

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION
HELD TUESDAY, APRIL 9, 2019 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 1:00 p.m.

PRESENT: Alan Sehoan, Lee Finkel, Andrew Doud

ABSENT: Lorna Straus, Nancy Porter

STAFF: Zoning Administrator, Dennis Dombroski, Attorney, Gary Rentrop

Motion by Sehoan, seconded by Doud to approve as written, and place on file the minutes of the regular meeting Tuesday, March 12, 2019. All in favor. Motion carries.

Motion by Sehoan, seconded by Doud to approve as amended, and place on file the Agenda. Amendments include adding "Rentrop Invoice" under *Correspondence* and "Federal Tax Credit Update" under *Old Business*. All in favor. Motion carries.

CORRESPONDENCE

• **Letter from Ordinance Committee re: HDC Fees**

The Ordinance Committee did not approve the proposed HDC fees. The Ordinance Committee made two suggestions to amend the existing fee schedule to add a Miscellaneous Fee of \$100 and to allow one amendment with the application fee. The Committee was not in favor of requiring the applicant to pay professional services due to the delay of receipt of the Professionals bills. Dombroski stated that the Miscellaneous Fee was inadvertently deleted in the last fee revision. Motion by Doud, second by Sehoan to add the Miscellaneous Fee of \$100 to the existing Fee Schedule. Roll call vote: Ayes: Finkel, Doud, Sehoan
Nays: None. All in favor. Motion carries.

• **Rentrop Invoices - Rentrop**

Rentrop summarized his past 6 months of legal fees.

September	\$1600.00
October	\$0
November	\$720.00
December	\$0
January	\$40.00
February	\$1200.00

COMMITTEE REPORTS

- None

STAFF REPORTS

• **MD19-010-007(H)**

City of Mackinac Island Police Department Siding

Dombroski stated the City would like to replace and paint the siding on the Police Department building. All work is Like for Like. Motion by Sehoan, second by Doud to accept the Staff Report and place on file. Roll call vote: Ayes: Finkel, Doud, Sehoan. Nays: None. All in favor. Motion carries.

Doud asked about replacing existing vinyl siding with cement board. Dombroski stated it would need to come to the HDC and would not be considered Like for Like. Dombroski stated that alternative materials can be reviewed but any further information would need to come from Neumann.

OLD BUSINESS

• **C18-066-069(H)**

Ryba's Snack Shop Doors

Dombroski stated the proposed doors in the front will not be open in the summer. They are used as seasonal enclosures only. The existing side doors that are being replaced are steel. Neumann recommended a different style than the applicant submitted. Neumann recommended Clopay, Coachman Collection, Series 22, REC11. Motion by Doud, second by Sehoyan to approve the style recommended by Neumann. Roll call vote: Ayes: Doud, Finkel, Sehoyan. Nays: None. All in favor. Motion carries.

Dombroski asked if the motion was approving wood. After discussion on steel vs wood there was a Motion by Doud, second by Sehoyan to approve the steel material. Roll call vote: Ayes: Doud, Finkel, Sehoyan. Nays: None. All in favor. Motion carries.

Dombroski addressed the Commission informing them of a new law related to 5G cell towers. The new law would minimize the oversight by local jurisdictions of cell tower placement. Dombroski was not sure if this law would apply to Historic Districts. Rentrop stated that unless there is a change in the law, the towers would still be subject to review by the HDC. [Rentrop did further research and recommended further discussion on the topic. This topic will be placed on the May Agenda]

• **Federal Tax Credit Information – Rentrop**


Rentrop stated the proposed Senate Bill is to restore the State Historic Tax Credit. Rentrop offered some background on the tax credit and stated that the bill proposes a 25% state tax credit and a 20% federal tax credit. This bill is for commercial property only. If the credits cannot be used by the developer they are able to sell the credits for about .90 on the dollar. The State will review your proposed work prior to the start of work to ensure the work being done qualifies.

NEW BUSINESS

- None

PUBLIC COMMENT

With no further business there was a Motion by Sehoyan, second by Doud to adjourn the meeting. Meeting adjourned at 1:36 pm.



Lee Finkel, Chairman



Katie Pereny, Secretary