

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

PRESENT: Lee Finkel, Andrew Doud, Alan Sehoyan, Lorna Straus

ABSENT: Nancy Porter

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 Doud to approve as amended, and place on file the minutes of the regular meeting Tuesday, September 14, 2021. Amendments include correcting three words on page 3. All in favor. Motion carries.

Motion by Sehoyan, seconded by Straus to approve as amended and place on file the Agenda. The amendments were to add "Verizon Update" to *Old Business*, "Letter from Gary Rentrop regarding Design Guidelines and roof top use" to *Correspondence*, and "The Conflict of Interest Policy" to *Correspondence*. All in favor. Motion carries.

**CORRESPONDENCE**

- **Job Status Report - Pereny**

Report looked good and no changes were requested.

- **Letter from Gary Rentrop regarding Design Guidelines and Rooftop Use**

Rentrop recommended that the Guidelines should be worked on and the topic of roof top use should be included. Sehoyan asked if the Planning Commission should be involved. Evashevski stated the Planning Commission should be involved and she would communicate with them and let them know the HDC will be working on the Design Guidelines. Doud asked if there are any existing rules for roof top use. Dombroski stated the Zoning Ordinance only refers to roof top equipment. Finkel asked if the exemptions from the 40' height requirement should be more specific. Neumann and Rentrop will present an outline to the HDC to start reviewing for the Guidelines.

- **Letter from Gary Rentrop re: Conflict of Interest Policy**

Rentrop stated the Conflict of Interest Policy is required for the CLG application. If there is a business relationship to the applicant that would be considered a conflict. If there is not a quorum a temporary member can be appointed by City Council. Once adopted, amendments can also be made. Sehoyan believes the defined conflict is too far reaching considering the small island and so many connections. Sehoyan believes the wording needs to be tightened. Doud agreed with Sehoyan. After some discussion it was decided that Rentrop will come up with a sliding scale for the conflict of interest and present to the Commission members. Rentrop noted that City Council has a right to comment as well.

**COMMITTEE REPORTS**

- None

**STAFF REPORTS**

- None

**OLD BUSINESS**

- **C17-055/56-027(H) Benser – Mr. B's**

Benser submitted correspondence requesting to table his application until November so he could provide more renderings. After the application was tabled discussion continued regarding the application. After much discussion it was decided to add the topic of occupying a roof top, to the Design Guidelines.

- **C20-046-076(H) Smokey Joses - Awning Permit Extension Request**

The applicant requested an extension to the permit due to the fact that the work could not be completed because of Covid. Motion by Doud, second by Sehoan to approve the one year extension. Roll call vote: Ayes: Doud, Finkel, Sehoan, Straus. Nay: None. All in favor. Motion carries.

- **Verizon Update – Gary Rentrop**

Rentrop stated that the package submitted to SHPO, by Verizon, was not the same as the agreed upon package. The correct package needs to be submitted to SHPO. Finkel asked Benser if he read the submittals submitted to him for requests for cellular equipment. Benser stated he had Jim Murray review the submittals.

**NEW BUSINESS**

- **RS21-045-064(H) Biddle Point Pump Station Improvements**

Allen Burt described the proposed project. Burt stated Biddle Point is the main collection point for downtown and the bluffs before getting pumped up to the waste water plant for processing. The \$3,000,000.00 renovation is mostly interior renovations. Exterior renovations include painting, roof work and ventilation which will require a new chimney. The existing underground fuel tank will be moved above ground outside the building and screened. Frosted glass will be used in the windows for security and for aesthetic reasons. A horizontal bar will be added in the middle to create a double hung window look. Straus asked if Burt had seen Neumann's review. Burt had seen it and that is why he made some changes. Motion by Sehoan, second by Finkel to approve the application. Roll call vote: Ayes: Doud, Finkel, Sehoan, Straus. Nay: None. All in favor. Motion carries.

**PUBLIC COMMENT**

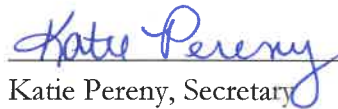
Doud stated that the City Council had a discussion regarding adding additional historic districts. Doud is wondering if the HDC should also be discussing this. The process for adding a district is that City Council would institute a moratorium for the proposed area and then direct the study committee to do a report. This would protect the area until the required study can be done. Doud feels adding additional districts would be very expensive and a huge burden on the HDC.

With no further business there was a Motion by Doud, second by Finkel to adjourn the meeting. All in favor. Motion carries. Meeting was adjourned at 1:59 pm.



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Lee Finkel, Chairman



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Katie Pereny, Secretary