

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, August 13, 2024 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 1:00 PM.

II. Roll Call

PRESENT

Andrew Doud

Lee Finkel

Alan Sehoyan

Lorna Straus

Nancy Porter

Peter Olson

Shannon Schueller

Staff: Erin Evashevski, Richard Neumann

III. Pledge of Allegiance

IV. Approval of Minutes

a. July 9, 2024

Motion to approve as written.

Motion made by Finkel, Seconded by Olson.

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

V. Adoption of Agenda

Motion to approve as written.

Motion made by Doud, Seconded by Finkel.

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

VI. Correspondence

a. Rentrop May 31 2024 Statement

Motion to place on file.

Motion made by Straus, Seconded by Olson.

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

b. Rentrop Statement June 30 2024

Motion to place on file.

Motion made by Straus, Seconded by Olson.

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

c. Letter from Planning Commission re Light Fixtures

Sehoyan stated the Planning Commission is looking for a comment from HDC. Sehoyan suggested we ask MIFC to submit an application for the lights. Porter stated she isn't sure everyone is aware they need to submit an application for a fixture change. Neumann stated he was directed to work with Dombroski to come up with language for lighting but they did not have time last month. It was said that the fixture HDC would regulate and the light kelvin the Planning Commission would regulate. Straus stated the Planning Commission is just looking for a response from the HDC to the light issue. Motion by Sehoyan to table until Dombroski and Neumann discuss further. The motion died for lack of support. Dombroski suggested since so much is going on with the dock right now maybe not address right now and have them lump all the work being done with the fixtures. Schueller asked if this is for homes as well. It was confirmed it was. After further discussion there was a Motion to place the letter on file and HDC wait for guideline's to be developed by Dombroski and Neumann regarding light fixtures only in the commercial HD.

Motion made by Sehoyan, Seconded by Doud.

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

Voting Nay: Straus, Olson

Straus stated we have been drawing a line between commercial and residential and would like to draw attention it is not a firm line as the language suggests. One of the issues on agenda today is precisely that and the lumens and windows are not as clear as the distinction between commercial and residential.

VII. Committee Reports

None

VIII. Staff Report

a. CD24-039-043(H) Shea Gate Post and Stone Wall Repairs

Historic District Commission August 13, 2024

Dombroski stated these are like for like repairs to the gate post and foundation wall. Motion to approve the Staff Report.

Motion made by Doud, Seconded by Finkel.

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

b. MD24-073-044(H) Griffin Fence Repair

Dombroski stated this is a like for like repair for fence a fence in need of TLC. Motion to approve the Staff Report.

Motion made by Doud, Seconded by Finkel.

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

c. R324-008-045(H) Small Point B&B Porch Roof and Gutter Replacement

Dombroski stated the small porch roof and gutter need to be replaced, like for like. Motion to approve the Staff Report.

Motion made by Doud, Seconded by Finkel.

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

IX. Old Business

a. MD23-026-085(H) Rose Gazebo Front Deck Amendment

The applicant would like to build a deck on Rose Gazebo exactly like the deck on the Gull building. Motion to approve the amendment.

Motion made by Finkel, Seconded by Straus.

Voting Yea: Doud, Finkel, Sehoyan, Straus, Olson, Schueller

Voting Abstaining: Porter

b. MD23-011-072(H) Lenox Porch Permit Extension Request

Dombroski stated McGreevy was not able to make the meeting but is not asking for any changes. They need to extend the permit because they couldn't get to it this season. Motion to approve.

Motion made by Finkel, Seconded by Straus.

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

c. Demolition Application Discussion

Doud stated someone has to determine when something applies. There are some things in the last application that we didn't do and we were ok with. The application is extensive. Evashevski stated she has seen it but isn't sure what is being asked about it. Doud described the incomplete application on the red house. Doud is not sure who is on the front line of this. Doud believes a sub committee would have to review. Olson asked if he is looking for a redesign of the form, or the process of the form. Doud thinks there should be a legal, architectural and demolition committee. When Doud asked if tax returns can be requested, Evashevski stated that one of the reasons for demolition is financial hardship, so documentation must be produced to prove that hardship. Doud thought the Ira Green job was hardship but Fortino corrected him that it was approved based on the greater good. Doud questioned if this is still legal. Evashevski read the ordinance for financial hardship stating it is pretty strict. Motion to table until next meeting and have Evashevski look at and see what is required and up to date with SHPO requirements.

Porter stated someone must tell the applicant that their application is incomplete. Dombroski stated he thinks you must go to the meeting first and then the chair would appoint it to a committee. Neumann asked what about the idea of staff members, Dombroski, Neumann and Evashevski, reviewing it for completeness. Doud would agree with a blend of staff and committee but not just staff. Dombroski agrees.

Motion made by Sehoyan, Seconded by Olson.

Voting Yea: Finkel, Sehoyan, Straus, Porter, Olson, Schueller

Voting Nay: Doud

Doud would like to know who the SHPO contact is and who is the liaison. Finkel stated the vast majority of the applications he has excellent confidence in the staff. The couple times when the staff could recognize there are more complications to deal with he isn't sure if the sub committee would want to deal with it.

X. New Business

a. Approval of Appreciation Letter to Rentrop

Sehoyan read the draft letter aloud. Motion to approve.

Motion made by Olson, Seconded by Doud.

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

Straus requested that we add all names of commissioners at signature.

b. HB24-026-046(H) Harbour View Inn Enclosed Fire Escape and Like for Like Repairs

Sam Barnwell stated he, Dombroski and Neumann have been working on this. The elevator is coming out so the roof line needs to change. The roof line will come down to match the existing roof. This year they are doing life safety work at Lachance building. The existing stairwell is metal and exposed and enclosing makes for a safer egress. The fire escape is on

the front. The main building historic stairwell is narrow. They are looking at doing a wider stairwell with a central column of open air. They will also be sprinkling the building. They will be adding A/C in remaining portion and changing and updating mini splits in all buildings as well as adding a couple more units. Rot is being repaired and shingles, roof sills, porch, and hand rail are being repaired, all like for like. This will all be done this winter. Next winter they would like to do the landscape and 85 interior rooms. Barnwell would like to bring this application back next month and restart the 60 day clock. Barnwell is just looking for feedback now. Sehoyan stated this looks big and changing the roof line should help. Evashevski stated based on the ordinance the extension past the 60 days has to be in writing by both parties. Doud asked if we could do that next month. Evashevski stated yes. Neumann stated Barnwell and his architect should review Section C of the Design Guidelines based on Secretary Of Interior Standards regarding exterior additions. He feels the current plan does not meet these requirements because the addition is not subordinate to the existing building. The addition should be smaller and differentiated and compatible with the existing. Nuemann suggested maybe reducing the light and move the stair more towards east wall. In addition maybe 6 then 3 risers in the stair plan to achieve his suggestion. Neumann also suggested vertical board and batten may be a good way to distinguish it. Motion to table.

Motion made by Sehoyan, Seconded by Doud.

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

c. R324-008-047(H) Doud Benser Mission House Relocation and New Building

Doud stepped down from table.

Doud stated the existing house is currently under special land use with conditions. The house sits on two lots with one tax id number. The applicant would like to take the existing house and move 12' and and put a new house on existing foundation. Benser would like to build his personal home there. Neumann did not have a chance to review but stated conceptually it would meet the standards. Sehoyan asked Doud about his timing. Doud stated his goal is to start foundation in November, tear down the fence, and by December 15 have the foundation built. At that point slide house over and continue to build downstairs unit all winter. Once foundation is removed Benser would build his foundation. Dombroski stated Neil Hill confirmed they are two stand alone lots that happen to have same tax id. Dombroski believes this should be two projects; one for each lot. The "imaginary" lot line shown on plans is what they want the actual lot line to be. Doud said they are both owners. Evashevski asked for clarification on the lots being one tax id number but two lots. Evashevski thought they were doing a site condo. Doud stated they first thought they would have to do a lot split. But after meeting with Neil Hill he believes its already two lots with one tax id. Evashevski stated she will work with Dombroski to straighten it out. Doud stated they will be going for a lot split next month. Motion to table for additional information and Neumann review. Neumann stated he will have a review next month.

Motion made by Olson, Seconded by Finkel.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller

Voting Abstaining: Doud, Sehoyan

d. MD24-036-048(H) Mackinac Island State Park Historical Marker

There is no representative present. Neumann sees no issue with it. Neumann stated it is the same as the other historical markers around town and meets the standards for review. Dombroski is ok with it. Motion to approve.

Motion made by Olson, Seconded by Straus.

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

XI. Public Comment

Fortino wanted to echo what Evashevski said about Roberts Rules. The City does not follow Roberts Rules but she sometimes refers to them when she makes comments. Finkel stated that it is recommended that the committees not adopt Roberts Rules. Evashevski corrected Finkel that the word is follow, not adopt. It is not a bad guideline if there is a question. Evashevski stated at a later meeting we may want to discuss how we handle discussions.

Porter would like to add to the September agenda getting our own legal council. Straus added that the HDC has state and federal law we need to be aware of. The city needs to consider that the whole island is an historic site. Having a separate attorney makes good sense.

XII. Adjournment

Meeting adjourned at 2:30

Alan Sehoyan, Chair

Katie Pereny, Secretary