

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, August 12, 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. Adoption of Agenda

Motion to approve as amended. Amendments were to remove item a, in Old Business, and add Hoban Hill Lighting Update to Staff Report.

Motion made by Myers, Seconded by Dufina.

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

V. Approval of Minutes

a. July 8, 2025 Special Meeting

Motion to approve as written.

Motion made by Dufina, Seconded by Finkel.

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

b. July 8, 2025 Regular Meeting

Motion to approve as written.

Motion made by Dufina, Seconded by Martin.

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

VI. Correspondence

- a. Letter re: St. Ignace Township Master Plan

Straus read the letter aloud. Straus encouraged everyone to be part of this process.
Motion to place on file.

Motion made by Myers, Seconded by Finkel.

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

VII. Staff Report

- a. HDC Meeting Summary

Finkel summarized the August 12, 2025 meeting.

- b. REU Update

Allen Burt shared some pictures of the construction progress. The buildings are beginning to be painted, equipment is being installed, railings placed in the tank, roofing systems being placed, demolition of the old sludge silo, and underground pipe work. Still on schedule to start up in December. Demolition will take place after start up.

Hoban Hill Lighting

Lipovsky stated Hoban Hill lights have been taken care of. Doud stated egress lights are still on and there are no lights facing the street. The rest will be done this week. Pettit asked about the status of the whole project. Doud wasn't sure when Benser is starting. Myers asked Lipovsky to check on timing of the Zoning permit.

VIII. Committee Reports

- a. Discussion of Special Meeting and Workshop with Adam Young

Motion to schedule new meeting September 9th at 3:00.

Motion made by Straus, Seconded by Martin.

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

Motion to schedule a public workshop on October 13th at 4:00

Motion made by Straus, Seconded by Myers.

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

IX. Old Business

- a. R425-098-051 Grand Hotel 4 Attached Dwelling Units Amendment

The applicant requested this application be withdrawn.

- b. R425-098-052 Grand Hotel 12 Dwelling Units

Evashevski stated after researching it was determined they will need a variance for density and get a special land use. Her opinion to that Planning Commission is that

they can't grant a special land use until a variance approved for density. So it should get the variance, and if approved come back for special land use approval. Straus asked about approval for the project as a whole, structure set back etc. Evashevski stated that is up to the applicant and the Planning Commission if they want to go through the process. Evashevski recommended they should do variance first. Then if approved do the rest. Pettit asked Evashevski if she looked in to the work force housing they offered last month. Evashevski stated Stonecliffe was different situation. Evashevski stated there are a number of ways to go about this. Myers stated it is hard for the Planning Commission to recommend something when they don't have all the details of restrictions. Jurcak stated they would offer 4 units but they would be the private landlord. Myers stated their preferences need to be recorded some way. Jurcak stated he and Evashevski talked about the City being the leasee and the City would sublease the units. The Grand would set the restrictions that must be met. No kids, no pets. Motion to send to ZBA with no recommendation due to the lack of complete information. Martin asked what the allowable density is. Evashevski stated 3 units. Burns stated boardinghouse is allowed as a special land use with occupancy of 30.

Motion made by Myers, Seconded by Finkel.

Voting Yea: Martin, Straus, Myers, Finkel

Voting Nay: Pettit, Dufina

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

Doud stated he is asking for approval. They have removed the corridor. The HDC approved with a contingency of approval of the porches. Straus stated a concern is the traffic. Taxis loading and unloading will cause potential issues. Could you load on the side? Doud stated he would like that but can't guarantee the taxi will do that. They will direct all drays to the side. Myers asked about the front stone wall opening width. Doud confirmed a bike and garden cart will fit but not sure if a luggage cart will. The other entrance with the ramp is the same as the front entrance. Myers is concerned that is not enough access for a hotel. Has he considered a wider opening to reduce traffic. Doud asked if there are any dimensions that need to be met? Doud stated he would gladly make the stone wall opening bigger to accommodate a luggage cart. Myers pointed out section 20.06,b "That there is a compatible relationship between the existing streets within the vicinity further defined as: adequate service drives, entrance and exit driveways and parking areas to ensure the safety and convenience of pedestrian, bicycle and horse traffic". Doud asked for guidance for the loading and unloading area. Myers stated the trash should not be sitting curbside every day. Doud stated they are aware of the trash times and would set it out then. Pettit thinks a carve out on the side of the house would make the most sense. Doud stated he would be the only commercial account down that road so that would need to be discussed with Brad Chambers. Doud asked if steps going in to the property affect the setbacks? Lipovsky will have to check. Myers asked about dock porter service. Doud stated they would go in the front. Pettit asked about a small piece of the property on a drawing. Doud is not sure if it is city property. Myers asked about landscaping between the hotel and the neighbor. Doud stated they will be adding landscaping there. Myers stated we need to see a timeline and material storage and everything included in the new section of the checklist. Straus stated the application is for a change of use and alterations. The use is allowed. The building department has verified setbacks are met. Myers stated he needs to flush out the traffic on Cadotte, provide a landscaping plan for the area between the hotel and the

neighbor, construction criteria on checklist, and look in to the encroachment on the right of way. Motion to table for the missing information and send the required information to the applicant.

Motion made by Myers, Seconded by Finkel.

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

d. HB24-013-058 Stonecliffe Kitchen Awning Amendment

Patrick Conlon presented new drawings. Two dark green fabric awnings to blend in with the structures and minimize the visual impact. Needed to offer protection for employees from weather. The canopies will be seasonal. Motion to approve.

Motion made by Myers, Seconded by Dufina.

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

X. New Business

a. Ira Green Mackinac Mobility Traffic Flow Information

Green thanked everyone for inviting him here. Green stated they moved the operation inside a few weeks ago. Green described the new flow of traffic, which is all inside. Myers stated except the kiosk and the scooters. Green stated it is all on his property. The scooters in front are display, just like every shop downtown. Myers stated the major concerns were with the alley. Green believes they have done a good job taking care of that. Pettit stated he has cleaned it up quite a bit and has been accommodating with the traffic there. It seems well run. Motion to place on file. Dufina asked about the statement that says customer either walks or rides to the cross street. Dufina clarified they will not be riding out of the building. Green directs them whichever direction there is not a carriage. When they return they will enter from Hoban Street. Dufina asked how he knows they will come down Hoban. Green stated most customers just do. Green would like to see a cross walk added. Myers suggested he go to the Streets Committee for that.

Motion made by Martin, Seconded by Finkel.

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

b. R125-010-059 Salvatore Sauna

Applicant stated they would like to install a sauna with a floating deck. This is being reviewed for setbacks. Lipovsky confirmed it meets setbacks. Dufina clarified the deck will be set on pavers. The deck is made of Trex. Motion to approve.

Motion made by Myers, Seconded by Finkel.

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

c. C25-066-064(H) Mary's Bistro Pizza Oven

Straus stated they put the pizza oven out on back patio. It was in use briefly but was then shut down. The applicant is now seeking approval. Lipovsky stated they have received mechanical approval from the State. Myers asked if they need approval from Army Corp or EGLE. Lipovsky stated they were already using the area for cooking. This location is for the rest of the season. Motion to approve because the

structure was existing and it was a cooking area and they stated it is temporary for the rest of the season, contingent on it passing all inspections from the other required entities.

Motion made by Myers, Seconded by Pettit.

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

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

Barry Polzin would like to utilize the space that has been vacant for a long time. Would like to create two apartments and then use storage area for a boardinghouse. The bike parking will be on the first floor balcony. The second floor will be the common area for the boardinghouse. The 3rd floor will be a 2 bedroom apartment. The condensing unit will be on the 2nd floor balcony. Vents will be added for bathrooms. Martin asked if the apartments will be rented out? Jurcak stated it will be for team members only. Evashevski asked about the density. It is showing both boardinghouse and apartment density. Polzin did not see anything that says density is cumulative. Myers stated it is the same as the Doud May density. They maxed out both hotel and boardinghouse. Evashevski stated she wasn't aware of that. R4 specifically stated that mixed use density is an either or situation, but for this article nothing is stated. This stacking of density has not been seen before. Evashevski stated that Dombroski used a unity equation. Density was not stacked. Myers stated the stated density appears to be closer to the City's goals. Straus asked if Evashevski was comfortable with this. She stated she is just thrown because Dombroski and Lipovsky stated the unity equation is used. This means density is based on one or the other, use. Her hesitation is she is not sure the intent is to allow the stacking. Myers stated she is not sure why but she is happy with the outcome. Dombroski on Zoom stated that the density they are proposing is almost 170% density. He stated that if the zoning ordinance is silent, then it is not a permitted use. So the max density is 13.6 beds if boardinghouse, or 2.4 units if apartment building. The Unity equation is a way to combine the ratios. The total of the two fractions should be 1 or less than 1. At 88 and 83% you are at 170%. In his mind there is no way it is not over density. Polzin pointed out that there is nothing in the ordinance about a unity equation. Dombroski stated you don't have to use the term unity equation. Dombroski has applied this to all projects during his tenure. Dombroski stated If the Planning Commission wants to allow this, the ordinance needs to be changed. Myers stated if we look at our Master Plan and our goal for more density downtown she would agree with what has been submitted. Evashevski stated the Planning Commission can do what they want with this but she would like more time to look in to this. Straus asked the applicant if a month would make a difference. Jurcak stated yes it would make a difference. The Ordinance is not clear and Straus would like to defer to the attorney. Evashevski stated we can look at the Ordinance right here and now on how stacking may affect other districts. Evashevski read aloud the ordinance for R3 and R4. R1 does not allow mixed use. Evashevski read aloud HB density. Polzin argued that stacking was addressed in two other areas and the fact that it was not addressed here would imply stacking is allowed. Dufina is struggling with this as well. It seems you are using one piece of property, twice. Straus stated his main concern is what ill affects will come from things we don't know about now. Straus would like 30 more days to review this. Myers wants to know specifically what would we look at for the next month. Evashevski wants to know if the Commission cares how things have been done in the past. Myers stated it does bother her, especially in the commercial district. Straus stated the 30 days would give

Evashevski a chance to look at changing the ordinance and any possible side effects. Myers stated stacking probably shouldn't be allowed in HB. The Commercial and Market area should be looked at for stacking. Motion to table for Evashevski and Lipovsky to further research. Dufina asked Polzin to describe how he calculated the density. Myers stated in bike parking area what do you anticipate for bike charging stations. Polzin said it will not be allowed.

Motion made by Pettit, Seconded by Dufina.

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

XI. Public Comment

None

Pettit stated that in Harrisonville there are three families are selling and leaving.

XII. Adjournment

Motion to adjourn at 6:10 PM.

Motion made by Pettit, Seconded by Dufina.

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