

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION  
HELD TUESDAY, FEBRUARY 11, 2020 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 1:01 p.m.

PRESENT: Andrew Doud, Lee Finkel, Lorna Straus

ABSENT: Alan Sehoan, Nancy Porter

STAFF: Zoning Administrator, Dennis Dombroski, Architect, Richard Neumann, Attorney, Gary Rentrop

Motion by Doud, seconded by Straus to approve as written, and place on file the minutes of the regular meeting Tuesday, December 10, 2019. All in favor. Motion carries.

Motion by Doud, seconded by Straus to approve as written, and place on file the Agenda. All in favor. Motion carries.

There was no January meeting due to the lack of an Agenda.

**CORRESPONDENCE**

- **Rentrop Statement November 10, 2019 and December 10, 2019**

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

- **Letter from Mackinac Island Transportation Authority (MITA) re: Fees**

Finkel read the letter aloud. Finkel placed the item as New Business to discuss later in the meeting.

**COMMITTEE REPORTS**

- None

**STAFF REPORTS**

- None

**OLD BUSINESS**

- **C17-055/56-027(H) Mr. B's Amendment – Benser**

Neumann stated that to follow up on his review, after seeing the rendering Benser submitted, he feels the cornice that is being proposed is too historical looking. It has the appearance of the street façade as opposed to the water façade. So Neumann wanted to amend his review to state that he feels the brackets should be removed and a simplified cornice similar to the right side of the building should be used. Dombroski stated that he thought the HDC and Planning Commission were aiming for a more decorative look on the water side. Doud stated he thought the improvement was a big improvement on the water side view. Doud confirmed that Neumann was OK with the windows at the top. Neumann stated yes, he thought the whole general appearance is good and the extra height does not present a problem. He would just simplify the cornice by eliminating the brackets and going with a plainer cornice. It was decided to table the amendment since there was no representative present to discuss the recommended change.

- **C18-066-069(H) Ryba's Final Door Picture**

As requested, Deckert submitted the picture of the door completed.

**NEW BUSINESS**

- **Formula Business Regulation/Prohibition In Historic District-Rentrop**

Rentrop stated that the City would like to amend the formula business ordinance, which they feel is unenforceable. Rentrop is working with Evashevski to come up with a draft ordinance, which he presented at the meeting. Rentrop stated the draft bans formula businesses but does have some exceptions at the end. The challenges facing the ordinance are first amendment challenges. Cities that currently have bans around the country, have alternate locations where the franchises are allowed. Mackinac Island does not have an alternate location, but does have Mackinaw City and St Ignace that all visitors must pass through. This may satisfy that challenge. Rentrop suggested that a mirror ordinance to this draft, be added to the Zoning Ordinance. The HDC would regulate historic districts and the City would regulate everywhere else on the island. Doud stated he would like feedback from City Council to make sure they support it too. Straus asked if the City gave any kind of deadline to Rentrop to complete the ordinance amendment. Rentrop stated they did not. The Commission all agreed they like the draft ordinance. Straus stated that she would like the entire Commission to have the time to review the draft before taking any action. Straus thanked Rentrop for his work on this draft.

- **C20-021-003(H) Kilwin's Exterior Alterations**

Kathy Schorfhaar introduced herself and the franchisees and welcomed any questions. Neumann stated that his review was positive in that the proposed changes are minimal and don't really include any architectural changes. The changes include signage and spruce up type of changes. Doud stated he did not see any problems. Schorfhaar stated the windows will not change and the existing banners will be used. The middle banner is the one they will most likely use for signage. After some discussion on the signs, there was a Motion by Doud, second by Finkel to approve the application. Roll call vote: Ayes: Doud, Finkel, Straus. Nays: None. All in favor. Motion carries.

- **C19-019-075 Demolition of Coal Dock Hardware Store-MITA**

Dombroski stated that the storms of November damaged the hardware store on the coal dock. Dombroski described the damages to the seawall and foundation of the hardware store. The public is no longer permitted in the store for safety reasons. The store is currently being moved to the Ice House. Two walls of the store are currently unsupported, and it needs to come down in order to make the necessary repairs. At some point the structure could be rebuilt, but it would not be the hardware store. It would most likely be used in some way by the Transportation Authority as offices or ticket sales for passenger service. The structure was built in the 1980's and was not part of the original Ice House. Dombroski stated that currently improvements are being made on the inside of the Ice House for the new hardware store. The outside will remain essentially the same, except for a door change, to maintain the historic integrity of the building. Rentrop stated that the current survey lumps the Ice House and the hardware store together and labeled them both as contributing. Therefore Rentrop drafted a Resolution to remove the hardware store from the Ice House. Doud felt that the Resolution might give people the idea that by saying it's not a contributing structure you are inflating the fact that noncontributing structures can be torn down. Rentrop explained that if it was a contributing structure we would have to go another elevation in the statute. Finkel read the Resolution aloud. There was a Motion by Doud, second by Straus to approve the adoption of the Resolution. Roll call vote: Ayes: Doud, Finkel, Straus. Nays: None. All in favor. Motion carries. At the


request of Straus, a drawing of both the Ice House and hardware store will be attached to the Resolution and the minutes.

- **Mackinac Island Transportation Authority Fees**

Finkel read the letter aloud. Motion by Doud, second by Straus to approve to waive any applicable fees for the Mackinac Island Transportation Authority for a period of three years. Roll call vote: Ayes: Doud, Finkel, Straus. Nays: None. All in favor. Motion carries.

**PUBLIC COMMENT**

With no further business there was a Motion to adjourn the meeting. Meeting was adjourned at 2:01 pm.

  
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Lee Finkel, Chairman

  
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Katie Pereny, Secretary

RESOLUTION REGARDING  
DEMOLITION OF HARDWARE BUILDING  
7325A Main Street

WHEREAS the "Hardware Building" is a small structure located on the dock side of, and is an addition immediately adjacent to, the large structure built circa 1880 formerly known as the Ice House, and the "Hardware Building" addition has as its foundation the dock structure of the Coal Dock;

WHEREAS due to high lake water levels and storms the dock underlying the Hardware Building has been severely damaged;

WHEREAS the owner of the Hardware Building has requested approval to demolish the Hardware Building because of its condition and the condition of the dock structure below it, which can only be accessed for repair by the removal of the Hardware Building;

WHEREAS based upon information provided by the City Building Inspector, the Hardware Building was an addition constructed in approximately 2 and is therefore not a contributing resource under Ordinance No. 443; *early 1980s*

WHEREAS, although the Market and Main (Huron) Historic District Intensive Level Historic Resources Survey in its assessment treated the Ice House building together with its Hardware Building addition as a "Contributing" resource within the Historic District, it now appears, based upon the information provided by the City Building inspector, that the small Hardware Building addition is not a "Contributing" resource;

NOW THEREFORE

The Commission makes the following findings:

This Commission finds that, under the circumstances, retaining the resource is not in the interest of the majority of the community;

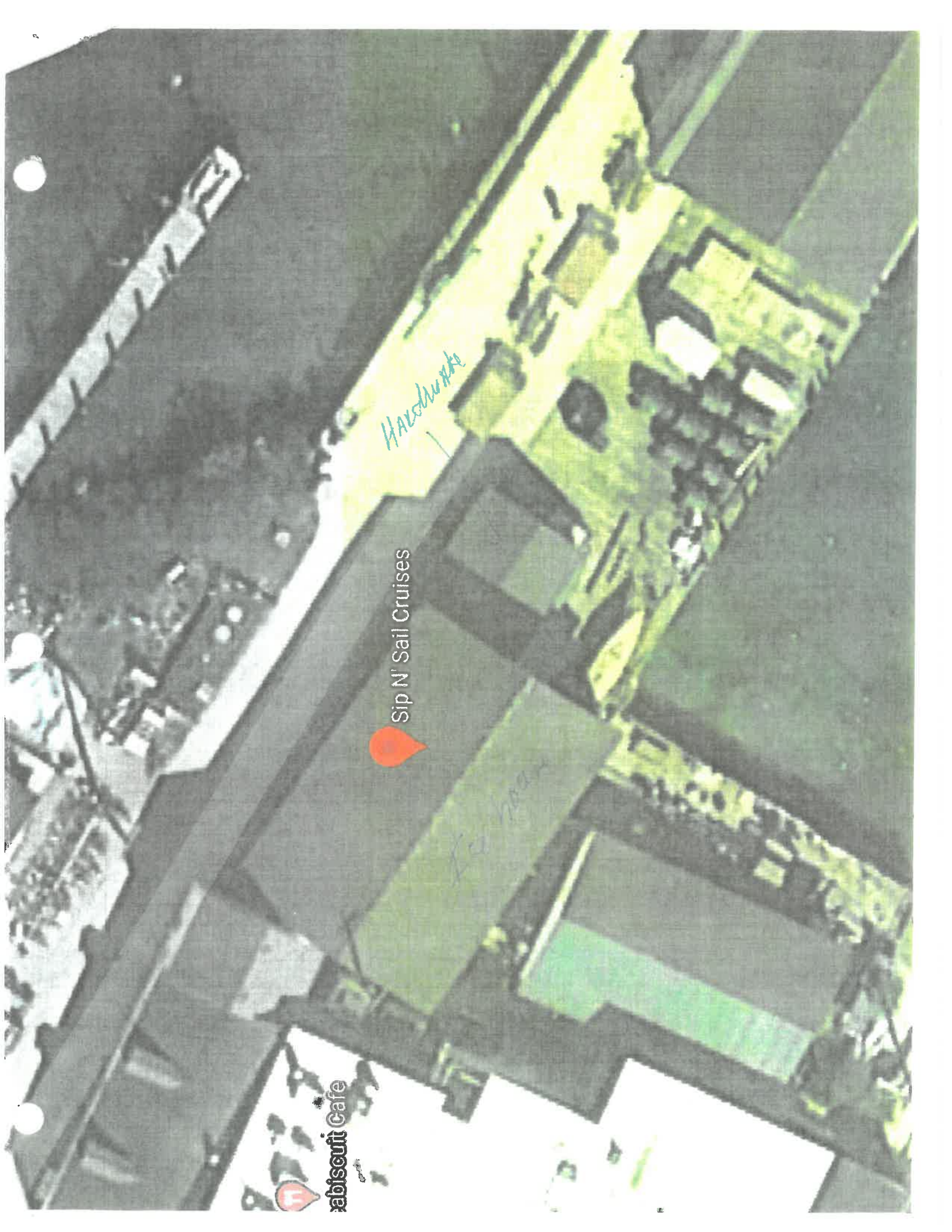
This Commission further finds that removal of the Hardware Building is necessary to effectuate repairs to the Coal Dock in order to preserve the Coal Dock, which is a significant contributing resource as is the Ice House building which is also located on the Coal Dock, both of which are identified as such in the Intensive Survey for the Market and Main (Huron) Historic District.

BE IT RESOLVED: *Lee Finkel*

A notice to proceed is hereby granted for the demolition and removal of the Hardware Building.

*Lee Finkel/ks*  
*Chairman*  
*February 11, 2020*

*C19.019.075*  
*2.12.20*



Harbortown

Sip N' Sail Cruises

abbsouffit Cafe