

# CITY OF MACKINAC ISLAND

## MINUTES

### PLANNING COMMISSION

Tuesday, June 09, 2026 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 4:01 PM.

#### II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Mary Dufina

Lee Finkel

Chuck Pereny

Brian Bailey

Staff: Erin Evashevski, David Lipovsky (via Zoom)

#### III. Pledge of Allegiance

#### IV. Approval of Minutes

a. May 12, 2026

Motion to approve as amended. Add change of use statement under Doud discussion.

Motion made by Pettit, Seconded by Dufina.

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

#### V. Adoption of Agenda

Motion to approve as submitted.

Motion made by Martin, Seconded by Dufina.

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

Before the meeting began Straus wanted to acknowledge the two new Commission members, Brian Bailey and Chuck Pereny.

Motion by Straus, second by Martin to write a letter of appreciation to Anneke Myers for his time spent on the Planning Commission. All in favor. Motion carries.

## **VI. Correspondence**

None.

## **VII. Staff Report**

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

Finkel summarized the June 9, 2026 HDC meeting.

Dufina asked if the HDC reviews signs. Evashevski stated they have, but not at residential locations.

### **b. DPW Update**

Allen Burt was not present so there was no DPW update.

## **VIII. Committee Reports**

None.

## **IX. Old Business**

### **a. C25-053-110(H) Trayser New Cafe**

Anderson submitted an updated diagram for egress. Anderson stated they are still working with the city and other business owners for the alleyway agreements. Lipovsky pointed out a door on the drawing for egress that complies with code and accommodates stretchers with Ems. Bailey asked how many seats are out on the deck. Anderson stated 24 upper seats and 52 lower seats. Lipovsky is comfortable with the egress shown, for the number of seats on the deck and it does meet code. Pettit asked if all neighbors are in agreement. Anderson stated there are verbal agreements but they are waiting on the final language to get the signed agreements. Straus asked about the exit signage. There will be signs with arrows identifying emergency exit routes. If the City would like prohibited storage signs they will do that as well. Evashevski clarified he is working with the private owners but the City has not heard anything yet. Anderson stated he was not aware of that but will reach out right away to the City. Anderson stated Seabiscuit does not require an easement because of the lot lines. Straus asked about a penalty for blocking emergency exits and have it stated on the sign. Lipovsky agreed. Anderson asked if the City will be providing those since it is a City ordinance. Evashevski stated it will depend, but the City is not likely to provide signs for an easement they grant. Evashevski stated we need to know the terms of the easement. It would be helpful to have it run through City Council. Bailey stated he has been down there when food is delivered to Seabiscuit and that certainly blocks the alley. Pettit asked if the propane tanks were moved for Mays. There are about 20 bikes stored back there. It appears to be people living in the employee housing. Pettit is guessing that somewhere along

the line the area may have been appointed the employee parking. Trayser stated that Callewaert stated he will not permit employee parking. Anderson stated the propane is next to the storage building. Pettit stated that is in the path of egress and Anderson stated that is why they are providing two means of egress. Pettit is not comfortable with this scenario. Lipovsky stated the egress is enough for the occupant load. Dufina asked where their bike parking will be. Anderson stated the street or the basement. Trayser stated currently employees park in the basement. Pettit asked where exactly the propane tanks are located on the drawings. Anderson stated they are not on the new drawing. Straus stated they need to be identified on the drawings. Bailey asked what the area is behind the Baxters shop. Anderson stated it is an unused theater. Bailey asked if that is a possible fire exit. Anderson stated they discussed that in the past and it is possible but wouldn't be a posted exit. Straus stated we need to see Propane on plans and get the agreements with neighbors and the city. Straus stated the Commission can table, approve with contingents, or deny. Motion to approve contingent on updated plans showing propane, have agreements from the neighbors and City. (all property owners on the alleyway), and proper signage pursuant to the easement agreement. Evashevski said the title company should verify whether 7331 Main Street has any property rights to the alley. Anderson does not see any part of 7331 Main that is on the alley.

Motion made by Pettit, Seconded by Martin.

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

b. Downtown Density Discussion

Straus stated this was a long discussion last month. Lipovsky asked Evashevski to read the wording that was added. Evashevski did not have it handy so Lipovsky stated that if there is still usable square footage a building owner could have a minimum of 750 square feet with 3 boarding house occupants. This would allow 250 square feet per boarding house occupant. 1000 square feet would be 4 boardinghouse occupants. Evashevski clarified the current density for the two new members and the fact that a kitchen creates a dwelling unit. The new language is to encourage boardinghouse use in the commercial district. Lipovsky was not able to look at other communities, but he was able to walk through buildings in the downtown area. Straus asked if they looked at other buildings in other districts. Evashevski stated this discussion is just for commercial district downtown. They were discussing possible 750 or 1000 square feet. Dufina would like to get more information before making any decisions to avoid making any mistakes. Lipovsky offered to present something more visual to help the Commissioners understand better. Evashevski asked what their questions or concerns are. Evashevski clarified what she was talking about with the Benjamin building as an example. There was discussion on the square footage of the building or the lot, to determine the density. Evashevski stated maybe we want to look at changing usable square footage instead of lot size. Lipovsky is to look at the numbers with this. Pereny stated he would like to walk a building to make it more clear. Jurcak stated you can do it based on the square footage then egress would be part of that. Evashevski asked what the max permitted density for boardinghouse occupants on the Benjamin property is now, based on square footage of the lot. He believes 5. Evashevski thinks there will need to be alot

more due diligence on what this would look like and consult with our fire department. Straus asked the Commissioners to take a tour with Lipovsky. Evashevski will look into the usable space square footage, which Lipovsky prefers. Pereny will talk to Chief St Onge, and Lipovsky will present something in writing to make the numbers clearer. Straus asked that this discussion be put on the Agenda next month, at the end of the agenda.

## **X. New Business**

### **a. HB26-001-027 Grand Hotel Tea Garden Stairs**

Gene Hopkins stated they would like to reconstruct the historic tea garden stair. The history was researched and Hopkins pointed out on page 7 of his application, the rendering. They would like to reconstruct the 1908 plan of the stair and pavilion at the resting area of the stair. Straus asked how it connects to the Porte cochere. Hopkins stated due to financial over runs at this point the porte cochere is on hold. Straus would like a rendering with the new stair and the existing porte cochere. The rendering presented shows the proposed porte cochere. Hopkins stated they still intend to do the new design. Jurcak stated he would like the Commission to focus on the stair at this time. They are in a bit of a time crunch. The proposed design matches the 1908 design. There will be lighting on the stairs on the rise and the run. Hopkins stated they are still working on the lighting. They would like to see if they can put lights on the planters. Dufina asked what the hard scape is at the bottom. Hopkins stated they want to create an area where you can enjoy the garden. The material will be brick and stone. Bailey thinks it looks beautiful. There is a proposed new viewing area where the sewer line currently runs. There needs to be some structural work in the area. In doing this work a new patio area will be created. Motion to approve.

Motion made by Dufina, Seconded by Martin.

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

## **XI. Public Comment**

Gene Hopkins gave the annual update on the work at the Grand Hotel. Hopkins showed his screen with a video of work done this winter. The deck (5000' more to go), new framing of the floor under the deck, new subfloor, and paint restoration on the west side were all done this past winter. Phase 5 is porch decking, the east lobby upper facade, and restoration pedestal base at half columns on east end. This work will start November 1st. All columns are done at this time.

Straus informed two new members there is a group called MAP you will be members of. There are courses online or in person to learn about the planning review process.

Pettit stated his new neighbors on 4th Street are not a family. The neighbors are all frustrated in the Village. Zoning is not applied the same in all areas of the island. The rules are not applied fairly in the Village. In reality the rules are not enforced. Pettit asked Evashevski how it works with him on the Planning Commission and seeking legal representation to help enforce the rules. Evashevski stated she cannot give Pettit legal

advice. Evashevski stated the violations need to be reported to Lipovsky. Pettit stated Snapper Bazinau's place was purchased by Spata and it is being used as employee housing. The previous building inspector visited the home and was told they were house guests and the issue was dropped. Evashevski stated they need support to the violations reported. Anonymous reports will not hold up. Pettit brought up the rental registration form he proposed. Evashevski stated the rental ordinance does need to be addressed. Dufina understands what he is saying and it does happen alot in the village, but it does happen in other places in the city as well. Straus stated he thinks we need to give Lipovsky a chance and is a process that takes time. We also need to do it the correct way to protect everyone involved. We will continue to work on it and do the best job we can with the resources we have.

## **XII. Adjournment**

Motion to adjourn at 5:53 PM.

Motion made by Martin, Seconded by Straus.

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

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Michael Straus, Chairman

Katie Pereny, Secretary