

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION  
HELD TUESDAY, NOVEMBER 13, 2018 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 1:03 p.m.

PRESENT: Alan Sehoan, Lee Finkel, Nancy Porter

ABSENT: Andrew Doud, Lorna Straus

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

Motion by Porter, seconded by Finkel to approve as written, and place on file the minutes of the regular meeting Tuesday, September 11, 2018. All in favor. Motion carries.

Motion by Porter, seconded by Sehoan to approve as amended, and place the Agenda on file. The amendments are adding "Rentrop's October 10, 2018 Bill" to *Correspondence* and "Status of Tax Credit Bill" to *New Business*. All in favor. Motion carries.

Rentrop requested that new Commission members receive a packet with the current Guidelines and any new Ordinances created for the Historic District Commission.

**CORRESPONDENCE**

- **Gary Rentrop – Billing Statement, September 10 & October 10, 2018**

Rentrop summarized his invoices. The majority of the September invoice is for the question on Historic District fees.

- A transcript of Mac Trayser's presentation to the City Council was submitted for review.

Motion by Sehoan, seconded by Porter to place the correspondence on file. All in favor. Motion carries.

**COMMITTEE REPORTS**

- None

**STAFF REPORTS**

- **MD18-011-051(H) Lenox Cottage – Window and Sill Repair**

Dombroski stated the applicant would like to repair areas of serious rot in the siding and trim.

- **HB18-050-054(H) Iroquois Hotel Yearly Maintenance**

Dombroski stated this work is like-for-like repairs which include roof repair, siding repair and rot repair.

- **R318-037-055(H) McIntire Yearly Maintenance**

Dombroski stated this is for yearly maintenance on her home.

- **VAC18-ANNEX-060(H) Hubbard's Annex Gazebo Roof & Door Replacement**

Dombroski stated the structure is in need of TLC. Hubbard's Annex Homeowners Association upgrades the gazebo when needed, but it is not really owned by anyone. There is a letter on file from the State Park granting permission to use their land for staging if needed.

Motion by Sehoan, second by Porter to place the Staff Report on file. All in favor. Motion carries.

**OLD BUSINESS**

- **MD17-019/20-040(H) Doud Retaining Wall Amendment**

Dombroski stated it is landscaping that includes a timber retaining wall, and a basketball court.

Pavers constitute a pervious surface so the requirement of less than 35 percent maximum lot coverage is met. Neumann gave a favorable review for the amendment. Motion by Sehoan, second by Finkel to approve the amendment. Roll call vote: Ayes: Finkel, Sehoan, Porter. Nays: None. All in favor. Motion carries.

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

Kyle O'Brien stated the amendment is to move the existing double doors on the Shepler dock side, to the Hoban alley side. The applicant would like to do this to help with the flow of people coming off the dock to the hotel. Porter stated she liked the change. All members agreed that the change will improve the traffic flow. Neumann questioned the entrance into a retail space. O'Brien stated it is not an issue because the retail is an internal function. The large closet in the hotel will hold the large luggage until it is brought to the rooms by bell hops. Motion by Porter, second by Sehoan to approve the amendment. Roll call vote: Ayes: Finkel, Sehoan, Porter. Nays: None. All in favor. Motion carries.

**NEW BUSINESS**

- **2019 Meeting Dates**

Motion by Sehoan, second by Porter to approve the 2019 meeting dates as presented. Roll call vote: Ayes: Finkel, Sehoan, Porter. Nays: None. All in favor. Motion carries.

Nancy Porter stepped down from the table

- **C18-050-056(H) Mighty Mac Vent Hood**

Due to the lack of a quorum, the application was not able to be reviewed so was tabled until the December meeting.

Porter returned to the table.


- **C18-046-061(H) Riley's Stamped Concrete**


Neumann stated that based on the photo submitted it looks good. Per Kyle O'Brien the problem with the existing pavers is that with the heavy traffic the pavers keep settling. The new stamped concrete will be at the same level with the existing driveway to eliminate any trip hazard. The new slab will be pinned to the old slab so it will remain a smooth surface and not separate from the existing slab. Neumann stated he would prefer a darker color than the photo shows, that more closely matches the existing pavers. Historically the darker color is what you would see. Motion by Sehoan, second by Porter to approve the application. Roll call vote: Ayes: Finkel, Sehoan, Porter. Nays: None. All in favor. Motion carries.

- **MD18-010-063(H) City of Mackinac Island-St. Martin Building Fence**  
Dombroski stated the City would like to install a slightly taller wood fence that matches the style of the existing pickets. They would like to also install a gate at the walkway and run the fence to the back corner of the building on the driveway side of the building. Neumann gave a favorable review. Motion by Porter, second by Sehoan to approve the application. Roll call vote: Ayes: Finkel, Sehoan, Porter. Nays: None. All in favor. Motion carries.
- **Gary Rentrop – Status of Senate Bill 469**  
Rentrop stated that the bill has passed in the House and is currently in the Senate. The tax credit allows for credit for any rehabilitation in a Historic District. It would be policed by the State of Michigan. There is a 25 percent state income tax credit. When combined with the federal credit it makes more projects possible. Rentrop is suggesting the HDC make a recommendation to City Council to send a letter to the Governor and our representatives asking that the bill be approved. Rentrop is to draft a letter and get to Pereny. Motion by Porter, second by Sehoan to recommend to City Council to send a letter to the Governor and our representatives. All in favor. Motion carries.

#### PUBLIC COMMENT

With no further business the meeting was adjourned at 1:46 P.M.

  
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Lee Finkel, Chairman

  
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Katie Pereny, Secretary