

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, June 09, 2026 at 1:00 PM

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

I. Call to Order

Chairman Finkel called the meeting to order at 1:00 PM.

II. Roll Call

PRESENT

Lee Finkel

Nancy Porter

Peter Olson

Shannon Schueller

Lindsey White

ABSENT

Lorna Straus

Rick Linn

Staff: Erin Evashevski, Rick Neumann, David Lipovsky (via Zoom)

III. Pledge of Allegiance

IV. Approval of Minutes

a. April 14, 2026

Motion to approve the minutes as submitted.

Motion made by White, Seconded by Olson.

Voting Yea: Finkel, Porter, Olson, Schueller, White

V. Adoption of Agenda

Motion to approve as amended. Amendment was to add Closed Session To Discuss Ongoing Litigation, at the end of the Agenda.

Motion made by Porter, Seconded by White.

Voting Yea: Finkel, Porter, Olson, Schueller, White

VI. Correspondence

None.

VII. Committee Reports

None.

VIII. Staff Report

None.

IX. Old Business

a. LaPine Permit Extension Request

Motion to approve a one-year extension.

Motion made by Porter, Seconded by Schueller.

Voting Yea: Finkel, Porter, Olson, Schueller, White

X. New Business

a. C26-013-025(H) Ryba Properties Deck on Flat Roof

Lipovsky stated the applicant applied for HDC and a building permit but they already completed the project. It is a single layer membrane roof and composite material over that. Lipovsky talked to the applicant about this and told him he would have to look at the building side of this if HDC approves. Neumann gave a favorable review.

Neumann stated in this instance it does meet the standards for review. Schueller asked if there are different standards since it will be used as a deck instead of just the roof. Neumann stated membrane roofs have been used as a deck. White asked if we should concern ourselves with umbrellas and furniture if now being used as a deck. Porter asked about the roof being used as a deck allowed per the Planning Commission. Neumann stated it was decided in Planning that the upper most roof could not be used. Lipovsky had a discussion with Evashevski and it was decided it needs to go to Planning Commission. White asked if there will be fines for both HDC and the Building Permit. Lipovsky stated yes. White asked if HDC needed to concern themselves with what is on the deck. Evashevski stated only permanently affixed items need to be reviewed. Finkel asked Lipovsky how thick the membrane is. Lipovsky stated he wasn't sure what they used but it was pretty heavy. Motion to assess the fine and approve the application.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Finkel, Porter, Olson, Schueller, White

b. CD26-003-026(H) Steiner Historical Marker

Schueller stated she doesn't understand why people keep ordering things before approved. Evashevski stated it will need to go to City Council to approve the Use Permit and possibly to Planning Commission. Porter asked if HDC is supposed to approve the location and the look? Evashevski stated it should be reviewed for the looks of the sign, not the location. Neumann stated this is a new item proposed to be installed in Hubbard's Annex so should be reviewed by HDC. Schueller stated there is no other home with a sign like this. Porter stated placement would be an issue for Planning Commission. Michael Straus commented that the actual information on the plaque would apply to the HDC more than anyone else. Olson clarified if Straus meant significance or accuracy. Straus stated that is up to the HDC. Porter stated in her travels she has encountered similar plaques, and she personally finds it very

interesting. She doesn't see any harm in it. Neumann stated reading the history is beneficial to the history of the building. Neumann stated the state verifies the accuracy of the information on the plaque. Evashevski asked if in the future it would behoove us to give the HDC the things that need to be reviewed when applications are submitted. Motion to approve the sign.

Motion made by Porter, Seconded by White.

Voting Yea: Finkel, Porter, Olson, Schueller, White

Motion to move in to closed session. to discuss ongoing litigation.

Motion to move out of closed session.

Motion to go back in to regular session.

XI. Public Comment

None.

XII. Adjournment

Motion to adjourn at 1:43 PM.

Motion made by White, Seconded by Schueller.

Voting Yea: Finkel, Porter, Olson, Schueller, White