

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, November 12, 2024 at 1:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Alan Sehoyan called the meeting to order at 1:01 PM.

II. Roll Call

PRESENT

Lee Finkel

Alan Sehoyan

Nancy Porter

Peter Olson

Shannon Schueller

ABSENT

Andrew Doud

Lorna Straus

Staff: Erin Evashevski, Dennis Dombroski, David Lipovsky

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as written.

Motion made by Finkel, Seconded by Schueller.

Voting Yea: Finkel, Sehoyan, Porter, Olson, Schueller

V. Approval of Minutes

a. October 8, 2024

Motion to approve.

Motion made by Porter, Seconded by Olson.

Voting Yea: Finkel, Sehoyan, Olson, Schueller

VI. Correspondence

None

VII. Committee Reports

a. Demolition Application Committee

Sehoyan stated there are two volunteers for the committee, Doud and Porter. Nobody else wanted to volunteer so Sehoyan asked Evashevski if the Committee dies. Evashevski said a two member committee is OK. Porter would like Doud to chair and she will discuss with Doud a meeting date.

VIII. Staff Report

Motion to approve the Staff report.

Motion made by Finkel, Seconded by Schueller.

Voting Yea: Finkel, Sehoyan, Porter, Olson, Schueller

a. C24-016-069(H) Kristof Dock Repair

Dombroski stated this didn't start as a repair but turned in to it. There is a pedestal for a plug and in order to get new conduit the electricians had to take out deck boards to install. Like for like replacement.

b. R124-065-072(H) Cusack Lattice Replacement

Dombroski stated the deteriorated lattice needed to be replaced.

c. MD24-076-077(H) GHMI Windsor Window Replacement

Dombroski stated they are replacing the windows. Finkel asked if they are double paned. Dombroski stated applicant didn't state what the new would be.

IX. Old Business

a. HB24-041-016 Jaquiss Amendment

Porter stepped down from the table.

Sehoyan stated he has spoken with Neumann. Neumann is not present at the meeting. A favorable review was done. Motion to approve

Motion made by Olson, Seconded by Finkel.

Voting Yea: Finkel, Sehoyan, Olson, Schueller

Voting Abstaining: Porter

Porter returned to the table.

b. MD23-011-072(H) Lenox Building Porch

Dombroski stated on the original plan the porch roof, wall to wall on front facade, always existed. The right side was enclosed and the left side went to the ground and was bike parking. The request was to fill in the left side to match the right side. A different size vertical boards were to be used. When they started opening the porch to start work they discovered that everything was rotted out. They could remove the main support beam a handful at a time. A stop work was ordered. Dombroski stated the porch roof is not much better. Richard Clements came up with a new plan. Proposing to rebuild the whole front and the whole front will be the same, since none of the old will still be there. Neumann did not have a chance to review the new design. Finkel asked if the front has ever been changed. Mayor Doud and Porter do not remember. McGreevy showed the table a picture of the original porch. McGreevy stated Richard Clement worked with Neumann to come up with the new drawing. Clement took out the bead board and put in what looks like a railing that will be under the windows. The other change is spacing on the windows to keep them uniform all the way across the front. The stairway going up to the main entry changed and is a little narrower. Finkel confirmed the front door will be set back. McGreevy stated it will stay the original front door. Sehoyan suggested approving contingent on Neumanns review. Due to health safety and welfare there was a Motion to approve contingent on favorable review from Neumann. Evashevski recommended not doing it this way. McGreevy suggested that the safety issue is the roof. Can we ok the roof repair and then start project after Neumann review. Motion died due to lack of support. Motion to allow the roof repair and approve the porch repair contingent on Neumann approval.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Finkel, Sehoyan, Porter, Olson, Schueller

X. New Business

a. Steve Fox Introduction

Evashevski stated Mr. Fox is on Zoom. Steve Fox introduced himself. Mr. Fox stated he spoke with Evashevski about meeting the HDC. He sent an introduction of he and his firm for the Commission's review. Fox summarized his experience with MHPN and other facets of his work. He stated he does not have ongoing

representation of an HDC. Fox stated he knows Rentrop. Sehoyan asked Fox to touch on some of the points in the questions the Commission submitted. Billing: rate is \$350 an hour. As a firm they are \$225-\$350 an hour. There may be some flexibility based on what the HDC wants done. When asked, Fox stated work done by an assistant is typically not billed. Schueller asked about the billing. If we call and ask a question will it be referred to an assistant or would he handle. Fox stated generally he would bill the amount of time for that call and the work done to answer the question. If HDC is looking for someone to be on call to discuss statutes that could be discussed but is not normally how he would work. Fox stated his assistants do not do the research. Finkel asked about issues with phone companies and federal access issues. Are you comfortable dealing with these corporations? Fox answered that this is something his firm routinely does. Sehoyan asked if he will be able to attend monthly meetings. Fox stated he does not expect to have any issues attending via Zoom. Olson asked about a retainer and how he normally works. Which arrangement is more beneficial to you in learning about our situation here? Fox stated he can't answer off the top of his head. Fox thinks that most things that would arise, either method would work fine. If he needs to spend 3 hours to get up to speed with something he probably wouldn't bill for that. Sehoyan asked Evashevski if she had any questions. Evashevski stated that the question about Fox getting up to speed, she thinks there will need to be some time to contact Rentrop as a resource for a period of time. Fox had no questions for the Commission.

b. MD24-010-070(H) City of Mackinac Island Historical Sign Replacement

Neumann did a favorable review. Motion to approve.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Finkel, Sehoyan, Porter, Olson, Schueller

c. C24-014-071(H) Sheplers Weather Curtain

Jason Wiley was on the Zoom for questions. Sehoyan asked for dates they intend to have it up. Wiley said that is up to the Commission. They are not intending to use in the summer season. They would like to use for bad weather. Dombroski stated when this first came up it was initially to facilitate having a place for the winter boat riders. The applicant found this was going to be a major expense so the applicant would like to be able to use in really bad weather in season and in the May/October windows. They do not intend to use on a regular basis. When not being used they are rolled up. Neumann has given a favorable review for a winter temporary enclosure. Finkel stated this falls in the winter enclosure category. Motion to approve for the winter curtain.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Finkel, Sehoyan, Porter, Olson, Schueller

d. R124-001-004-078(H) Mackinac Place Condo Trim

Steve Rilenge stated the condos are two buildings with foam trim. Over time it is deteriorating. The lower trim has been replaced with Azek in the past. The applicant would like to replace the remaining rotted trim with Azek to match the bottom. The new trim will not be as heavy a wood grain look. It will look like the existing trim. Motion to approve with the note that he prefers Azek. Rilenge clarified what Like for Like is.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Finkel, Sehoyan, Porter, Olson, Schueller

e. Exterior Lighting - Dombroski

Dombroski stated the issue came up with the look of Jim Murray house lighting. In light of a couple of projects coming up in the neighborhood, does the Commission want to discuss. Sehoyan stated the Planning Commission reviews the lumens and HDC, the fixtures. The question is if recessed lighting in a historic district is appropriate. Sehoyan does not think it is appropriate but would like Neumann to weigh in on it. Ryan Spencer stated this came up when discussing new lighting for red house. Spencer asked Neumann and Neumann stated there probably should be no exterior recessed lighting in a historic district. Spencer going forward is going to confer with Neumann before installing anything. Motion to Table until December so Neumann can discuss.

Motion made by Sehoyan, Seconded by Finkel.

Voting Yea: Finkel, Sehoyan, Porter, Olson, Schueller

f. Adoption of 2025 Meeting Dates

Motion to approve as presented and someone will cover the Feb and April meetings.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Finkel, Sehoyan, Porter, Olson, Schueller

g. Closed Session to Discuss Pending Litigation

Motion to go in to closed session to discuss pending litigation.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Finkel, Sehoyan, Porter, Olson, Schueller

Motion to come out of closed session.

Motion made by Sehoyan, Seconded by Finkel.

Voting Yea: Finkel, Sehoyan, Porter, Olson, Schueller

XI. Public Comment

Fortino stated she has accepted a new position and leaving the paper next week. This is her last meeting. Finkel made a Motion to send a letter of thanks to Hoffman and commend Fortino for her excellent and unbiased job that we have all become accustomed to.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Finkel, Sehoyan, Porter, Olson, Schueller

XII. Adjournment

Motion to adjourn at 2:27 PM

Motion made by Finkel, Seconded by Sehoyan.

Voting Yea: Finkel, Sehoyan, Porter, Olson, Schueller

Alan Sehoyan, Chair

Katie Pereny, Secretary