

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION
HELD TUESDAY, OCTOBER 8, 2019 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 1:09 p.m.

PRESENT: Andrew Doud (1:25), Alan Sehoan, Lee Finkel, Nancy Porter

ABSENT: Lorna Straus

STAFF: Zoning Administrator, Dennis Dombroski, Architect, Richard Neumann, Attorney, Gary Rentrop

Motion by Porter, seconded by Sehoan to approve as written, and place on file the minutes of the regular meeting Tuesday, September 10, 2019. All in favor. Motion carries.

Motion by Sehoan, seconded by Porter to approve as amended, and place on file the Agenda. Amendments include removing "Rentrop Memorandum" from *Correspondence*, adding "Rentrop Statement" to *Correspondence* and "Biddle House Update" under *New Business*. All in favor. Motion carries.

CORRESPONDENCE

• **Rentrop Statement August 10, 2019**

Rentrop summarized his bill. Rentrop stated a portion of the bill is for work on the Metro Act in relation to the small cell issue and the city's authority over the right-of-way. Finkel asked if City Council had passed the small cell ordinance and Rentrop confirmed they had. Rentrop stated two amendments will need to be made to the ordinance. Finkel asked if any cell providers had been in contact with the Zoning Department and Dombroski stated that yes they had. Motion by Sehoan, second by Porter to accept the statement and place on file. All in favor. Motion carries. Rentrop warned that his future bills will be larger due to the small cell issue.

COMMITTEE REPORTS

- None

STAFF REPORTS

• **Dombroski – Starline Main Dock**

Dombroski stated he was approached a week ago by the Mayor with a complaint about needed repair on the main dock. Dombroski contacted Jerry Fetty and Fetty stated he was aware of the area. Drays were not supposed to be driving on the area, but had been anyway. Fetty stated that he was going to come up with a better way to block it off until the area was repaired. Per Fetty the top and bottom of the dock have been inspected several years in a row. The underneath of the dock is solid but the top cement needs to be repaired. The work is scheduled for the week of October 7th. Dombroski instructed him to pull a HDC Like-for-like permit.

- **R319-003-038(H) Bradley & Nancy Chambers - Fence**

Dombroski stated rotted fence pickets were being replaced.

- **C19-035-039(H) Millie's On Main – Post Repair**

Dombroski stated rotted boards on the posts were being replaced.

- **MD19-075-040(H) Maurer – Town Crier Bldg. Roof, Siding & Trim Repair**

Dombroski stated applicant would like to replace shingles on the back of the building, replace siding on the sides of the rear dormer and bottom section of the west wall, and replace trim/fascia board on the east side of the building.

- **MD19-021-041(H) Maurer – Carousel Mall Deck Repair**

Dombroski stated the applicant would like to replace the whole deck.

Motion by Sehoyan, second by Porter to accept the Staff Report. All in favor. Motion carries.

Porter stepped down from the table.

OLD BUSINESS

- None

NEW BUSINESS

- **MD19-025-047(H) Benser/Porter-LCC Building Alteration & Change of Use**

Architect, Richard Neumann stated that in his review process he overlooked Standard 1, regarding Change of Use. Historically both the LCC and Gull buildings were commercial and the proposed use is residential.

Architecturally he does not see any negative impacts. Porter pointed out the Rose Gazebo used to be residential. Porter does not feel the change detracts from the historical nature of the area. There was discussion on the front windows and how they would lend to a residential use. Sehoyan asked if the windows have been that way for a long time. There wasn't a clear answer to that question. Motion by Doud, second by Sehoyan to approve the alterations. Roll call vote: Ayes: Doud, Finkel, Sehoyan. Nays: None. All in favor. Motion carries.

- **MD19-026-048(H) Benser/Porter-Gull Building Alteration & Change of Use**

The front windows are proposed to be changed. Neumann feels replacing the windows, and removing the transoms would be an aspect that would be lost. There was discussion of replacing the windows but leaving the existing transoms. Dombroski pointed out that one side was proposed as a bedroom and would require an egress window. After further discussion on the windows it was decided that Porter would come back next month with a new window plan. Motion by Doud, second by Sehoyan to table the application. All in favor. Motion carries.

Porter returned to the table.


- **Biddle House Update – State Park**

Myron Johnson from the State Park was going to present a courtesy presentation regarding the work being done at the Biddle House. There was no representative from the State Park at the meeting. After discussion on the work being done it was determined that governmental bodies **do** have to be reviewed by the Historic District. Dombroski it to inform the State Park that they will need to submit a HDC permit application.

Doud asked about demolition of buildings and what style is required when rebuilding. Neumann stated a new building should be neutral in design, compatible with the surrounding area, and distinguishable from what it originally was. Well documented replicas could be considered.

PUBLIC COMMENT

With no further business there was a Motion by Sehoyan, second by Porter to adjourn the meeting. Meeting was adjourned at 2:02 pm.



Lee Finkel, Chairman



Katie Pereny, Secretary