

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, February 10, 2026 at 1:00 PM

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

I. Call to Order

Chairman Straus called the meeting to order at 1:00 PM.

II. Roll Call

PRESENT

Trish Martin
Michael Straus
Anneke Myers
Mary Dufina
Lee Finkel

ABSENT

Jim Pettit

Staff: David Lipovsky, Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. January 13, 2026 Special Meeting

Motion to approve as amended. Dufina pointed out that the statement on page 2 by David Jurcak about 4th Street lots, being all commercial, is not correct. Jurcak stated he did not mean all lots and approved changing his statement in the January 13th minutes.

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

b. January 13, 2026 Regular Meeting

Motion to approve as written.

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

V. Adoption of Agenda

Motion to approve as submitted.

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

VI. Correspondence

None.

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the February 10, 2026, meeting.

b. DPW Update

Allen Burt stated before his update, he wanted to make sure all residents know to run their tap water to keep the mains from freezing. This order will be in place until spring.

Burt shared his screen. Nearly all the work has moved indoors. Electric is being run. Painting and pipe fitting is in progress. The new startup date has moved to March 23rd due to equipment that needs to be dry started before being put in to service.

VIII. Committee Reports

None.

IX. Old Business

a. C25-053-110(H) Trayser New Cafe

The applicant asked that this be tabled this month. Straus confirmed the timeframe was ok. Lipovsky spoke with the architect, and he assured Lipovsky he will have something for the March meeting. Myers would like us to know the date we must take action and leave on the agenda every month. Motion to table due to no additional materials.

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

X. New Business

a. CD26-003/004-006 Steiner Lot Split

Straus stated lot splits come to Planning Commission so they may make a recommendation to City Council. James Murray was at the meeting representing the Steiners. Murray stated this is not a split, but a reconfiguration. Under the Land Division Act it is exempt because it is contiguous parcels. The red parcel, 004-20, already exists. Lots 4,5,6, and the home, is several lots. Steiner would like to take property off 003 and include it in the red parcel, 004-20. Murray reviewed this with Stakoe and Stakoe approved the changes. The deed from, and to, Steiner will have the new legal description. This will need to go to Equalization. Myers asked if there should be a fee since we do not have a fee for reconfiguration. Evashevski clarified that 004-20 is a stand-alone parcel. (lots 4-6). Myers confirmed that the lot across the

road is to be combined with 004-20. Myers asked if he is trying to make it a buildable lot. Murray stated yes and no. It is making it an acre. Steiner's do not intend to turn it into three lots. Dufina asked how this works when the property is separated by a road. Evashevski stated you can have a contiguous lot even when separated by a road. Murray stated this is pretty common. Straus asked about the property on the steep bluff side if it was the one acquired from the State Park. Murray confirmed this. Evashevski asked if the property from the steep bluff to the water is being split. Evashevski wants to confirm with Stakoe that this would be exempt from a fee. City Council needs to do a Resolution and Murray would attach to the new deed. Motion to send to City Council with the recommendation to approve the lot split for Steiner.

Motion made by Myers, Seconded by Martin.

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

b. R326-017-004 St Annes Deck and Steeple Repairs

James Murray and Mayor Doud were there representing the church. Murray stated this is a needed repair to the deck in the front, handrails and posts. The contractor will be starting on the front. It will be wood. Contractor will then move to the west side. They are going to try and repair the steeple, as opposed to taking it down. Lipovsky has talked to Joe about the repair. There will be no appearance change other than making the handrail code compliant. Dufina asked if all of the trash from construction will always be contained. Murray stated the side deck and Harbourview property will be used. Dufina asked about a barrier or fencing when working on stairways. Murray stated Lipovsky and the contractor will figure that out. The church will remain closed during construction. Mayor Doud stated this is basically like for like repairs. Motion to approve.

Motion made by Finkel, Seconded by Martin.

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

c. HB26-001-007 Inn at Stoneciffe 3 Storage Sheds

Patrick Conlon stated they have three, 98 square foot storage sheds they would like to place on their property. They will be the same green as the general store. Dufina stated she appreciated the complete application. Motion to approve.

Motion made by Dufina, Seconded by Martin.

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

Myers asked about the plan for the removal of the connex boxes. Conlon stated there are some interested properties and they are working out a plan to remove. All connex boxes on the property must be removed as they are not allowed on the island.

d. C26-002-004-008 Mustang Lounge Condos Change of Use to HB

Lindsey White stated she was here for any questions. Tony Brodeur was on Zoom. Lipovsky went through the building and they are working on everything to be in full compliance. Myers confirmed we just look at the Use then. Myers asked about bike parking. Previously it was employee housing. Myers asked where the guests will park their bikes. Brodeur stated they would like to use the public parking at City Hall. They need to keep their back alley clear. Dufina asked how many people we

are talking. Brodeur stated 1 and 2 will be used as hotel use. They are both 3 bedroom units. Evashevski clarified there were two apartments and three sleeping rooms. The sleeping rooms will be considered another apartment but have no current plans to renovate or rent out. It will be used for employees. Brodeur stated we need the employee housing but wasn't sure if Jason Klonowski wanted to include all three areas for consideration to make it more clear for future use. It was decided that that this review will be for unit 1 and 2 only. The 3 sleeping rooms will remain employee housing. Myers asked if it is adequate for the bike parking to be public parking. Evashevski confirmed that bike parking must comply with Section 4.16. Therefore, there must be 9 bike parking spaces. White asked if all downtown hotels must have a spot per room. Evashevski stated if it was built before the zoning required it, you would not. If something new was built it would. It was determined this is just a change of Use and the bike parking spaces were previously approved. Straus remembers the back alley was previously approved in the 2008 renovation. Evashevski stated under Section 9.02 it specifies that apartment units and boarding houses must provide bike parking. For today's purposes she does not think bike parking needs to be addressed. Dufina understands that the employee section of this is considered boardinghouse and the other two units are considered hotel units. If and when they want to change the boardinghouse, they would have to come back for approval. Motion to approve the 2, 3 bedroom apartments, 201 and 202, change of use to from single family use to hotel use.

Motion made by Myers, Seconded by Martin.

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

XI. Public Comment

Tony Brodeur thanked the Commission.

XII. Adjournment

Motion to adjourn at 1:59 PM.

Motion made by Martin, Seconded by Myers.

Voting Yea: Martin, Straus, Myers, Dufina