

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION
HELD TUESDAY, SEPTEMBER 10, 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 1:04 p.m.

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

ABSENT: None

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

Motion by Straus, seconded by Porter to approve as written, and place on file the minutes of the regular meeting Tuesday, August 13, 2019. All in favor. Motion carries.

Motion by Straus, seconded by Porter to approve as amended, and place on file the Agenda. Amendment includes moving "Mackinac House Amendment for Pavers" to the first order of business. All in favor. Motion carries.

Doud stepped down from the table.

Old Business:

MD17-009-020(H)

Mackinac House Amendment for Pavers-Doud

Doud described the amendment to add pavers along the west side of the building to lead to bike parking, and to plant lilac trees to act as a buffer to the City housing. Neumann submitted a favorable review for the amendment. Straus questioned the use of lilac trees as they lose their leaves 6 months of the year and suggested to use Forsythia instead. Porter stated that Forsythia is a tough plant to contain. Doud explained they were using lilacs to replace the trees they removed during construction. The final landscape plan will be decided with the City Council. Motion by Porter, second by Straus to approve the amendment. Roll call vote: Ayes: Finkel, Sehoyan, Straus, Porter. Nays: None. All in favor. Motion carries.

Doud returned to the table.

CORRESPONDENCE

• **Memorandum re: Small Cells-Rentrop**

Rentrop stated since the last meeting he discovered that under Federal Law there is an agreement between the Advisory Council for the Historic Preservation and the FCC if you are a National Historic Landmark, you are exempt from the new requirement. Approval has to be granted from SHPO and then taken to the Federal level if no agreement is made with SHPO. Rentrop stated that as a sidebar, SHPO has been shifted over to the Economic Development group possibly suggesting they will have a more economic focus rather than historic preservation. Straus asked if other communities are in the same situation and Rentrop stated no, there are no other communities that are landmarks. Motion by Doud, second by Straus to recommend to the City Council the adoption of the resolution, and to send the recommendation with Rentrops' memorandum.

• **Request for Certificate of Appropriateness Extension-Benser**

Bob Benser is requesting to extend his approval for the demolition and rebuild of the Mr. B's building, an additional year. Motion by Doud, second by Porter to approve the one year extension. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Straus, Porter. Nays: None. All in favor. Motion carries.

COMMITTEE REPORTS

- None

STAFF REPORTS

- **Job Status Report - Pereny**

The Commission reviewed the report and stated all looked good.

OLD BUSINESS

- **Discussion of the Position of the HDC on the Review of Pavers**

Dombroski pointed out the previous discussion on pavers in March 2018. Doud asked the Commission if they felt pavers should be reviewed. Neumann stated that asphalt paving, concrete paving, curbs, landscaping, fences, and brick pavers are all items the HDC should review. The fact of pavers or concrete being pervious, or non-pervious, is something reviewed by the Planning Commission. Finkel believed Neumann’s statement to be correct. When asked, Rentrop stated that pavers are technically under the purview of the HDC. It was decided that no action would be taken and pavers would continue to be under the purview of the HDC.

Doud left the meeting to catch a boat off island.

NEW BUSINESS

- **CD19-001-033(H) Balcony Extension, Hay Storage Addition and Propane Tank Placement - Trivisonno**

Neumann stated he reviewed two projects for Trivisonno on one review. Neumann stated the changes are appropriate. The changes primarily relate to Standards 9 and 10. Finkel asked if the project was permitted in a timely manner. Per Dombroski, it was. Tamara Burns stated the application is pretty straight forward. Motion by Porter, second by Straus to approve the application. Roll call vote: Ayes: Finkel, Sehojan, Straus, Porter. Nays: None. All in favor. Motion carries.

- **CD19-027-034(H) Manure Shed – Trivisonno**


Straus stated she was glad the need for the shed was finally figured out. Burns stated it just took a little time to figure out how they would handle it. Motion by Porter, second by Finkel to approve the application. Roll call vote: Ayes: Finkel, Sehojan, Straus, Porter. Nays: None. All in favor. Motion carries.

- **HB19-001-035(H) Window and Door Alterations Lakeview Hotel-Green**


Green summarized the changes proposed. The changes will allow for better access to the porch and fits where they are going with the building in the future. The changes are actually moving the building back toward what it was before. When Sehojan asked, Green stated the brewing tanks on the side porch will be non-functional. Motion by Finkel, second by Sehojan to approve the application. Roll call vote: Ayes: Finkel, Sehojan, Straus, Porter. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

With no further business there was a Motion by Straus, second by Porter to adjourn the meeting. Meeting was adjourned at 1:40 pm.



 Lee Finkel, Chairman



 Katie Pereny, Secretary