

MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION HELD TUESDAY, NOVEMBER 8, 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 1:05 p.m.

PRESENT: Lee Finkel, Andrew Doud, Alan Sehoyan, Lorna Straus, Nancy Porter
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, October 11, 2022. All in favor. Motion carries.

Motion by Doud, seconded by Sehoyan to approve as amended and place on file the Agenda. The amendment was to add "Status Updates-Rentrop" *Committee Reports*. All in favor. Motion carries.

CORRESPONDENCE

- None

COMMITTEE REPORTS

- **Rentrop – Status Updates**

Rentrop reported that Jennifer Metz will be submitting a report to the Study Committee since a meeting date could not be arranged with all in attendance.

Rentrop reported that Neil Hill has done the survey at Steiner's and will be preparing the map for the December meeting.

Rentrop reported that T-Mobile will be submitting a new application because the previous application has expired. Per our escrow arrangement T- mobile has been provided an email with an estimate of professional fees that will need to be paid into escrow.

Rentrop reported that City Council approved to waive the fees in potential historic districts.

Rentrop reported that City Council has agreed to do an educational forum with the Study Committee.

STAFF REPORTS

- **CD22-021-074(H) Gembis – Replace 2nd Floor Handrails**

Dombroski stated that the applicant would like to replace the decorative railing on the second story balcony. The balcony is not a functional balcony.

- **R322-061-075(H) Gough – Roof and Chimney Repair**

Dombroski stated the applicant would like to repair the chimney and roof on the Big House.

- **C22-037-081(H) Pulte – Window Replacement on Murray Hotel**

Dombroski stated the applicant would like to replace windows. The original windows are no longer available so they are using a window that is 7/8" larger, and the closest window they could find to the original. Straus stated that she would like to vote separately on this application and would like to make a policy statement that when an exact like for like material is no longer available, and it is in the opinion of Dombroski that the material chosen is as close to the original as possible, it is OK to approve as a like for like. Finkel asked Neumann for his thoughts on this. Neumann agreed that it is a departure from the original and should be treated differently. Straus stated approving this application as a like for like, the Commission is making a real change on what like for like is. Dombroski stated a policy was set some time ago for the 3-tab shingles. Dombroski stated he believes Straus is looking to set the same type of policy for items no longer available. Dombroski believes we should encourage, rather than penalize, the applicant for attempting to use the closest available material to the original. Doud agrees and thinks if the Commission acknowledges the situation, it is perfectly OK to remain as a Staff Report. Rentrop quoted a section of the HDC Ordinance and explained that there must be written specific standards. Motion by Finkel to codify and distinguish the difference between like for like not including dissimilar materials but does include the same material with minor differences in dimension. After further discussion it was decided to grant Dombroski the latitude to determine if the application needs to come to the table for review. Dombroski stated if he has questions he goes straight to Neumann. Finkel withdrew his motion.

- **HB22-000-082(H) Lakeview Hotel – Replace A/C Unit and Windows**

Dombroski stated the applicant would like to replace the A/C unit and windows.

- **MD22-013-084(H) Gough/Brodeur Stables – Roof Repair**

Dombroski stated the metal lean-to roof on Cindy's Riding Stable needed to be repaired. Straus noted issues with the foundation and asked if that repair was being applied for. Dombroski stated it was not and he could let the applicant know that he may want to check the foundation.

Motion by Doud, second by Straus to approve the Gembis, Gough, Lakeview Hotel, and Gough/Brodeur applications. All in favor. Motion carries.

Motion by Doud, second by Sehoyan to approve the Murray application. All in favor. Motion carries.

Doud left the table and addressed the Commission. He stated he would be submitting an application for December to request 8" siding, instead of 10" siding, on the Patrick Doud's building.

Doud returned to the table.

OLD BUSINESS

- None

NEW BUSINESS

- **RS22-048-073(H) City of Mackinac Island Public Library – Statue**

In Neumann's review, he stated that the Commission adopted a policy, in October, exempting various non-building related items and property, including sculptures, from required design review, and therefore the statue is allowable by right. Straus asked if the statute you will be out all year. Dombroski did not know but thought that it might be since it is being bolted to a slab. Motion by Sehoyan, second by Finkel to place the application on file. All in favor. Motion carries.

- **2023 Meeting Dates**

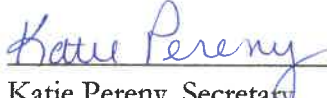
Motion by Sehoyan, second by Doud to approve the 2023 meeting schedule as presented. All in favor. Motion carries.

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 1:55 p.m.



Lee Finkel, Chairman



Katie Pereny, Secretary