

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, August 11, 2026 at 1:00 PM

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

I. Call to Order

Acting Chair White called the meeting to order at 1:02 PM.

II. Roll Call

PRESENT

Nancy Porter

Peter Olson

Shannon Schueller

Lindsey White

Rick Linn

ABSENT

Lee Finkel

Lorna Straus

Staff: Rick Neumann, David Lipovsky

III. Pledge of Allegiance

IV. Approval of Minutes

a. June 9, 2026

Motion to approve as written.

Motion made by Olson, Seconded by Porter.

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

V. Adoption of Agenda

Motion to approve as presented.

Motion made by Olson, Seconded by Schueller.

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

VI. Correspondence

None.

VII. Committee Reports

None.

VIII. Staff Report

- a. CD26-002-034(H) Schueller Wood Repairs

Lipovsky stated there is siding and deck repairs due to rot.

- b. R326-013-039(H) Dunham New Roof

Lipovsky stated the applicant needed a new roof.

Motion to approve the Staff Report.

Motion made by Olson, Seconded by Porter.

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

IX. Old Business

- a. C26-044-003(H) Verizon Antenna Replacement on Chippewa Hotel

Lipovsky stated they are upgrading the antennas and were waiting on the Section 106 approval. That has been received. Motion to approve.

Motion made by Olson, Seconded by White.

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

- b. Ballot Box Placement

White stated the box was not placed in the approved location. White spoke to Ruddle and he stated there is a power line in the area and it is supposed to be in a well-lit area that can be on video. Lipovsky stated the 3' from the line would be back from the stairs. Lipovsky stated he believes the approved location would compound problems of locating. Motion to approve the location as it was placed.

Motion made by Porter, Seconded by Olson.

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

X. New Business

- a. CD26-028-035(H) Lumbrezer and Afridi New Home Hubbards Annex

Neumann stated he reviewed and it is an appropriate house to add to the district. He did want the commission to consider the slight differences from other homes in the district. He does not know if they are enough to deny it, but the commission might want to discuss. Most houses are higher grade, have a different shape and have larger porches. Neumann stated he does not think these differences disqualify the home from the district. Olson stated he appreciates the drawings, but would have liked a mockup to have a sense of the massing. He is less concerned about the shape. Schueller stated it is hard to envision on the paper. Schueller asked about the materials being used. Neumann stated all the exterior materials are wood.

Lumbrezer produced samples. The materials are wood with a composite plywood

backing. Lumbrezer stated they would be willing to switch to all wood materials. Neumann stated he is not hung up on the composite materials for several reasons. The products look like natural products, are all quality materials, and the appearance is still wood. Schueller stated the roofing material does not depict any of the other houses in the Annex. The product is called Ecostar. They would be just as happy to use wood or asphalt shingles. Lipovsky recommended the asphalt material. Olson asked Schueller if she would be more comfortable tabling for more information. Schueller would like to see the materials he would change to. Porter stated the roof material should be asphalt to be in keeping with the other homes in the Annex. Schueller asked about the quit claim noted on the survey. Schueller also asked about the road. Lipovsky stated that will be discussed at the Planning Commission level. White stated it would be tabled for roof material, a 3d rendering, and some pictures of the surrounding area. Lumbrezer distributed a packet of pictures to the table. Lumbrezer stated he would be here the rest of the week if anyone would like a walking tour of the property. Olson confirmed with Lumbrezer the placement of the home on the lot. Motion to table for the needed information of asphalt roofing material and a 3d rendering. Schueller also asked for the 3d rendering showing the location and the materials he wants to use.

Motion made by Olson, Seconded by Schueller.

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

b. C26-036-040(H) MITB Exterior Alterations

Emily Kizer stated they would like 3 minor changes to the exterior of the building. They would like to add a small utility pedestal to the rear of the building for internet, hidden behind a lot of vegetation. Lipovsky stated the location is the best option. The second change is the display area. The applicant would like to remove one of the rack card sections and add an island map with two plastic holders for visitor guides and maps. The third change would be to replace the white painted wood counter with a composite Corian countertop. The painted surface doesn't hold up well. White stated the color is her concern. She would like to see a white or beige. Olson stated he does not like a Corian application for this instance. Olson wonders if there is a material that has the ease of maintenance but looks like wood. Lipovsky stated a solid color would be a better choice and not look so much like Corian. Neumann suggested a prefinished butcher block or a solid white or beige solid surface material. Porter stated there is a quartz material that looks like marble. White asked Lipovsky if it is possible to be wood with a resin cover. Kizer stated that does not necessarily hold up to UV. Schueller liked the suggestion of the quartz that looks like marble. Lipovsky stated quartz is more brittle than Corian. It was decided that a Corian material that looks like marble would be preferable. Motion to approve contingent on approval of the counter material. The applicant may proceed with the other two changes.

Motion made by White, Seconded by Olson.

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

XI. Public Comment

White stated Lucky Bean replaced their screen door without coming to the HDC. Lipovsky has told them they need to remove the door and bring in an application for a new door.

XII. Adjournment

With no further business there was a motion to adjourn at 1:50 PM.

Motion made by Olson, Seconded by Schueller.

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

Lindsey White, Acting Chair

Katie Pereny, Secretary