

CITY OF MACKINAC ISLAND

REGULAR CITY COUNCIL MEETING MINUTES

Wednesday, August 20, 2025 at 4:00 PM

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

I. Call to Order

Mayor Doud called the meeting to order at 4:00 pm

II. Roll Call

PRESENT:

- | | |
|-------------------|------------------|
| • Richard Chamber | • Anneke Myers |
| • Tom Corrigan | • Lindsey White |
| • Steven Moskwa | • Jason St. Onge |

IV. Additions to / Adoption of Agenda

Motion made by Moskwa, seconded by Corrigan, to adopt the agenda as presented.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

V. Approval of Minutes

- Minutes of the Zoning Board of Appeals Hearing, held on August 6, 2025
 - Mayor Doud stated that the minutes stood approved as presented.
- Minutes of the Zoning Board of Appeals Meeting, held on August 6, 2025
 - Mayor Doud stated that the minutes stood approved as presented.
- Minutes of the Regular Meeting, held on August 6, 2025
 - Mayor Doud stated that the minutes stood approved as presented.

VI. Approval of the Treasurer's Report

- The August 20, 2025 Treasurer's Report was presented.
 - Mayor Doud stated that the report would be placed on file as presented.

VII. Approval of Payments for:

Motion made by St. Onge, seconded by White, to approve the payroll and payables as presented.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

X. Old Business

- Councilman Moskwa inquired if anything regarding potential use of the AT&T tower in the annex had been discovered.
 - Clerk will reach out to Dennis Dombroski to see if he has found anything out about this in his discussions with AT&T.
- Councilman Corrigan discussed the Spectrum change over
 - Switching infrastructure from Astrea to Spectrum
 - Astrea internet will not be available when the switch takes place.
 - Attempting to do the switch in one day, but don't have all the details yet.
 - All Astrea modems have to be replaced with a Spectrum router by a Spectrum technician (roughly 400 routers to be replaced)
 - Spectrum will be attending the September 3rd Council meeting to discuss the change over

XI. New Business

- Motion made by Myers, seconded by Moskwa, to place the Cheboygan Life Support Profit & Loss Report – 2025 2nd Quarter on file.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- Discussion and / or action regarding Zoning Board of Appeals (ZBA) make-up
 - The issue regarding the make-up of the ZBA was discussed - what can we do for the current make-up since Councilwoman Myers also sits on the Planning Commission and the City Council, and therefore cannot sit on the ZBA.
 - Not able to appoint a 3rd party to sit in her place on the ZBA while Council acts as the ZBA.
 - Options:
 - 1.) Can continue as is with five (5) members
 - 2.) Council no longer sits as the ZBA
 - Members would then be appointed and the board could include member of the Planning Commission as well as a member of the Historic District Commission and the City Council.

Zoning Board of Appeals make-up continued:

- 3.) A member of the City Council does not sit on the Planning Commission and then all 6 members could sit as the ZBA.
- Council would like to take time to consider the options – discussion will resume at the September 3, 2025 Council meeting. Attorney Evashevski will put together an email for the Council detailing each option.
 - Motion made by Myers, seconded by Corrigan, to approve the Lease Agreement for the Ticket Office, located at 7278 Main Street, with Mackinac Island Carriage Tours for a five (5) year term.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
 - Motion made by Myers, seconded by Moskwa, to approve the Lease Agreement for the Taxi Booth, located at 7319 Main Street, with Mackinac Island Carriage Tours for a five (5) year term.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
 - Motion made by Corrigan, seconded by Moskwa, to schedule a Zoning Board of Appeals Hearing and Meeting to discuss a variance for density request, submitted by GHMI Resort Holdings, for their property located on the corner of 4th Street and Cadotte, for October 1, 2025 at 3:00 pm.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
 - Request made by Andrew Doud to utilize a portion of the City's Right of Way (ROW) on Market Street (Benjamin Hill) for the "May House" hotel.
 - Working on a transportation plan to avoid adding more traffic to an already busy corner (Market & Cadotte)
 - Looking at adding a "taxi area" in the City Right of Way on Market Street / Benjamin Hill – there will be a staircase added in this area anyways for people to get on and off the property. Doud would maintain the ROW area.
 - Councilman St. Onge requested a better drawing of the plan and noted that a Use Permit would be needed as well as an agreement that if the City ever decided to put in a sidewalk in that area, they would not need to route around whatever Doud puts in.
 - Mr. Doud will provide a more detailed drawing of the area for the September 3rd meeting.
 - Mr. Doud also inquired about using the ROW after the season ends to store some materials / debris while they redo the retaining wall along the Market Street side of the property.
 - Council agreed that this would be fine during the retaining wall re-construction.
 - Temporary motor vehicle permit, submitted by the Grand Hotel, for the removal of the Manoogian Art Collection. Vehicle will arrive on September 20th and will leave with the art collection on September 21st.
Motion made by Moskwa, seconded by Corrigan, to approve the vehicle permit.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
 - Six (6) vehicle & (10) trailer permits, submitted by Dickinson Homes, to set the Bonzheim residence in May 2026 located at 4311 Pine Cover Ln (Stonebrook)
 - Property is located in vehicle zone one (1) which has a cut off date of May 1st, and not vehicle zone two (2) as the applicant is claiming
 - Councilman St. Onge noted that the vehicle zone outlines in the ordinance are guidelines, not set fast rules
 - Noting as the Fire Chief, Chief St. Onge also voiced concerns with the applicants request to shut down portions of M-185 at any time during the delivery of the nine (9) modular sections
 - Applicant noted that they are asking to for permission to have Belonga Excavating begin work with vehicles on October 13, 2026.
 - No fill will be trucked out. Belonga vehicles would stay on site
 - Council Woman Myers pointed out that the Zoning permit granted by the Planning Commission specifically states that all nine (9) modules must be set by April 30th or after November 1st
 - Upon submitting their applications to the Planning Commisison, the applicant was immediately made aware of the fact that their property was located within vehicle zone one (1) with a cutoff date of May 1st for vehicle use
- Motion made by St. Onge, seconded by Moskwa, to table the requests until the September 3rd Council meeting.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

- Vehicle permit, submitted by Mr. Clean Septic Services, for septage removal at multiple residential locations. Vehicle will arrive on October 21st and will be in use for four (4) to five (5) days.
Motion made by St. Onge, seconded by Moskwa, to approve the vehicle permit.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- Off-Island Business License Application, submitted by Ideal Grass.
Motion made by Myers, seconded by Corrigan, to approve the license application.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- NEW Business License Application, submitted by Mackinac Painting LLC
Motion made by St. Onge, seconded by Moskwa, to approve the license application.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- Motion made by Myers, seconded by White, to enter in to closed session at 4:52 pm to discuss ongoing litigation.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

XII. Miscellaneous / General Council Discussion / Additional Agenda Items

Motion made by Moskwa, seconded by Myers, to leave closed session at 5:45 pm.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Motion made by St. Onge, seconded by Chambers, to enter in to open session at 5:46 pm.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Motion made by St. Onge, seconded by Chambers, to have attorney Evashevski draw up a draft amending the section of the Noise Ordinance that gives the Chief of Police the authority to grant individuals with variances to the Noise Ordinance, and change the governing body to the City Council. This will be presented at the September 3rd Council meeting.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

XIII. Adjournment

There being no further business, motion made by St. Onge, seconded by Corrigan, to adjourn the meeting at 5:50 pm.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Margaret M. Doud, Mayor

Danielle Leach, City Clerk