

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, September 12, 2023 at 1:00 PM

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

I. Call to Order

The meeting was called to order at 1:04

II. Roll Call

PRESENT

Andrew Doud

Lee Finkel

Alan Sehoyan

Lorna Straus

Nancy Porter

Staff: Rentrop

III. Pledge of Allegiance

IV. Approval of Minutes

a. August 8 2023 Minutes

Motion to approve as written.

Motion made by Sehoyan, Seconded by Straus.

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

V. Adoption of Agenda

Motion to approve as amended to change education segment to Lehman Investment Co LLC v City of Clarkston case,

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

VI. Correspondence

None

VII. Committee Reports

None

VIII. Staff Report

Motion to approve report

Motion made by Sehoan, Seconded by Doud.

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

- a. Education Segment - Determining a Contributing Resource- 50 years, Period of significance

Lehman Investment Co LLC v City of Clarkston case. Rentrop shared his screen to show the ordinance for the local HDC. Rentrop discussed the requirements to approve demolition. As far as Trayser case it would be A or B.

- b. C23-028-056(H) Ryba Properties Door Replacement Like for Like

Dombroski stated the applicant would like to replace the door like for like. Several different Ryba properties are getting new front doors and the former Mays building is getting a new storm door.

- c. C23-066-057(H) Ryba Properties Door Replacement

Dombroski stated the applicant would like to replace a door like for like.

- d. C23-032-058(H) Ryba Prop Storm Door like for like

Dombroski stated the applicant would like to replace the storm door.

- e. MD23-031-062(H) Thompson Sill & Trim Replacement Like for Like

Dombroski described the project as replacing the rotted sill and trim.

- f. MD23-070-063(H) Timmons Roof

Dombroski stated applicant would like to replace the shingles on the roof.

- g. MD23-005-064(H) Trinity Church Roof Shingle Replacement

Dombroski stated applicant would like to replace the shingles on the roof.

h. R323-032-065(H) Dufina Roof Shingle Replacement

Dombroski stated applicant would like to replace the shingles on the roof.

i. R123-066-066(H) Callawaert Roof Shingle Replacement

Dombroski stated applicant would like to replace the shingles on the roof.

IX. Old Business

a. MD22-074-053(H) Beeck Mini Split Amendment

Dombroski described what a mini split is which is a suitcase size compressor with lines that go directly to the air handler in the rooms. There is no duct work. Applicant needed to place the outside unit in a different location than previously approved. The installer wanted to put it on the ground behind trees that act as a screen. Neumann gave a favorable review.

Motion to approve

Motion made by Sehoyan, Seconded by Doud.

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

X. New Business

a. MD23-010-059(H) Post Office Storage Bins

Dombroski stated the post office replaced a storage bin behind the building with a rubber maid unit and then added another unit. The new units are not wood framed, historic structures. Neumann gave a favorable review as it is out of sight and not visible to the public. Sehoyan asked if there were photos of the previous units. Dombroski stated the applicant removed without notification so there are no photos. Porter stated it had a favorable review and they are useful and necessary.

Motion to approve.

Motion made by Porter, Seconded by Doud.

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

b. HB23-000-060(H) Lakeview Hotel Windows, Siding and Condenser Units

Finkel confirmed that Neumann gave a favorable review

Motion to approve

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

c. August 8 2023 Minutes

McGreevy stated he would like to place a privacy fence between McGreevy Cottage and Dwight's house, mostly for noise purposes. The neighbor has a radio that is played that the applicant would like to block and would like it for privacy. McGreevy stated the review states it is a contributing property but it is not. The fence is proposed to be vinyl and the homes around him have vinyl siding. McGreevy did acknowledge that the fences around him are wood. McGreevy suggested he could do the same type of fence in wood and paint it and in front path where it meets the picket fence he could step it down to meet the height of that portion of fence. McGreevy stated they will install shrubs as well. McGreevy asked if they could approve contingent on applicant coming back with plans with the wood. Dombroski stated that Neumann asked him to let the Commission know that he recommends use spindle similar to what is there, spaced tight together instead of what the applicant is proposing. Porter stated that Neumann may approve what McGreevy has suggested. McGreevy stated he will come back with another plan. McGreevy does not believe Neumann's recommendation would block sound. Rentrop asked if Neumann was aware that noise was the issue. Rentrop suggested that McGreevy contact Neumann regarding that concern. McGreevy is to come back next month. Motion to table.

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

d. C23-021-068(H) Bicycle Street Inn Door Change

Dombroski stated that this change is to cause the entrance to be the main entrance in to the hotel. Sehoyan confirmed it is a non-contributing building. Dombroski stated there are plans for the building. Megan Hornbogen stated the main entry is not being touched. It is the side entry by Kilwins that is to be the main entrance to the hotel. They pulled back from facade so as not create congestion on the street. Porter likes the changes. Motion to approve.

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

e. C23-053-070(H) Trayser Demolition of Bldg

Rentrop stated that one of four points must be met, to approve demolition in a historic district. Rentrop stated that the burden is on the applicant to show that they meet a point. Trayser stated that the building needs to be removed to build a new seawall. The shed was built in 1987 to store merchandise. Trayser has always felt the building has been inconsistent with the historic nature of the island. The seawall has to be

done to avoid damage from waves destroying the building. WJE Engineers were present in the meeting. Trayser stated that the new building cannot be designed until the new seawall is built and they are out of the velocity zone. Rentrop added that based on what was just said, we may have a situation that the structure constitutes a hazard to the safety to the public or the structures occupants. This could be another category that could be used to approve the demolition. The architect stated the applicant is trying expand his retail business into a restaurant business and improve the view of the lake from the property. In reviewing the FEMA flood zone maps, it was determined that a new seawall is needed. The seawall needs to fall outside of the Velocity zone. Currently, the existing building falls in the velocity zone. Therefore the building needs to be removed to do soil borings, construct the new seawall and then plan for the new structure. Rentrop asked if they could give the Commission any idea of what the new structure will look like. Trayser stated that the data for the basic structure has been sent out and a design is currently being developed. Trayser added that the design must also be approved by FEMA. Finkel asked Rentrop and Dombroski if the Commission is even allowed to consider a demolition request without having the replacement structure information. Dombroski questioned why they cannot add to the existing sheet pile seawall. The existing sheet wall is about a foot too low for the revised FEMA map. Doud stated that a building cannot be torn down without the new structures plan. Doud does believe a new structure would be better than what is there, but the Commission must see what is going to be built in its place. Dombroski agreed. Sehoyan asked for supporting documents from FEMA stating the existing seawall is not sufficient. A map was distributed showing the velocity zone but Dombroski stated it was not easy to understand. Trayser stated without doing the seawall and getting out of the velocity zone, they cannot tell us where the building be. Soil borings must be done before doing the seawall and this requires moving the building that is in danger. Dombroski stated that your consultants should be able to give you a proposed location for a seawall. In addition they could add the additional foot of sheet metal to the seawall. The applicant should be able to provide a preliminary plan for the new structure and then amend if needed. But Dombroski is still struggling with the need for a new seawall. One of Trayser's team offered to show the conceptual design that includes a basement. Dombroski asked if the basement was the reason for all of this. The team member stated no. Doud reiterated that the new plan must be seen before approving anything. Trayser's team member stated it is a catch 22, and Doud stated it is their catch 22. The Commission needs to see a complete package to review. Sehoyan asked if property owners must change things to meet the new FEMA map. Dombroski stated not until they make changes. In addition an insurance company could require changes. But at this moment, FEMA is not requiring Trayser to do anything. Motion to table until more information can be provided.

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

f. MD23-011-072(H) MICT Lennox New Front Porch

McGreevy stated that the Lennox would like to enclose the other half of the porch for office space. The existing enclosed space will stay as it is. There will not be heat in the old section. The new section would be insulated and heated and they will move the entrance to where it originally was. Finkel confirmed the footprint will not change. Neumann gave a favorable review. McGreevy stated the windows will be the same type as far as the panes and will be wood clad, but they will be slightly different to differentiate the new from the old. The lattice work on the bottom will also be somewhat different so you can tell it is an addition. Dombroski confirmed there will be handrails on the steps Motion to approve with the addition of handrails

Motion made by Sehoyan, Seconded by Porter.

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

XI. Public Comment

Doud commented that if a building were to be used for something, and grandfathered in, and considered safe, if making an argument for demolition, could it be considered unsafe based on the condition that was grandfathered in or economic hardship.

XII. Adjournment

Meeting adjourned at 2:19

Motion made by Porter, Seconded by Doud.

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

Lee Finkel, Chair

Katie Pereny, Secretary