

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION
HELD TUESDAY, DECEMBER 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 1:07 p.m.

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

ABSENT: Andrew Doud

STAFF: Zoning Administrator, Dennis Dombroski, Architect, Richard Neumann

Motion by Sehoyan, seconded by Porter to approve as written, and place on file the minutes of the regular meeting Tuesday, November 12, 2019. All in favor. Motion carries.

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

Straus asked about Rentrop and the overage in the Council appointed HDC budget. Straus wanted it to be reflected in the minutes that the City Council acknowledges that a large portion of Rentrop's bill is work attributed to the essential legal work for the small cell issue which is being addressed by the Council as well. The Council increased the HDC legal budget to \$41,000 to accommodate for this work.

CORRESPONDENCE

- **Rentrop Statement October 10, 2019**

Motion by Straus, second by Sehoyan to place the statement on file. All in favor. Motion carries.

COMMITTEE REPORTS

- None

STAFF REPORTS

The following Like-for-Like applications received staff approval:

- **R319-015-068(H) Sam Barnwell-Iroquois Employee Housing Siding & Trim Repair**
- **C19-051-065(H) Mackinac Island Ferry Capital LLC-Siding Replacement**
- **MD19-069-066(H) May-Roof Replacement**
- **C19-035-067(H) Moskwa-Horns Bar HVAC Replacement**

The new unit is very close to the existing configuration and is not visible from the street.

- **MD19-011-072(H) Mackinac Island Carriage Tours-Siding & Framing Repair, Lenox**
- **C19-012-073(H) Mackinac Island Ferry Co.-Dock Repair**
- **CD19-039-070(H) Shea-Chimney & Pad Repair**

This application is to replace a previous application that expired.

Motion by Porter, second by Sehoyan to accept the 7 items on the Staff Report. All in favor. Motion carries.

- **Job Status Report – Pereny**

Straus asked for a revision to the report to show which projects have started. Pereny is to alter the report to show that a job has been started.

Porter stepped down from the table.

OLD BUSINESS

- **C19-050-019(H) Mighty Mac Amendment**

Porter summarized the amendment as an alteration to the window to be safer. Porter measured the neighboring sills and they were 18". Porter would like to raise the sill to 24". Neumann stated in his review that changing the existing historic window sill height would not meet review Standards 2 and 5, as it is an existing historic condition, but that if the building were being built new a 24" high sill would be appropriate, as many historic storefronts are that height, and as such would be compatible with the district. Finkel asked about Neumann's statement regarding the mouldings. Neumann would not recommend applying mouldings to a flat surface. The mouldings should be carved. Porter stated she is willing to do the panels as Neumann suggested. Motion by Straus, second by Sehoyan to approve the amendment. Roll call vote: Ayes: Finkel, Sehoyan, Straus. Nays: None. All in favor. Motion carries. Straus wanted to add that she has respected for years the changes proposed to Porter's buildings. Straus believes she has done a great job maintaining the historical integrity of the downtown buildings.

- **C19-021-027(H) Gembis Amendment**


Dombroski stated the applicant would like to amend the porch on the addition. Jack Perault summarized the amendment as shortening one window in the dining room area to make room for a buffet table, replace the master bedroom door to the back porch with windows, and raise the porch floor and extend the porch which will require an expanded landing and additional riser in the stairs. Neumann stated all changes proposed are for the new addition, not the existing house, and are within the character of the project. Motion by Porter, second by Sehoyan to accept the amendment. Roll call vote: Ayes: Finkel, Sehoyan, Straus, Porter. Nays: None. All in favor. Motion carries.

NEW BUSINESS

- None

PUBLIC COMMENT

Finkel read aloud an article on 5G he brought to the table. With no further business there was a Motion by Porter, second by Finkel to adjourn the meeting. Meeting was adjourned at 1:53 pm.



Lee Finkel, Chairman



Katie Pereny, Secretary