

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, July 11, 2023 at 1:00 PM

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

I. Call to Order

- a. Zoom Information

II. Roll Call

PRESENT

Andrew Doud
Lee Finkel
Alan Sehoyan
Lorna Straus
Nancy Porter

III. Pledge of Allegiance

IV. Approval of Minutes

- a. Minutes of the June 13, 2023 Regular Meeting

Motion to approve as amended. Amendments include changing Porter brother to sister, and add the role call.

Motion made by Sehoyan, Seconded by Doud.
Voting Yea: Doud, Finkel, Sehoyan, Straus, Porter

V. Adoption of Agenda

Motion to approve the agenda as amended. Amendment was removing Bicycle Street Inn from the agenda as requested by David Jurcak, and add Mission District Map Discussion to *Old Business*.

Motion made by Sehoyan, Seconded by Porter.
Voting Yea: Doud, Finkel, Sehoyan, Straus, Porter

VI. Correspondence

- a. Rentrop Statement

Rentrop summarized his statement. HDC portion of bill is mainly the red house design discussions. Rentrop stated the matter is pending as he is waiting on a response from Clements. The other item involved the Doud store and cellular antennae and the potential conflict of interest with Doud. Rentrop gave Doud two reasons why it was OK to participate in the discussion.

VII. Committee Reports

VIII. Staff Report

a. Educational Segment

The topic is basis for denying an application or granting Notice To Proceed. Three items that can determine the denial are:

Denial of a Notice to Proceed because it is not a hazard are:

Not a trespasser.

Is the building occupied?

Can the public be protected by barriers?

You can deny new construction if it is not compatible, and you can ask what is going in its place,

Reasons to deny a Notice to Proceed because it is not a Financial hardship to retain the resource:

It is not a hardship to owner (LLC) and its shareholders: You can ask to see financial information such as tax returns.

The condition is beyond control of the owner.

All alternatives to demolition must be considered.

The cost to stabilize the building for future use, not to make it useful.

Retaining the resource is in the public interest.

Finkel asked how would you would handle the sprinkler system being 10 times more than the value of the structure. Rentrop said sprinklers are required by ordinance.

Doud brought up a scenario that could be a hardship such as changing a historic building that is housing, to a residence.

b. C23-059-041(H) Horse Corral Mall Wood Replacement

Dombroski stated the applicant would like to replace rotted trim and fascia and is also replacing siding. Motion to approve.

Motion made by Sehoyan, Seconded by Doud.
Voting Yea: Doud, Finkel, Sehoyan, Straus, Porter

c. C23-051-039(H) Hoodies Building Siding Replacement

Dombroski stated this application started as a like for like in the spring for windows. When the applicant was into the construction he found rotted siding. Motion to approve.

Motion made by Sehoyan, Seconded by Doud.
Voting Yea: Doud, Finkel, Sehoyan, Straus, Porter

d. MD23-059-045(H) Spata - Horse Corral Mall Flat Roof

Dombroski stated the flat roof parts are coming apart. The applicant would like to install overlay with approved product to fix it back. Motion to approve.

Motion made by Sehoyan, Seconded by Doud.
Voting Yea: Doud, Finkel, Sehoyan, Straus, Porter

IX. Old Business

a. Penalty Violation Language

This topic stems from the discussion involving dock in the June meeting. The police department along with Evashevksi, issued the violation penalty of \$5,000.00. The fine was picked up from HDC ordinance consistent with state statute. Doud would like to create a situation that is better for Dombroski. Pereny clarified to Doud that the HDC assessed the normal \$250 fine that is in the adopted Fee Schedule. The \$5,000.00 was a misdemeanor ticket for doing the work after being told not to. Doud asked if there should be another level for bigger violations. Dombroski said there probably should be but he is not sure how. There needs to be language developed. Porter asked Dombroski what amount he thought was appropriate. Dombroski said maybe \$750. Neumann pointed out also that a heavier fine should be assessed if someone is told not to do it, and they do it anyway. Doud would like to look at fees in October and review if needed. Sehoyan stated like for like is one thing but, like for something else and then doing after being told not to is another and should be a more serious fine. Straus stated she is uneasy when a specific amount is listed and after a length of time that amount doesn't mean as much. Straus asked if Dombroski knows the history of the \$5000. Dombroski stated it goes back to the original Historic District Ordinance adopted in 2009. Doud asked for clarification on \$5,000 fine. Dombroski stated it is part of the Historic District Ordinance, but it is not part of the adopted Fee Schedule. Rentrop reminded the commission that the new escrow applies to people that do work without permission and need to pay the legal fees. Rentrop said if your

going to enforce a fine it has to go to court and the judge has to agree. Doud stated he wants to revisit in the fall to make it clearer. Finkel thinks it is fair. It is supposed to deter. Porter does think we should come up with levels in our fee schedule. Dombroski clarified that Tom Evashevski followed the state statute to come up with the \$5,000 fine. Dombroski can only enforce what is in the fee schedule which is the \$250 fine.

b. C23-044-017(H) AT&T Payment Status

Rentrop reported that the escrow was never paid. Black and Veatch kept asking for invoices. Kara Hansen got an invoice for work prior to the work being done. Hansen was able to get \$4400 but not the \$5400 due. Kara asked to submit the \$4400 to prevent rescission of the conditional approval. Rentrop stated he is ok if you want to give them 30 more days before rescinding.

Motion to authorize to send AT&T a letter reminding them that until the amount in full is paid, including time spent preparing this letter, the application is incomplete, the conditions have not been met, and final approval will be withheld.

Motion made by Finkel, Seconded by Doud.

Voting Yea: Doud, Finkel, Sehoyan, Straus, Porter

X. New Business

a. MD23-026-040(H) Shryock Residence Deck and Fence

Roy Shryock is looking to add separation between his house and the sidewalk. The public is always on the deck and petting his dog etc. Neumann thinks it is a nice improvement and appropriate historically. Motion to approve.

Motion made by Finkel, Seconded by Sehoyan.

Voting Yea: Doud, Finkel, Sehoyan, Straus

b. C23-021-047(H) GHMI Bicycle Street Inn New Entry Doors

Jurcak requested to withdraw his application and resubmit in August.

XI. Public Comment

Tom Corrigan -we have historic mackinac website. we still need Annex pictures. Corrigan asked if the can HDC get this done? Most of Annex needs to be done. Neumann stated based on what we want to do we want pictures of everything. Corrigan has equipment to do it. Pictures of every structure are needed and would not include fountains etc. Mike Straus volunteered to do it in the fall.

XII. Adjournment

Adjourn 2:51

Lee Finkel, Chairman


Katie Pereny, Secretary