

# CITY OF MACKINAC ISLAND

## MINUTES

### PLANNING COMMISSION

Tuesday, July 08, 2025 at 4:00 PM

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

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#### I. Call to Order

Chairman Straus called the meeting to order at 4:05 PM.

#### II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Lee Finkel

ABSENT

Ben Mosley

Staff: Dennis Dombroski, David Lipovsky, Erin Evashevski

#### III. Pledge of Allegiance

#### IV. Approval of Minutes

##### a. June 10, 2025 Special Meeting

Motion to approve as written.

Motion made by Dufina, Seconded by Finkel.

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

##### b. June 10, 2025 Regular Meeting

Motion to approve as written.

Motion made by Dufina, Seconded by Martin.

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

## **V. Adoption of Agenda**

Motion to approve as amended. The amendments are to swap Grand Hotel items b and c, and Pettit would like to talk about Hoban Hill project, under Old Business.

Motion made by Myers, Seconded by Dufina.

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

## **VI. Correspondence**

- a. Resignation Letter from Ben Mosley

Straus read the letter aloud. Motion to place on file.

Motion made by Martin, Seconded by Finkel.

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

Motion by Myers, second by Finkel to send a letter of thanks to Mosley. All in favor. Motion carries.

## **VII. Staff Report**

- a. HDC Meeting Summary

Finkel summarized the HDC meeting. Myers asked about the Mackinac Cycle door change. Myers wondered if he needs to submit to Planning Commission for the change? Straus agrees that he would like to see the flow chart. Myers pointed out that his additional bicycle licenses were probationary and a site plan was supposed to be submitted. Dufina would like another site plan. Evashevski is to advise the building department on how to proceed.

- b. DPW Update

Allen Burt had no pictures to present but stated that they are better than 90 percent done on the concrete. Work has mostly shifted to pipe and conduit installation. Burt stated they are still on schedule for December startup.

## **VIII. Committee Reports**

None.

## **IX. Old Business**

- a. Stonecliffe Site Plan Amendments

This item, for the retail sheds, was tabled last month. Nothing additional was submitted by applicant. Straus suggested denying based on the fact that they did not fulfill the request. Motion to deny based on the fact that it does not meet zoning

requirements, based on Section 4.25, it would require a variance, and the applicant did not submit separate applications as requested in the June 10th meeting.

Motion made by Myers, Seconded by Finkel.

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

b. R125-017-020 Bonzheim New Home

Kim and Scott Bonzheim addressed the Commission. Lipovsky stated he would like an architectural review. Myers stated also our Ordinance requires a review over 3500 square feet. Dombroski clarified that footage includes the entire home, not just habitable space. Murray went through the list the Planning Commission asked for in June; accessory building height, scenic easement letter, state park approval of scenic easement, one module is too large and requires City Council approval, and MDOT approval. Myers stated the Commission wanted to understand the process from MDOT for the roads. State park approval for the route needs to be granted. Staging on the state park dock needs approval as well. Straus requested an updated timeline since the foundation will not be done in summer of 2025. Ryan Spencer stated he talked to Cory Gardner and his quote was "don't worry Ryan, when the time comes we will work with you, but it has to be at the time of the permit, not ahead of time". Myers stated that helps us understand the process with MDOT. Spencer stated that when setting the modules, traffic would probably be stopped at Stonecliffe Gate North. This will be a 2- or 3-day set. Dufina asked if Dickinson Homes will be providing the personnel to direct traffic. Spencer stated the timeline is the foundation this fall and deliver the mods in spring. They will then be finishing in the summer and fall and complete by fall of 2026. They intend to go to council to ask for zone 2 set timeframe. Murray stated he believes they have submitted everything and that Planning Commission may be going beyond what zoning requires. Straus stated everything the Planning Commission is asking for is within the Planning Commission purview. Myers stated we need to have a favorable architectural review, a state park letter regarding transit of mods, location of building material storage and staging, state approval for use of M-185, an updated timeline, a variance for the module size, and a statement from Planning Commission highlighting the section of being in zone 1 and that frost laws are concern. Straus stated the discussion regarding the frost law concern and not being able to work in the spring, is in the minutes. Evashevski stated in our ordinance it states start date and timing "will be least invasive to summer season". Evashevski stated we know a variance is needed, and the concern with it being set so close to the season, and zone 1 timeframes description is very clear. We must not lead applicant to believe this will all be allowed. The Planning Commission is just the first step. Spencer stated they will not be making the mods until approved by City Council. Spencer stated we know the frost laws probably won't work with them for a spring start and approval by City Council for mod length is not certain. Evashevski stated our approval triggers the production of the mods. So Evashevski wants to make sure we are letting the applicant know Planning Commission approval does not guarantee they can proceed with mod size and in their timeline. Straus stated we need to approve with contingencies or deny. Straus stated Planning Commission could also send a letter to City Council. Myers finds it troubling that we have talked to the developer and Dickinson continually about our

spring set concerns. The applicant is still sticking to that timeline and that is problematic. Dufina asked about the building department having signed and sealed drawings before the building permit is issued. Lipovsky wondered if they could set before the frost laws are on. Possibly schedule for a January set. Spencer stated he doesn't know but that is a possibility. Straus asked what timeline is submitted for review today? Do we want to review based on what is in the packet. Motion to approve with a set by April 30 or after November 1, pending frost laws not in affect, with contingencies of a favorable architectural review as required by zoning ordinance, a letter from the state regarding transit of mods on M-185 and approval of staging as depicted in the application, timeline submitted reviewed and resubmitted if not correct, a variance for length of one mod granted by City Council, and as per our Ordinance and concern of frost laws it be set by April 30 or after November 1st, as it lies in zone 1. Dufina confirmed that mods aren't made yet.

Motion made by Myers, Seconded by Finkel.

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

Voting Nay: Pettit

Pettit stated that he has received complaints on the lights being too bright on Hoban Hill on the two buildings facing north towards carriage tour housing. The building department is to check plans to see if that was approved and Lipovsky is to check the lights. Ryan Spencer stated no lights were ever discussed. They knew they needed to light up the sidewalk. Straus informed Spencer the lighting needs to come to Planning Commission for approval.

## **X. New Business**

### **a. R425-085-048 Arbib Fence and Deck Alterations**

Motion to approve.

Motion made by Myers, Seconded by Martin.

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

### **b. R425-098-051 Grand Hotel 4 Attached Dwelling Units**

Motion to table.

Motion made by Myers, Seconded by Finkel.

Voting Yea: Martin, Straus, Myers, Finkel

Voting Nay: Pettit, Dufina

### **c. R425-098-052 Grand Hotel 12 Dwelling Units**

David Jurcak stated there are three options for this property. They are trying to build manager housing. They would be willing to give to the city 3-4 units, rent controlled, for workforce housing. They would be tenants of the Grand Hotel. The units are 550 sq ft each. This would be a Public private partnership opportunity. Grand does not want to keep buying houses in the Village to create housing. Jurcak stated it is part of

Master Plan to find other options for housing, and he feels this would benefit all. Pettit asked if they would hook on to sewer. Jurcak stated yes. Burt stated they would propose the line be designed to serve anyone within 200' of the line and would be owned by the City. There would be a 10 year pay back arrangement. The line would run the length of west side of 4th and part of the east side of 4th. Straus stated this is new and different and would like Evashevski to weigh in. Evashevski stated it doesn't meet setbacks so would need a variance or conditional rezoning. If conditionally rezoned to Commercial, only 9 units would be allowed. There would be a lot involved but she thinks connecting the conditions proposed would be very conducive to conditional rezoning. The agreement would need to state who is eligible and who would make that determination. Jurcak stated there are currently 30 people that match the demographic of this proposed building. Evashevski stated she would have to look in to the issues or implications of entering into agreements that don't include fair housing. Burt also stated this would have to be approved by Fishbeck to make sure it would work. Myers asked about the difference between variance and conditional rezoning. Variances allow the City to place the conditions, whereas the conditional zoning conditions are set by the applicant. Myers asked what variance would be required. Tamara Burns stated the density. Evashevski would like to present pros and cons at the next meeting. The process is it goes to Council. ZBA would grant any variances and ultimately City Council approves. Straus asked when is it too late for them to make a decision. Martin pointed out a special land use is also required. Dufina stated we have been talking for a long time about how we can save Harrisonville. We already have a lot of manager housing. Boardinghouse is an allowed use, as a special land use, but he would rather not do that. Evashevski stated if this is something, in some form, the Commission would be inclined to look in to, the Planning Commission could table and have Evashevski look in to it. A Special land use with a variance probably won't be approved because it goes against the ordinance. That is why Evashevski suggested a conditional rezoning if they are inclined to look into it further. Rezoning only allows for 9 units. Jurcak stated they wouldn't build it for 9. Its 12 or nothing. This would be an apartment like setting, not a dorm setting. Myers acknowledged that there is a big housing shortage and maybe Planning Commission should be creative. Myers is intrigued by the 3-4 units that would be available. Martin thinks it is interesting but without Evashevski looking in to it, doesn't know how it would work. Evashevski stated if the Planning Commission would like, she would look in to whether it is possible to allow both special land use where variance is required, conditional rezoning also requiring a variance, and whether or not the city would be able to contract with a private entity without our housing requirements being met. Motion to table for Evashevski to look in to. Dufina would like the Planning Commission to think why they created the R4 district. Dufina can't buy in to another big complex.

Motion made by Martin, Seconded by Myers.

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

Voting Nay: Dufina

d. R425-078-053 Cloverland House Repairs

The applicant would like to replace the siding, rotted fascia and soffit, replace exterior doors, replace windows in the kitchen, bath and living area, and add a new deck. Motion to approve.

Motion made by Myers, Seconded by Martin.

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

e. R425-049-055 DPW Home Repairs

James Bazinau stated the window and doors need to be replaced due to rot. The bedroom window will be an egress window. The two decks will be replaced. Pettit asked Burt if this house could be added to the sewer line without tearing out the decks. Burt stated yes. Motion to approve.

Motion made by Myers, Seconded by Martin.

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

f. MD25-069-054(H) Doud Change of Use & Alteration Home to Hotel

The applicant requested this agenda item be tabled. Motion to table.

Motion made by Myers, Seconded by Martin.

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

## **XI. Public Comment**

Martin asked if Dombroski was able to check on the a/c units at Lachance. He did speak to Barnwell but hasn't been able to go look.

Myers asked about Schunk property. The Use was changed to hotel when it was owned by the Grand. . Schunk should come back and change Use to residential.

Pettit commented about no pets allowed. During the Planning Commission process it was decided that pets were not an allowed. Landowners complain to Pettit that the Planning Commission does not enforce the family dwelling rule in the Village. If we enforce the existing ordinances, we might have a chance to be able to face our residents and say we are doing things right around here. Jurcak stated he agrees with Pettit. Jurcak stated we need to find places for people to live. Dombroski stated we don't know about the houses that are now employee housing. Dombroski stated that when the tri-plex was inspected for the C of O, it was denied due to multiple beds. Dombroski stated we do try. We can't do anything if we are not aware of the situation. Straus stated we need to encourage the people to write a letter or stop in and report. Pettit stated he will bring in a list and go from there.

## **XII. Adjournment**

Motion to adjourn at 6:16 PM.

Motion made by Myers, Seconded by Martin.

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

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Michael Straus, Chairman

Katie Pereny, Secretary