

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT
COMMISSION HELD THURSDAY, APRIL 12, 2018 AT 1:00 P.M. IN THE COUNCIL
CHAMBERS, CITY HALL, MACKINAC ISLAND, MICHIGAN**

Chairman McCallum called a regular meeting of the Mackinac Island Historic District to order at 1:01 p.m.

PRESENT: Andrew Doud, Bradley McCallum, Lee Finkel

ABSENT: Lorna Straus, Nancy Porter

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

Motion by Finkel, second by Doud to approve as written, and place on file the minutes of the regular meeting Tuesday, March 13, 2018. All in favor. Motion carries.

Motion by Finkel, second by Doud to approve as amended, and place on file the Agenda. Amendment includes adding "Senate Bill 469 Resolution" to *New Business*. All in favor. Motion carries.

CORRESPONDENCE

- Gary Rentrop – Billing Statement, March 10, 2018

Rentrop summarized his invoice. McCallum informed the Commission that the City Council has imposed a budget of \$25,000.00 for Historic District legal fees for the fiscal year beginning April 1, 2018. Motion by Finkel, second by Doud to place the correspondence on file. All in favor. Motion carries.

- Letter from City of Mackinac Island Planning Commission re: Shepler's Dock

The Planning Commission submitted their thoughts on the Shepler's Dock ticket booth amendment. Motion by Finkel, second by Doud to place the correspondence on file. All in favor. Motion carries.

COMMITTEE REPORTS

- Doud - HDC Fees

After meeting, Doud and Rentrop recommended the use of different levels of escrow accounts for applications over \$500.00. Doud stated this is just a concept at this point. Rentrop presented a draft ordinance entitled "Historic District Commission Escrow". The tracking of accounts would be handled by the Clerk's office. The topic was tabled until May.

STAFF REPORTS

- C18-032-011(H) **Mays Fudge Shop Top Cap Replacement**

Per Dombroski, the applicant would like to replace, like for like, the flashing over the front façade.

- **MD18-074-009(H) Dwight LaPine Trim Repairs**

Dombroski stated the applicant would like to replace, like for like, rotted trim on the London Square building.

Motion by Doud, second by Finkel, to accept the Staff Report. All in favor. Motion carries.

OLD BUSINESS

- **C16-063/64/65-035(H) Waterfront Collection South Amendment**

Melanie Libby summarized the changes the applicant is proposing which include enclosing the entrance behind the existing columns to create an electrical room and a utility room, and installing A/C units on the roof. Libby and Green came to the table to describe the changes proposed. Neumann stated the changes are reasonable revisions and do not impact the character of the rest of the building. Motion by Finkel, second by Doud to approve the amendment as submitted. Roll call vote: Ayes: Doud, Finkel, McCallum. Nays: None. All in favor. Motion carries.

- **C16-063/64/65-035(H) Shepler's Dock Ticket Booth Amendment**

Neumann stated that the design is a departure stylistically from the original building and is too stylized. The proposed ticket booth looks like an historic Arts and Crafts style design, and creates a false sense of history. Neumann feels a more neutral design would be more appropriate. While the design satisfies the Planning Commissions requirements for space and function, the design is a departure of what was previously approved. Neumann stated he did talk to Shepler's architect, but has not spoken to Chris Shepler. It was determined that if the gable was removed it would be more appropriate. The applicant will submit a revised plan in May. Motion by Doud, second by Finkel to table pending a new submittal. Roll call vote: Ayes: Doud, Finkel, McCallum. Nays: None. All in favor. Motion carries.

NEW BUSINESS

- **C18-058-012(H) Gale – Decks on Water Side of Decked Out Building**

Contractor, Sean O'Boyle, stated the applicant wished to withdraw the application due to the fact that they have discovered some foundation issues.

- **C18-042-013(H) Sprint Cell Towers on Doud's Market Roof**

Due to the conflict of Doud being the property owner, Doud was not able to vote, therefore a quorum was not attained for this Agenda item. Sprint representative, Anthony Amine, summarized the project as adding three more cell towers to the roof of Doud's Market for a total of 6. The towers are only visible from the fort. Motion by Finkel, second by Doud, to table the application for a quorum. All in favor. Motion carries.

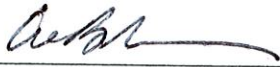
- **Senate Bill 469 Resolution**

McCallum asked to table this discussion until May so that he may have a draft of the Resolution to present to the Commission.

PUBLIC COMMENT

None

With no further business there was a Motion by Finkel, second by Doud to adjourn the meeting. Meeting adjourned at 1:40 P.M.



Bradley McCallum, Chairman



Katie Pereny, Secretary