

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, September 09, 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 4:00 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Lee Finkel

Staff: David Lipovsky, Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. August 12, 2025

Motion to approve as amended. Change Flush to flesh as stated by Myers.

Motion made by Dufina, Seconded by Straus.

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

V. Adoption of Agenda

Motion to approve as written.

Motion made by Martin, Seconded by Dufina.

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

VI. Correspondence

None.

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the September 9, 2025, HDC meeting.

b. DPW Update

Burt shared his screen to show more construction photos. Trenches and precast walls are going in. Switching gear disconnects that need to go up before the walls are being installed. Catwalks and handrails being put in all around the site. They are looking at March for a start date. End of April or beginning of May for full service.

VIII. Committee Reports

None.

IX. Old Business

a. Zoning Changes/Updates

Evashevski stated she reviewed the language and she and Lipovsky looked at past calculations. Both May and Grand Hotel project are fine for density, but moving forward this should be looked at. Pettit asked if she was referring to the stacked density. Evashevski confirmed that. Pettit asked if she looked at it when it comes to HB and other districts the language is vague and needs to be looked at. Dufina asked if we could schedule a time to discuss this. Myers stated it would be discussed with Adam Young at the next special meeting. Straus stated there will be a Community workshop on Oct 13 at 4:00 regarding housing focused amendments.

b. MD25-069-054(H) Doud Change of Use & Alteration Home to Hotel

Doud submitted a letter addressing the Commission's concerns. He submitted a follow up letter after the City Council meeting. Doud asked if the traffic issue was in relation to 26b. Myers read the section aloud. Doud stated the openings are 41" and 42" and a 9' opening on the Mays property. Small carts and garden carts fit through the current openings. Doud read his letter aloud regarding the traffic concern. Doud does not see traffic issues referred to anywhere in the Planning Commission documents. Straus stated that there is not police staff to monitor all the dangerous corners. We would prefer not to have to put in a sign. This issue does come under the purview of the planning commission. The Planning Commission is just looking for clarification on how traffic will be handled at this location. Doud provided the items the Planning Commission requested and further explained how the traffic will flow which satisfied the "adequate traffic plan" the Commission was looking for. Doud is working with the city to have a possible entrance on Market Street. Doud described the entrance improvements he intends to make. Doud offered to minimize the dray deliveries because they have a lot of storage. Straus asked where he was with the City ROW. Evashevski reached out to MML and they stated there may be a wooden platform until a sidewalk is installed. Government immunity will be provided to the city and no coverage will be provided for the taxi vendor. Evashevski sees no issue with Doud using the ROW. Dufina was concerned with the way the drays and taxis will pull up to the site. Myers stated there are tires to curb rules in the ordinance so if that became a problem something could be done. During construction Mrs. May is allowing Doud to use her property for drays to turn around. Doud submitted a more detailed construction plan, which he went over. Pettit asked if there was an

architectural review done. Myers stated he did one for HDC and the project was approved in HDC last month. Motion to approve application MD25-069-054.

Motion made by Myers, Seconded by Martin.

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

c. C25-057-065(H) Mackinac Market Change of Use and Apartment Reno

Last month there was a discussion on density issues. Evashevski clarified earlier in the meeting that for this application the density works. Motion to approve.

Motion made by Myers, Seconded by Martin.

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

X. New Business

a. R125-008-076 Pierson New Home Stonecliffe Manor 1

Lipovsky reviewed the plans and site plan and everything complies within the building envelope, and all prints he has provided including engineering is good. The only thing missing is the HOA approval. Lipovsky stated on his end it is good to approve. Dufina asked about the building envelope. Lipovsky stated it is shown in the plans. Straus asked about the letter from Dupre but Lipovsky stated he was not sure. Evashevski stated she recommends approving contingent on HOA approval. Evashevski stated there was correspondence included in the packet and the last correspondence from Pierson to HOA was back in July. Evashevski stated based on the timeline she would assume he would be getting a response soon. Jurcak stated that this property requires approval from the Grand. Evashevski asked Jurcak if he has received anything from the HOA for review yet. Jurcak stated no. Evashevski asked Jurcak when they normally reach out to the Grand. Jurcak stated usually when the HOA is ready to approve. Motion to approve pending HOA and Grand Hotel approval.

Motion made by Martin, Seconded by Myers.

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

XI. Public Comment

Allen Burt requested that a letter from DPW be included in the Planning Commission application packet that lets the applicant know what to expect from DPW. Motion to include a letter from DPW outlining charges and what to expect from DPW.

Motion made by Martin, Seconded by Dufina.

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

XII. Adjournment

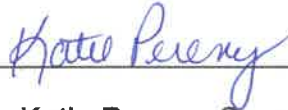
Motion to adjourn at 4:50 PM.

Motion made by Myers, Seconded by Martin.

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



Michael Straus, Chair



Katie Pereny, Secretary