

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT  
COMMISSION HELD TUESDAY, MARCH 9, 2021 AT 12:00 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 12:18 p.m.

PRESENT: Lee Finkel, Andrew Doud, Lorna Straus, Alan Sehoyan, Nancy Porter (all via Zoom)

ABSENT: None

STAFF: Zoning Administrator, Dennis Dombroski, Architect, Richard Neumann (via Zoom), Attorney, Gary Rentrop (via Zoom)

Motion by Straus, seconded by Porter to approve as written, and place on file the minutes of the regular meeting Tuesday, February 9, 2021. All in favor. Motion carries.

Motion by Straus, seconded by Porter to approve as amended and place on file the Agenda. The amendment was to add "MDOT Rip Rap Installation" to *New Business*. All in favor. Motion carries.

**CORRESPONDENCE**

- None

**COMMITTEE REPORTS**

- **Arches Software – Alan Sehoyan**

Sehoyan stated the Committee met on March 4<sup>th</sup> at 2:00. Those present were Tom Corrigan, Rick Neumann, Lee Finkel and Alan Sehoyan. Sehoyan stated that he believes the HDC should move forward with the software. Sehoyan also thinks that volunteers could be found to input the initial data, so no person would have to be paid for the work. Straus suggested a 3-6 month trial run with the program and reevaluate at that time. Corrigan stated the main costs will be the initial setup and ongoing maintenance. Rentrop stated the current survey is out dated and needs to be updated. Neumann stated he thinks it would be easier to keep Arches updated, than our current paper survey.

**STAFF REPORTS**

- **C21-012-010(H) Starline Ferry Main Dock Roof Replacement**

Starline would like to replace the entire roof of the building on the main dock. Shingles will be used but Dombroski was not certain of the style or color of shingle.

- **C21-044-011(H) Chippewa Hotel Siding Replacement**

The Chippewa needs to replace rotted siding damaged by water. The new siding will be cedar.

Motion by Porter, second by Straus to approve the Staff Report. All in favor. Motion carries.

File No.	C21-044-011 (H)
Exhibit	F
Date	4.15.21
Initials	KL

**OLD BUSINESS**

- **Verizon – Gary Rentrop**

Rentrop stated that the City and Verizon are working out just one last item on the Agreement, which is the location of the antennae on the Chippewa. The agreement states 4G with antennas on roof tops will be installed at 4 locations on the island. No poles will be used on Markets Street or Main Street for 5 years. Stealth design nodes may be placed on buildings, not visible from the street. There is no restriction on Verizon coming back to ask for additional locations. If the agreement is violated the City may issue a stop work order. Rentrop stated that since there is currently AT&T antennas on the Chippewa, other carriers have the right to install antennas without interference from the City. Straus asked if the view from the Fort was considered. Rentrop stated that it had, and the equipment is not highly visible. Straus asked if other carriers are in line to apply for their equipment. Dombroski informed her that his office was already in receipt of an application from T-Mobile. Rentrop stated that now the issue is in the City's court.

**NEW BUSINESS**

- **C21-021-014(H) Bicycle Street Inn Front Window Replacement**

The applicant would like to replace the front windows at Winchesters with a cottage style double hung window for ventilation. The windows would have a short upper sash and a long lower sash. Barry Polzin stated the basic drive for the change is to have windows that would open, but still look like a commercial storefront. Straus asked why they were not doing windows across the entire front of the building. Polzin stated that they did not need all windows to open. Straus questioned the fact that the building's symmetry would be lost if only part of them were changed. Polzin stated he did not think so. Winchesters is a separate store front than the other half of the building. Neumann agreed that a variety of storefront styles is appropriate. The upper facades' and the peers are the same. Straus stated that the primary concern of the HDC is the exterior appearance of the building and stressed that the minutes should reflect that the appearance was discussed and explained by Architect, Richard Neumann. Motion by Straus, second by Porter to approve the application as submitted. Roll call vote: Ayes: Finkel, Sehoan, Straus Porter. Nays: None. Doud was no longer in attendance at the meeting. All in favor. Motion carries.


- **Army Corp of Engineers/MDOT Rip Rap Installation**

Dan Hamlin, MDOT, contacted Chairman Finkel regarding the installation of rip rap at 12 locations around the island. Hamlin stated that the Army Corps of Engineers sent a letter to Finkel dated February 12, 2021 looking for input from the HDC regarding the installation in a historic district and any potential adverse effect on historic properties. Segment 16 is the only area in a historic district. Straus pointed out that this segment is part of Hubbard's Annex and the Chair of Hubbard's Annex should be made aware and comment on the project. Michael Straus, Chairman of the Hubbard's Annex HOA was on the Zoom meeting and stated that on behalf of the Hubbard's

Annex HOA there are no issues with completing the work and he is happy they are protecting the shoreline. Hamlin stated that an email from the HDC to the Army Corp of Engineers would be sufficient to move the permit forward. Motion by Porter, second by Straus to approve the rip rap work and Pereny is to email Sue Bright, Army Corp of Engineers, with this approval from the HDC.

**PUBLIC COMMENT**

With no further business there was a Motion by Porter, second by Straus to adjourn the meeting. Meeting was adjourned at 1:24 pm.

  
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Lee Finkel, Chairman

  
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Katie Pereny, Secretary