

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION SPECIAL MEETING

Tuesday, October 14, 2025 at 12:00 PM

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

I. Call to Order

Chairman Finkel called the meeting to order at 12:01 PM.

II. Roll Call

PRESENT

Lee Finkel

Lorna Straus

Nancy Porter

Peter Olson

Shannon Schueller

Lindsey White

Rick Linn Staff: Erin Evashevski, David Lipovsky, Richard Neumann

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as written.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn

V. Correspondence

None.

VI. New Business

a. Staff/Commission Interaction Expectations

Evashevski stated there are several things she wants to go through. Evashevski stated they would start with a discussion about staff and what the commissioners expect from Lipovsky, Neumann, and Evashevski, and each other. Evashevski stated she understands the frustration of asking a question in a meeting, which requires research, and having to wait a full month for the answer. Evashevski proposed that any thoughts and concerns that the commissioners may have on the packet information could be sent to staff prior to the meeting in order to hopefully have an answer prepared for the meeting. From this point forward every Thursday before the HDC meeting Evashevski, Neumann and Lipovsky will meet and review the packet. Evashevski would like questions prior to that meeting so they can discuss your questions. Sometimes applicants contact Evashevski directly. Evashevski doesn't

want to shut out the applicants or the Commission. Evashevski stated when she came into this position there were concerns from the Commission with billing. Evashevski wants to make sure the Commission is comfortable with what she is doing. Evashevski asked the commission their thoughts on this. Porter stated with the previous representation she felt the attorney took a direction not based on the Commissions' request. She felt this led to excessive billing. Porter hasn't had that concern with Evashevski. Evashevski stated if Lipovsky reaches out to her she works with him. The question here is really if applicants reach out to her does the Commission want her to respond. Porter also stated her sister submitted an application and two meetings later she was informed it was incomplete. Applicants should be informed immediately if something is missing. Evashevski stated she remembers that happening. Evashevski stated Pereny cannot be responsible for whether an application is incomplete. Evashevski stated the application is on the clock as soon as it is submitted complete. Evashevski stated they will be reviewing applications in the Thursday meeting. Evashevski stated there may be situations where she and Lipovsky miss something and the Commission may see it. This kind of delay can't be avoided. Porter asked if something is missing and we can't reach the applicant, can the commission be flexible on reviewing. Perhaps contingent approval. Evashevski and Lipovsky agreed that is possible. Porter asked if Neumann sees missing things. Neumann stated he is trying to get to reviews more timely so the applicant and Commission have time to digest the information. White asked if a report would be sent out to HDC after their meeting. Evashevski agreed that could be a good idea. Olson is not crazy with the idea of putting off a review of his packet, waiting for the report from their meeting. Evashevski stated the HDC is the ultimate decision maker. You need to be able to say if something is missing. It is not the staff's position to say this is an incomplete packet. Evashevski is apprehensive in calling something incomplete. Evashevski wanted to be clear that the HDC is the one that ultimately decides if an application is complete. Neumann stated in terms of complete application, being incomplete based on a particular document, it is more the background of a project. For instance having only one photo of a storefront that is proposing changes. He would like more information to base his review and have a context on how the building relates to rest of neighborhood. The more information the better. Olson asked as a commissioner what should he do if he wants to see more photos. Procedurally how should he do this? Porter thinks staff should see lack of photo and could request more. Staff does this but can't control whether the applicant actually submits more photos. Schueller asked if requests should be CC'd. Evashevski stated due to the Open Meetings Act the entire commission can't be included. Pereny can identify duplicate requests. Demolition applications: The applicant has the burden of proving the reason they are stating they should be able to demo. Demolition applications have to meet one of the criteria and the applicant must provide the information. Porter thinks it is important to let an applicant know the application is incomplete. As far as pictures, the more the better. Finkel stated the most important function we do is making sure the applicant feels they are being heard. Evashevski thinks that is important, but the historic preservation is the main issue HDC needs to deal with. She doesn't want to box in the HDC. Things are going to be missed, and we want to make sure we are doing the best we can. The demolition application is more detailed than a regular HDC application. We could look at the demolition application. Olson suggested telling

applicants that the staff thinks it looks good, but the Commission may request more information.

Evashevski stated time is almost up and there were more questions submitted by members. One was color. Neumann stated architecture is a style that changes over time. Often times styles come around a second time. Every style period has a palette of colors associated with it. Sherwin Willimas did some historic color research and came up with period palettes. Potentially you could do that. It would be an onerous process, but you could provide a palette to pick from. The Planning Commision chose to provide some colors that are inappropriate and left it at that. It could be an objective process. Finkel stated the HDC had decided not to review color other than the guidelines in the zoning ordinance.

Evashevski stated there is alot we did not get to. We should probably schedule another meeting at some point soon.

Straus stated the word in the description of this meeting was object. We need to make sure that object has a similar point of view, as HDC point of view.

- b. Secretary of Interior Standard 1/Use

Not discussed.

VII. Public Comment

None.

VIII. Adjournment

Motion to adjourn the meeting at 12:59 PM.

Motion made by Olson, Seconded by Straus.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White, Linn



Lee Finkel, Chairman



Katie Pereny, Secretary