Arena. Forms will be available until each class is full. Session I will begin June 16 through June 26, from 9 a.m. to 9:50 a.m., meeting Mondays through Thursdays at the community swimming pool. Session II takes place July 7 through July 17 from 10 a.m. to 10:50 a.m., Mondays through Thursdays. Space is limited.

Open swim begins Monday, June 9, from noon to 3 p.m.

Soccer registration forms are also available for children ages four to 14. The deadline to register is Friday, June 20.

Forms may be picked up at Little Bear East Recreation Office. For more information, call 643-8676.

New Parent Group To Meet Tues.

A new parent group, Providing a Second Hand, will meet Tuesday, June 10, from 6:30 p.m. to 7:30 p.m. at the St. Ignace Big Boy restaurant. This group will advocate for families experiencing medical hardships. Anyone with a medical hardship or interested in helping local families is welcome to attend.

For more information, contact Liz Templeton at 643-7906.

St. Ignace Area Community Foundation Announces Grants

Grants: From page 1

"These are donors who live and work here, who own businesses here, who've maybe gone to school here, and have an interest in the area," he said.

This year's spring grant awards were about \$1,800 more than last year. Often the grants are a portion of the funds needed by a group, which also receives support from other organizations. A total of \$11,691.70 in grant money was awarded by the Foundation to the following organizations:

St. Ignace Area Schools Technology Department: \$475 for digital video equipment and software to produce videos for the classroom. The equipment also would be used by the music department and band to record concerts, which could be sold to friends and family.

St. Ignace Area Hope: \$1,000 to build an intake station onto the back of the Ferry Lane building, to receive and sort items.

St. Ignace Football Program: \$1,000 toward the \$12,000 cost to install underground sprinklers to maintain turf on the practice field. Installation is expected to begin in July.

Legacy House: \$738 for a washer and dryer. Legacy House offers a safe environment for women who are struggling.

LaSalle High School Mathematics Department: \$978.70 to purchase enough graphing calculators to make one available for each student to use in class.

St. Ignace Downtown Development Authority: \$1,000 to help fund the \$14,000 weekly July and August Bayside Live concerts and Locals on the Bay concerts. The concerts are free to the public.

Eastern Upper Peninsula Dispute Resolution Center: \$500 to help make a Life Keepers display quilt to create a visual reminder of those lost to suicide. Area families are contributing photographs to be used in the project.

LaSalle High School Players: \$3,000 to help pay for a \$7,500 lighting system for school productions. The system is expected to be installed in time for the Christmas production.

Mackinac County Circuit Court: \$500 to reward children who are in the court system with

gift certificates to area businesses for accomplishments, including being on the honor roll.

St. Ignace Area Schools Music Department: \$1,000 to purchase new chairs for the band.

Michigan State University Extension: \$500 to help provide bicycles to loan to community people who have no other means of transportation.

LaSalle National Honor Society and Student Council: \$1,000 to send student council and National Honor Society members to Camp Daggett in September. The program encourages students to be strong leaders.

Also awarded was \$8,300 in scholarships to students from endowment funds including the Education Enhancement Fund, McKinnon Fund, Erin Springsteen Fund, Fred Stearns fund, and the Loryce Dyer Fund. Scholarship recipients include Taylor Dykstra, Ben Lane, Jodie Langstaff, Megan LaRocque, Jessica Massaway, Nick Montie, Erin Patti, Alyssa Pechta, Ashley Peterson, James Peterson, Colleen St. Onge, Shane Spring, Brendon Steiner, and Audrey Wyers.

Receiving Robert Buchholz Scholarships were Erin Barthelmy, Derek Marshall, and Ashley Neelis.

Foundation board members include Chair Jim North, Vice Chair Pete Everson, Treasurer Susan Massaway, Secretary Mary Maurer, Walt North, Heather Brady, Greg Cheeseman, Dorothy Glashaw, Margaret Huskey, Ruth LaChapelle, John McKinnon, Fred Paquin, Brandon Postma, Monica Silet, Mike Springsteen, and Jack Swope.

Neck Pain? Start feeling better - call your Chiropractor today!



Neck Pain is a very familiar complaint to doctors of Chiropractic. Rarely does a neck condition limit itself to pain and symptoms in the neck alone. Because of its many muscles, blood supply and nerve complexity, neck problems cause headaches, dizziness, ear problems, sinusitis, facial and jaw pain. Often a chain reaction of symptoms occurs as relatively minor injuries grow into much greater problems.

Fortunately neck pain and its related symptoms can almost always be corrected through Chiropractic care.

WALK-INS WELCOME • EMERGENCY SERVICE
Open Monday thru Friday at 8:30 a.m.

Thurston Chiropractic Clinic

906-643-9940
135 Bertrand St., St. Ignace
(Across from the Do-It-Center)

St. Ignace Memorial Day Weekend ~ Yooper Motorcycle Show and Swap Meet
Congratulations on a great success! Thank you so very much for all your hard work and dedication. We look forward to repeating this great event next year.

For our sponsors:

Griffin Beverage	The Bear Radio	Kewadin Shores Casino
Silver Sands Resort	Crossroads Industries	Quality Inn Lakefront
Village Inn	Marina Pub	Boardwalk Inn
Mackinac Grille	Driftwood Restaurant	Travelers Motel, Paradise
Cedars Motel	Mackinac Straits Hospital	Kewadin Casinos (all 5 locations)
Comfort Inn of Newberry	Bluegreen Resorts	Bayou Billy Homemade Soda Pop
Opossum Paint Pit	EconoLodge	Best Western Harbour Pointe
Budget Host Inn	Kewadin Lakefront Hotel	Days Inn Lakefront
America's Best Value		

For the people who were a part of this event:

Ron and Ruth Finch	Tom Zimberoff	Larry Gilbert
Beth Beaudoin	Mike Kamyszek	George Ford
Janet Peterson	Deb Evashevski	Eileen Evers
Jim Balfour	Tim Matelski	Deb Durm
Steve Dufresne	Jennifer Compoe	Elizabeth Brown
Cheryl Schlehuder	Jim Schlehuder	Pat Rickley
Clarlyn Ledy	Rick Ledy	Mary Sue Kunze
Pat Ramsay	Gary Engle	Mark Sposito
Cathie Sposito	Lynne Piippo	Tony Fehrenbach
Judy Bonello	Lisa Kanitz	Jim Krug
Shannon Bonnell	Lance DeKeyser	Jim & Bridget West
Jonathan Wyse	Tim & Diana Lee	Terry Joss

For the organizations that helped us:

Castle Rock	B-N-L Cafe	Murdick's Fudge
Freshwater Foods	Shepler's M.I. Ferry	Star Line M.I. Ferry
MI Dept. of Transportation	M.C. SORVA	St. Ignace Chamber Ambassadors
City of St. Ignace DDA	City of St. Ignace Police	Mackinac Animal Aid Association
St. Ignace City Employees	Little Bear East Arena Staff	St. Ignace H.S. Jazz Band
Arnold Line M.I. Ferry	St. Ignace Visitors Bureau	St. Ignace Chamber of Commerce
Tahquamenon Boat Tours & Toonerville Trolley	St. Ignace Fire Dept.	Catholic Girls Gone Bad
Art Huskey & Sons		St. Ignace Dept. of Public Works

From The St. Ignace Special Events Committee

Raber Bay
Bar 'N' Restaurant
Open at 11 a.m. 7 days a week

Hop Out For Some Great Legs
We have air conditioning, too!

BASKETS • DINNERS • ALL-YOU-CAN-EAT ALL DAY EVERYDAY
28826 S. Raber Road, Goetzville, MI 49736 • (906) 297-5701



Unit 3 Members

Thank you for your support in the Tribal Election Primary.

When I first ran for the Tribal Board, the only statement that I made was that I would not make any promises that I could not keep. One promise I made is that I would work hard for Unit 3 and all Tribal Members. My record clearly shows that I have kept that promise.

I am asking for your support and vote in the upcoming Tribal Election.

RE - ELECT
PAQUIN
UNIT 3
TRIBAL BOARD

Paid for by the Committee to Elect Fred Paquin