

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, April 08, 2025 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 10:01 AM.

II. Roll Call

PRESENT

Andrew Doud 10:14 AM

Lee Finkel

Alan Sehoyan

Nancy Porter

Peter Olson

ABSENT

Lorna Straus

Shannon Schueller

Staff: Dennis Dombroski, David Lipovsky, Richard Neumann

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve.

Motion made by Porter, Seconded by Finkel.

Voting Yea: Finkel, Sehoyan, Porter, Olson

V. Approval of Minutes

a. March 11, 2025

Motion to approve.

Motion made by Olson, Seconded by Finkel.

Voting Yea: Finkel, Sehoyan, Porter, Olson

VI. Correspondence

None

VII. Committee Reports

None

VIII. Staff Report

- a. MD25-026-015(H) Benjamin like for like repairs

Dombroski stated this is a like for like replacement of siding and trim, double-hung windows replaced, and a few new floor boards on the front porch replaced.

- b. MD25-038-013(H) Cottage Inn New Roof

Dombroski stated this is a like for like roof replacement.

Motion to approve the Staff Report.

Motion made by Porter, Seconded by Olson.

Voting Yea: Finkel, Sehoyan, Porter, Olson

IX. Old Business

- a. R325-008-005(H) Doud Shed Roof

Sehoyan stated this was tabled last month due to lack of quorum. Due to Sehoyan's conflict, there was again a lack of quorum. Motion to table due to lack of quorum.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Finkel, Sehoyan, Porter, Olson

- b. R325-011-006(H) Porter Deck Replacement

Dombroski stated the main deck is like for like. The part that is not, is the railing. The railing is being replaced to be code compliant. Neumann stated the project is appropriate. Motion to approve the project.

Motion made by Finkel, Seconded by Doud.

Voting Yea: Doud, Finkel, Sehoyan, Olson

Voting Abstaining: Porter

- c. R325-008-010(H) Doud Fence

Motion to table due to lack of quorum.

Motion made by Finkel, Seconded by Olson.

Voting Yea: Finkel, Sehoyan, Porter, Olson

X. New Business

a. HB25-050-012(H) Iroquois Hotel front stair rail replacement

Barnwell stated this application has two items, with one part being like for like. Barnwell stated the second part is a historic railing. Over a year ago a guest fell and broke his ankle. We would like to make it safer for our guests. The existing railing is not grippable for smaller hands. We proposed two free standing railings as close to the existing as they could to meet code and maintain the historic railing. Neumann did not give a favorable review. Barnwell would like to discuss an option they all can agree to. Neumann stated the proposed option does not make sense. He has seen other projects that have left the old and add two new railings. This left three different railings. Neumann suggested two identical new free standing railings along with the existing historic railing. Dombroski stated he agrees with the two new railings and keeping the historic railing. Motion to approve the two free standing railings to be installed next to the existing historic railing.

Doud arrived at 10:14

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

b. MD25-041-017(H) Market Street Inn A/C Unit Upgrade

Steve Paquin stated he was there on behalf of Bob Gale. The owner would like to upgrade his existing failing units. The line hide will be painted to match the siding. There will now be 3 indoor units to each outdoor unit. There will be a total of 3 outdoor units. Dombroski stated he had no concerns. He did not like the white line hide, but that will be painted to match the siding. All three outdoor units will be up 18" on stands. Neumann was ok with the installation and wanted to add the recommendation that the line hides be painted to match the siding. There was a motion to approve.

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

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

c. MD25-069-018(H) Doud Shed, Porch Lattice, and Hatch Demolition

Sehoyan stated the application is labeled as demolition but is really an alteration more than anything. Doud stated he presented this now because there may be some date deadlines in terms of the lot split requirements. Part of the lot split requirement was to take down the shed and basement access stairs. There is no chance of occupancy for at least two years. The shed is not historic and the stairs encroach in to the setbacks. Doud would love to keep the shed to use during construction.

Dombroski believed there was a date in May to remove the required items. The goal is to remove the shed and staircase but does not have a presentation for the new staircase yet. Doud suggested tabling now but would like to hear what Dombroski, Lipovsky, and Evashevski are comfortable with. Dombroski would like Evashevski's input. Dombroski stated the shed could be considered like a temporary construction tent. But it must not become a permanent feature. Motion to table for more information.

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

XI. Public Comment

None

XII. Adjournment

Motion to adjourn at 10:31 AM.

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

Alan Sehoyan, Chairman


Katie Pereny, Secretary