

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, May 13, 2025 at 4:00 PM

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

I. Call to Order

The meeting was called to order at 4:08 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Dennis Dombroski, David Lipovsky, Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. April 8, 2025

Motion to approve as written.

Motion made by Pettit, Seconded by Dufina.

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

V. Adoption of Agenda

Motion to approve as written.

Motion made by Mosley, Seconded by Finkel.

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

VI. Correspondence

None

VII. Staff Report

a. HDC Meeting Summary

Pereny summarized the HDC meeting.

b. DPW Update

Allen Burt shared his screen. the Board has eliminated the REU system and now has an impact system based on meter size. Restrictions on sales are gone. As long as meter can handle it, it can be enlarged. Greg Zost was on the line as well. September start up date due to cold temps and ice storm. Currently at 90 percent concrete pouring and doing prep for painting and staining. Running conduit. Stainless piping installed. Forms are getting shipped off island now that frost laws are lifted. Pettit said chlorine was eliminated and now using ultraviolet light. There will still be chlorine at the water plant but that is being worked on. Filters will be first. Finkel asked if they are getting rid of chloride. Burt said no. We are doing a new process for phosphorus removal.

VIII. Committee Reports

None

IX. Old Business

a. David Lipovsky School Update

Lipovsky gave an update on the school project. Mods will be on the island by the end of the week. Foundations should be done soon. With Mosley in attendance the emergency vehicle access was discussed. There is now enough room. The room is not sprinkled. Jurcak asked when the school yard will be fixed. Lipovsky stated Belonga is doing that this week. Mods being staged down below so will not be in view.

b. Sheplers Dock Traffic Flow

The railings and appearance were approved by HDC today. This was further discussed during item G in New Business.

c. R423-051-005 Harbor View Housing Ramp Amendment

Dombroski stated the ramp as originally designed did not work due to the grade. It was lengthened to get the correct slope. It has been inspected and approved by Dombroski and Lipovsky. Motion to approve.

Motion made by Myers, Seconded by Mosley.

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

d. Stonecliffe Site Plan Amendments

Straus stated they would like to add something to the site plan. Patrick Conlon stated they have outgrown the general store space. They would like 3 sheds to function as an art gallery. They will be painted to match the store. Dombroski stated that our Ordinance requires 400 square feet for retail spaces. These are only 100 square feet each. Therefore, they would not meet the standards of our business license. Conlon

asked if they could be joined by decking to meet the requirements? Dombroski stated no they need to be 400 square feet inside 4 walls. Dombroski suggested one 400 square foot building. Conlon stated they would look into that. The three containers in Manor V are being used for storage and they would like to paint them green and keep them. Straus asked about bike parking at the store. Conlon stated they would like to utilize their guest parking. Mosley asked if they considered putting trusses over the three containers and make them look like a building. Dombroski stated there may be new codes coming down the pike regarding this process. Conlon stated it will disrupt everything if they need to move them. Myers stated there are standards that must be met like a gable and pitched roof. Dufina asked about storage in the cold and heat. Conlon stated they have not had any issues with that. Pettit asked how long the temporary storage containers have been there. 4 years. Myers stated they keep making changes to the site plan so work is ongoing. Myers does not recall authorizing these for vehicles. Ben Horn stated they were all approved as connex boxes. Straus recommends tabling to work on the issues discussed and put on the June agenda. The boxes need to have a roof. Do they need to side or do we allow metal? Dombroski stated it could possibly be justified like the pole barn steel. The connex boxes are 8x20. Dombroski stated another issue with these is that 4 x 8 being 32' wide with a pitched roof will be over 14' tall which is over the allowed height. Motion to table

Motion made by Finkel, Seconded by Martin.

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

X. New Business

a. Zoning Changes/Updates

Dufina thinks it will be difficult to look at all the topics on the running list. There will be a lot of time spent on the MSHDA housing topics. It was decided to review the list again in the winter. Straus asked if there is anything to be added to the list. Move to September agenda for people to review.

b. R125-017-020 Bonzheim New Home

This was previously approved and now needs to make changes. GC North LLC, a licensed GC, is the contractor and Murray is representing them as a member of GC North LLC. Ryan Spencer is also a member of GC North. When asked, Spencer stated the box sizes are varied being 37', 41', 42', 43.4', 23', 42.4', 46', 42.4' and 42.4'. The 46' box will need a variance. Spencer stated the 46' box is a small bump out and he could get rid of it. All widths are 12'-13' wide. Myers stated there are problematic curves that these mods would need to run. Spencer stated they have run the route and there are no problems. Dombroski asked the height. Spencer stated 12' on first floor and 10' on second floor. Myers stated it would be helpful to have evidence of the route. We would also need something from State Park since it is their roads and MDOT roads. There are a lot of hoops to go through to get approval from MDOT. Dombroski asked about the height of the accessory building. It is 16'. Dombroski said that does not meet the guidelines of 14'. Spencer stated he will change it to 14'. Evashevski stated the Ordinance hasn't been changed yet, but there

are discussions in changing and he may want to consider this when thinking about changing the mod sizes. Myers stated this is slated for a Spring 2026 set. It is zone 1 which has a May 1 date to stop construction. Frost laws this year didn't come off until May 9. The City is not responsible if you are not able to set due to frost laws. Spencer stated that is a risk they will have to take. Dombroski stated the history on the island from frost laws being lifted has been the middle of May. Straus confirmed there is now wood siding. Straus asked if there is any plastic railings. Spencer stated Yes, on rear porch, identical to Murrays residence. Murray stated it is Timbertech. Dufina asked about the rock for retaining wall. Size and material. Spencer stated it is whatever Chad Belonga recommends. Natural limestone out of St Ignace. 3'-5' boulders. Spencer stated this is a complicated site and that is why it is important they are able to do the foundation this summer and then do all the back fill. The retaining wall and back fill are to be done in the fall. Mosley asked about the state setback from the road. The scenic easement is reflected on Hills survey but there are no dimensions. The crane setup will be outside of the scenic easement. The only thing in the easement will be the construction driveway. Myers asked who holds the scenic easement. Neal Liddicoat from HOA stated the easement was developed in 1995. It involves the HOA and state park. It does not have to be restored but there are rules that need to be followed. Liddicoat stated the HOA would work with the developers. Mosley requested a letter from HOA and state park regarding the scenic easement. They will need to get an MDOT permit to close road to place the crane on it. Murray asked for conditions vs wish list for Zoning approval. Straus stated these are conditions, not a wish list. The list includes State park letter, variance for the long mod, MDOT permit, HOA and State Park letters, accessory building height change, a written statement that the applicant is aware of frost law restrictions, and Dombroski stated he still doesn't have signed and sealed drawings to issue any building permit. Motion to table and put on June agenda.

Motion made by Pettit, Seconded by Mosley.

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

Voting Nay: Myers

c. RS25-046-032(H) Gilmer Deck and Windows

Tamara Burns gave an overview of the job. They would like to replace all windows and remove muntins on water side windows. That is an HDC issue. The door on west side on deck is being replaced by a window. A door is being added, and the deck will be about 16 square feet bigger to accommodate the door. A transformer will have to be moved. Dufina asked about a tree on the west side that is over the lot line. Burns stated it is existing and doesn't go over the fence. Motion to approve

Motion made by Dufina, Seconded by Martin.

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

d. CD25-016-018-033(H) Connel Covered Porch and Window

Tamara Burns stated this is the Caskey cottage. The owner would like to add a porch on the new addition. It does not connect to the historic portion. Motion to approve.

Motion made by Pettit, Seconded by Mosley.

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

e. R325-021-035(H) Hribar New Fence

This project connects to the East Harbor fence. None of the fence is on the lot line or crosses lot lines. It will have dog eared pickets. The good finish faces the street. Motion to approve.

Motion made by Martin, Seconded by Myers.

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

f. R325-000-036(H) East Harbor Condo Fence

This project connects to the Hribar fence. None of the fence is on the lot line or crosses lot lines. It will have dog eared pickets. The good finish faces the street. Motion to approve.

Motion made by Finkel, Seconded by Dufina.

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

g. C25-014-037(H) Sheplers Dock Traffic Flow Equipment

Straus asked a Shepler representative to explain the cueing. Chris Shepler stated the Mack City line will run back to the new section. It isn't really changing, just extending. This will allow room for 350 more passengers and will get them off the street. They are working on POS system to get passengers scanned more quickly. There is 3600 square feet to cue. It depends on what passengers are and have, as to how many people the dock will accommodate. Jason Wiley gave an example of two school groups departing. They will be able to stage the groups in the new area. Commuters and residents understand there is no bike parking at the end of the dock. Wiley believes it is more important to focus on the passenger flow rather than bike parking. Myers stated it would have been nice if the City would have known about the elimination of bike parking so the City could find other parking arrangements. Straus stated he would rather have the people off of the sidewalk than bike parking. Dufina thinks it is the employers responsibility to arrange for bike parking for their employees. The height of the chains will match the existing. There will be no new lighting. Motion to approve.

Motion made by Finkel, Seconded by Mosley.

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

Pettit noted that the parking behind Woodville has a lot of bikes left over. Jurcak stated that on the map between Windsor and Twilight is marked as city parking. Grand would like to clear out the junk bikes. Myers stated the previous owner offered the area as City parking. Gruits had a system for tagging bikes that have been left. Perhaps he can do that again.

XI. Public Comment

Martin asked about the Harbour View project. There is no screening on the a/c units on the Lachance building. Also a neighbor stated they have been told they will have a construction tent there for a couple of years. The project is in the first phase. They have materials stored in there. They attempted to place it out of sight. Per Dombroski it meets the requirements for contractor tents. Martin asked about the fence that is supposed to be at the red house. Lipovsky has been talking with Ryan Spencer for two weeks. Straus asked if council should be informed that they are not following their timeframe. Motion by Myers, second by Straus to send council a letter. All in favor. Motion carries. Motion to write a letter to Chief Gruits that we have observed in the downtown that the trash and cardboard placement ordinance is not being followed and ask him to speak with the business owners not following the Ordinance. Motion by Myers, second by Martin to send a letter. All in favor.

Myers asked Dombroski about the square footage of Bonzheim. Liddicoat has something from Spencer that the house is over 5000 square feet. Lipovsky is to tell applicant that a review is required when over 3500 sq ft.

XII. Adjournment

Motion to adjourn at 5:49 PM.

Motion made by Martin, Seconded by Myers.

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

Michael Straus, Chair

Katie Pereny, Secretary