

CITY OF MACKINAC ISLAND

REGULAR CITY COUNCIL MEETING MINUTES

Wednesday, September 03, 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 Chambers | - 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 Regular Meeting, held on August 20, 2025 were presented.
 - o Mayor Doud stated that the minutes stood approved as presented.
- Minutes of the Special Joint Meeting with the Mackinac Island Transportation Authority, held on August 27, 2025 were presented.
 - o Mayor Doud stated that the minutes stood approved as presented.

VI. Approval of the Treasurer's Report

- The September 3, 2025 Treasurer's Report was presented.
 - o Mayor Doud stated that the report would be placed on file as presented.

VII. Approval of Payments for:

- The September 3, 2025 Payroll & Payables were presented.
Motion made by Corrigan, seconded by Chambers, to pay the bills and payroll as presented.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

VIII. Committee Reports

- Public Safety Committee Meeting, held on August 28, 2025

IX. Correspondence

- A letter of resignation was presented to the Council by Michael Gruits, Chief of Police
 - o Council members thanked Chief Gruits for his time with the City and that they look forward to seeing his future involvement in the community.

Motion made by Corrigan, seconded by Moskwa, to accept Chief Gruits letter of resignation.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Motion made by Moskwa, seconded by Corrigan, to place the letter on file.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Councilmen St. Onge & Chambers left the meeting at 4:10 pm to respond to a fire call

X. Old Business

- Zoning Board of Appeals (ZBA) make-up
 - o A letter regarding the make-up of the ZBA was provided prior to the meeting by City Attorney Erin Evashevski.

Motion made by St. Onge, seconded by Moskwa, to table the matter for two (2) weeks for further discussion and review.

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

- Request to utilize a portion of the City's Right of Way on Market Street (Benjamin Hill) for Andrew Doud's "May Cottage" located at 1395 Cadotte Ave.
 - o Mr. Doud is proposing to build a platform with steps coming down from the property to Market Street (Benjamin Hill) to use as a taxi pick-up / drop-off area to avoid potential traffic issues on Cadotte Ave.
 - However, Mr. Doud was informed by his insurance company that they will not cover this

May Cottage Cont.:

- Mr. Doud offered a few alternatives:
 - Mr. Doud would pay for the build & maintain the area, but the City would take the area under their insurance
 - Mr. Doud would donate \$10,000.00 to the City to help with the traffic issue
- Councilman St. Onge noted that there are many businesses on Market Street that have steps / access points located in the City's Right of Ways
 - This access area would need a Use Permit
- Councilwoman Myers inquired about the City Attorney's opinion on the insurance issue
 - Would hesitate to go in to a Use Permit without having the insurance coverage.
 - Attorney Evashevski will reach out to Michigan Municipal League tomorrow

Motion made by Myers, seconded by Moskwa, to table for two (2) weeks for more information from the City attorney & City insurance representative.

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

XI. New Business

- Charter / Spectrum update on Astrea acquisition and transition plan
 - Joan Movrich - manager for state government affairs - Local contact / liaison
 - Chris Spray - Vice President
 - Seamless transition from Astrea to Spectrum is their priority
 - Spectrum will have roughly 30 to 50 people working overnight, and 50 to 60 employees working during the day during the transition to get everything completed as soon as possible
 - Will be completing the transition in zones – have about five (5) or six (6) – a list & schedule will be provided to the City once finalized)
 - Planning to perform work between the hours of 12:00 am to 6:00 am
 - Mostly ladder work and switching out equipment at the top of poles
 - All necessary equipment will be delivered to each work location during the day via dray
 - A Spectrum contact will keep in contact with the City, Police Department, and Fire Department regarding work locations and dates
 - Cutover start date is October 12, 2025 – should take about one (1) week
 - Customers should begin receiving change over notifications in the next few weeks
 - Mayor Doud inquired if Spectrum will be looking for an employee who lives on the Island
 - Mr. Spray responded that this is not in the current plans, but it may be a possibility in the future. Do have multiple employees that live in the close area.
 - Astrea services will continue until each group is changed over. At most, may lose internet for one (1) day.
 - Spectrum is looking to set up a temporary store on the Island during the transition to assist if / when needed.
 - Andrew Doud offered to donate the old Nadia's space (Fort Street) for Spectrum's use during the transition week
 - Spectrum is hoping that not all modems will need to be replaced, but some may
 - Councilwoman Myers inquired about Spectrum expanding services in outlying areas, areas currently not services by Astrea
 - Mr. Spray responded that long term, yes, they would like to do that. Currently, the focus on the change-over for current services. Would need to look at the feasibility and costs of expanding services
 - British Landing, M-185, Sunset Forest neighborhoods, East side of the Island
 - Councilman Corrigan noted he will provide a map for Spectrum
 - Astrea services will cease to exist on the Island as of November 16, 2025
- Amendment to the City's Noise Ordinance

Motion made by Moskwa, seconded by Corrigan, to table the amendment and to send to it to the Ordinance Committee for further review.

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

- (1) vehicle & (1) trailer permit, submitted by Mackinac Island Fire Department, for annual hose testing with Fire Catt. Vehicle & trailer will arrive on September 16th and will be in use for one (1) day.
Motion made by Myers, seconded by Chambers, to approve the permits & to waive the fees.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- Two (2) vehicle permits, submitted by the US Secret Service. Vehicles are planned to arrive on September 18th and will be in use for two (2) days. At this time, the attendance of the conference has not been confirmed, nor has the need for the vehicles been confirmed.
Motion made by Myers, seconded by St. Onge, to approve the permits and waive the fees.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- NEW Business License Application for Rock Hardware LLC
Motion made by Myers, seconded by St. Onge, to approve.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- Parade Permit, submitted by Straits Pride
 - o Event to be held on Saturday, September 13th from 6:00 pm to 6:15 pm.
 - o Approved route – Community Hall → East on Market St. → Fort Street → West on Main Street → up Astor Street, returning to the Community Hall
 - o Applicant must confirm the date and time with Mackinac Island Carriage Tours, Gough Livery regarding event and the approved route.Motion made by St. Onge, seconded by Corrigan, to approve the Parade Application.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- (1) trailer permit, submitted by Rick Tromble, to haul household goods to his residence located at 8247 Lakeview Blvd. Trailer will arrive via dray on September 10th and will be in use for three (3) days.
Motion made by Moskwa, seconded by Corrigan, to approve the trailer permit.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- Request from Dickinson Homes & GC North LLC to obtain a two (2) foot ordinance deviation for one (1) modular section for the Bonzheim build, located at 4311 Pine Cove Ln.
 - o Maximum modular length per City Ordinance is 44 feet
 - o Bonzheim's are requesting a deviation for one (1) 46-foot modular section
 - o Jim Murray of GC North noted that he did meet with City Building Inspector David Lipovsky and Park Manager Myron Johnson to discuss the length and route
 - Lipovsky voiced concerns about the 46-foot section being able to make some of the turns / curves throughout the route
 - Johnson noted that the State Park will not provide any major accommodations such as cutting down trees or branches, but if Dickinson feels that they can safely get the section down the road, the Park is ok with it
 - Fire Department Chief, Jason St. Onge noted that he spoke with Mr. Murray and Ryan Spencer of Dickinson Homes regarding the length and route
 - Informed that it will take 30 to 45 minutes for each modular section to make it from the State Dock to the building site
 - If things don't work out in such a manner, the conversation of a modular section deviation will no longer be entertained
 - GC North & Dickinson Homes will need to hire someone from emergency services in case a call comes in and needs to move through or around the proposed route.
 - o Approving this deviation does not correspond with approving the vehicle & trailer permits needed to get the modular sections to the work site.
 - o Councilwoman Myers asked for an explanation as to why this section could not comply with the 44-foot maximum
 - Ryan Spencer, Dickinson Homes, explained that this is a "complicated build" and that the issue stems from how the second story roof hangs over the first story roof. To comply with the 44-foot requirement, Dickinson would have to create a 10th modular sectionMotion made by Corrigan, seconded by Chambers, to grant the ordinance deviation for one (1) 46-foot modular section for the Bonzheim Build, located at 4311 Pine Cove Ln.
Voting Yea: Chambers, Corrigan, Moskwa, White, St. Onge
Voting Nay: Myers

- (3) vehicle & (1) trailer permit, submitted by Darrow Brothers Excavating, to clear the site and excavate for the foundation at the Bonzheim property, located at 4311 Pine Cove Ln.
 - o Original requested start date of October 13th (start date for zone 2)
 - o Only the two (2) cats will remain on site (truck and trailer will only be here to drop off and return later to pick up the equipment)
 - o Ryan Spencer, Dickinson Homes, reasoning for early start date – need the extra time to clear the site, put in the foundation, and to backfill before the ground freezes
 - o It was inquired if Darrow would be working on the weekends
 - Stan Antkowiak of Darrow Brothers responded that, at this time, they do not plan to work on weekends. Looking to work Monday – Friday, 8:30 am to 5:00 pm
 - After November 1st Darrow will be looking to move some stuff on and off site, and will apply for those permits once it gets closer
 - o Councilman St. Onge commented that he would be willing to compromise with a start date of October 20th since work is only taking place on site, not hauling to and from, but not willing to grant work on the weekends at this time.

Motion made by St. Onge, seconded by Moskwa, to approve the vehicle and trailer permits with a start date of October 20th with no work on the weekends.

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

Voting Nay: Myers, White

XII. Miscellaneous / General Council Discussion / Additional Agenda Items

- Mayor Doud informed the Council that she attended another meeting regarding the Huron last week
 - o Dennis Dombroski, City Engineer, met with Andy McGreevy of Mackinac Island Transportation Authority to review the progress on the Huron. Work is coming along but there is still much to do.
 - o Andy McGreevy goes every two (2) weeks to inspect the progress, and commented that there has been considerable progress made over the past two (2) weeks.
 - o Cautiously optimistic that the Huron should be ready for winter service by the beginning of December 2025.
- Councilman St. Onge requested that setting a quarterly schedule for the Zoning Board of Appeals meetings be looked in to.
 - o Possibly four (4) or six (6) meeting dates per year. Meetings can always be cancelled due to lack of an agenda.
 - o The City Clerk & City Attorney will look in to a proposed schedule to present back to the Council

XIII. Adjournment

There being no further business, motion made by Myers, seconded by Moskwa, to adjourn the meeting at 5:35 pm

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

Margaret M. Doud, Mayor

Danielle Leach, City Clerk