

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, September 08, 2026 at 4:00 PM

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

I. Call to Order

Chairman Straus called the meeting to order at 4:02 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Mary McCourt Dufina

Chuck Pereny

Brian Bailey

Staff: David Lipovsky, Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. August 11, 2026

Motion to approve as written.

Motion made by Pettit, Seconded by Bailey.

Voting Yea: Martin, Pettit, Straus, McCourt Dufina, Pereny, Bailey

V. Adoption of Agenda

Motion to approve as amended. Remove architectural review cost discussion.

Motion made by Martin, Seconded by McCourt Dufina.

Voting Yea: Martin, Pettit, Straus, McCourt Dufina, Pereny, Bailey

VI. Correspondence

None.

VII. Staff Report

a. HDC Meeting Summary

Lindsey White summarized the September 8, 2026 HDC meeting.

b. DPW Update

Burt was not present for the meeting. Pettit stated they are working on the plant and it is going well.

c. Required Architectural Review Cost Discussion

removed from the Agenda.

VIII. Committee Reports

None.

IX. Old Business

a. CD26-028-035(H) Lumbrezer and Afridi New Home Hubbard's Annex

Lumbrezer stated regarding utility of the lot that Evashevski was supposed to look in to it. Evashevski stated she apologized but she has not been able to get to that but will have it for next meeting. Lumbrezer stated the second issue was wastewater management. He contacted Belonga for a quote to connect to the city sewer. This would be installation of a basin on the lot with a grinder pump and force main that would connect to the nearest city connection on Lakeview Blvd. Lumbrezer wondered if the connection is in the ROW, would that require anything else. Straus stated if he has an agreement and plan with DPW, the Planning Commission would be fine. Straus stated that Barnwell submitted a letter that he read aloud. Bailey stated the application states he will only be using his property for materials. Straus stated he has proposed changes to the topography. Pereny asked if someone checks this. He is aware that Belonga oversees that. Lipovsky stated we can require a drainage plan and topography map. Straus questioned the trash removal to the coal dock. That will need to be corrected on his application. Dufina stated we need answers for number 27 and 29. Dufina would like the applicant to submit a written answer regarding material storage. The manmade features need to be added to the site plan. Pereny asked if there will be a road to the house. Lumbrezer stated access would be from Grand Avenue. Pereny's concern is emergency vehicle access. Straus stated we can table another month, but must make a decision next month. Pettit asked if he can't reach the sewer will he have to show it on his site plan? Straus stated yes he would have to do perc tests and follow that process for septic. Motion to table for more information next month including items 12,19,26-29 and answering the fire department questions on access.

Motion made by Martin, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, McCourt Dufina, Pereny, Bailey

X. New Business

None.

XI. Public Comment

None.

Motion by Straus, second by Martin to send a letter of appreciation to Lee Finkel for his time served on the Planning Commission. All in favor. Motion carries.

XII. Adjournment

With no further business, the meeting was adjourned at 4:35 PM.

Michael Straus, Chair

Katie Pereny, Secretary