

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, January 13, 2026 at 10:00 AM

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

I. Call to Order

II. Roll Call

PRESENT

Lee Finkel

Peter Olson

Lindsey White

Rick Linn

Staff: David Lipovksy, Richard Neumann, Erin Evashevski (via Zoom)

III. Pledge of Allegiance

IV. Approval of Minutes

a. December 9, 2025

Motion to approve as written.

Motion made by White, Seconded by Olson.

Voting Yea: Finkel, Olson, White, Linn

V. Adoption of Agenda

Motion to approve as amended. Add Closed session to discuss ongoing litigation.

Motion made by White, Seconded by Linn.

Voting Yea: Finkel, Olson, White, Linn

VI. Staff Report

a. CLG Report Review

Pereny asked the Commission to submit input for numbers 6 and 7. Evashevski agreed. We will review at the next meeting if time allows. Pereny to check due date.

b. C25-046-109(H) Verdes Storm Windows, Awning, and Counter

Lipovksy stated the existing storm windows are in rough shape. Since they are currently renovating, the applicant would like to replace like for like. The awning needs to be replaced with a different color. The counter to be replaced is inside the bar so would not be reviewed by HDC. Motion to accept the Staff Report.

Motion made by White, Seconded by Finkel.
Voting Yea: Finkel, Olson, White, Linn

VII. Old Business

- a. RS25-046-045(H) Gilmer Condensers, Propane, and Doggy Door Amendment

Lipovsky stated they have condenser and propane tanks that need to be placed. The applicant would like to install a fence along the Biddle Point lot to hide the equipment. Lipovsky and Neumann agree this is a good solution. Neumann stated these are mechanical additions and are necessary elements of the building. As long as they are invisible and normal looking as possible, they have always been approved. Motion to approve.

Motion made by Olson, Seconded by White.
Voting Yea: Finkel, Olson, White, Linn

VIII. New Business

- a. C25-053-110(H) Trayser New Cafe

Devan Anderson shared his screen. Anderson showed historic and present-day photos. A civil site plan was submitted. We will be removing raised decks and fencing in the back. The rest will remain untouched. Finkel asked if the deck is in the FEMA flood zone. Finkel believed there was a previous application to excavate because of the flood zone. Anderson is not aware of this. There is no excavation proposed in this application. The demolition plans include removing partitions in the basement and to fully excavate the partially excavated basement. They will be adding some water proofing. The first floor demolition plan includes removal of the existing storefront and the first 24' of storefront in order to do the necessary excavation. The storefronts will be replaced to match the historic design. The 2nd floor exterior work includes replacing the roof on the storage building and replacing the awning. There will be interior renovations on the 2nd floor that does not impact the exterior. The proposed work is to install fire suppression system. The new deck will be brought up to the level of the existing deck. Finkel asked how many people can sit in the cafe. Outside 60 and inside about 44-50. Finkel asked if there are two single bathrooms. Anderson stated there are two existing and they will be adding two more in the cafe. Olson asked how patrons will enter the cafe. Anderson stated only through the existing businesses on Main Street. People will be directed back to the cafe from employees in the storefronts. Olson asked about egress without going through the building. There is a small alley, while not a legal alley, that could be used as an exit. Finkel asked the width of the alley. Anderson stated about 3' wide. Lipovsky stated he has questions on egress on the building side of things. It is not for this meeting but does need to be discussed. White asked if changes were made for the egress would the application need to come back to the HDC. Lipovsky does not think it would change anything the HDC reviews. Neumann stated with an occupant load of more than 50 there needs to be 2 methods of egress, separated from each other. Finkel asked when they wanted to start. Anderson stated they would like to submit for permits in the end of March and then start next fall. Evashevski asked for clarification on the noted demolition language and what is being replaced like for like. Anderson stated all of the work that faces the street includes removing the storefront facades, some of the salvaging of the log work and signing at the Trading Post. There will be scraping and painting of rotted wood as

discovered. In the back most of the demo is removal of existing decks and railings. The rear elevation shows extensive work on the storage building to accentuate the views available there. Between the two buildings most of the decking is remaining and wooden platforms and decks on the left are being removed. It is a lot of maintenance work. Evashevski asked about the front, the removal of the facade, will it be a complete removal or will some of the siding remain. Anderson stated below the second-floor line it will be a complete removal. Neumann pointed out that the storefronts will be restored to an earlier time period appearance. The proposed colors are white and blue. The awning is being separately addressed with the City. Finkel asked if the sheet piling will remain the same. Anderson stated they will be painting it. Linn asked about Neumann's comment about the entry doors. Neumann stated he didn't realize the entire storefront was going to be removed. Neumann did have a condition of approval of wooden doors. To have a clad door is inappropriate in an historic setting. Neumann did not like the curved shape of the awning. The transom windows on the back are only shown on one elevation, so he wasn't sure what they intended to do. Neumann recommended the cafe windows should pick up on the style of the front windows. The other concern was the cafe signage facing the bay. He recommended installing a gable end with the signage in the gable. Finkel asked about the cantilevered upper deck and what they are made of. Anderson stated it is not cantilever but ground supported on vertical posts. Finkel asked to see the umbrellas on the lower deck in a new rendering. Anderson confirmed there will not be umbrellas used on the lower deck. Linn asked if the railing is glass panels. Anderson stated they are cable railings. Neumann was ok with the cable railing. Evashevski stated that she needs more information and is hopeful to arrange time to chat with Anderson, Neumann and Lipovsky for more information. Neumann would like a better understanding on the proposed work on the facade. Other than that, he feels fairly comfortable with the rest of the project. Motion to table. Motion made by Olson, Seconded by White.

Voting Yea: Finkel, Olson, White, Linn

Anderson asked for a list of refinements in writing. Evashevski stated she will reach out to Anderson as well.

Motion by White, second by Olson to enter in to closed session to discuss ongoing litigation at 11:00 AM. Roll call all ayes.

Motion by Olson, second by White, to go out of closed session at 11:29. All in favor. Motion carries.

Motion by White, second by Olson, to go back in to open session. All in favor. Motion carries.

Motion by White, second by Olson to adjourn at 11:30 AM. All in favor. Motion carries.

IX. Public Comment

None

X. Adjournment