

# CITY OF MACKINAC ISLAND

## MINUTES

### PLANNING COMMISSION

Tuesday, July 09, 2024 at 4:00 PM

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

---

#### I. Call to Order

The meeting was called to order at 4:00 PM.

#### II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Erin Evashevski, Dennis Dombroski

#### III. Pledge of Allegiance

#### IV. Approval of Minutes

a. June 11, 2024

Motion to approve as written.

Motion made by Dufina, Seconded by Martin.

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

#### V. Adoption of Agenda

Motion to approve as presented.

Motion made by Martin, Seconded by Mosley.

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

## **VI. Correspondence**

None

## **VII. Staff Report**

### **a. HDC Meeting Summary**

Peter Olson, HDC member, summarized the July 9, 2024 HDC meeting.

### **b. REU Update**

Burt stated nothing new on REU's. Burt presented pictures of the construction at the water plant. Burt explained that the forms made off island, are now onsite. The flooring has been done and they are now hanging new walls of rebar. There is testing for water leaks in the tanks.

## **VIII. Committee Reports**

Evashevski gave an update on the GFAK special land use. Evashevski is working on the Statement of Findings and Conditions and had a question on bike parking and REU's. Evashevski reached out to Corey Omei to let him know that she was adding those two topics to the statement of findings.

### **a. Master Plan Update**

Myers stated they are working through the chapters. The next meeting is rescheduled to July 22 at 4 pm.

## **IX. Old Business**

### **a. MIFC Dock Lighting**

Straus read the letter aloud from Jerry Fetty, MIFC. Dufina asked if there are new fixtures and Myers stated yes. Dufina asked if the HDC had anything to say about the fixtures and Finkel stated HDC did not. Dombroski would like Evashevski to check for conflicts in the two building and zoning ordinances. Evashevski stated if a fixture could potentially point into another building the zoning ordinance covers that. Evashevski thinks maybe brightness of lights should be reviewed and thinks the current ordinance gives the Commission the right to review. Evashevski agrees that fixtures should be reviewed by the HDC, not zoning. Myers has not heard any further complaints. Myers asked that the letter be included in the Master Plan packet for night sky language. Pereny is to send the letter to Master Plan Committee and Adam Young for reference for any future discussions. Dufina is wondering if planning

should look at chapter 10 that Fetty referred to in his letter. Dombroski stated section 18.04, architectural review, says whole section does not apply to structures in a historic district so the HDC needs to review. Myers thinks out of courtesy the HDC should respond to the zoning letter. Fortino stated she thinks that Neumann and Evashevski were going to look at lighting further. Motion to send another letter to HDC asking for a response to letter the Planning Commission sent them, as to what action they will be taking on fixtures.

Motion made by Myers, Seconded by Dufina.

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

Motion by Dufina, second by Martin to place letter on file. All in favor. Motion carries.

b. R123-066-103(H) Callewaert Shed

Dombroski stated the shed is now 7' from both property lines. Myers noted there is no dimension to the house. Dombroski stated it is a long ways from the house, no where near 10' from house. Straus confirmed this meets the setback requirements. Dombroski stated the shed has already been moved to new setback. Motion to approve contingent on dimension from the house noted on site plan.

Motion made by Myers, Seconded by Finkel.

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

c. Grand Hotel Facade Restoration Update Phase 3 - Gene Hopkins

Gene Hopkins shared his screen to provide an update on the facade work. Hopkins stated that when approved two years ago a yearly update on progress was required by zoning. Hopkins provided a Phase 2 update. Hopkins stated they are trying to bring back character defining features that have been lost over the years. The west eyebrow, east facade, 6 new columns were replaced because they were beyond repair, steel was added to columns that did not have steel, they restored the 300 level, and the enclosure on the east side was restored. Great progress has been made. Hopkins then summarized phase 3 as refinish west area, repair ceiling on west side, central stair, finish 18 more columns on east porch, lower lobby entrance around the doors, and lower lobby under porch minor repairs. Hopkins then stated the key thing is the porch deck. We are going to do a mock up on the east end and build in one or two prototypes to see how it will hold up in the winter. Then they will do the rest of porch in type they pick. Finkel asked if they have looked at the old deck from 1897. Hopkins stated there is original deck on the east that has not been exposed in the last 33 years. Hopkins stated that Jurcak is trying to get a "woodish" product. Dufina asked about columns that were not used. Were you able to do anything with them? Hopkins stated the hotel still has them and some of the samples

were cut up in to small pieces and gave each attendee a piece. They are also on display in the hotel. Jurcak stated they will be doing some other things with them.

d. C23-083-019(H) Gatehouse Amendment

Hopkins stated this is a modification of the original approved plan. They are leaving the chimney and doors. The awning will go on both sides of fireplace that will go over the doors. Everything else is the same. Some of the metal fencing will be replaced. The lights on the patio will be replaced. There will be some maintenance repairs on the siding. Hopkins stated that a new trash enclosure in the back is proposed. There is a water line that has not been marked yet and snow removal questions so they need to make sure in the right spot. Jurcak stated the trash area they would like to build in season, not wait until after season. Myers stated they can work with Dombroski on the placement. Jurcak stated they will also be speaking with the Service Company. Finkel confirmed no changes to back of Gatehouse. Motion to approve amendment with the addition of trash enclosure placement to work with Dombroski for placement to fit the DPW and Service Company's needs.

Motion made by Myers, Seconded by Mosley.

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

## **X. New Business**

None

## **XI. Public Comment**

Dombroski introduced David Lipovsky, the new Building Inspector that will eventually be replacing Dombroski.

## **XII. Adjournment**

Motion to adjourn the meeting. The meeting was adjourned at 5:01 PM.

Motion made by Mosley, Seconded by Pettit.

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

---

Michael Straus, Chair

---

Katie Pereny, Secretary