

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION
HELD TUESDAY, MAY 12, 2020 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 1:10 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, Attorney, Gary Rentrop (All via Zoom)

The April HDC meeting was canceled due to the Executive Order from Governor Whitmer.

Motion by Straus, seconded by Doud to approve as written, and place on file the minutes of the regular meeting Tuesday, March 10, 2020. All in favor. Motion carries.

Motion by Porter, seconded by Doud to approve as written, and place on file the Agenda. All in favor. Motion carries.

CORRESPONDENCE

- None

COMMITTEE REPORTS

- None

STAFF REPORTS

- None

OLD BUSINESS

- **Cellular Facilities Applications – Gary Rentrop**

Gary Rentrop started a discussion on the issue of cellular facility applications. Rentrop stated it is a city-wide issue. Currently there are three proposed sites for cellular equipment; Chippewa Hotel, Mission Point Resort, and the Lilac Tree Hotel.

Chippewa-Proposing a faux chimney on the roof of the hotel. The equipment would provide 4G service. 5G service could be housed in the faux chimney which is 3' 8" by 9' high. Verizon would like to replace the City's existing 12' street lights, whose design dates back to the 1800's, with 40' antenna light poles. Straus asked if renderings from the Fort and up Fort Street were available. Rentrop stated no, they were not. Rentrop stated that Phil Porter intends to weigh in on whether the State Park is considered a Right-of-way. Finkel asked what the clutter level of the equipment would be. Rentrop stated that there are State and Federal laws. Under state law providers are permitted to install whatever they would like in the right-of-way, of the town. There is no identified protection for the National historic landmark under State law. Under Federal law there is significant protection if the area is a national historic landmark. Mackinac Island is a National Landmark.

Lilac Tree – Verizon would like to install three faux chimneys, the same design as the Chippewa chimney, in each corner. Rentrop questioned the three in each corner and Verizon could not provide a reason for that number.

Mission Point – Verizon would like to install a 40' pole by the tennis courts. After Dombroski expressed his displeasure with that location, an alternate location behind the propane tanks was discussed. This and the Lilac Tree application are pending with the City and not being processed by the direction of Rentrop.

The 40' poles provide 5G service. Rentrop stated the plans submitted refer to 5G and that would mean those 40' poles all along Main Street. There are better designs that would not significantly detract from the historic aesthetics of the national historic landmark but those will cost a cell provider more money.

Porter stated she could not find the words to express how offensive the poles are to her.

Rentrop summarized the state law regarding the Stealth requirement as requiring standards that are “objective requirements for reasonable, technically feasible, nondiscriminatory, and technologically neutral design or concealment measure in a historic district.”

Federal Law requires Section 106 and 110 approvals for National Landmarks and Historic districts. Rentrop went over the Section 106 approval process which includes a 30 day clock to review. If no action is taken within the 30 day period the application for a cell facility is approved.

SHPO has agreed that all applications should include the full plan intended. So both 4G and 5G should be reviewed as one application which would need to also include the proposed 40' towers on Main Street. Projects cannot be divided into segments.

Dombroski stated that on a call with Verizon representatives he was informed that the 5G service requires the line of sight poles that are 40' tall and need to be placed every 300'. If shorter 20' poles are used then the poles would need to be placed every 150'. In addition, the providers can co-locate, but they do not want to. The poles just described are for one provider only. Straus asked if other providers have expressed interest in installing equipment. Dombroski stated that we have not received any paper applications, but he is sure AT&T is close behind. Porter asked, if the Chippewa and Lilac Tree informed Verizon they did not want the equipment, would that end the deal. Rentrop stated that yes it would. It would be a big process for the provider to research new locations. Porter is very much against the equipment and is going to speak with the other owner of the properties.

Rentrop presented a picture of a reasonable alternative which is a stealth lantern. However, the provider would need to pay the owners of the building to place the lanterns on their buildings.

Doud asked if the HDC has the ability to reject the poles. Rentrop stated that the court could overturn the HDC decision. Our biggest strength is at the Federal level. Rentrop stated that he just received approval from City Council to hire the law firm Telecon, out of San Diego, to aid in this entire process. Dombroski stated that Verizon pointed out that Mackinac Island does not have design standards in place. Rentrop and Evashevski are working on those standards now, with the help of Telecon. Straus referred to page 19, number 1, regarding the bigger plan of 5G. Rentrop confirmed that the City is not behind the 8 ball in this process.

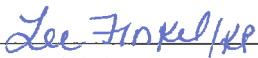
Rentrop stated that the Section 106 reviews will dictate the City's next steps. He believes SHPO will ask what the City can live with.

NEW BUSINESS

- None

PUBLIC COMMENT

With no further business there was a Motion to adjourn the meeting. Meeting was adjourned at 2:16 pm.



Lee Finkel, Chairman



Katie Pereny, Secretary

