

MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION HELD TUESDAY, FEBRUARY 14, 2023 AT 10:00 A.M. IN THE COUNCIL CHAMBERS, CITY HALL, MACKINAC ISLAND, MICHIGAN

Chairman Finkel called a regular meeting of the Mackinac Island Historic District Commission to order at 10:02 a.m.

PRESENT: Lee Finkel, Lorna Straus, Andrew Doud

ABSENT: Alan Schoyan, Nancy Porter

STAFF: Zoning Administrator, Dennis Dombroski, Architect, Richard Neumann (via Zoom)

Motion by Doud, seconded by Finkel to approve as amended, and place on file, the minutes of the regular meeting Tuesday, January 10, 2023. The amendment was to add “*see February 2023 minutes” on page 2 under the Steiner discussion. All in favor. Motion carries.

*Straus stated she does not agree with the statements made by James Murray, under the Steiner Application notes, in January, and would like her opinion reflected in the February minutes. Murray stated in the January meeting that Hubbard’s Annex does not have any jurisdiction over the Steiner property, but Straus stated that the Annex homeowners share responsibility for the common lands. Murray also stated in the January meeting that he does not think the park area exists, which is now referred to as an easement. Straus stated this is an incorrect statement. The park area does exist and has been identified on the plat map since the 1880’s. Lastly, Murray stated in the January meeting that the park has not been referred to as a park for over 100 years, but Straus stated this is not a true statement either. Straus went on to say that the park is just as much a park as the other park in the center of the Annex, known as the Common, and belongs to all owners in the Annex. Straus stated she also disagreed with Murray’s statement regarding the lots on block 14 being created in the early 19th century. Straus stated the lots were all there from the very beginning.

Motion by Doud, seconded by Straus to approve as written and place on file the Agenda. All in favor. Motion carries.

CORRESPONDENCE

- None

COMMITTEE REPORTS

- **Rentrop Statements – July, August, September, and December 2022**

Rentrop was not present at the meeting. Motion by Doud, second by Finkel to table for the next meeting. All in favor. Motion carries. [The October and November billings are in the December statement.]

After looking over the statements, Doud suggested that the HDC come up with a plan to help lessen the back and forth with the attorneys. This will be discussed at the next meeting with a full commission.

STAFF REPORTS

- None

OLD BUSINESS

- **C22-044-093(H) Chippewa Hotel A/C Platform**

Neumann stated he gave the project a favorable review as it is an appropriate treatment of a utility feature. Straus wondered why the platform could not be placed above the existing opening.

Dombroski stated it may have to do with the length of the line sets; when dealing with mini splits, there are constraints on how far they can be run. Doud stated it will be hidden by stairs on the front and the view from the east will almost never be seen as it is protected by the Visitor's Center.

Motion by Finkel, second by Straus to approve the application. Roll call vote: Ayes: Doud, Finkel, Straus. Nays: None. All in favor. Motion carries.

NEW BUSINESS

- **C23-034-004(H) Patrick Doud's Pub Vent Hood**

Andrew Doud is the owner of the building. The Chair advised that there is a lack of quorum, therefore the subject is unavailable for consideration at this meeting. Straus pointed out that the Commission could discuss the project without a quorum, but cannot vote on the project. This topic will be discussed in March.

- **Historic Preservation Training Discussion**

Neumann stated that he and Rentrop discussed the possibility of a monthly training on various topics. Neumann stated they would like to take 5-10 minutes at the beginning of each meeting and go over a topic related to historic preservation. Motion by Doud, second by Finkel to table until March for Rentrop and a full commission, to discuss. All in favor. Motion carries.

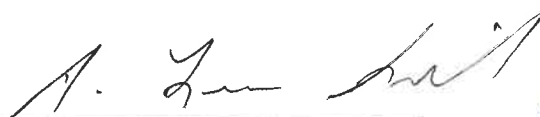
PUBLIC COMMENT

Michael Straus stated he had two more comments on the earlier discussion of the Steiner application. Straus has spoken with a couple of attorneys, and it is their opinion that it is possible to have multiple easements on one piece of property. Steiner's opinion is that HAHA is not involved, but Straus believes they have the same rights as the City does in the 50' from the road. Theoretically HAHA should have had an opportunity to weigh in on the discussion. In addition, there was litigation regarding the gazebo on the lot next to Steiner and that was settled in favor of the State Park and the Hubbard's Annex Homeowners Association. Straus just wanted to make the Commission aware in the event this comes up again.


Doud asked the Commission for their opinion on adding more members to the HDC. Straus stated that a couple of more members would help, especially in the winter when members are more likely to be unable to attend. Straus does feel that being a member is a difficult assignment for a member

of the community. Straus does not think there should be more than a total of 7 members. Doud stated he has fought increasing the commission in the past, but now agrees with Straus. Finkel stated he just had a conversation with Sehoan and they thought a request had been made to increase the commission. The rest of the members did not recall that happening. This issue will be considered in the March meeting with a full commission. Straus stated that she would like the Commission to consider the 2-meeting rule for larger projects. Doud stated he was not in favor of the process.

With no further business there was a Motion by Doud, second by Finkel to adjourn the meeting. All in favor. Motion carries. Meeting was adjourned at 11:05 a.m.



Lee Finkel, Chairman



Katie Pereny, Secretary