

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION HELD TUESDAY, DECEMBER 14, 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 1:03 p.m.

PRESENT: Lee Finkel, Andrew Doud, Nancy Porter

ABSENT: Alan Sehoyan, Lorna Straus

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

Motion by Doud, seconded by Finkel to approve as written, and place on file the minutes of the regular meeting Tuesday, November 9, 2021. All in favor. Motion carries.

Motion by Doud, seconded by Finkel to approve as amended and place on file the Agenda. The amendment was to add "Study Committee Update" to *New Business*. All in favor. Motion carries.

**CORRESPONDENCE**

• **Gary Rentrop Statement, October 10, 2021**

Rentrop summarized his statement. In Rentrop's summary he informed the Commission that SHPO had approved the Chippewa Hotel application. In addition, the Escrow Agreement and the CLG application are still being worked on. The City Council wanted option 3 for the Conflict of Interest Policy. With no objection for option 3 from the Commission, Rentrop will finalize the CLG application and submit. Motion by Sehoyan, second by Doud to place the Statement on file. All in favor. Motion carries.

Finkel stated he received a reply letter from Senator Wayne Schmidt thanking the Commission for the letter regarding HB4722.

Historic District Commission Training Manual

MHPN sent the Commission training manuals. Rentrop stated the manual was prepared by lay people and he had contacted them with some corrections.

**COMMITTEE REPORTS**

- None

**STAFF REPORTS**

• **C21-026-088(H) Benser/Porter-Lilac Tree Like-For-Like Siding Replacement**

Dombroski stated the applicant would like to replace rotted siding that was damaged by their plant watering system. They would like to replace like-for-like with cedar trim and siding.

- **HB21-050-090(H) Iroquois Hotel-Replace Roof Top Equipment Like-For-Like**  
Dombroski stated the applicant needs to replace roof top mechanical equipment. The equipment will be the same size, just new.

- **MD21-021-091(H) Hellis-Replace Roof Like-For-Like**  
Dombroski stated the applicant would like to replace the roof shingles, like-for-like.

- **Job Status Report**  
The Commission requested no changes.

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

## **OLD BUSINESS**

- **Discussion of Roof Top Design Guidelines**

Neumann submitted a draft of proposed roof top use guidelines. Finkel questioned the 2<sup>nd</sup> paragraph that stated roof top use was not historically accurate. Neumann explained that except for uses such as a widow walk, historically there was not roof top use. Doud stated that he feels contributing and non-contributing resources should be treated the same. Everyone agreed with Doud. Motion by Doud, second by Porter, to remove the distinction from the Guidelines language. Roll call vote: Ayes: Doud, Finkel, Porter. All in favor. Motion carries. Doud stated he is in favor of roof top use, if done right. Doud does not feel umbrellas would be appropriate on the roof and that 50% maximum use area of the roof top is a bit high. Doud questioned how we would police the use and have safe access. Finkel stated that roof top use presents some unforeseen danger such as an umbrella falling off the roof. Finkel pointed out Dombroski's point that our infrastructure is set up to deal with 3 story buildings, but not taller. Roof top use essentially adds another story. Porter stated that she struggles with the fact that roof top use is not historical. She feels trying to determine who would be allowed to do it would become very difficult. When asked how Dombroski felt, he stated that he goes along with Dennis Bradley's concern about managing emergency rescue on a third story. In addition, zoning limits height to 3 stories. Motion by Doud, second by Finkel to table the discussion and send the draft guidelines to Planning Commission for their input. All in favor. Motion carries.

- **Conflict of Interest Policy**

This was discussed under "Rentrop's Statement"

**NEW BUSINESS**

- **R121-076-097(H) Dorcey – New Siding**

The applicant submitted an application to apply new siding. After an architectural review by Rick Neumann, the applicant decided to use Certaineed Restoration Classic smooth siding. Motion by Doud, second by Finkel to approve the application based on the smooth siding. Roll call vote: Ayes: Doud, Finkel, Porter. Nays: None. All in favor. Motion carries.

- **Discussion of Historic District Commission Fees**

After a discussion on the contributing and non-contributing resource fees there was a Motion by Doud, second by Porter, to eliminate any fees for non-contributing resources and eliminate any reference to a distinction between contributing vs non-contributing. The fees were updated by: Remove the words “contributing” and “non-contributing” to all portions of the fee schedule, Repair/Alteration of a Resource is \$600.00, and Relocation of a Resource is \$750.00. Roll call vote: Ayes: Doud, Finkel, Porter. Nays: None. All in favor. Motion carries.

- **Study Committee Update – Rentrop**

Rentrop informed the Commission that the Study Committee met and decided to get a quote from Past Perfect to do a study of the entire island to aid in determining the additional of any new historic districts. The next Study Committee meeting is January 10<sup>th</sup>, prior to the City Council and Study Committee joint meeting on January 12<sup>th</sup>.

Doud asked about the status of the Franchise Business Ordinance. Rentrop stated no new action has been taken.

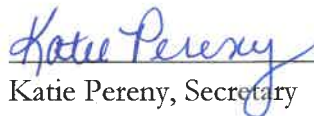
**PUBLIC COMMENT**

None

With no further business there was a Motion by Porter, second by Finkel to adjourn the meeting. All in favor. Motion carries. Meeting was adjourned at 2:12 pm.



Lee Finkel, Chairman



Katie Pereny, Secretary