

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, May 12, 2026 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 4:00 PM.

II. Roll Call

PRESENT

Jim Pettit
Michael Straus
Anneke Myers
Mary Dufina
Lee Finkel

ABSENT

Trish Martin

Staff: Erin Evashevski, David Lipovsky

III. Pledge of Allegiance

IV. Approval of Minutes

a. April 14, 2026 Public Hearing

Motion to approve as amended. Amendment to change "decided" to "recommended" on page 2.

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

b. April 14, 2026

Motion to approve as amended. Amendment was to correct the vote under Public Comment.

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

V. Adoption of Agenda

Motion to approve as amended. Add Rental Housing/ Pettit under Old Business.

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

VI. Correspondence

- a. Email from Andrew Doud regarding Zoning Permit

Straus read the email aloud. Fence on Mission Street. Motion to extend the permit as requested.

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

VII. Staff Report

- a. DPW Update

Burt stated work continues nicely. The bypass pumps are running. Sewage is in the new plant establishing the biology. That will be another 3-4 weeks to get established. Pettit asked if the water coming in is warm or cold and Burt stated pretty warm. He didn't know the exact temperature.

VIII. Committee Reports

None

IX. Old Business

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

The applicant has extended the deadline another 60 days. Straus stated he believed they are still working on the egress. EMS has been through and they are ok. New drawings will be needed to show the new egress. Straus stated his concern about all the bike parking in the area. Lipovsky stated the alley does comply with code. Myers suggested posting a notice that the area is used as an emergency exit. Pettit believes the housing above uses it as an emergency exit as well. Dufina asked if we know who owns the bike parking area. Devan Anderson agreed with the comments just made. They plan on putting in a paved pathway for the egress and they could clean up the bikes at that time. Straus wondered if there is a way to mark that pathway as an emergency egress. Myers would like to see the path on the site plan. Motion to accept the extension submitted by the applicant to 220 days and to table for the June meeting.

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

Pettit discussed the garbage issue some more. It needs to be figured out whose job it is to enforce. Myers stated she liked his comment last month regarding the times of pick up being spread out.

b. Rental Housing

Pettit stated number 1031 rental housing is an existing ordinance we do not enforce. We need to treat all properties the same. Myers stated this was discussed at the last ordinance meeting. The Fire Marshal and David Lipovsky are starting inspections on Thursday at the Threads building and then move on to the Grand housing. Straus stated the City is starting to make some progress in implementing the inspections. Pettit asked if family and non-family codes are different. Lipovsky stated yes they are different.

X. New Business

a. R126-014-009 Steensma New Windows

Lipovsky stated he was there today and most are replacements as-is. There is a double bay window that he would like to install for more light. Lipovsky stated there are other condos that have done the same thing. Myers stated if it fits the percentage she thinks it is good to go. A letter from the HOA needs to be submitted for the file. Motion to approve with HOA letter.

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

b. Standards Discussion Requested by Andrew Doud

Andrew Doud apologized that he did not get his points to the Commission before the meeting and then handed it out.

Doud went over areas he highlighted from Westlaw Research of the Michigan Zoning Enabling Act. Doud also submitted our existing Ordinance and went over his points on this that he is not in agreement with. Straus stated he has had discussion with Evashevski and she feels our standards are adequate. Evashevski can review this submittal. Straus feels the entire commission comes to a consensus so they treat everyone the same. Straus stated if we turn this over to our attorney, that will be billable time. Doud has felt our attorney fees should be kept to a minimum. Doud asked Straus if he felt the standards are adequate. Straus stated he relies on the advice of the city attorney stating that the standards are adequate. Myers asked how Doud would like to see a traffic standard. Doud stated he doesn't think you can. Myers brought up the egress issue on the Trayser job. If we had a standard that said you had to have 10 feet, would that property ever be able to be developed. Doud thinks the building code should prevail in review. Straus stated if only building code was followed, the Planning Commission wouldn't be needed. Doud stated Straus stated the standards were black and white, but Straus denies stating that. Straus

stated that if Doud has a problem with the Ordinance, he needs to go to the Ordinance Committee. Evashevski agrees with Straus. Evashevski stated she is happy to look at Doud's suggestions but feels our ordinance is pretty straight forward. Pettit asked if he had examples of other cities' ordinances. Doud stated he has several examples. Evashevski stated this is a City Council issue. Straus stated he is happy to write a letter to city council relaying Doud's concerns. We could also add to our running list to be reviewed. Myers asked for a suggested standard and Doud stated he does not think it should be a standard regarding streets and drives. Doud pointed out that in the discussion on the hotel above Douds, there was no discussion on streets and drives. The Commission stated in that instance they did not have a concern. Doud does not want to escalate the issue but encouraged the Commission to review what he submitted. Pettit wanted to say as a dray driver for years and years, up in the village there are many places you cannot turn around.

* In the comparison between Douds and the May house, Doud's did not have a change of Use; Mays did.

c. Discussion on Downtown Density

Straus stated a project submitted last month brought up an issue with density. We would like to change the ordinance to make it more feasible for everyone. Evashevski stated she heard the commissions concerns and goals. They would like to allow more boardinghouse use in the downtown. If allowing for stacking but limiting the number of dwelling units to residential use, the concern is if someone wants boardinghouse use and are maxed out with apartments, they couldn't do it. Her thought was under 9.04 c4, the wording be changed to add "however, if the total number of dwelling units have been reached, but there is still sufficient usable square footage remaining on the property, for every ___ square feet of usable space, one additional dwelling unit to house not less than ___ boardinghouse occupants, shall be permitted for boardinghouse use only." Pettit asked how you keep someone from adding more apartments. Lipovsky stated you only can use the extra square footage for the boardinghouse use. Lipovsky stated the proposed changes give the building owners more flexibility. Straus asked Lipovsky if they had come up with numbers for the square footage and occupants. Lipovsky stated it is still being discussed. Myers thinks the density of a dwelling unit in the downtown should be based on square feet of the building, not the lot, as it currently reads. Evashevski stated she and Lipovsky need to look at different buildings and their layout and come up with different densities. Myers also suggested looking at other communities' density guidelines. Number 2 also needs to be looked at. Myers would like to look at both boardinghouse and dwelling using square footage of the building but also add the sweetener of the boardinghouse use being allowed. Dufina pointed out that the city ordinances also have standards to be followed and should be compared with what we are considering. Lipovsky stated he will check that out. Myers asked Lipovsky to give some examples to make it easier to understand. Evashevski asked if a preemptive letter should be sent to city council so they have a heads up on what Planning is looking at and their goals. Pereny could add to her report to city council. Evashevski thinks it would be helpful to put it in a letter so it is easier to understand. Myers stated aloud what she thinks the letter to city council should say. Motion to send letter to city council alerting them to what we are working on and Lipovsky and Evashevski will continue to work on numbers.

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


XI. Public Comment

Pettit asked about the Bonzheim project. Lipovsky stated their vehicle permits were denied. They were allowed to backfill and then continue in November.

XII. Adjournment

Motion to adjourn at 5:42 PM.

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



Michael Straus, Chairman



Katie Pereny, Secretary

