

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION HELD TUESDAY, MAY 10, 2022 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 Commission to order at 1:10 p.m.

PRESENT: Lee Finkel, Andrew Doud, Alan Sehoyan, Nancy Porter, Lorna Straus

ABSENT: None

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

Motion by Doud, seconded by Sehoyan to approve as written, and place on file the minutes of the regular meeting Tuesday, April 12, 2022. All in favor. Motion carries.

Motion by Doud, seconded by Sehoyan to approve as amended and place on file the Agenda. The amendments were to add "Planning Commission and Demolition" to *New Business* and remove both Old Business agenda items that were inadvertently left on the agenda from last month. All in favor. Motion carries.

**CORRESPONDENCE**

- **Gary Rentrop – March 10, 2022 Statement**

Rentrop summarized his statement.

**COMMITTEE REPORTS**

- **Design Guideline Update**

Doud stated he and Sehoyan went over the existing Design Guidelines. Doud hadn't remembered putting them together but is happy with them and believes they are a good foundation. Doud and Sehoyan believe that the guidelines should be reviewed yearly. Doud stated that 3<sup>rd</sup> floor additions are reviewed by the Planning Commission and the task of the HDC is to review the architectural side of it. Neumann pointed out that the HDC must also pass upon additional floor additions. Finkel asked how they can avoid the canyon effect. Doud stated he believes that is the charge of the Planning Commission. Doud also believes that setbacks on the 2<sup>nd</sup> and 3<sup>rd</sup> stories help to prevent the canyon or tunnel affect. Neumann suggested that the HDC incorporate guidelines for solar energy systems.

**STAFF REPORTS**

- **MD22-069-022(H) May – Roof Replacement Like-For-Like**

The applicant would like to replace the roof shingles and needs to replace trim and the porch beam, that have rotted. Motion by Sehoyan, second by Doud to approve the Staff Report. All in favor. Motion carries.

**OLD BUSINESS**

- **None**

**NEW BUSINESS**

- **C22-035-023(H) Mackinac Property Trust–Replace Concrete with Pavers**

The applicant would like to replace cracked concrete with pavers between Millie’s and the MICT ticket office. Doud and Sehoyan agreed the pavers are a good improvement. When asked, McGreevy stated they had wanted to do this in the spring but they have run out of time and will do it in the fall. Motion by Doud, second by Porter to approve the application. Roll call vote: Ayes: Doud, Finkel, Sehoyan, Straus, Porter. Nays: None. All in favor. Motion carries.


- **Planning Commission and Demolition**

Doud stated he had heard that the Planning Commission was introducing new demolition rules to the Zoning Ordinance. Rentrop stated that the Planning Commission is considering elevating the standards in Section 18, Architectural Review. Some of the key standards from the Secretary of Interior Standards would apply. Rentrop read aloud parts of section 18. Doud asked what the process is if an owner of a 150-year-old building wanted to demolish their home outside of a historic district. Rentrop stated that if the demolition did not meet the zoning standards, the demolition could be stopped. Rentrop stated that the HDC has jurisdiction over demolition in historic districts. Doud believes the extra layer of review for the Planning Commission is too much. Rentrop stated if outside of an HDC the Planning Commission has little control over architectural appearance to assure the design is in keeping with the island’s architecture. Porter stated that architectural review is important but it should not become too controlling. Rentrop stated the question is whether the City wants to control new construction that would ensure the historical character of the island. Neumann stated there is significant latitude in the current section 18.

Doud asked about elections and term limits for board members. Rentrop stated the bylaws state that there is a chair, but no term limits are stated. If the HDC wanted to add term limits they would have to revise their existing bylaws.

**PUBLIC COMMENT**

With no further business there was a Motion by Sehoyan, second by Doud to adjourn the meeting. All in favor. Motion carries. Meeting was adjourned at 1:53 p.m.

  
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 Lee Finkel, Chairman

  
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 Katie Pereny, Secretary