

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, November 11, 2025 at 3:00 PM

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

I. Call to Order

Chairman Straus called the meeting to order at 3:27 PM.

II. Roll Call

PRESENT

Jim Pettit
Michael Straus
Anneke Myers
Mary Dufina
Lee Finkel

ABSENT

Trish Martin

Staff: Erin Evashevski, David Lipovsky, Rick Neumann

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as written.

Motion made by Pettit, Seconded by Dufina.

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

V. Approval of Minutes

a. October 14, 2025

Motion to approve as amended. Remove the comment in brackets "After checking with the Clerk, there is not a registry being kept at this time" and let it be noted in this set of minutes.

Motion made by Dufina, Seconded by Pettit.

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

VI. Correspondence

a. Letter from Cristina Staats

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

Motion made by Myers, Seconded by Dufina.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

- b. Letter from Jack Dehring Jr

Straus read the letter aloud. Motion to place on file. Place both letters in the December 9, 2025, Public Hearing correspondence.

Motion made by Myers, Seconded by Dufina.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

VII. Staff Report

- a. HDC Meeting Summary

Finkel summarized the HDC meeting.

- b. DPW Update

Allen Burt shared his screen. External lighting is being installed. Stoops around doors are being excavated. Media being delivered and dumped in the tanks. Sludge clearing by Fishbeck and Vanderbrink. Still on schedule for February. Fully online in spring.

VIII. Committee Reports

None.

IX. Old Business

- a. Approval of DPW Fee Notice

Straus read the Notice aloud. Pereny was asked to add to the notice that a wire transfer will never be requested. Motion to place on file and include with Zoning application.

Motion made by Myers, Seconded by Pettit.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

- b. R321-007-008 Hoban Hill Condominiumization

Nancy Porter stated the changes to the site plan include ebike charging stations and one trash building on the corner, as requested by the Service Company. A Maintenance schedule was submitted. Myers asked about including something for road maintenance. Porter stated if asphalt is used for roads that would put them over the 40% impervious surface limit. Myers stated whatever the surface is, there should be something about the maintenance of that road in the schedule. Porter agreed to add that information. Evashevski asked for the bylaws to review. Murray provided those but Evashevski has not had a chance to review. Evashevski stated any approval can be contingent on her reviewing the bylaws. Myers pointed out that the lawn maintenance company is specifically named. She suggested making that statement more general to read any lawn maintenance company. Porter agreed to change that. Pettit asked if they are using gravel. The applicant stated they are using 22A. Pettit stated that is standard. Evashevski asked if there is any reason the fire

department may have requested the asphalt roadway. Evashevski would like the fire department to answer that question. Lipovsky will also check if carriages can get through the gravel safely. Motion to approve the amended site plan for changes to ebike charging and trash receptacles.

Motion made by Myers, Seconded by Pettit.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

Condominiumization:

The information needed is fire department ok with the 22A gravel road, the service company ok with gravel for horses, and the Maintenance Plan amended. Myers stated it should be noted the use of 22A gravel is because of permeable surface area percentage. Motion by Myers, second by Pettit to table. Roll call vote: Ayes: Pettit, Straus, Myers, Dufina, Finkel. Nays: None. All in favor. Motion carries.

c. R125-017-020 Bonzheim New Home

Neumann stated he addressed his concerns with Ryan Spencer. The owners reduced some costs and simplified some columns at the entrance, a 2 story rear porch was eliminated, french doors were moved to the back which simplified the gable end, and the pair of doors on the back will have a Juliet balcony. Neumann stated these changes were helpful in simplifying the look of the building and making it more appropriate to the island. The second issue was the windows. Spencer made some revisions to the windows and all sides but the side facing accessory building, meet the 70% requirement. Neumann stated the average of the whole house is 80%. Lipovsky is ok with the window percentages. Neal Liddicoat stated the proposed changes have not been submitted to the HOA. Dufina asked about the foundation covering. Murray stated any foundation will be covered. Motion to approve the amendment based on Rick Neumann's review and making the exception for less than 70% double hung on shed side of home because overall coverage is 80%. They have antique windows they would like to install. Also, the foundation covering and house colors are not specified and should meet the requirements of the architectural review standards. This approval is also conditioned on submitting the changes to the HOA.

Motion made by Myers, Seconded by Pettit.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

X. New Business

a. C25-001-086(H) Schunk Threads Door and Window Alterations

Straus stated this was denied by the HDC. Motion to table. Dufina asked why the HDC denied and Neumann summarized the reasons.

Motion made by Myers, Seconded by Pettit.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

b. Approval of 2026 Meeting Dates

Motion to approve the 2026 meeting dates as presented.

Motion made by Myers, Seconded by Dufina.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

c. C25-083-096(H) Gatehouse Rear Patio Renovations

Tamara Burns summarized the project of renovating the back patio as adding a roof to match existing, and guardrails raised to make it safer. Straus asked if there will be music. Burns stated there will be a TV and Jurcak stated they will follow the noise ordinance already in place. Lipovsky stated this is a good design and plan. Motion to approve.

Motion made by Myers, Seconded by Finkel.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

d. MD25-067-097 Schunk Change of Use to Residential

Lindsey Schunk stated she is just looking to change the use back to residential. Motion to approve.

Motion made by Pettit, Seconded by Finkel.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel

XI. Public Comment

Neal Liddicoat asked for clarification on the Bonzheim approval. Does the Planning Commission no longer require the HOA approval? Straus stated based on the Zoning review being done now it was decided that we cannot require HOA approval to approve zoning. Evashevski stated that we are not going to get in the middle of an applicant and a third party issue. We will not withhold zoning approval because HOA has not approved. Myers stated in the case of Bonzheim, HOA approved something that didn't fit in our zoning. At this point it does meet our zoning and is acceptable to the City. Evashevski stated the HOA approval is separate. We still require the applicant to submit to the HOA, but the approval is not part of zoning approval. Neumann stated he understands zoning and HOA are two different issues. Evashevski stated there is a contractual issue and just because the Planning Commission approves the amendments doesn't mean the HOA has to approve.

Pettit asked for the village employee housing it is a multi family dwelling according to our attorney and Lipovsky. Why do we keep going along and disregard when the lawyer said it is multi family . Pettit asked why not require a variance. Straus stated applicants are allowed to apply and need to go through the process. We make a decision at the end of the process. Evashevski stated it is important to remember the procedure of an application. After the process, then the Planning Commission makes their decision.

XII. Adjournment

Motion to adjourn at 4:38 PM.

Motion made by Dufina, Seconded by Pettit.
Voting Yea: Pettit, Straus, Myers, Dufina, Finkel