

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT
COMMISSION HELD TUESDAY, JANUARY 10, 2017 AT 1:00 P.M. IN THE COUNCIL
CHAMBERS, CITY HALL, MACKINAC ISLAND, MICHIGAN**

Chairman King called a regular meeting of the Mackinac Island Historic District to order at 1:00 p.m.

PRESENT: Jennifer King, Andrew Lee Finkel, Andrew Doud, Lorna Straus, Bradley McCallum
ABSENT: None
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Gary Rentrop, Architect,
Richard Neumann

Motion by Finkel, second by Straus to approve as amended, and place on file the minutes of the regular meeting Tuesday, December 13, 2016. All in favor. Motion carries. Amendments include changing "Doud" to "Straus" under *Waterfront Collection*, and changing "All" to "Majority" in the same section.

Motion by Straus, second by Finkel to adopt the Agenda as amended. All in favor. Motion carries. Amendment was to add "Status Memo" under *Correspondence*.

CORRESPONDENCE

• **Letter from City Council Regarding Televising HDC Meetings**

Doud feels airing the meetings would discourage people from attending the meetings so he is opposed. Finkel would like to disseminate as widely as possible. He is aware that sometimes mobility is an issue. Straus stated she is not keen on the idea. She feels that the meetings are announced, minutes are available online and that audience members give more when at the meeting. McCallum stated he had no strong feeling either way but is in favor of transparency. King does not feel televising the meetings are necessary. Rentrop stated there are positives and negatives to televising and that the minutes are a good reflection of what happened at the meeting. Motion by Doud, second by Straus to write a letter to City Council stating that at this time the HDC would not like to televise the meetings based on the fact that they feel meeting participation would be stronger in person. Roll call vote: Ayes: King, Doud, McCallum, Straus. Nays: Finkel. Majority in favor. Motion carries.

• **Status Memo from Gary Rentrop dated January 3, 2017.**

Rentrop summarized his memo. Rentrop stated that most of the cost is due to the squabble with the title company backing out of the wording on the title commitment that was originally agreed to as reflected in the email exchange. The portion in question is related to the bottom lands only. Rentrop feels he is 95% to where they need to be and he hopes to be done by the next meeting. [On January 13th Rentrop received the correct commitment]

Motion by Straus, second by Doud to place the correspondence on file. All in favor. Motion carries.

COMMITTEE REPORTS

None

STAFF REPORTS

None

OLD BUSINESS

None

NEW BUSINESS

C16-058-082(H)

Melanie Libby – Window Replacement Decked Out

Application is to replace windows on the Decked Out building. Sean O'Boyle stated that Richard Neumann did a review and recommended that the second floor egress windows be the two angled windows closest together on the inside faces of the two bay windows. O'Boyle stated that those windows are too narrow to meet egress requirements and he would have to reframe. After some discussion Neumann stated that he would take back what he said in the review and say that the window replacement as proposed is appropriate. He also pointed out that this building is a non-contributing structure. Motion by Doud, second by Finkel to approve the application as presented. Roll call vote: Ayes: King, Doud, Finkel, McCallum, Straus. Nays: None. All in favor. Motion carries. Straus stated that she would like to see dimensions noted on plans, particularly in applications where the dimensions are under review. Neumann will revise his January 3, 2017 review. [Received the revised review on January 12, 2017]

Doud stepped down from the table and joined the audience.

C16-059-083(H)

Andrew Doud – Martha's Sweet Shop Door & Windows

Applicant would like to relocate the door and windows to create more usable space inside. Neumann's review pointed out that moving the door as presented in the application would create a thin 6" thick wall between the shop door and the existing mall doors and would be too close. Doud submitted a new drawing showing the door moved to the far left and the windows to the right. Neumann suggested that one big picture window would be more appropriate than the two smaller windows. Neumann also stated that it would be very helpful if he received floor plans and more extensive pictures to aid in his review. It was decided that a check list should be created to include in the HDC application. Motion by Finkel, second by McCallum to table the application. Roll call vote: Ayes: King, Finkel, McCallum, Straus. Nays: None. All in favor. Motion carries.

Dombroski commented on the store front window boxes and grills in the windows being a possible stumbling block in the review process. Doud stated he would not want grills in the window, but rather prefers the window boxes. Neumann stated that if a big picture window is used, he would recommend eliminating the muntin's on the top.


Doud returned to the table.

PUBLIC COMMENT

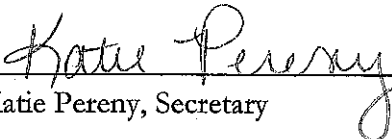
None

Straus informed the Commission that she would not be in attendance for the March meeting.

With no further business there was a Motion by Straus, second by Doud, to adjourn the meeting. All in favor. Motion carries. Meeting adjourned at 1:39 P.M.



Jennifer King, Chairman



Katie Pereny, Secretary