

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION  
HELD TUESDAY, JUNE 9, 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 1:04 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 Sehoan to approve as written, and place on file the minutes of the regular meeting Tuesday, May 12, 2020. All in favor. Motion carries.

Motion by Doud, seconded by Porter to approve as amended, and place on file the Agenda. Amendment included adding "Verizon Update" to *Old Business*. All in favor. Motion carries.

**CORRESPONDENCE**

- **Job Status Report** – Motion to place on file. All in favor. Motion carried.

**COMMITTEE REPORTS**

- **None**

**STAFF REPORTS**

- **RS20-048-022(H) City of Mackinac Island Library Door Replacement**

Dombroski stated three doors will be replaced, like for like, at the library. The glass will be insulated glass rather than single pane. Lever hardware will replace round hardware.

- **C20-035-023(H) Horn's Bar Canopy Repair**

Dombroski stated this project started as a trim and sign area repair. Upon starting, serious rot was also discovered, and replaced.

- **CD20-025-024(H) Largo Footing and Post Replacement**

Dombroski stated siding on existing posts had to be replaced. Owner was assessed a \$250 fine for doing work without a permit.

- **R320-030-027(H) Rearick Shingle Replacement at Leak**

Dombroski stated shingles had to be replaced while repairing a roof leak.

**OLD BUSINESS**

- **C17-055/56-027(H) Mr. B's/Murdicks Revision**

Neumann reported on his review. He noted that the original approval was based on the fact that the one story Murdicks building would be retained and would still be perceived as a one story building because the 2<sup>nd</sup> and 3<sup>rd</sup> floors would be set back 44'. Neumann stated he believes it is an important resource to be preserved. Neumann believes Benser was granted a lot at the time of approval including the demolition of a contributing resource. Finkel read aloud an email from Anneke Myers stating she agrees with Neumann. Myers went on to say that the Mr. B's has already been demolished and the approval of the demolition was balanced by the

fact that developer would not be able to build above Murdick's. Allowing this change after demolition would allow a bait and switch. Benser explained that the Murdicks structure is not sound and is not fixable. Benser would like to preserve the front 12' rather than the approved 44'. Doud, Porter and Sehoyan felt that the 12' would be acceptable and would still maintain the one story effect. Neumann stated that the National Park service, Bulletin 14, recommends a setback the width of a bay, which in this case would be approximately 25'. Benser offered a compromise of 12' back on the 2<sup>nd</sup> floor, and 18' back for the 3<sup>rd</sup> floor. Straus was having technical difficulties and could not comment. After much discussion there was a Motion by Doud, second by Finkel to table the application to hear Straus's comments and to receive revised drawings from Benser. All in favor. Motion carries.

- **CD18-027-003(H) & CD19-027-034(H) Trivisonno Revision**

Neumann summarized his review and is in favor of the changes. Gene Hopkins reviewed the three items they wish to revise as steps off the porch leading to the main house and relocation of the manure shed by 6' to allow better access and landscaping. The shingles were changed from cedar to asphalt due to the fact that the longevity of the shingles is much better at a 50 year warranty versus 15 years with the cedar. Motion by Doud, second by Porter to approve the revision. Roll call vote: Ayes: Finkel, Doud, Sehoyan, Porter. Nays: None. Abstain: Straus (Straus was unable to hear the entire discussion). All in favor. Motion carries.

- **Verizon Update – Gary Rentrop**

Rentrop provided an update on the proposed cell equipment installations at the Chippewa Hotel, Lilac Tree Hotel and Mission Point Resort. Rentrop stated that SHPO has provided approval for the antenna on the Chippewa provided the antennas are moved to the center of the roof and no faux chimney is used. The owners of Chippewa and Lilac Tree Hotel have rescinded their approval for installation of equipment on these buildings. There is no existing lease with these buildings and Verizon. Rentrop stated he believes the 106 review process should not move forward with no approval from the building owners, and in addition the City should be allowed to participate in the design process. A letter stating these points has been sent to SHPO asking them to rescind their approval for Chippewa Hotel. The 3<sup>rd</sup> location at Mission Point is not pending with SHPO at this time. The City has authorized the hiring of a telecom law firm from San Diego to help with the creation of design standards for telecom installations. Dombroski and Rentrop are working with this law firm. Benser and Porter stated they will work with the City and HDC to find a solution. They would both like to get the service but not at the expense of the ambience of the City. Dombroski mentioned a few acceptable possibilities such as bun antennas on the parapet's, roof mounted antenna or non-descript wooden utility poles on the back streets. Another possibility is to use City buildings like the library attic. Rentrop stated there is nothing that the HDC needs to do at this point. He will keep the HDC updated on any progress.

**NEW BUSINESS**


- **MD20-010-026(H) Mackinac County 911 Public Safety Radio Antenna & Equipment**

Dombroski summarized the job as replacing radio gear and antenna for 911. The biggest visual change is a parabolic dish shaped antenna being replaced by vertical mast type antenna. This will provide a 800 megahertz site for better communication and mutual aid with neighboring communities and state police.

Motion by Doud, second by Sehoyan to approve the application. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Porter, Straus. Nays: None. All in favor. Motion carries.

**PUBLIC COMMENT**

With no further business there was a Motion by Porter, second by Doud to adjourn the meeting. Meeting was adjourned at 2:28 pm.

  
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Lee Finkel, Chairman

  
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Katie Pereny, Secretary