

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION HELD TUESDAY, NOVEMBER 9, 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 Commission to order at 1:04 p.m.

PRESENT: Lee Finkel, Andrew Doud, Alan Sehoyan

ABSENT: Nancy Porter, Lorna Straus

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

Motion by Sehoyan, seconded by Finkel to approve as written, and place on file the minutes of the regular meeting Tuesday, October 12, 2021

Motion by Sehoyan, seconded by Doud to approve as amended and place on file the Agenda. The amendments were to add "Verizon Update" to *Old Business*, "Applicants Escrow Payment" to *New Business*, and "Additional Historic Districts" to *New Business*. All in favor. Motion carries.

**CORRESPONDENCE**

- **Gary Rentrop Statement, September 10, 2021**

Rentrop summarized his statement. Motion by Sehoyan, second by Doud to place the Statement on file. All in favor. Motion carries.

**COMMITTEE REPORTS**

- None

**STAFF REPORTS**

- **R121-076-075(H) Dorsey – Window Replacement**

Dombroski stated that during the remodel they discovered rot. The applicant would like to reframe a large portion of the front wall and replace the windows with like for like Anderson windows.

- **MD21-011-073(H) McGreevy – New Roof**

Dombroski stated this is a like for like roof replacement.

- **MD21-010-074(H) McGreevy – New Roof**

Dombroski stated this is a like for like roof replacement on the other side of the same McGreevy property.

Motion by Doud, second by Sehoyan to accept the Staff Reports. All in favor. Motion carries.

**OLD BUSINESS**

- **Conflict of Interest Policy**

Rentrop stated he provided four versions of the Policy discussed last month. The first version is the most restrictive and the fourth version is the least-restrictive. Rentrop went over each version. Rentrop stated that City Council would like to review the Policy as well. Rentrop feels that version 4 is the version the Commission seems most comfortable with. He will submit version 4 to SHPO but he isn't certain they will accept the version. Sehojan asked if this policy would apply to other Commissions, and Rentrop stated it is just for the Historic District Commission. Motion by Doud, second by Sehojan to have Rentrop submit version 4 of the Conflict of Interest Policy to SHPO. Roll call vote: Ayes: Doud, Finkel, Sehojan. Nays: None. All in favor. Motion carries.

- **Verizon Update – Gary Rentrop**

Rentrop stated he had received another submittal from Verizon for all three locations. The issue still holding things up is the Adverse Effect. Verizon states there is no Adverse Effect and Rentrop stated there is. He is working with Verizon on this issue. Rentrop would also like Verizon to provide some education on the safety of the equipment. Verizon is stating they do not have anyone to do this. During the discussion it was discovered that OSHA has a federal code regarding exposure to radiation.

**NEW BUSINESS**

- **C21-044-076(H) Benser – Chippewa Hotel Siding Replacement**

Dombroski stated the applicant would like to remove the historic vinyl siding and replace with 5” cedar on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors on the balcony side of the building. Neumann gave a favorable review and believes it is an improvement. Motion by Sehojan, second by Doud to approve the application. Roll call vote: Ayes: Doud, Finkel, Sehojan. Nays: None. All in favor. Motion carries.

- **MD21-041-081(H) Gale – Porch Replacement Market Street Inn**

Dombroski stated the applicant would like to replace the porch floorboards with Aeratis. Neumann stated this would be an appropriate use of a substitute material as long as it is painted. Motion by Sehojan, second by Doud to approve the application. Roll call vote: Ayes: Doud, Finkel, Sehojan. Nays: None. All in favor. Motion carries.

- **C21-058-082(H) Gale – Siding Replacement Decked Out Building**

Sean O’Boyle presented a sample of the Everlast siding the applicant would like to use. Neumann stated he has a more narrow sample and thinks the narrow version is more appropriate. Neumann had initially given an unfavorable review, but after seeing the product he believes it is appropriate. Dombroski stated it is the same material Joe Brandonisio used on his home on Spring Street. Neumann recommended cutting the trim pieces to create the square cut historic look of trim. O’Boyle stated he could do that and will use the narrow width product. Motion by Sehojan, second

by Doud to approve the application using the narrow width profile. Roll call vote: Ayes: Doud, Finkel, Sehoyan. Nays: None. All in favor. Motion carries.

- **Adoption of 2022 Meeting Schedule**

Motion by Doud, second by Finkel to adopt the 2022 meeting schedule as presented. Roll call vote: Ayes: Doud, Finkel, Sehoyan. Nays: None. All in favor. Motion carries.

- **Discussion of Design Guidelines**

Neumann and Rentrop created these Guidelines as a starting point for discussion. Neumann feels that roof top use violates Standard 1. Finkel asked Neumann if you cannot see the roof top from the street does the roof top use diminish the historic integrity? Neumann stated there are spots that you would be able to view the roof top. Doud stated that separating the Contributing from the Non-Contributing is not fair. All buildings should be treated the same. Rentrop agreed with Doud. Currently roof top use is limited to maintenance access only. Dombroski questioned fire safety code, in that the roof top would be a 4<sup>th</sup> story and could not be accessed for fire suppression. Doud agrees with allowing roof top use but following the proposed guidelines with the exception of the Contributing vs. Non-Contributing. Dombroski suggested that the fee schedule should be changed to eliminate the different fee structures of Contributing and Non-Contributing. The fee schedule will be reviewed in the December meeting. The HDC will continue discussion when all members are present.

Tom Corrigan informed the commission that all of the Arches data has been entered. All that remains to be inventoried is Hubbards Annex.

- **Applicants Escrow Payment**

Rentrop stated that the proposed Resolution was reviewed in the Ordinance Committee. The Ordinance Committee recommended that the Resolution be adopted. The escrow payment would apply to applicants such as cellular facility applicants. Money is drawn out of the escrow account to pay for professional fees. Any excess funds at the end of the project are refunded to the applicant. The applicant will receive conditional approval until the final invoice is paid. Applicants have the right to challenge any invoices. This applies to all commercial development. Motion by Doud, second by Sehoyan to recommend to City Council to adopt the resolution. Roll call vote: Ayes: Doud, Finkel, Sehoyan. Nays: None. All in favor. Motion carries.

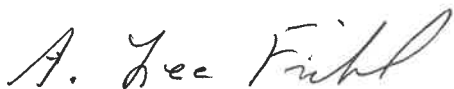
- **Additional Historic Districts**

Doud asked if a hotel could be called a Marriott or similar. Rentrop stated the Formula Business Ordinance controls this. Currently this Ordinance is being reviewed by the Ordinance Committee. If passed, this would be an amendment to the Historic District Ordinance. Doud stated he sees this as a positive amendment to the Historic District Ordinance.

**PUBLIC COMMENT**

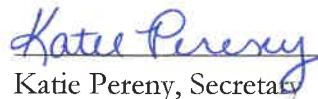
**None**

With no further business there was a Motion by Sehojan, second by Doud to adjourn the meeting. All in favor. Motion carries. Meeting was adjourned at 2:22 pm.



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Lee Finkel, Chairman



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Katie Pereny, Secretary