

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, April 09, 2024 at 10:00 AM

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

I. Call to Order

The meeting was called to order at 10:02 AM.

II. Roll Call

PRESENT

Andrew Doud

Alan Sehoyan

Nancy Porter

Staff: Gary Rentrop, Rick Neumann

ABSENT

Lee Finkel

Lorna Straus

III. Pledge of Allegiance

IV. Approval of Minutes

a. March 21, 2024 Minutes

Motion to approve as written.

Motion made by Doud, Seconded by Sehoyan.

Voting Yea: Doud, Sehoyan, Porter

V. Adoption of Agenda

Motion to approve as amended. The amendment included moving the Education Segment to Old Business to discuss whether the segments should still be included in the meetings.

Motion made by Sehoan, Seconded by Doud.
 Voting Yea: Doud, Sehoan, Porter

Jim Murray asked if the Jaquiss application should be removed since there is not a quorum to discuss it today. Murray was informed that the application would be tabled when it came to the agenda item. Doud asked Rentrop if the new application submitted triggered a new 60 day time frame. There was some confusion on the status of the project and a new application. Porter stated that she wanted to make sure the application submitted is complete. Rentrop pointed out that in the minutes he stated that the applicant would not need to submit a new application. However, the applicant did submit a new application. Porter asked if the application is complete now? She did not want to hear that it is incomplete, 30 days from now. Rentrop stated he isn't going to raise anything and that the HDC made themselves very clear last month that they accepted the application. Rentrop stated as far as applying guidelines, he wasn't going to raise any issue. Someone else might, but Rentrop would not. Rentrop suggested moving forward with the new application, just like they did with the old application. If the HDC is satisfied that you have everything you need on that application, then that is your call. Sehoan is wondering who determines if the application is complete. Rentrop suggested that the HDC determines if an application is complete. Porter wanted clarification that the 60 days starts when the application was submitted. Porter again asked if anything was missing from the application. As long as they are happy, she just does not want a discussion again in 30 days about something that is incomplete. Doud asked Murray if the applicant would like to withdraw the new application. Porter stated that either application would still start a new 60 day clock. Doud stated in his opinion the clock would start now. Doud asked Sehoan, if they hadn't submitted a new application, would he be OK with the old application. Sehoan stated yes, according to what Rentrop stated. Doud feels the applicant just went above and beyond with submitting a new application. Porter confirmed that the clocks starts now since the old one was denied. Doud asked Rentrop if he had an issue with the applications. Rentrop stated that the HDC is aware he has an issue with the old application but is remaining silent after they voted to accept the application. Doud asked Rentrop what our best legal position is and Rentrop stated starting the new 60 day clock when they submitted the new application. Doud asked if Murray was ok with this and Murray stated yes.

VI. Correspondence

None

VII. Committee Reports

None

VIII. Staff Report

a. Education Segment

It was decided to wait for the full commission to discuss whether the Commission would like to continue with monthly Education Segments. This will be placed on the May Agenda, for discussion.

IX. Old Business

a. MD23-021-018(H) GHMI Carousel Mall Amendment

Jack from Blinderman Construction described the work to be done. Dombroski stated he agreed with Jack that the vents have to get moved.

Motion to approve.

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

X. New Business

a. C24-014-012(H) Sheplers Dock Security Equipment

Chris Shepler stated he was asked to make the towers legal through the HDC, by City Council. The applicant would like to keep the towers there and need the HDC's ok. Dombroski stated the towers are a significant feature on the dock and were not part of the original change. Neumann did a positive review. Neumann pointed out that in the application someone stated they could be painted. Shepler stated the towers cannot be painted because of the IT infrastructure. But further said, what we can do is modify the black panels. Jason Wiley stated he checked with SLS and confirmed they can't be painted. The black portion of the tower can be customizable. The yellow border cannot be changed. Neumann stated the less visible they are, the better. Sehoyan suggested white. Doud stated the HDC does not review color. Neumann stated he understood that, but if you can make the panel not a strong visible element, it would be better. Shepler would like the Commission to suggest the color. After Shepler described the look of the towers, Neumann suggested they stay black. Motion to approve.

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

b. MD24-017-014(H) GHMI Parker Apt Gutters

Richard Chambers stated they are replacing the K- style gutters that were damaged and removed in 2014. Dombroski and Neumann were both OK with the application. Motion to approve.

Motion made by Sehojan, Seconded by Doud.
Voting Yea: Doud, Sehojan, Porter

c. HB24-041-016 Jaquiss Demolition

The Agenda item was tabled until May due to the fact there was not a quorum.

d. C24-014-017(H) Sheplers Dock Modifications

Dombroski stated that with the water dropping, the dock does not work for a large part of their fleet. He is viewing this as a health, safety, welfare situation so people can board the boats safely. Neumann did a positive review. Motion to approve.

Motion made by Sehojan, Seconded by Doud.
Voting Yea: Doud, Sehojan, Porter

Sehojan asked when they are starting the project. Shepler stated the engineering firm is working with Moran Iron Works to get started. Plan is to start working the Capt Shepler with the crew and equipment and get the docks corrected by April 21st.

e. Discussion re: Review of Policies with legal, architect and City Council

Doud requested this discussion. Finkel and Straus will be at the next meeting. Doud stated his thought on this goes back to the Steiner application. Decisions were made with legal work without the commission knowing. Doud stated this was also the case with the T-mobile application. Going forward Doud believes the commission should have an opinion before engaging legal help. Doud suggested a liaison from the commission work with legal so the commission is aware of any legal work going on. This would also apply to the architect work. Doud stated there was a big question as to whether there should be a review of the red house, and he doesn't feel that came from the Commission. Doud stated the commission should be far more involved. In referring to the Steiner application, Sehojan thought it was on the applicant to prove ownership and instead, the HDC took that on. Doud stated Dombroski is the front line and used the example of the cell tower on Douds market. The Commission had not been involved at all and calls were already coming in regarding the placement. Doud asked should the architect contact the lawyer or the Commission as to whether a review should be done. Sehojan pointed out that before the red house his reviews have been done. Sehojan would like clarification on when an application is presented who deems it complete? Porter stated that the Commission is not in the position to know if something is missing and someone needs to deem it complete and then if not complete, applicant should be told. Sehojan used the example of the Callawaert shed application being incomplete. Doud stated that falls on Pereny. Porter stated not necessarily because other people see it. Pereny stated she looks for obvious things such as missing pictures or site plans, but the rest is up to the Commission. Porter stated she would be the last person to know if something was missing from a demolition application. Doud asked if they should look at the demolition application and see if it

can be mainstreamed? Porter thinks all applications should be made sure to be complete. Doud stated maybe the liaison could work with the lawyer. Porter feels someone else needs to look at the applications to make sure they are complete, before they come to the Commission. Porter asked Pereny if she noticed anything missing from the red house application at the time it came in. Pereny stated she would not know. Doud stated that Pereny has applicants trying to push applications through. Porter stressed again that an applicant needs to be informed right away if something is missing from the application. Porter suggested having Pereny give the application to someone else to review, like the lawyer, to review and deem it complete. Doud would like to review the demolition application in the May meeting. Porter then suggested if the Commission was more educated they could vote on whether the application is complete or not via a Motion and then the clock would start when the Commission accepted the application. Pereny reminded the commission they have two weeks before the meeting to look at the applications. Doud asked what the chairman policy is? Danielle Leach stated the mayor makes appointments in May. Doud would like to figure out how a Chair is appointed, if there is a time limit, and does the Commission want to create a policy for the Chair. Doud stated he would like to discuss the policy with legal representation with city council. do we have input on who our lawyer is? Leach stated City Council would like to have a joint meeting with the HDC before May if possible; before the election so its the current council. The goal is to just make sure everyone is on the same page. Leach will put out some dates and see when it can be scheduled. Doud would not commit to any time at this point.

Fortino wanted to reiterate that you can't deem an application complete out of a meeting. Fortino stated she thinks the chair serves as the county board liaison in Mackinac County. Make clear whomever liaison is can't discuss with other commissioners because that is considered deliberation and a round robin. In addition, you cannot deliberate via email.

Neumann stated in his experience the demolition requests are so minimal but the applications considered incomplete are usually due to photos missing of surrounding area.

Doud asked Evashevski if she reviews City Council minutes before approved by council? Evashevski said it depends if Leach sends them to her. Pereny stated all of the Planning Commission minutes are sent to Evashevski for review. Doud stated the Commission can decide if we want the lawyer to review minutes before approval. Doud asked if anyone had any comments regarding this discussion. Rentrop stated he has no comments. Dombroski stated he has no comment right now. Neumann had no comment.

Doud asked Rentrop and Neumann if they have a problem with a liaison. Both are ok with it.

Sehoyan asked about the May residence from March. Dombroski stated he did not look at it yet. It will be on May agenda.

XI. Public Comment

None

XII. Adjournment

The meeting was adjourned at 11:07 AM.

Motion made by Doud, Seconded by Sehoan.
Voting Yea: Doud, Sehoan, Porter

Andrew Doud, Acting Chair

Katie Pereny, Secretary