City of Mackinac Island

MINUTES

PLANNING COMMISSION

Tuesday, July 14, 2026 at 4:00 PM
City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

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I. Call to Order

Chairman Straus called the meeting to order at 4:02 PM.

II. Roll Call

PRESENT
Trish Martin
Jim Pettit
Michael Straus
Mary Dufina
Chuck Pereny
Brian Bailey

ABSENT
Lee Finkel

Staff: Erin Evashevski, David Lipovsky (both via Zoom)

III. Pledge of Allegiance

IV. Approval of Minutes

a. June 9, 2026

Motion to approve as amended. Change Anderson statement on page 2.

Motion made by Dufina, Seconded by Bailey.
Voting Yea: Martin, Straus, Dufina, Pereny, Bailey

V. Adoption of Agenda

Motion to approve as presented.

Motion made by Martin, Seconded by Dufina.
Voting Yea: Martin, Pettit, Straus, Dufina, Pereny, Bailey

VI. Correspondence

a. Benjamin Variance Approval

Straus read the letter aloud. Motion to place on file.

Motion made by Martin, Seconded by Dufina.
Voting Yea: Martin, Pettit, Straus, Dufina, Pereny, Bailey

b. Letter re Grand Hotel ZBA

Straus read the letter aloud. Motion to place on file.

Motion made by Dufina, Seconded by Martin.
Voting Yea: Martin, Pettit, Straus, Dufina, Pereny, Bailey

VII. Staff Report

a. HDC Meeting Summary

There was no July 14, 2026, meeting.

b. DPW Update

Burt shared his screen to show pictures of construction progress. Burt stated the existing roof on the old plant needs to be replaced at a cost of half million dollars. Overall, they are still under budget. Straus asked what the old building will be used for. Burt stated office space, showers and everything required by OSHA. It will also be used as a holding tank for excess flow before being processed. The second trickle tower is being removed. The chlorine tank was cleaned out. The original clarifier is getting demolished. Sidewalks and bollards have been installed, and topsoil is starting to be installed. Stairways, ladders and lighting are all being installed. The buildings are labeled with numbers for emergency situations. The new system is being mostly used. They are almost ready to switch over completely from the old.

July 29 from 10-3 will be a lithium battery disposal day at the dump. Straus asked if this will be annual. Burt stated the hazardous waste day in October will continue and they can be disposed then.

VIII. Committee Reports

None.

IX. Old Business

a. R125-008-076 Pierson Permit Extension Request

The applicant is requesting an extension to their permit. Motion to approve for 1 year.

Motion made by Dufina, Seconded by Martin.
Voting Yea: Martin, Pettit, Straus, Dufina, Pereny, Bailey

X. New Business

a. C26-013-025(H) Ryba Properties Deck on Flat Roof

This has been completed and was approved by HDC in June. Lipovsky stated that Neumann stated it meets the standards. Lipovsky likes the plan. Lipovsky is to work with Deckert on the building permit if approved by the Planning Commission. Lipovsky will have the applicant pull some of the deck up to see what was done. When Pettit asked, he was told that safety is the issue for Planning Commission. This is a rubber roof with a composite deck over it. Evashevski asked if the deck is structurally approved as a deck. Lipovsky stated he will have to look at it. Lipovsky stated it used to be carpet. The Commission has a concern on the deck being structurally sound. Evashevski stated you can approve contingent on meeting all codes or if there is more you would like to see you can add that contingency. You can also table to get structural information. Is there a limit of people it can handle, is it used residential or commercial. Motion to table for Lipovsky to look into the structure and the intended use capacity and load

Motion made by Martin, Seconded by Bailey.
Voting Yea: Martin, Pettit, Straus, Dufina, Pereny, Bailey

b. R126-013-032 Neelis New Home in Woodbluff

Neelis stated he would like to build a 2 story home and start in October. We have HOA approval. Basement will have a walkout and will be finished in the future. This will put the square footage over the 3500 limit for possible architectural review. It will be a stick build. Neelis worked with Neil Hill on the survey and house placement to meet all setbacks. Belonga wanted to hook to the sewer if possible. Burt confirmed there is sewer on Forest Drive and it is possible to connect. Martin asked about the staging plan. The contractors stated once trees are removed there will be room to stage all the material. If needed they will speak with the neighbor. The fireplace is a wood burning fireplace. They will use drays to deliver all materials. Dufina pointed out article 20.06 of the site plan review answers need to be submitted in writing. Straus feels it should be sent for architectural review. Dufina and Martin agreed. Motion to approve contingent on architectural review and any changes recommended be done. Also the applicant must submit satisfactory answers to the questions in article 20.06 in writing.

Motion made by Pettit, Seconded by Martin.
Voting Yea: Martin, Pettit, Straus, Dufina, Pereny, Bailey

c. R426-034-033 G Callewaert Fence

There was no representative in the audience for this application. Straus has alot of questions on the application and is not sure it is complete. Location, specs of the fence. The HOA has not approved the fence. The information needs to be relayed to the applicant to review section 4.21 and submit a more complete site plan. The front of the home needs to be identified. Motion to table for a complete application.

Motion made by Pettit, Seconded by Bailey.
Voting Yea: Martin, Pettit, Straus, Dufina, Pereny, Bailey

d. Downtown Density Discussion

Lipovsky presented three buildings and used as example to better understand the numbers. Lipovsky went through the examples. Evashevski stated the way our hotel density reads right now is similar to what Lipovsky is describing. Evashevski suggests changing language to boardinghouse total number of occupants not to exceed the number from the following formula: total square footage of usable boardinghouse area, excluding any areas of the building not dedicated to non-residential family residential, hotel use and other exterior areas divided by 150. Under part B in Section 9.02 it states standards to follow. B,1 should probably be changed to read 750 feet instead of 400. Evashevski suggested adding a number 2 that reads minimum usable floor area per boardinghouse dwelling unit shall be the number of occupants x 150 square feet plus 300 square feet for common area space which would be any usable space other than the bedrooms or bathrooms. In no situation shall a boardinghouse dwelling unit be smaller than 750 usable square feet. If you have used all your available square footage on dwelling units but still have more square footage, you could use it for boardinghouse use. Lipovsky feels the numbers he has proposed are fair. Martin asked for the discussion in writing so she can compare it to our current zoning. Dufina asked how to account for closets, stairways and hallways. Lipovsky stated that needs to come out as well, but he did not include in the examples to make it less confusing. It is the usable square footage that is used to determine the density. Evashevski stated when they define usable square footage the items taken out will be included. Have laundry and kitchen square footages been determined? Lipovsky stated no. That would have to be worked out to create sizes that accommodate the number of beds that would be using it. Evashevski stated it is a minimum of 300 square feet for common areas. Lipovsky will come up with some numbers for the next discussion. Jurcak stated you can approve to square footage but then needs to go back to building code. Andrew Doud asked if it is 150 square foot per person? Lipovksy stated yes. Doud stated most apartments are not 750 square feet now. They are quite a bit smaller. Doud feels a 10x15 room holds two people quite well. Pereny stated he would like to see actual rooms and see the sizes. Evashevski asked Burt if all that is being discussed is good on the DPW side and will keep him in the loop. Definitions, number of occupants and numbers to all be worked on for next month.

e. Discussion of Hoban Hill Density - Pettit

Pettit raised a question about a concern with the Hoban Hill density. Evashevski pointed out that the ordinance definition that Pettit submitted was the new ordinance and Hoban Hill followed the old ordinance. Pettit stated he went to the ZBA meeting last month and Jurcak called him out as a hypocrite with his votes. The proposal by Grand Hotel had kitchens in them and Planning Commission stated it is a multi-family unit and is allowed 3 dwelling units based on the lot size. 12 dwellings were presented and denied based on the ordinance. Jurcak stated that the Planning Commission allowed what Jurcak was proposing to happen at Hoban Hill. Hoban Hill was first presented when they were doing the triplex. The zoning for Hoban Hill is R3. When looking at density you look at dwellings. Pettit stated that Hoban Hill is 1.1 acre and would have been allowed 23 dwellings for all four buildings. The other is how many employees. Everything from the special land use fits our ordinance. Pettit further stated that the plans for August 8 building approvals for Nephew and Chippewa show Nephew had 4 apartments and 8 dorm style rooms. This meets our ordinance. Chippewa units all had kitchens. So 22 dwellings were approved in total. This is over the allowed density. Pettit read number 3 in the definitions re: no matter the use. So based on that definition the Planning Commission allowed too many dwelling units and Pettit told Jurcak he is correct in saying he was a hypocrite. Pettit gave an example if anyone wanted to build a nice apartment building on one acre that anyone can live in, that would allow 20 dwelling units. If it was for employees it would allow over 50. Pettit stated this makes no sense. Doud stated if boardinghouse it is 1 occupant per 500 square feet. Boardinghouse definition says with or without kitchens. Doud stated the allowed density, based on that, would be 75. Evashevski stated what Pettit is reading changed with the zoning ordinance in January or February. When Hoban Hill was approved R3 read differently. Evashevski looked at some of this today but she would like to look at everything closer. When the special land use was approved, it was approved properly. Pettit stated that when the plans came for the Chippewa building it changed and the Planning Commission messed up. Dufina would like to know what is being brought to the table and then have time to research and look at it more closely. Straus stated they all agree this is a complicated issue and his goal is to get everyone's comments and then give our City attorney time to research it properly. Bailey asked about the clarification on boardinghouse and dwelling units. Doud asked for Evashevski to agree that the special land use was for 1 occupant per 500 square feet. Evashevski stated this is only if it is for boardinghouse use. Each building called out dorm style units. Doud asked if there is a definition or standard on what can't be done in a boardinghouse. Jurcak stated he agrees with Doud because the same thing denied to Grand is exactly what was approved. Grand was told it was multi family. Evashevski read the boardinghouse definition aloud. Pettit asked for an explanation on the difference between employee and resident density. He does not believe it makes any sense. Evashevski stated the Planning Commission approved the plan first presented in January. Those plans stated no kitchens in the dormitory style rooms. Evashevski stated that what makes a dwelling unit, a dwelling unit, is cooking facilities. James Murray stated he believes the Planning Commission did not blow it. When this project started it was Hoban Hill Property LLC. In 2.08 it doesn't care about cooking or no cooking. But it does say maximum is 1 per 500 square feet. Murray gave a history on the applications. Pettit asked if Hoban Hill Property is now non-conforming? Evashevski stated she already stated she is not prepared to answer. Straus stated Evashevski will research. Pettit stated he is a volunteer and wants to be honest and wants to make sure everyone is treated the same. Straus stated he thinks they all feel that way.

Martin asked about the inspections with the housing. Lipvosky stated they have inspected Chippewa, Doud and Callewaert buildings and plan on Grand next week.

Straus stated he and Finkel will not be at the August meeting. Dufina will chair.

XI. Public Comment

None.

XII. Adjournment

With no further business the meeting was adjourned at 6:05 PM.

Michael Straus, Chairman

Katie Pereny, Secretary