

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, June 10, 2025 at 4:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Chairman Straus called the meeting to order at 4:05 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: David Lipovsky, Dennis Dombroski, Erin Evashevski

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as written.

Motion made by Mosley, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

V. Approval of Minutes

a. May 13, 2025 Special Meeting

Motion to approve as written.

Motion made by Finkel, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

b. May 13, 2025 Regular Meeting

Dufina asked about DPW section on page 6 and the reference to chlorine and UV light. Chlorine is not used anymore at the waste water plant and is being replaced by UV light. Motion to approve as written.

Motion made by Mosley, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

VI. Correspondence

None

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the HDC, June 10 meeting.

b. DPW Update

Burt shared his screen showing an aerial view of the entire work site. Still set for December start up.

VIII. Committee Reports

None

IX. Old Business

a. Stonecliffe Site Plan Amendments

Patrick Conlon stated they won't be selling anything out of the sheds. They will be an extension of the General Store. Not individual businesses, but an extension. Conlon stated he thought the Planning Commission stated they needed to think more about the shipping containers.

Dombroski stated there is a minimum size for commercial space of 400 square feet, within 4 walls. To Dombroski's knowledge the City has never considered the smaller boxes as appropriate. Dombroski suggested to the applicant to go to City Council for a variance before coming back to the Planning Commission. Myers agreed with Dombroski. Dufina stated they have had to prove and pay for the required 400 square feet and believes it should stand. Finkel pointed out you can use a hand held card reader anywhere. Evashevski stated there is merchandise and there are customers viewing the merchandise and does not think there is any question on Commercial use.

Motion to table the three commercial units and recommend the applicant go to City Council for review. Myers and Finkel rescinded the Motion.

Evashevski stated this should have been two separate applications since they are on two properties. Straus wants the new application to be the commercial buildings. After further discussion it was discovered it is 3 properties; commercial buildings, 4 sheds in the maintenance area, and two in Manor V.

Motion to separate the commercial buildings and the connex boxes in to two applications and send a note to City Council regarding the commercial buildings by the General Store.

Motion made by Straus, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

After further discussion regarding the connex boxes it was discovered that they are on two separate parcels. There are 4 in the maintenance area and 2 in Manor V. Motion to separate the connex boxes in to two applications. The applicant needs to submit a new application for the Manor V connex boxes. The maintenance boxes will be reviewed on the original application.

Motion made by Mosley and Myers

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

Maintenace sheds

Conlon stated they were brought up during construction. Not sure when they were brought up but thinks they have been there several years. Myers asked if permission given to leave them for storage? Conlon is not aware of what was permitted. Dombroski remembers they were never brought to Planning Commission. Vehicle permits were issued to bring onsite for temporary construction. The connex boxes were brought for temporary storage. The job that was supposed to be one year is still going on. They were never intended to be permanent and never shown on site plan until this application. Dombroski stated they are considered temporary construction tents. Myers pointed out the only temporary structures for construction are tents. so connex boxes by definition are not allowed. Motion by Myers, second by Pettit, to have them removed. They were intended to be temporary and there is no area in our ordinance that allows them. They were allowed by council as a motor vehicle permit. The sizes do not fit in our architectural ordinance. Planning Commission will work with Stonecliffe to remove during allowed vehicle time.

Motion made by Myers and Pettit.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

Conlon asked about other connex boxes on the island. Myers stated today we are discussing the Stonecliffe boxes. The fire department boxes are for training for fire department. The other boxes around the City will be looked in to.

Manor V connex

These were also brought over as temporary construction trailers. Motion to remove.

Motion made by Pettit and Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

b. R125-017-020 Bonzheim New Home

Motion to table at the request of the applicant.

Motion made by Pettit, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

c. Grand Hotel Facade Update - Gene Hopkins

Gene Hopkins provided an update to the facade work. Burns shared his screen. This is the annual update as required by the original approval. Hopkins showed the last 139 years of the hotel facade and summarized what they have done so far. The work includes east wing windows on the 300 level, eyebrow and some paint restoration. Phase 2 included the west wing central stair west eyebrow, windows on the 3rd floor and paint restoration of exterior wall. Hopkins state the paint restoration is an ongoing process. Weather has impacted the time. Column restoration is complete. The west end of the porch flooring is being done. Testing of the new wood deck, made of ash. The wood is baked and all of the water is removed which makes it three times harder. The wood is guaranteed not to expand or buckle. Jurcak stated the test has passed and they are moving forward with the whole deck. Phase 4 will include painting, continue with the porch and entry stairs, shingle repair in the lower lobby, and restore whole lower lobby entry. Looking forward to Phase 5 they will finish the porch and do the stairs down to tea garden.

X. New Business

a. RS25-046-045(H) Gilmer Variance for Shed

Burns stated the variance is for setbacks to accommodate a new storage shed that is attached to the house. There is a small area with no windows that will work for the shed. When the house was built the house was conforming but with the changes in the Ordinance it is now non-conforming. Motion to send to City Council with a recommendation to approve the storage shed addition.

Motion made by Myers, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

XI. Public Comment

XII. Adjournment

Motion to adjourn at 5:11 PM.

Motion made by Finkel, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel