

**MINUTES OF THE JOINT MEETING OF THE HISTORIC DISTRICT
COMMISSION AND CITY COUNCIL HELD WEDNESDAY, JANUARY 12, 2022 AT
2:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, MACKINAC ISLAND,
MICHIGAN**

Mayor Doud called the joint meeting of the Mackinac Island Historic District Commission and City Council to order at 2:00 p.m.

PRESENT: Lee Finkel, Andrew Doud, Alan Sehoyan

ABSENT: Nancy Porter, Lorna Straus

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

Study Committee Members present: Nancy May, Mary Dufina

Mayor Doud stated she called this meeting so the City Council and Historic District Commission could discuss the possibility of creating new historic districts. Mayor Doud thanked the HDC for their work since its inception.

Lee Finkel stated the purpose of the HDC is to maintain the historic integrity of the island. Finkel asked Rentrop how long it would take to form protection of a potential area if its historic integrity is threatened and not part of an historic district. Rentrop stated 18 hours. A notice of a meeting would need to be posted and at that time an emergency moratorium could be established. Once that has taken place it would take approximately a year to complete a study. Andrew Doud suggested that some of the rules the historic district commission follows should be explained to the City Council. Rentrop reminded everyone that back in 2011 when the City started the process of forming historic districts, there was a lot of concern. But the process has worked out.

Sehoyan asked what the City Council is trying to accomplish. Myers stated that the entire island is already designated an historic landmark. The HDC can stop demolition whereas the Planning Commission cannot. There is no provision in the Zoning Ordinance to prevent demolition by neglect. Government is preempting local government control. An example of this is the telecom companies. The HDC was able to have some say over installation of their equipment. Myers also said the Formula Business Ordinance is better controlled by the HDC than the Planning Commission. Sehoyan asked the City Council if they were all on the same page with proposed districts. The City Council wasn't aware of what the Study Committee was proposing. Myers stated that is the task of the Study Committee to do the inventory and then decide which areas should be established as potential historic districts. Rentrop informed City Council that he has requested a quote from Past Perfect to aid in the study being done. Rentrop will forward to City Council. Moskwa asked if the regulations can vary in different historic districts. Rentrop stated that regulations can be tailored for each district.

Andrew McGreevy stated he believes the Planning Commission can do a lot of what the HDC does. McGreevy would like to see only "contributing" structures be included in any new historic district. He does not believe "non-contributing" structures should be included. Rentrop stated you must consider the impact on the rest of the district. Doud stated that the HDC has eliminated the differentiation of contributing and non-contributing from their review. Rentrop stated this has only been eliminated concerning roof top patios at this time.

Moskwa asked if the Planning Commission can be given more authority on architectural design. Rentrop stated that that has not been tested and the state enabling laws have the Planning Commission at a control limit.

Corrigan confirmed that several historic districts could be considered, not just one. Rentrop stated that doing the inventory is the first step. Bailey asked the HDC if they felt they could handle the extra volume of work if additional districts are added. Doud stated he felt they could, but would have a lot of questions.

Hoppenrath asked how the HDC felt about enlarging their board size. Finkel stated that if the moratorium can be put in place he is ok with the 5-person board. Myers explained that once the study is complete, the possibility of a moratorium is no longer an option. Sehojan stated he was ok with a 5 person board but a larger board may be helpful if additional districts are added.

Mayor Doud asked that each hotel representative share their thoughts on the additional historic districts.

Dan Musser, speaking for the Grand Hotel and his personal property, stated his knee-jerk reaction is that he is not in favor. However, if a study is done and discussions are had, he is willing to participate in those discussions. Nicholas Kalaks stated he too is not in favor of additional districts. The Grand Hotel understands the importance of preserving the historic integrity of the island, but believes there are other ways of doing that.

Kevin Doyle, Inn at Stonecliffe, stated that from a business standpoint they are in favor of preserving the historic charm of the island but is concerned about the process of approvals and being too burdensome on the applicant.

Mark Ware, Mission Point Resort, stated he is not directly in favor, but is in favor of historic preservation. However, Ware sees a lot of conflict and burdensome rules with an historic district.

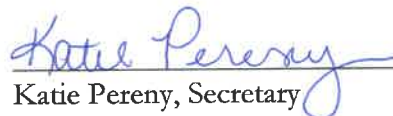
PUBLIC COMMENT

None

With no further comments the meeting was adjourned at 2:55 pm.



Lee Finkel, Chairman



Katie Pereny, Secretary