

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, January 13, 2026 at 1:00 PM

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

I. Call to Order

Acting Chairman Finkel called the meeting to order at 1:05 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Anneke Myers

Mary Dufina

Lee Finkel

ABSENT

Michael Straus

Staff: David Lipovsky, Erin Evashevski (via Zoom)

III. Pledge of Allegiance

IV. Approval of Minutes

a. December 9, 2025 Public Hearing

Motion to approve.

Motion made by Pettit, Seconded by Myers.

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

b. December 9, 2025 Regular Meeting

Motion to approve as amended. Amendment was to correct the language on page 3, Standard 19.06 Standards Vote, item 1.

Motion made by Dufina, Seconded by Martin.

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

V. Adoption of Agenda

Motion to approve as amended. The amendments were to remove New Business, B and add New Business B, HOA discussion.

Motion made by Pettit, Seconded by Myers.
Voting Yea: Martin, Pettit, Myers, Dufina, Finkel

VI. Staff Report

a. HDC Meeting Summary

Finkel summarized the HDC meeting.

b. DPW Update

Allen Burt shared his screen. Burt showed pictures of ongoing construction. The concrete batch plant was removed. It had to be removed via the Village. They are right on track. All the media has been installed and crews continue working with electronics. They will start growing the micro-organisms next month. They are on track for a March start up.

VII. Old Business

a. Housing Focused Zoning Amendments Draft

Myers stated we just had a meeting to discuss the most recent draft, just prior to this meeting. The draft dated December 16, 2025, was agreed upon by all members in attendance. Motion to send to City Council with the recommendation to adopt the proposed zoning ordinance amendments as presented in the draft dated December 16, 2025.

Motion made by Myers, Seconded by Martin.
Voting Yea: Martin, Pettit, Myers, Dufina, Finkel

b. RS25-046-045(H) Gilmer Site Plan Amendment

Chris Otto and Tamara Burns were present. The applicant would like to install A/C condensers, propane tanks and a doggy door. The condensers will be on a 5-6' stand and will be blocked by a fence. The fence will run almost on the lot line on the Biddle Point side of the property. Due to the fact that the home is next to the pump station, not a residential structure, the Planning Commission is ok with the positioning of the A/C condensers. There will be direct access to the propane tanks with a gate. Pettit reminded them that the propane tanks must be 5' from any point of ignition. Motion to approve.

Motion made by Finkel, Seconded by Martin.
Voting Yea: Martin, Pettit, Myers, Dufina, Finkel

c. Correspondence Requesting Permit Extension - M. Straus

The applicant is requested a permit extension due to the fact that they have been working with EGLE to get the permit changed to their name and still have gotten no response. In addition, the contractor that was set to do the job is no longer able to do the job. Myers confirmed with Evashevski that there was no limit to the number of times a permit may be renewed. Motion to approve a one-year extension to the permit. Motion made by Myers, Seconded by Martin.
Voting Yea: Martin, Pettit, Myers, Dufina, Finkel

d. R425-098-052 Grand Hotel Statement of Findings and Conclusions for Approval

Evashevski stated the Statement will be sent to the applicant. This will need to be approved by the Commission before it can be sent. Numbers 1-7 were previously read aloud at the last meeting. The rest was not. The statement of conclusions was stated in the meeting minutes. Myers read the Statement aloud. Evashevski asked that based on finding and conclusions stated herein, the City through its Zoning Ordinance, denies this Special Land Use Article 19 under Zoning Ordinance.

Motion to approve the Statement of Findings and Conclusions as amended for file number R425-098-052 and approve Straus to sign and have the Building Department send to the applicant with the minutes of the previous meeting and the denial letter.

Motion made by Myers, Seconded by Martin.

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

Evashevski stated Jurcak requested the attorney client privileged opinion letter from Fraser Trebilcock. Evashevski is comfortable in the fact that they did not waive any privilege, did not discuss the substance of the letter, and provided findings in the meeting. Therefore, Evashevski disagrees that that was waived in any way.

VIII. New Business

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

Devan Anderson stated this was tabled at the HDC meeting. Anderson stated the site work is pretty limited. The vast majority of the work is inside. Myers stated they will be addressing Article 20 of site plan review.

The Use will be changed from storage to restaurant. Myers stated the difference in uses presents issues the Planning Commission must review. Myers stated that Under section 20, C, 7, "all proposed and existing streets, driveways, sidewalks and other bicycle or pedestrian circulation features upon and adjacent to the site shall be shown, together with the location, size and number of on site parking areas, service lanes thereto, and parking and delivery or loading areas" shall be shown. The restaurant is located in the back of the property and Myers is concerned about how deliveries will be made and trash disposal. Anderson stated there is a small alley, or access way, that deliveries could come through. There is an informal bike parking space adjacent to the storage, that is shared with Seabiscuit. The majority of access will be through the building. Anderson stated the site plan as presented addresses most of the items in the section. Trash is brought to the dock for removal, and deliveries are brought to the back. Access to the cafe is through the inside of the building. Myers asked how this access will be posted for emergencies. Anderson stated exit signs will be posted. If there is a fire they will be outside and can leave through the alley. Myers asked Lipovsky to send this plan to the fire department for review. Myers asked if a liquor license will be applied for. Currently, Anderson stated, there is not a plan for a liquor license. Dufina asked why there are so many kitchens. Anderson stated they are for deli sandwiches. The kitchen behind the new cafe will service the new cafe. The fudge kitchen is purely for fudge and candy. Anderson stated someone could be on the sidewalk letting people know about the cafe. Myers informed him that is illegal. Dufina further clarified all of the shown

kitchens. The cafe in the building would be coffee and sandwiches, but if you wanted more food you would go the cafe out back. The Commission would like to see a traffic flow diagram. Myers is suggesting a more direct route back to the cafe. Myers asked if propane will be used. Anderson stated there is current propane service being used by May's Fudge. The intention is to go all electric. Myers requested a narrative in response to Section 20. Anderson stated the 2nd floor housing will be remodeled and they will add back in unit 203 that was previously gutted and never restored. The upper deck on unit 201 is existing. Myers asked if the amount of windows on the back of the cafe meets our ordinance requirements. Lipovsky is to ask Neumann. Myers would like to see the narrative for the Site Plan Checklist as well. Anderson stated they have not selected a contractor yet. Myers stated he would need to answer these items on the checklist sooner, rather than later. Anderson asked who he should speak to regarding the staging for the front of the building. Myers stated start with the building inspector. Anderson asked for a list of items the Planning Commission would like to see at the next meeting. Lipovsky stated he will provide that. Dufina asked about the basement. Is it one big basement? Anderson stated currently there is a big basement that is partially excavated. They intend to fully excavate to meet the existing basement, water proof and rebuild. They will be adding sprinkling. Motion to table.

Motion made by Myers, Seconded by Martin.

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

b. Move in to Closed Session to Discuss Ongoing Litigation

HOA discussion. Pettit is wondering if there is something we can draft to give to HOA's to let them know our process. Evashevski stated we still ask for HOA approval on the application. If the applicant states they have gone through the process and the HOA denies or does not make a decision, is the City in the position to not approve something that complies with all of our zoning ordinances because it doesn't meet the HOA approval. The City approved the Bonzheim amendment because the approved HOA plans didn't meet our zoning ordinance. HOA's don't hold their approval if it doesn't meet something in our ordinance. Evashevski stated we are not changing anything we just need the autonomy to approve based on our ordinances. There was discussion about ways to ensure the applicant get the HOA approval such as contingent approval on HOA approval within a month or having the city architect review all homes. This would be costly. Evashevski stated we cannot be the third party in a disagreement. Evashevski stated she agrees there needs to be a timeline in an HOA approval contingency. Myers pointed out that an applicant only gets one free amendment. So, the applicant would be better off getting their HOA approval prior to the City approval to avoid amendment fees. Evashevski stated it is our goal to work with all parties involved but the City does not want to be put in the position of a lawsuit due to unreasonable hold back or denial.

IX. Public Comment

Pettit talked about issues in a tourist town. Mackinac Island is very unique. We are a business. Our unique situation on the island is the use of our residential buildings. Where you house your employees is a large part of the business part of the island. Pettit stated we need to figure out a way to pay for the new sewer plant. Woodville and a private home owner shouldn't have to pay the same amount. The expansion is helping cover all the new employee housing, but there is no way to ensure the commercial business owners pay

their fair share. Dufina asked why can't the DPW add more billing categories. Jurcak stated he is glad someone finally stated we have \$24 million in unsecured debt. There are state regulations on billing. DPW needs to come up with something.

X. Adjournment

Motion to adjourn at 2:54 PM.

Motion made by Myers, Seconded by Pettit.

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