

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION
HELD TUESDAY, JUNE 11, 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 1:06 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 Doud, seconded by Porter to approve as amended, and place on file the minutes of the regular meeting Tuesday, May 14, 2019. Amendment was to change wording under *Staff Report*, and to remove the word "None" under *Staff Report*. All in favor. Motion carries.

Motion by Doud, seconded by Straus to approve as amended, and place on file the Agenda. Amendment included adding "Riley's Stamped Concrete" under *Old Business*. All in favor. Motion carries.

CORRESPONDENCE

- **Letter from Bob Gale**

Gale is requesting a one year extension on his existing Certificate of Appropriateness which is going to expire in July. Motion by Straus, second by Sehoyan to extend Gales permit until June 11, 2020. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Porter, Straus. Nays: None. All in favor. Motion carries.

COMMITTEE REPORTS

- None

STAFF REPORTS

- **Job Status Report**

No comments were made on the report.

- **Discussion on PA No. 365 2018 and Ordinance Amendment-Rentrop**

Rentrop summarized the new cell tower issue in the State of Michigan. Rentrop presented pictures of the equipment that could be placed on poles within the City. Up to three pieces of equipment could potentially be placed on each pole. The equipment will need to be installed every 10 meters to one kilometer. The purpose of the cells is to provide better cellular communication. The HDC has limited authority on the installation of the equipment but can discuss the appearance of the equipment. The main goal of the draft ordinance Rentrop presented is to minimize the impact of cell towers in the district. Rentrop read through the draft ordinance. Sehoyan asked if the equipment could be placed in attics. Rentrop stated they could be placed on a roof top. However, an applicant is not required to seek a location outside of the street/alley right-of-way. Motion by Porter, second by Doud to send the draft to Attorney, Tom Evashevski, for review prior to sending to City Council for adoption. All in favor. Motion carries. Doud confirmed with Rentrop that there are no legal ramifications for adopting such an Ordinance.

OLD BUSINESS

• **C18-066-069(H)**

Ryba's Fudge Overhead Doors

The doors installed at 7463 Main Street are not the doors that were previously approved by the HDC. In addition, the doors in front that were to be left open, have been getting closed at night. Dombroski stated he spoke with Deckert regarding the opening and closing and Deckert agreed that the front doors will not be closed at night during the summer season. Dombroski stated the main issue is the style of the door. Finkel asked Deckert why the wrong style was installed. Deckert stated that the bottom line is it was his responsibility to make sure the correct style was installed. Neumann stated he looked at the doors and he stated on the plus side, there are no glass openings to accentuate the out-of-character top curves in the door. The other plus is that the doors are up and out of sight during the day. The design is more stylized than what was approved. Doud stated he didn't care about the doors on the front since they are out of sight all season. Sehoian asked Deckert if he were required to replace the side doors what would the cost be. Deckert stated \$10,000.00. Deckert stated he could easily replace the top curved sections with the rectangle windows. Motion by Doud, second by Sehoian to replace the curved top section with rectilinear windows in the existing side doors by March of 2020. Roll call vote: Ayes: Doud, Finkel, Sehoian, Straus, Porter. Nays: None. All in favor. Motion carries.

• **Riley's Stamped Concrete**

Stamped concrete was approved to be installed at Riley's. Plain concrete was installed. The applicant stated the plain concrete was installed because they could not find a contractor to install the stamped concrete. The stamped process takes three days and they could not find a contractor or the time to do that. To correct a trip hazard they installed the plain concrete which was able to be done in one day. Green stated he was willing to stain the concrete. Neumann stated the plain color looks like an extension of the existing dock. He recommended keeping the concrete plain and maintain the pavers that were left installed. Doud stated he is sympathetic to the carriage damage, but it is not the concern of the HDC that an applicant couldn't find the time to get the approved work completed. Architect, Barry Polzin, stated he believes the concrete looks better than stamped concrete. He feels it is the best solution. Green apologized but stated that his goal of safety was reached. Rentrop stated he does feel the plain concrete looks better than the approved stamped concrete. After some discussion it was recommended by Rentrop to require a new application and fee for the work that was completed. Motion by Sehoian, second by Doud to require a new application from Green for next month. Roll call vote: Ayes: Doud, Finkel, Sehoian, Straus, Porter. Nays: None. All in favor. Motion carries.

NEW BUSINESS

• **C18-012-047(H)**

Starline Ferry Tent

No representative from Starline was present at the meeting. Dombroski told the Commission what he knew about the project, which was that the tent was intended to protect the luggage. Neumann stated that the tent obstructs the view to the bay and the historic buildings. Neumann feels that the dock should be maintained as closely as possible to the original use. The overhang was historically used to protect passengers and luggage for 100 years. Rentrop stated the view shed is affected and it is up to the applicant to prove why something done for 100 years now needs to be done differently. Motion by Doud, second by Porter to table the application and recommend to the applicant that a representative from Starline attend the next meeting. Roll call vote: Ayes: Doud, Finkel, Sehoian, Straus, Porter. Nays: None. All in favor. Motion carries.

• **MD19-025-018(H)**

Rick Marshall – Harrold Deck

Marshall stated they would like to replace an 8' x 24' wood deck with Aeritis composite decking. Neumann stated the product has been approved in the past. He likes the tongue and groove which is like the old fir flooring. With no concerns from Dombroski there was a Motion by Porter, second by Sehoian to approve

the application. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Straus, Porter. Nays: None. All in favor. Motion carries.

Porter stepped down from the table.

• **C19-050-019(H) Mighty Mac Bldg LLC – Deck and Kitchen Expansion**

Porter summarized the work proposed to be done which includes replacing vinyl siding on the west side of the building, with wood, upgrade the electric, build a wood deck with storage underneath behind Mighty Mac, add an ADA compliant bathroom, extend the Joanne's Fudge side of the building 12' out on both stories, relocate the laundry facility and add a fire barrier between Joanne's Fudge and the Benjamin building. Dombroski stated these are much needed improvements for safety. Neumann stated the proposed windows are more appropriate. Additionally the back portion has not achieved historic significance in its own right and will be a nice improvement to the waterfront view. Motion by Doud, second by Sehoyan to approve the application. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Straus. Nays: None. All in favor. Motion carries.

Porter returned to the table.

• **CD19-001-020(H) Trivisonno Barbecue Area**

Ajae Whitaker, from HopkinsBurns Design Studio, summarized the proposed project as backyard barbecue area and a wood fired pizza oven with a screen that separates the yard from the barbecue space. Neumann's concern is that the detailing of the screen wall relative to the skirting design around the cottage seems too closely the same. He believes the screen wall should be simplified, to be compatible, but differentiated from the skirting. Straus asked if the neighbors had been involved with the project at all. Whitaker stated she did not think so. After the position of the screen wall was clarified, Doud stated he felt the barbecue area was pretty well hidden from all sides. Porter stated she liked the design. Motion by Doud, second by Porter to approve the application as presented. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Straus, Porter. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

Architect, Barry Polzin, presented drawings to the Commission simply for input. The drawings were for an addition to the May's Fudge building recently acquired by the Callewaert's. Polzin was asking for input on the idea of a 3rd floor and replacing the Birkenstock building with a new 3 story building. The remodel is intended to be 7 overnight accommodations. Doud stated he thinks we have an obligation not to build a 3rd story but allow people to present the option. He believes this is an in depth conversation because it is a corner building. Doud commented on the color of the building and that he is ok with the back building. But he went on further to say these comments were made without the background information from a review from Neumann. Porter commented on the color of the buildings. She too would prefer one color. Polzin stated they will take the comments made and present a formal application at a later date.

With no further business there was a Motion by Doud, second by Sehoyan to adjourn the meeting. Meeting adjourned at 2:45 pm.



Lee Finkel, Chairman



Katie Pereny, Secretary

