

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, December 09, 2025 at 3:00 PM

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

I. Call to Order

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Mary Dufina

Lee Finkel

ABSENT

Anneke Myers

Staff: Erin Evashevski, David Lipovsky

III. Pledge of Allegiance

IV. Approval of Minutes

a. November 11 Special Meeting

Motion to approve as written.

Motion made by Dufina, Seconded by Pettit.

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

b. November 11 Regular Meeting

Motion to approve as written.

Motion made by Pettit, Seconded by Dufina.

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

V. Adoption of Agenda

Motion to approve as amended. Add Pettit statement to Correspondence.

Motion made by Martin, Seconded by Dufina.

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

VI. Correspondence

Jim Pettit read aloud a statement regarding a statement from a previous meeting. Motion to place on file.

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

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the HDC meeting.

Pettit commented about the equipment on top of the roofs. Pettit wonders if there is a way to make it nicer.

b. DPW Update

Allen Burt shared his desktop to show current pictures of the project. Installing 2nd half of media. Microorganisms grow on the media. 9 connex boxes of media are being installed. Stairways, handrails and doors have been installed. Removal of unneeded equipment has begun. Finkel asked if the weather has changed the schedule at all. Burt stated it has not, but it has been difficult for the trucks to get to the site with all the snow.

c. Historic District Maps

Motion to approve the maps with Proposed removed. Evashevski stated if this is part of the zoning ordinance it should be included in the final proposed amendments. Motion to include the maps in the zoning ordinance with the changes.

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

VIII. Committee Reports

None.

IX. Old Business

a. R425-098-052 Grand Hotel 12 Dwelling Units Amendment to Boardinghouse

Straus stated we just finished the public hearing and heard several comments. Straus turned it over to commissioners. Straus has a document from Evashevski referring to the statement of findings. Evashevski stated she has provided an opinion letter and today an opinion letter from Fraser Trebilcock was submitted. Evashevski stated you the commissioners are to make the decision. This requires a special land use and it is up to you to make a decision. Findings of fact need to be made for an approval or denial. Any conditions of an approval would need to be part of the statement of conditions. Pettit stated he agrees with

Evashevski. When we have the opinion of our lawyer, and another lawyer that backs up that opinion, we should not go against the lawyer. Motion by Pettit to deny.

Straus read aloud the Statement of Findings. Evashevski stated it has been clarified that the applicant stated it will be one person per unit, or a married couple. Straus completed reading the Statement of Findings. Jurcak stated that based on what was just read, that you should have at that point, denied it. Evashevski stated she submitted a confidential letter to the Commission. Jurcak stated it should have been shared at the Public Hearing. Straus looked to Evashevski on how to proceed. Gene Hopkins stated each standard must be voted on individually. Evashevski stated we have never done it that way and Hopkins stated then it has been wrong. Evashevski stated she is happy to go through each standard and vote.

Standard 19.06 Standards Vote

1. Will the establishment, maintenance or operation of the special land use be detrimental to or endanger the public health, safety or general welfare? – Planning commission stated that it would because the operation is not following the ordinances and the community has clearly expressed that the it will through the letters received. VOTE: all ayes.
2. Will the special land use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or will it substantially diminish and impair property values within its neighborhood? – Planning commission stated that it would be injurious because it is doing something not allowed by ordinance. Did not make specific finding on values of property within the neighborhood. VOTE: all ayes.
3. Will the establishment of the special land use not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district? – Planning commission stated that it would because it is not following our ordinance. VOTE: all naves.
4. Are the adequate utilities, access roads, drainage and necessary facilities being or will be provided. Planning commission stated that based on the application this standard would be met. VOTE: all ayes.
5. Are adequate measures being or will be taken to provide ingress or egress so designed to minimize congestion in the public streets. Planning commission stated that based on the application this standard would be met. VOTE: all ayes.
6. Will the special land use, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedure as specified in article 20. Planning commission stated that it does not meet the regulation in the district – no special land use requested for multiple family and if it was, it would not meet the density. VOTE: all naves.

Article 20.04 and 20.06 - any additional procedures? anything in site plan review that you believe is not met. Evashevski read the article aloud. Pettit stated A and H are not met.

Evashevski stated based on vote today she can prepare a statement of findings and conclusions denying the request, to sign and send to applicant.

Motion made by Pettit, Seconded by Straus.

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

Jurcak asked for the votes and the second opinion be made available. Evashevski will take the request under advisement.

b. R321-007-008 Hoban Hill Condominiumization

The items requested at the last meeting have been received. Porter stated they are scheduled to start the road this week based on the weather. Motion to approve the condominiumization.

Motion made by Dufina, Seconded by Martin.

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

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

Motion to deny because not approved by the HDC.

Motion made by Martin, Seconded by Dufina.

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

d. Housing Focused Zoning Amendments Draft

Straus stated we have been working on updating the Zoning. We had a public hearing yesterday where some changes were suggested. Straus summarized the changes. Straus stated we can table for a month or send on to City Council now with the changes. Dufina stated there are a couple of things she would like to further look in to. Dufina stated to keep things moving we should move on to City Council. The timeline of the grant would allow us to table for a month. Doud stated he thinks the public should be able to see any changes before it is approved. Motion to table for more discussion. Ask Young to make a list of proposed changes for village lot size, corral, shipping containers, 5000 square feet with 50' lot in Harrisonville and PUD at 15000 square feet.

Motion made by Martin, Seconded by Pettit.

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

X. New Business

a. R125-009-107 Bagwell Addition (Old Huthwaite home)

Steve Rilenge stated the applicant would like to make some additions. Rilenge showed a plan with changes highlighted in yellow.

Straus and Evashevski had to leave at 4:20 PM, to catch the last boat. Finkel took over as chair.

Lipovsky stated the project meets all requirements. Motion to approve.

Motion made by Dufina, Seconded by Finkel.

Voting Yea: Martin, Pettit, Dufina, Finkel

b. ROS25-002-108 GHMI New Storage Barn

Gene Hopkins stated they would like to construct a golf course storage building. It is to house golf course equipment. Equipment in the summer would also be under a lean to. Lipovsky stated all standards are met. There is sewer for rest rooms. Pettit asked if the property is owned by the Grand, or leased from the State. Hopkins stated the Grand owns the property. It is on the golf course property but it is protected by trees and no windows will be on the golf course side of the building. Motion to approve.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Dufina, Finkel

XI. Public Comment

Tom Sullivan stated he is a resident of Stonecliffe Manor IV and president of Sunset Forest Association. He is concerned about the decision that the Planning Commission will no longer consider HOA approval. Sullivan stated it has been procedure for 20 years to have HOA approval. He is asking for clarification if items specifically prohibited by bylaws is submitted will the Planning Commission approve. Lipovsky stated we do want HOA approval, but it is not required for the City to approve. As long as it complies with the current codes he can approve without the HOA approval. Lipovsky would like to see a faster turnaround with the HOA approval because that is the biggest complaint he has heard from people. Reitman stated this procedure came about 20 years ago with a house that was inappropriate and ended in a lawsuit. Reitman worked with Dombroski from day 1 and worked together to approve. Lipovsky suggested Reitman come in and talk to him. Lipovsky could then talk to Planning Commission.

Sullivan stated his biggest concern is that the HOA is not required.

Cathy Arbib stated regarding condo associations she would like to see the City still requiring HOA approval.

Cristina Staats thanked the Commission for the time and effort spent on the Zoning amendments.

XII. Adjournment

Motion to adjourn at 4:41 PM.

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

Michael Straus, Chairman

Katie Pereny, Secretary