

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT
COMMISSION HELD TUESDAY, JANUARY 12, 2021 AT 1:00 P.M. IN THE COUNCIL
CHAMBERS, CITY HALL, MACKINAC ISLAND, MICHIGAN**

Chairman Finkel called a regular meeting of the Mackinac Island Historic District to order at 1:00 p.m.

PRESENT: Andrew Doud, Lee Finkel, Lorna Straus, Alan Sehoan, Nancy Porter (all via Zoom)

ABSENT: None

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

Motion by Doud, seconded by Porter to approve as written, and place on file the minutes of the regular meeting Tuesday, December 8, 2020. All in favor. Motion carries.

Motion by Porter, seconded by Sehoan to approve as amended and place on file the Agenda. The amendment was to add "911 Tower Discussion" and the "Historic District Tax Credit" to *Old Business*. All in favor. Motion carries.

CORRESPONDENCE

- **Gary Rentrop Statement August 10, 2020**

Rentrop stated most of the statement is Mr. B's related. The City portion is for Verizon.

COMMITTEE REPORTS

- None

STAFF REPORTS

- **MD20-076-083(H) GHMI – Windsor Window Replacement**

Like for Like window and trim replacement of some rotted windows.

- **MD20-022-085(H) Benjamin – Window Replacement**

Like for like windows and trim replacement on the back of the house.

- **TBD City of Mackinac Island Police Department
Siding and Window Replacement**

Fairly large project on the police department building. The Finance Committee directed that this project be added to the agenda so work may begin right away. Work includes replacing rotted siding and window trim. Siding was preserved during previous work. Dombroski stated they are afraid there is structural damage on the front so the siding will need to be removed. The repair work will not look 200 years old. The same materials will be used. Straus asked how long this project will take. The project will be very visible to the public and people will notice. The public may think that the work is changing a very historic building. Mike Ruddle stated that he is trying to enlist Emory Barnwell for the window work. Ruddle hopes to complete the siding work before summer arrives. Straus suggested that a sign be created that tells the public what is going on and that it has been

approved by the Historic District Commission. Finkel and Sehoian thought the idea was a great idea. Straus asked if they needed City Council approval. Motion by Finkel, second by Doud to approve the project and recommend to Council that a sign be installed. Ruddle noted that other projects did not display any sort of signage. Danielle Leach stated that since it is a City building, the Council would want to have some say over the sign details. A proposal is to be sent to City Council asking for a sign to be installed at the Police Department building that informs the public that the restoration project has been reviewed and approved by the HDC.

Motion by Finkel, second by Doud to approve the Staff Report. All in favor. Motion carries.

OLD BUSINESS

- **C20-032-013(H)** **Request for Permit Extension for Rena's Fudge Alteration of Birkenstock Building**

Motion by Porter, second Straus to approve the request for extension of the permit.

- **C20-044-016(H)** **Verizon Equipment Chippewa and Lilac Tree**

Rentrop stated that revised plans have been submitted for both the Chippewa and Lilac Tree. The Lilac Tree one antenna is being proposed and the Chippewa is showing 2 antennas and a 3rd radio panel that sits along the edge of the building. The antenna size is unknown at this time. Rentrop stated they are working on putting together illustrations to show the equipment. The current status of the agreement is that complete plans need to be submitted. Rentrop stated that Mission Point is also a proposed location. Rentrop has taken the position that once locations and designs have been approved, it cannot change without approval from the City. Antennas will not be allowed along Main and Market Streets and any placement on buildings must be stealth. Verizon would like to start construction in the spring. Rentrop stated that he was not able to get in touch with Tripp May, the telecom consultant. Rentrop stated that the Harrisonville location would be on a wooden pole.

- **MD20-010-026(H)** **County 911 Tower**

Rentrop stated that the new application is asking for a 60' tower with a 12' antenna on the top or side. The County is no longer considering the Enbridge camera to be added to the tower. Section 106 and SHPO is still needed. Approval had been granted for the tower foundation only. Bryce Tracy stated that the HDC approved the tower in their October meeting, which is incorrect. The foundation only was approved. Finkel confirmed to Tracy that the footing only was approved. The footing would accommodate both possible tower heights. Tracy interpreted the Certificate of Appropriateness as approval for the entire project, contingent on Section 106 approval. Tracy transferred the tower sections to island, based on this interpretation. Neumann stated the new tower is a larger triangular form than the existing. Dombroski pointed out that this would allow the tower to be free standing and no longer attached to the building. Doud asked about the difference

in size between the existing and new tower. Dombroski stated the new tower is roughly two times the size of the existing. The police and fire department would greatly benefit from the new tower to connect with 911 and downtown buildings. Rentrop confirmed that SHPO approval must be obtained before the tower can be erected, due to the fact that it is a communications tower/facility. Tracy stated everything is in place to begin work as soon as possible. Clint Carlson, Tri-Leaf, stated he is consulting for the FCC and working with the County 911 system. Motion by Doud, second by Sehoyan to approve the 60' tower contingent on SHPO, Section 106 approval of the specs submitted to the Historic District Commission. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Straus, Porter. Nays: None. All in favor. Motion carries.

- **Reinstated Tax Credit Law - Gary Rentrop**

Rentrop updated the Commission on the restored Michigan tax credit. Dollar for dollar credit for preservation approved by SHPO, you are eligible to take a 25% state tax credit and a 20% federal tax credit. The structure must be a certified historic structure and the credit is for the rehabilitation of existing structures only. The credit does not apply to additions. Application must be made before work begins.

- **Arches Software**

Tom Corrigan went over his proposal for the set up and support for the Arches software. His proposal does not include data entry. The initial installation is \$1000 (estimate), Amazon Web Services \$40/month, Domain registration \$12/year and ongoing technical support \$125/hour. Doud asked if he started from scratch what the cost would be. Corrigan stated that would depend on the data. The estimate could be \$3000 to \$4000. Straus stated she thinks this would be good to send to committee. Everyone agreed they are not willing to make this decision without sending to Committee first to discuss further with Corrigan. Sehoyan stated we need to look at the current data, which needs to be updated according to Rentrop, and go from there. The Arches Software Committee is: Lee Finkel, Alan Sehoyan, Rick Neumann., Gary Rentrop, Tom Corrigan and Allen Burt. Corrigan will be a paid consultant on the Committee. Sehoyan will send out a Zoom meeting invitation to discuss. Stephanie Fortino reminded them that the meeting must be Noticed. Straus requested a progress report by the March meeting.

NEW BUSINESS

- **R320-002-082(H)**

Orr Employee Housing Alteration

Dombroski stated the alteration affects both sides of the building. A storage area would be eliminated, a sun porch is to be added, and the handicap access is to be relocated. Debra Orr stated that a small sun porch is to be added and alterations to bathrooms. Dombroski confirmed that all setbacks would be met. Neumann gave a favorable review on the project. Straus asked if the long ramp could be added to the back of the building. Orr stated the new ramp will be the same size as the existing ramp, but relocated. Dombroski confirmed that the ramp is required to meet ADA

requirements. Motion by Doud, second by Porter to approve the project. Roll call vote: Ayes: Porter, Doud, Finkel, Sehoyan. Nays: Straus. Majority in favor. Motion carries.

- **R320-030-084(H)**

Rearick – Addition to Shed

Matt Myers summarized the project as adding a new shed to two existing sheds. The new shed will match the existing sheds. Neumann stated that the addition would create a long and narrow shed. However the length will have minimal impact on the neighboring properties. Straus asked why the house was not included on the survey. Myers stated he failed to include it. Myers guessed that there is about 80-100' between the back of the house to the shed. Straus stated that she endorses the shed but would have liked to see the house on the survey. Motion by Straus, second by Doud to approve the shed. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Straus, Porter. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

- None

With no further business there was a Motion by Doud, second by Finkel to adjourn the meeting. Meeting was adjourned at 2:45 pm.



Lee Finkel, Chairman



Danielle Leach, Acting Secretary