

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT
COMMISSION HELD TUESDAY, JANUARY 10, 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, Alan Sehoyan, Nancy Porter

ABSENT: Lorna Straus, Andrew Doud

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

Motion by Sehoyan, seconded by Finkel to approve as written, and place on file, the minutes of the regular meeting Tuesday, December 13, 2022. All in favor. Motion carries.

Motion by Porter, seconded by Sehoyan to approve as amended and place on file the Agenda. The amendment was to add "CLG Discussion" to New Business. All in favor. Motion carries.

CORRESPONDENCE

- None

COMMITTEE REPORTS

- None

STAFF REPORTS

- None

OLD BUSINESS

- **CD22-003-072(H) Steiner Application**

Rentrop stated that the application had been tabled for the survey from Neil Hill. That survey has now been received. The survey shows that most of the hedge is outside of the Right-of-Way. Below the red line is parcel 2. Rentrop stated there are three parts to this project. The applicant would like to remove the hedge and replant. Rentrop stated that the hedges along Lakeview are considered "significant" by SHPO. On the far right the hedge that loops toward Lakeview, next to Schueller property, is where the hedge was removed and needs to be replaced. The HDC needs to decide if the hedge is significant and what is the basis to replace the hedge. The City is requiring that a new fence be installed where the hedge was removed. Rentrop stated the applicant would also like to trim and remove some trees. No specifics were provided by the applicant. Finkel asked, at what point in a resource's existence, is it considered the historic point, to which to restore a resource. Neumann stated that in general terms, after the passage of time, a resource is deemed historic. At this point everything there is part of the larger historic character. Finkel stated that for

this discussion they should compare it to what is was years ago, not to when it was first constructed. Rentrop stated he is relying on SHPO's findings. Steiner shared his computer screen to show photos and the survey, to show his proposed solution. Steiner asked to be allowed to remove the rest of the existing hedge and replant the entire length of his property, preferably with no fence. If the fence is required for safety, he would be OK with that. Steiner had discussed his proposal with Neumann. Steiner questioned the need for approval to remove trees. Finkel asked Neumann about his review. Finkel clarified that when the hedge is first planted it would not be appropriate, but when it grows in, it will be ok. Neumann stated the key question is if the hedge has out lived its utility. Neumann is leaning toward the over all appearance as being important. Porter asked how long it would take the hedge to grow to be visually the same. Neumann stated he is not a horticulturist, but thinks it would depend on the plant size and the plant spacing. It was noted that cedar grows well on the island. Steiner pointed out that other hedges have been replaced on the island, so the precedence has been set. Sehoan stated there have been areas cleared in the same area and does not remember any other owner coming to the HDC for approval. What is done, is done. Sehoan thinks that replanting the hedge and installing the fence will accomplish the uniformity. Finkel recalls that when some areas were cleared in the past that the HDC agreed they did not want to be involved in approving tree removal. When asked by Sehoan, Steiner stated that the new hedges will be planted by Sunshine Nursery. They intend to place the new hedges with the same spacing and to match the front of the house. Neumann stated this was acceptable to him. Jim Murray stated that he cannot find where the HDC has jurisdiction over trees. Murray sees the standards from SHPO as guidance or a suggestion. Murray spoke with Evashevski regarding the survey and confirmed the City does not claim anything out of the right-of-way. Murray stated that the City has no tree cutting Ordinance. Murray further stated that Hubbard's Annex does not have jurisdiction over the Steiner property, and does not think the park area exists, which is now referred to as an easement. It has not been referred to as a park in over 100 years. Sehoan reiterated that he does not want to review trees. Porter agreed. Neumann stated that regarding plant materials, it is true there is no language at the state level, but there is language at the federal level such as Secretary Of Interior standards which were developed over time and referred to by state statute, which incorporate all the elements that may have an historic environment or landscape including buildings, pavements, walls, fences, and plant materials. Motion by Sehoan, second by Porter to approve the application as presented with a fence, removal and replacement of hedges and trimming of trees. Roll call vote: Ayes: Finkel, Sehoan, Porter. Nays: None. All in favor. Motion carries.

NEW BUSINESS

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

Commission member, Nancy Porter, is an owner of Chippewa Hotel. Without a quorum, this application will be reviewed in February.

- **CD22-027-094(H) Trivisonno – Carriage House Improvements**

Neumann stated the applicant would like to make some improvements to the porch, stairs and doors, on the carriage house. All work is like-for-like. Gene Hopkins stated they will also need to replace some siding by the stairs that is bowing from rot. Motion by Sehoan, second by Porter to approve the application. All in favor. Motion carries.

- **CLG Grant Discussion**

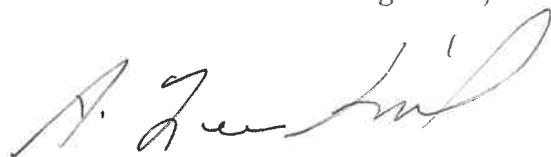
Pereny summarized the CLG grant that the Mackinac Island Transportation Authority is working on. A letter of support from the HDC is required and has been presented to the HDC for review. Finkel read the letter aloud. Rentrop would like Neumann to do a review on the work as well, to improve the chances for approval. Motion by Finkel, second by Porter to approve the letter. All in favor. Motion carries.

PUBLIC COMMENT

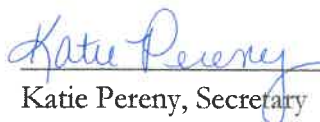
Tom Corrigan updated the Commission on the progress of the survey being done by Past Perfect LLC. Corrigan stated the database is up and running. All data has been entered. The Annex still needs to be surveyed because the interns were not able to get that done. Corrigan further stated that someone needed to be hired to make the website “pretty”. Sehoan asked if the database could be incorporated in to the new City website. Corrigan stated a link could be added to the City website. Neumann stated that the interns had a problem with foliage being in the way and stated the survey needs to be completed in the spring before the foliage has filled in. Neumann volunteered to help with the survey. Rentrop stated the Study Committee should meet again to set this all up. The Committee for the website is going to wait until the Annex has been surveyed before they meet again.

Dombroski reminded Finkel that the Timmons’s came before the HDC when they did work to their hedge. Rentrop stated that his opinion is that landscape should be included. A resource is defined as one or more owned historic/non-historic, site, object, or feature”. Rentrop stated a hedge is a feature.

With no further business there was a Motion by Sehoan, second by Porter to adjourn the meeting. All in favor. Motion carries. Meeting was adjourned at 10:53 a.m.



Lee Finkel, Chairman



Katie Pereny, Secretary