

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT COMMISSION
HELD TUESDAY, SEPTEMBER 8, 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 1:02 p.m.

PRESENT: Andrew Doud, Lee Finkel, Lorna Straus, Alan Sehoyan, Nancy Porter (all via Zoom)

ABSENT: None

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

Motion by Finkel, seconded by Doud to approve as amended, and place on file the minutes of the regular meeting Tuesday, August 11, 2020. Amendments were to add "Like for Like" on the Stuart House Window Sill Repair and Twilight Building Bay Window Repair, add "from the roof line" after the 9' under Enbridge, and changing the word "from" to "for" also in the Enbridge paragraph. All in favor. Motion carries.

Motion by Porter, seconded by Doud to approve as amended, and place on file the Agenda. Amendment included adding "Verizon Update" to *Old Business*. All in favor. Motion carries.

CORRESPONDENCE

- None

COMMITTEE REPORTS

- None

STAFF REPORTS

- **C20-032-051(H) Ryba's Fudge Siding Replacement**

Dombroski stated rotted siding located above the window is being replaced like for like. Motion by Porter, second by Doud to approve the Staff Report. All in favor. Motion carries.

- **Job Status Report**

Straus asked for clarification on the policy regarding expiring Certificates of Appropriateness. The applicant has one year to start construction. If the work has not started, and the applicant has not requested an extension by the expiration date, the file is marked as expired.*If construction begins prior to the expiration date the file remains open until construction is finished. *If work has not started, the applicant may request a one year extension to their permit.*

OLD BUSINESS

- **HB20-050-045(H) Enbridge Energy Roof Top Camera**

Bob Lehto, Enbridge, once again summarized the proposed project. Lehto went on to say that Enbridge is looking for ways to further enhance safety. The camera is one of the ways to accomplish this. Currently Enbridge uses chase boats, which greet approaching ships and do a 360 degree scan of the boat, and monitor vessels that are stationary. The proposed camera would be used when vessels cannot be on the lake. The submitted supplemental information identified four possible locations for the camera. Lehto stated the Iroquois is the best location. The submitted information shows a possible shroud for the camera and would give the characteristics similar to the roof. The camera is all that would stick out. Alternative locations are provided but all are inferior to the Iroquois. Finkel asked if the maritime center will be manned by actual people, rather than artificial intelligence. Lehto confirmed that humans would be monitoring the cameras at

all times. When asked by Finkel, Eb Sowa confirmed that the camera pans 270 degrees. Finkel asked about the pipe line being moved to the tunnel. Lehto stated that a new segment of line through the tunnel will be tied in to the existing twin pipe lines. The new section will be a single 30" line that will be tied in on the Mackinaw City side and the St. Ignace side. Straus asked if Enbridge considered the Round Island Passage light. Drew Webster stated that other locations were looked in to but the logistics and feasibility are better at the Iroquois which has existing power and connectivity. Straus stated that the major concern of the Historic District is to maintain the historical integrity of downtown Mackinac Island. The proposed camera, even with the proposed shrouding, looks very anomalous and does not fit in with the hotel and does not look historic at all. Straus asked if any area on the bluff was considered. Straus also stated that the pipeline has been there a very long time and is wondering why it has taken 60 years for Enbridge to worry about something happening. As a resident, Straus wanted to express her concern over the fact that it took 60 years for Enbridge to be concerned over something happening. Rentrop stated that the proposed camera is not like the cellular towers and carries no special weight and has no federal regulations. Mackinac Island is involved in litigation against Enbridge and also, there are many people that believe the tunnel will never be built. It is likely to be a permanent camera. In addition, Enbridge has posted no security suggesting they will build the tunnel. Based on these points, Rentrop suggested that Richard Neumann do a review of the new information submitted and if the permit is issued a deadline should be included in the approval. Enbridge would have the opportunity to request to renew the permit before it expires. Lehto stated that the Planning Commission also requested that a timeline be provided. Enbridge is amenable to but asks for the ability to request a renewal if needed. Lehto stated that from his vantage point, the tunnel project is very real. Rentrop stated that with current oil prices the tunnel does not make economic sense. Doud stated the project is a complex situation and he would like to see Neumann review the project. Porter stated that she agrees with Doud. The supplemental information submitted is a visual improvement, but it still is not historically good. We have to weigh the safety factor and anything that could prevent a disaster would be beneficial; It is kind of a tradeoff. Porter stated that she is not a fan of Enbridge and their past behavior, or the pipeline. But she is aware it is there. Sehoyan agrees with Doud and Porter. He feels the camera is obtrusive and wouldn't meet the criteria for review. Sehoyan agrees with Straus that the passage light should be considered. Motion by Straus, second by Doud to ask Neumann to do a review of the most recent submittal and that the emphasis for Rick should be from the historical integrity prospective that Mackinac Island wants and needs to portray to the public. All in favor. Motion carries. Lehto asked if a copy of the design standards could be provided for their review to help in coming up with a presentation more appealing to the Commission. Rentrop will send Enbridge a copy of the Standards. Straus stated that the underlying element, at least for her, is that that is why people come to the island, because we are historic. It is the job of the HDC to help maintain that and deny projects that would take away from our historic appearance. Lehto stated he understood and appreciates the job of the HDC. Rentrop pointed out that the HDC has a National responsibility because the island is a National Historic Landmark.

- **Verizon Update – Gary Rentrop**

Rentrop stated he had a meeting in July with Dennis, Tom and the attorney for Verizon. Verizon was to present a comprehensive proposal that was to include 5G. Rentrop stated the proposal did not address beyond 5 years. Dombroski and Rentrop are to present a counter proposal to Verizon that includes wording from Article 4.

NEW BUSINESS

- **CD20-021-053(H) Gembis – New Shed**

Dombroski stated the application is for a new garden shed, built by Emory Barnwell. Neumann stated that the shed was an appropriate addition to the house and complementary and in keeping with the house. Dombroski stated that the 5’ setback was being met. Motion by Porter, second by Sehoan to approve the application. Roll call vote: Ayes: Doud, Finkel, Sehoan, Straus, Porter. Nays: None. All in favor. Motion carries.

- **CD20-028-055(H) Goodwin/Pennock Garden Historic Designation Discussion**

Bruce Goodwin is requesting that the historic designation of the garden be removed. Goodwin believes the garden was never a historical element and was surprised it was designated as such on ^{a later version of} the survey map. Goodwin did some research and could not find any evidence of the garden being historical. Rentrop described the lengthy process of getting an historic designation removed. Neumann instead suggested to indicate the resource, as documented by the Study Committee Report, is not significant enough to warrant any kind of preservation issue in regards to redevelopment of the property. Dombroski stated that the lot is an existing stand-alone lot of record. It is a non-conforming lot because it is less than 1 acre. However, it has been owned ^{continuously} since before zoning existed so it is a buildable lot of record. Porter stated she does not think the garden designation warrants preventing construction. Motion by Doud, second by Porter that the HDC finds that the historic characteristics of the property do not justify the historically attributed property and that it is buildable, and any new construction would be subject to the HDC’s review criteria. Roll call vote: Ayes: Doud, Finkel, Sehoan, Straus, Porter. Nays: None. All in favor. Motion carries.

PUBLIC COMMENT

- **None**

With no further business there was a Motion by Doud, second by Porter to adjourn the meeting. Meeting was adjourned at 2:20 pm.

Lee Finkel
Lee Finkel, Chairman

Katie Pereny
Katie Pereny, Secretary

