

# CITY OF MACKINAC ISLAND

## MINUTES

### PLANNING COMMISSION

Tuesday, August 11, 2026 at 4:00 PM

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

---

#### **I. Call to Order**

Acting Chair Dufina called the meeting to order at 4:02 PM.

#### **II. Roll Call**

##### PRESENT

Trish Martin

Jim Pettit

Mary McCourt Dufina

Brian Bailey

##### ABSENT

Michael Straus

Lee Finkel

Chuck Pereny

Staff: David Lipovsky

#### **III. Pledge of Allegiance**

#### **IV. Approval of Minutes**

##### a. July 14, 2026

Motion to approve as written.

Motion made by Pettit, Seconded by Martin.

Voting Yea: Martin, Pettit, McCourt Dufina, Bailey

#### **V. Adoption of Agenda**

Motion to approve as presented.

Motion made by Bailey, Seconded by Pettit.

Voting Yea: Martin, Pettit, McCourt Dufina, Bailey

#### **VI. Correspondence**

None.

## **VII. Staff Report**

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

White summarized the August 11, 2026, HDC meeting.

### **b. DPW Update**

There was no DPW update due to internet connection issues.

## **VIII. Committee Reports**

None.

## **IX. Old Business**

### **a. C26-013-025(H) Ryba Properties Deck on Flat Roof**

Lipovsky stated he found a print from 1988 which shows how the deck was built. Lipovsky recommended setting a limit of people to be out at one time. 25 was recommended. Structurally, Lipovsky has no concerns. Motion to approve contingent on a maximum load of 25 people and Lipovsky's final building permit approval.

Motion made by Bailey, Seconded by Martin.

Voting Yea: Martin, Pettit, McCourt Dufina, Bailey

## **X. New Business**

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

Daniel Lumbrezer introduced himself. He asked for any input from the Planning Commission. Pettit asked about a variance being needed. Lipovsky stated based on the septic question and the property questions, it should be tabled until Evashevski has a chance to comment on it. Lumbrezer stated he wasn't sure the variance would be needed and back in 2011 it was thought to be buildable. Lumbrezer wasn't aware that a septic was going to be a topic. He believed he was going to be required to connect to the City sewer. The nearest sewer point is further than 200' but still may be an option. Martin clarified it was the old cutting garden. Pettit asked about his timeframe. Lumbrezer stated they had no timeframe but didn't expect to break ground this winter. The home will be stick built or panelized walls for construction. No HOA approval is required. Martin asked him to straighten out the map. Bailey asked if it was a walkout basement. Lumbrezer stated no, there will be no basement. Motion to table until HDC has approved, perc test done and clarity from Evashevski about the lot buildability.

Motion made by Bailey, Seconded by Pettit.

Voting Yea: Martin, Pettit, McCourt Dufina, Bailey

b. R326-007-036 Hoban Hill Storage Shed

Roy Shryock stated they would like to build a 20x12 storage shed for pumps, generators and lawn equipment. The shed will be stick built. There will be no electric service. Dufina asked about freight hauling and trash. Shryock stated they will have a 2-footer for trash. It should only take about 3 days. Drays will bring up the materials. Grading will be done by hand by Aaron Winberg as soon as he can. Motion to approve.

Motion made by Martin, Seconded by Pettit.

Voting Yea: Martin, Pettit, McCourt Dufina, Bailey

**XI. Public Comment**

None.

**XII. Adjournment**

With no further business the meeting was adjourned at 4:23 PM.

Motion made by Martin, Seconded by Bailey.

Voting Yea: Martin, Pettit, McCourt Dufina, Bailey

---

Mary McCourt Dufina, Acting Chair

---

Katie Pereny, Secretary