

**MINUTES OF THE SPECIAL MEETING OF THE HISTORIC DISTRICT STUDY COMMITTEE HELD FRIDAY, MAY 12, 2023 AT 10:30 A.M. IN THE CONFERENCE ROOM, CITY HALL, MACKINAC ISLAND, MICHIGAN**

Acting Chairman, Nancy May, called a special meeting of the Historic District Study Committee to order at 10:35 a.m.

PRESENT: Nancy May, Sam Barnwell, Brian Findley, Mary Dufina

ABSENT: Brad Chambers

STAFF: Attorney, Gary Rentrop, Jennifer Mertz, Past Perfect Inc., Richard Neumann, Architect

Motion by Dufina, second by Barnwell to approve, as written, and place on file the minutes of the special meeting Friday, February 21, 2023. All in favor. Motion carries.

**Draft Mission District Study Report & Draft Small Point Historic District Study Report**

Jennifer Metz introduced her colleague, Rebecca Smith-Hoffman. Metz then asked for any questions or comments from the Committee. Hoffman stated that she noticed 2 of the mapped vacant lots now had foundations on them. (Benser and Murray properties) Metz stated the updated map shows all vacant lots as grey. Rentrop stated that he will be walking the districts with Metz and Hoffman after the meeting.

Hoffman stated that the Small Point district makes sense as a stand-alone district. Hoffman described the history of the property as originally being owned by Sheley. There was a larger house that was going to be built for the Chancellor, but that was never done and the existing structure was torn down. The current Small Point B&B was acquired by the Findley family in 1973, which saved it from being demolished in 1974. Findley stated the home was in terrible shape but they renovated it and saved it from demolition. Rentrop told Hoffman to beef up the report with as much history as possible.

Rentrop stated the task for the Study Committee is to conceptually approve the draft reports, subject to non-substantive tweaks.

Motion by Barnwell, second by Findley to adopt the Mission District Study Report subject to non-substantive tweaks. All in favor. Motion carries.

Motion by Barnwell, second by Dufina to adopt the Small Point District Study Report subject to non-substantive tweaks. All in favor. Motion carries.

Motion by Barnwell, second by Findley that once the tweaks are complete, to authorize the Committee to disseminate the two draft reports to the proper parties for review and schedule the required public hearing not less than 60 days after sending out the Notices. All in favor. Motion carries. Rentrop suggested having another meeting after any tweaks are made and before sending out the Notice.

Rentrop asked if there have been any comments from the public on expanding the districts. The Committee stated no. Findley stated that he believes that is a lack of knowledge between a historical overlay and a historic district. Barnwell commented that he now owns a house in a historic district in Traverse City and it is very well run and easy to work with. Findley and Dufina suggested a good education memo on the “process” be sent out with the public notice to educate the public. Findley believes that some of the businesses are concerned within the district, that have historical houses, that their business is going to be hampered for any future changes that may be rejected, and that just isn’t the case.

Dufina asked about the status on the red house. Rentrop stated that City Council approved the moratorium and Clement and Neumann are working together on a solution. Per Clement any revisions are now on hold. Neumann stated that so far, the plan is to preserve the front of the house and rebuild

the back. The footprint is slightly smaller. Barnwell asked how the timing of the moratorium lines up with the creation of the new district. Rentrop stated that is a good point and he will check on that.

May nominated Findley to be the Chair. Dufina seconded the nomination. All in favor. Nomination carries.

**Public Comment**

None

With no further discussion there was a Motion by Barnwell, second by Dufina to adjourn the meeting. The meeting was adjourned at 11:15 PM

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Nancy May, Acting Chairman

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Katie Pereny, Secretary