

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, March 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

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

ABSENT

Lee Finkel

Staff: David Lipovsky, Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. February 10, 2026

Motion to approve the minutes as presented.

Motion made by Dufina, Seconded by Martin.

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

V. Adoption of Agenda

Motion to approve as written.

Motion made by Martin, Seconded by Dufina.

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

VI. Correspondence

a. Letter from Department of Army regarding Line 5

Motion to place on file.

Motion made by Myers, Seconded by Martin.

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

VII. Staff Report

a. HDC Meeting Summary

No HDC meeting due to lack of quorum.

b. DPW Update

Burt stated work has slowed a bit with the weather. Inside work continues. Pettit asked about frost laws. Burt stated he did not know. Lipovsky stated they went on here on Monday and were lifted downstate. Lipovsky made sure all large loads were removed before Monday. Burt stated as of Thursday frost is at 55" and holding.

VIII. Committee Reports

None.

IX. Old Business

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

Straus stated there has been additional information provided but Lipovsky stated he still had some concerns. Devan Anderson stated he wasn't sure how the timetable is affected with no HDC meeting. He realizes approval could be delayed until next month. Anderson is open to hear any concerns today from the Planning Commission. Anderson submitted a memo for the Article 20 Zoning requirements, and a life safety plan showing capacity and egress. The rest of the changes were to satisfy comments for the HDC. Dufina asked if Neumann had submitted a new review. Pereny stated he has not. Myers asked Lipovsky if he anticipated changes for the HDC and he stated he thought there might be. Straus stated he had spoken with Evashevski and she recommends doing an extension for approval for at least one month, or two. Page 15 shows more egress information. Lipovsky stated it satisfies the building end of it, but he is not sure of the legality of using the alley. Myers pointed out the alley is shown for the removal of trash. Anderson addressed the ADA access which will all be on the upper deck. There is no wheelchair access on the lower deck. The alley, as an emergency egress, does comply with the occupancy load limits. Anderson stated he is negotiating with the coal dock to use as an exit. Anderson stated there is a partnership between Seabiscuit and other businesses, informally, and it will not change from how it is used today. Dufina asked for clarification on how people get from the front door to the outdoor seating area and what the space below the kitchen is. Anderson stated currently behind Trading Post is an arrangement of decks. It is a recessed area outside the basement and is open. Dufina asked about emergency services access and Lipovsky stated they would probably come through the inside cafe. Straus and Myers would like it to be confirmed that a stretcher can fit in the emergency access via the decks and stairs. Myers asked if all the businesses are on the same tax parcel because Anderson stated they are all owned by the same entity, and that could change at some point. Myers asked about the alley and existing area on to the coal dock. The coal dock is owned by the City of Mackinac Island. Myers asked what is your timeframe for

getting approvals. Anderson stated they do not plan to start until November. Myers stated the City does not want to pay to make this work. Anderson asked if he should start with Evashevski. Myers stated go through MITA first, then he would have to go to City Council for approval. This sounds costly and that is not a cost the City would be willing to take on. Anderson understood and stated that the exit on to the Coal dock provides more safety, but without it, the egress requirements are still met. The applicant could maybe take on some of the fees or keep the exit as an alternative. Myers stated there is an escrow process for fees they could follow. Dufina confirmed that the alley is not platted. Evashevski stated she could research to see if it is an alley. It shows ownership by Seabiscuit and the City. The use by the Seabiscuit should be an indication it is open to the public for use. Pettit stated the propane has been delivered through the alley for as long as he can remember. Pettit pointed out the stair access to the coal dock has a big drop off there and it may not be as accessible as they think. Anderson stated they did take a look at that and there is a nice flat area there to use. Evashevski asked if there is more than one handicap exit? Anderson stated there are two doors through the building, but due to the complicated deck from above there is only one accessible exit. Because of the occupancy level being under 500 people, only two exits are required by code and one is ADA accessible. Myers asked if he had a plan to access the cafe, not just emergency exits. Anderson stated the same route would be used. They can enter off the street in the front where they will be greeted and then seated by a hostess, both indoors and outdoors. Dufina confirmed the stores and cafe are on the same level until the back lower deck. Anderson stated another thing to keep in mind is the first floor was built over 100 years ago and it is not level at all. Myers asked to go through the narrative presented. Myers would like a better understanding of how this major project is going to happen. Dufina clarified a statement on C9. Dufina asked about the hours of operation. Anderson stated that has not been discussed, but we are not providing dinner or alcohol. Dufina would like to see some elaboration on the operations in his narrative. Straus stated any proposed lighting needs to be shown in detail. Anderson stated the one light proposed, is shown. Myers asked about C13 and the timeline. They plan to do the work outside the tourist season. Lipovsky stated if exterior work is done by May 1st, and the sidewalk restored by May 1st, the rest of the interior work could continue after that. Anderson confirmed that is their plan. C14, Freight hauling plan, Myers asked what the significance of the coal dock is to their project. Anderson stated there is a small amount of excavation for the deck, but largely the materials in the statement will be in the front of the store. The proximity to the coal dock has to do with regular business operations. Hauling smaller materials will be easy coming from the coal dock. Myers asked about staging the trash dumpster. Anderson stated they intend to stockpile the debris and then take to coal dock. Myers stated the coal dock does not take garbage. Anderson stated the owners stated they will be using 2 footers. Myers asked him to add that to the narrative. Dufina informed Anderson that the movement from the site to British Landing needs to be coordinated with the police department. Myers stated C15 addresses this. The projected motor vehicles to be used must be part of the narrative as well. Anderson asked for an example of a freight hauling plan. Lipovsky will get that to Anderson. Martin asked about the routes for freight hauling. Martin asked how long the street may be blocked off for digging. Lipovsky stated they must keep access around it for emergency vehicles. Anderson stated there will be routine

maintenance done at the work site during construction. Evashevski stated the City will have to approve anything on the coal dock, but agrees the freight company will have to approve as well. Straus asked if there are any issues with the seawall. Anderson stated they are not proposing any work with the seawall. Any structural seawall inspections would continue to go through the normal city process. Dufina asked if there is a density schedule for the employees upstairs, and is there designated bike parking. Anderson stated there are 3 units; 1 owner, 1 manager and 1 three bed unit for employees. Sheet 14 shows the bike parking. Straus asked if we can come to a 30 or 60 day extension agreement. Evashevski stated we are all set with the 100 days through next month, but would feel more comfortable to an extension to the May meeting, or June. Evashevski asked Anderson what he would agree to. Anderson asked if the agreement needs to be in writing. Evashevski stated we need the agreement in writing with an email. Anderson agreed verbally in the meeting to an additional 60 days beyond the 100 days of April 23rd. Motion to enter into an agreement with applicant to extend the time for action on application and plans under section 20.05B from 100 to 160 days.

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

Motion by Martin, second by Pettit to table until the April meeting. All in favor. Motion carries.

When asked if they had a contractor they are using, Anderson stated they are working with Belonga for excavation.

Pettit brought up blight on top of Seabiscuit building. There is a blight ordinance.

X. New Business

a. MD26-031-012(H) Patrick Doud Pub Garden

Andrew Doud stated they would like to take the Threads building, keep as it is on the exterior, and lower the dirt in front, move doorway down, and put the dirt level with the sidewalk. Doud intends to make the building handicap accessible. Inside they would like to cut the floor out and shore up the building. There is 6-8 yards of dirt to be moved. Doud stated they could move it either by 72 wheelbarrows of dirt or put it on a dray to move off island. No street cut requested as of now. Doud believes there is water and sewer. The liquor license would be like Winchesters, but this is a lease situation. Doud has started the process with the Liquor Control Commission. Pettit asked if it needs to be sprinkled. Doud stated no, there will be no cooking taking place. All cooking will be coming from Patrick Doud's Pub. Myers confirmed this will be a small garden with seating inside and out. Doud stated this will be for private parties and similar events, and doesn't see it being open late. Doud has shown bike parking. Myers asked about guests at the B&B. Doud stated he is working hand in hand with Ken Thompson. Straus asked about speakers outside. Doud stated he doesn't want to rule it out but would work with Thompson and is aware of the noise ordinance. Myers asked about seats in the back. Doud stated the liquor license would apply to the whole property. The lease is limited to the area in front of the building

and the alley to get to it in the back. Doud will highlight the areas being used, for next month. Myers confirmed that there is no added fence. Doud intends to use flower boxes as a fence in front. Evashevski confirmed this is Market District. Myers asked about the A/C unit in the upper window which is not allowed. Myers asked him to remove it from the drawing. Evashevski asked if he needs anything from the City for the liquor license. Doud believes the process no longer asks for City approval. It is not a new license, it is "added space". Myers stated the City just generally receives a notice. Doud stated they would like to paint it green and white. They are also working on the lilac tree preservation. Motion to table.

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

b. Zoning Ordinance Amendment for ZBA Alternates, to set for Public Hearing

Evashevski stated this was sent over from City Council. We need to have a hearing to change the zoning ordinance. This will add the ability for the city to add two alternates for the ZBA. What's being proposed here is very specific alternates being the elected positions of supervisor and assessor. There was discussion at City Council on the exact language. Evashevski stated this can be altered prior to passage. Motion to set a public hearing April 14, 2026, at 12:30 PM.

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

XI. Public Comment

None.

XII. Adjournment

Motion to adjourn at 2:31 PM.

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

Michael Straus, Chairman

Katie Pereny, Secretary