

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT
COMMISSION HELD TUESDAY, FEBRUARY 7, 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, Lorna Straus
ABSENT: Andrew Doud, Bradley McCallum
STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Gary Rentrop, Architect,
Richard Neumann

Motion by Finkel, second by Straus to approve as written, and place on file the minutes of the regular meeting Tuesday, January 10, 2017. All in favor. Motion carries.

Motion by Finkel, second by Straus to adopt the Agenda as amended. All in favor. Motion carries. Amendment was to add "Haldimand Bay Expansion" under *Old Business*.

CORRESPONDENCE

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

Straus stated she did not like the word "misconstrue" that City Clerk, Danielle Wightman, used in her letter. Straus does not feel that anything that our letter contained conveyed that feeling. Straus was asked to comment on the Historic Districts' letter at the City Council meeting and she does not believe she made any comments that lead to the statement of misconstruing of information. Straus stated at the City Council meeting that one of the reasons they based their decision on was minutes of our meetings are open and available, and never asked for by the public. Straus stated that the Commissions' discussion was carefully thought out and they had reasons for voting the way they did. Straus stated that she thinks the discussion should be moved to another meeting with better representation by the Commission. The other members agreed with Straus. There was discussion that at some point the quorum requirements should be readdressed. Motion by Finkel, second by Straus to table until a meeting with more members present. Pereny is to inform Wightman of this decision. All in favor. Motion carries. [Letter sent to Danielle Wightman February 8, 2017]

- **Letter from Gary Rentrop regarding Main Dock Title.**

Rentrop stated that the title commitment policy has been fully instated.

- **Status Memo from Gary Rentrop dated January 26, 2017.**

Rentrop summarized his memo.

Motion by Finkel, second by Straus to place the two pieces of correspondence on file. All in favor. Motion carries.

COMMITTEE REPORTS

None

STAFF REPORTS

Job Report Update – Finkel asked which jobs had come off the report. Pereny informed him that Trinity Church and Spata porch have been completed. King stated that after a lengthy work in progress the report is where they would like it to be.

OLD BUSINESS

- **C16-059-083(H)** **Andrew Doud – Martha’s Sweet Shop Door & Window Replacement**

Rick Neumann stated that the amended drawings are an improvement over Doud’s first submittal. The window is a more traditional storefront. The drawings dated January 11, 2017 meet the Standards of Review. Finkel asked if the windows cited on the plans are available in regular units and Neumann stated that yes they are available. Motion by Finkel, second by Straus to approve the plans dated January 11, 2017. Roll Call vote: Ayes: Finkel, King, Straus. Nays: None. All in favor. Motion carries.

- **MD16-031-067(H)** **Ken Thompson – Awning**

Neumann stated he did a review based on the additional information Mr. Thompson submitted. Neumann stated that the project meets the Standards of Review. Motion by Finkel, second by Straus to approve the application. Roll call vote: Ayes: Finkel, King, Straus. Nays: None. All in favor. Motion carries.

- **Historic District Fees**

Dombroski stated that he would like to come up with a more streamlined fee schedule that better represents the way we are doing business, especially with respect to the zoning and how we charge fees on the planning side of the house. After a discussion, based on the Points for Discussion, it was determined that the members would take a month to review the suggestions and readdress next month. Neumann agrees that our fees could be streamlined. Straus questioned the use of contributing and non-contributing. Straus feels all structures in a Historic District should be considered contributing. Neumann agrees there should not be a distinction between the two. King asked if a new inventory would ever be done. Rentrop stated that it is not required by the Statute, but it would probably be a good idea. Motion by Finkel, second by Straus to table and discuss at the next meeting. All in favor. Motion carries.

- **Haldimand Bay Expansion**

Rentrop stated that a legal description is still needed for the bay, as well as a map to help understand the legal description. The surveyor, Neil Hill, informed Rentrop that he should have something by this Friday and Rentrop hopes to have something for the next meeting. The bay area will be defined by latitude and longitude and the connection with the shoreline will be defined by plats.

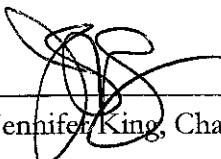
NEW BUSINESS

- **HDC Checklist** – King stated that the Commission would like to have a checklist to help applicants be sure they are submitting everything that is required. Straus asked if the checklist applies to Like for Like as well. Dombroski stated that some of it is, but certainly not all of it. The required information for Like for Like is on the application. Straus feels the required information for Like for Like should be distinguished on the checklist. Rentrop questioned whether the site survey is something the Historic District needs to see. King stated that they would like to see a survey to see the “big picture”. Pereny stated that Rentrop, Neumann and she have been working with several drafts. King requested that a final draft be completed and then submitted for review next month.

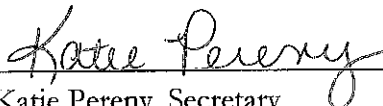
PUBLIC COMMENT

Roy, the Chippewa Maintenance Manager, asked the Commission to look at the application for the Chippewa studio apartments behind the Big Store. The plans and application were not submitted by the due date and Finkel stated that he would be very uncomfortable ignoring submission dates and agenda items. King stated that there is a history of other applicants asking to be considered and the Commission has said no. The applicant was told they must wait until the March meeting.

With no further business there was a Motion by Finkel, second by Straus, to adjourn the meeting. All in favor. Motion carries. Meeting adjourned at 2:07 P.M.



Jennifer King, Chairman



Katie Pereny, Secretary