

# CITY OF MACKINAC ISLAND

## MINUTES

### PLANNING COMMISSION

Tuesday, March 11, 2025 at 1:00 PM

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

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#### **I. Call to Order**

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

#### **II. Roll Call**

##### PRESENT

Trish Martin

Jim Pettit

Mary Dufina

Lee Finkel

##### ABSENT

Michael Straus

Anneke Myers

Ben Mosley

Staff: Erin Evashevski, Dennis Dombroski, David Lipovsky

#### **III. Pledge of Allegiance**

#### **IV. Approval of Minutes**

##### a. February 11, 2025 Public Hearing

Motion to approve as written.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Dufina, Finkel

##### b. February 11, 2025 Regular Meeting

Motion to approve as written.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Dufina, Finkel

#### **V. Adoption of Agenda**

Motion to approve as presented.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Dufina, Finkel

## **VI. Correspondence**

None.

## **VII. Staff Report**

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

Finkel summarized the March 11, 2025 meeting.

### **b. DPW Update**

Dombroski informed the commission about the 6' stockade fence, painted white, that is going to be used at the Jaquiss house for construction fence.

Burt stated he had no pictures to display. Only concrete walls and pipe were installed. Internal safety training was held. Burt was not at the last owners meeting but he believes they are still on track for completion the first week of August. Pettit asked if we are under wight restrictions now. Dombroski said yes. Dombroski spoke with Ken Peterson and Peterson was going to work around this with another plan. Neal Liddicoat stated they have 52.5 yards of concrete on site. Dombroski was not able to say when the weight restrictions may come off. Last year it was in to May.

## **VIII. Committee Reports**

None.

## **IX. Old Business**

### **a. C25-066-004(H) Mary's Bistro Retractable Awnings**

Finkel stated in the HDC meeting the windows were approved but the awnings were not. Dombroski stated the window changes are strictly architectural so not under the purview of the Planning Commission. The awning and lighting would be under the Planning Commission purview. No information has been submitted for lighting and the awnings are going to be changed from a curved awning to a straight awning, as recommended by Neumann. There is a door that connects the exterior bar with the new lounge. Ryan Green stated that door will only be employee access to the bar. Servers will serve the drinks in the new space. Dufina wondered about the construction material storage, transportation, and trash. Dufina wondered if the adjoining property will be disturbed? Dombroski stated the space is too small for a band or any kind of entertainment. Motion to table for better understanding of Use, and the awning design. Dombroski reminded Finkel that in HDC the motion passed gave Dombroski and Neumann the ability to approve. Finkel withdrew his motion. Motion to approve Dombroski and Neumann to approve the awning. Any permanent lighting changes must come back to planning Commission.

Dufina asked if this is supposed to be an application for awnings or also change in use. Dombroski stated just awnings. Dombroski does not anticipate a lot of construction trash. REU's are based on square footage so Burt must look at the drawings and determine if more REU's are needed. Dufina stated the application needs to be corrected to change Greens' title from owner to applicant. Pettit asked if Arnold would be using the dock. Dombroski stated that there is a long term lease to MIFC/dba Arnold Ferry. Corrigan stated that Council will insist it be used due to congestion.

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

## **X. New Business**

### **a. R325-008-010(H) Doud Fence**

Motion to approve contingent on HDC approval and a signature on the application.

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

### **b. HB25-050/97-011 GHMI Lot Recombination**

Jurcak stated this dates back to when Manor V was dissolved. This is to meet the ordinance regarding accessory buildings. There is a little sliver that did not meet the ordinance. Evashevski said if you look at second survey, the square with little dot, on the left side says 28b. When the city and Stonecliffe and Grand all worked out a deal so a boardinghouse was not built on the golf course. It was agreed to combine the parcel with the Woods parcel. The little section off the square with the greenshed building, will be combined with the Woods parcel. The accessory building will be in compliance. Evashevski stated Stakoe has reviewed and has no issues. Dombroski stated this is exactly what needs to happen. All parts will become parcel 2a. Motion to approve the recombination

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

## **XI. Public Comment**

None

**XII. Adjournment**

Motion to adjourn at 1:50 PM

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Dufina, Finkel

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Lee Finkel, Acting Chair

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Katie Pereny, Secretary