

**MINUTES OF THE REGULAR MEETING OF THE HISTORIC DISTRICT  
COMMISSION HELD TUESDAY, MARCH 14, 2023 AT 10:00 A.M. IN THE COUNCIL  
CHAMBERS, CITY HALL, MACKINAC ISLAND, MICHIGAN**

Chairman Finkel called a regular meeting of the Mackinac Island Historic District Commission to order at 10:00 a.m.

PRESENT: Lee Finkel, Lorna Straus, Andrew Doud, Alan Sehoyan, Nancy Porter

ABSENT: None

STAFF: Zoning Administrator, Dennis Dombroski, Architect, Richard Neumann (via Zoom), Attorney, Gary Rentrop (via Zoom)

Motion by Straus, seconded by Sehoyan to approve as written, and place on file, the minutes of the regular meeting Tuesday, February 14, 2023. All in favor. Motion carries.

Motion by Doud, seconded by Sehoyan to approve as written and place on file the Agenda. All in favor. Motion carries.

**CORRESPONDENCE**

- **Email from Rentrop re: Escrow Resolution Modification**

Rentrop provided a written response to his invoices and provided information on the escrow agreement. Finkel asked how we discriminate for the requirement of the escrow. Rentrop stated it is for applications that are over \$100,000.00 or for cellular applications. In addition, violations will also be subject to the escrow as a result of work. The Steiner patio is an example of this. Rentrop reviewed the draft escrow agreement. Rentrop and Neumann will let the HDC know the escrow amount when the application comes in. In addition, if part way through a project, it becomes evident that the professional fees will require an escrow payment, that can be initiated at that time.

- **Invoice from Past Perfect LLC**

This was provided for information only.

**COMMITTEE REPORTS**

- **Rentrop Statements – July, August, September, and December 2022**

Rentrop went over each invoice. Part of the problem with the cumulation of invoices is that they were sent to the Clerk's office by Rentrop's office and were not forwarded on to the HDC. Rentrop will copy Katie for the HDC going forward. Sehoyan commented that the costs associated with the Steiner application were staggering. Rentrop will copy Katie for the HDC going forward. Sehoyan suggested in the future that the Commission review the applications before forwarding on to the attorneys. Doud agreed that the process needs to change drastically. Doud stated he doesn't think he needed a lawyer to tell him that the Steiner patio needed to be removed, and that the HDC needs more control over the issues.

Doud asked how much the bills are going to escalate if more districts are added. Rentrop stated that he agreed that applications should go to the HDC first. Rentrop suggested that if the HDC decides to deny an application that they should engage the attorney to draft a resolution for that denial. Dombroski stated that the City does not want to be put in a position of not enforcing an issue because of the cost factor. After further discussion Rentrop committed to being sensitive to the billings and will keep the HDC informed ahead of any issues. Rentrop commented to Dombroski that AT&T has requested further discussions but Rentrop is recommending that AT&T go directly to HDC at this point. Dombroski agreed.

- **Job Status Report**

Straus asked about an application that was not marked as started, but expired in February. Pereny stated she had missed that expiration date and would contact the applicant for the status.

## STAFF REPORTS

- **R323-015-007(H) Iroquois Hotel Housing Siding Replacement**

Dombroski stated the applicant would like to replace rotted wood.

- **C23-051-008(H) Benser – Hoodies Building Window Replacement**

The applicant wanted to replace windows. When Neumann did his review, he wanted to make sure the applicant attempted to repair the windows first. Roy Shryock stated the windows were in disrepair and provided additional photos showing the disrepair. Neumann stated he was OK with the project after seeing the additional photos. The proposed new windows are custom windows and are good authentic replications.

- **MD23-010-009(H) Post Office Door Replacement**

Dombroski stated the applicant would like to replace the front door and side steel door. The front door has had trouble locking and the side door has been damaged from mail carts.

- **C23-044-010(H) Chippewa Hotel Window Replacement**

Dombroski stated the applicant would like to replace the front window. The seal broke on the frame and the glass pane dropped in to the wall.

- **CD23-002-014(H) Schueller – Roof Repair**

Dombroski stated the applicant would like to repair the roof on their house.

- **CD23-013-015(H) Dziabis – Rotted Wood Repairs**

Dombroski stated the applicant would like to replace rotted wood on the railings and deck.

Motion by Straus, second by Doud to place the Staff Report on file. All in favor. Motion carries.

Doud stepped down from the table.

#### **OLD BUSINESS**

- **C23-034-004(H) Patrick Doud's Pub Vent Hood & Rear Elevation Changes**  
Neumann did a favorable review on all changes. The applicant would like to add a shed roof rather than a dormer, to allow for the taller door. Motion by Sehoyan, second by Porter to approve the changes. All in favor. Motion carries.

#### **NEW BUSINESS**

- **R123-053-006(H) Mawby Step Replacement**  
When Neumann did his review, he suggested the applicant use a tongue and groove product. The applicant replied back that the suggested product was much more expensive than the composite she wanted to use. Neumann stated that the steps are not a historical feature, and the product the applicant would like to use would look the same. He does not feel it is a critical thing. Neumann just suggested the tongue and groove to make it look more authentic. Neumann is OK with what the applicant submitted. Motion by Sehoyan, second by Doud to approve the application as submitted. All in favor. Motion carries.
- **CD23-002-013(H) Schueller – New Window**  
Neumann did an unfavorable review due to the proposed addition of numerous trim elements that would be inappropriate for a non-original dormer. Neumann suggested that the window be as plain as possible so it recedes from the original. The proposed trim draws more attention to this part of the house. Neither the applicant or architect was at the meeting. Motion by Doud, second by Sehoyan to table the application for a new drawing. All in favor. Motion carries.
- **Historic Preservation Education Discussion**  
Rentrop and Neumann will do a short education talk at the beginning of each meeting. The minutes will record each discussion to look back on. Straus wanted to make sure that if any topic changes or is updated, that the HDC is educated on the update as well. Doud was concerned that this would be a cost the HDC did not need to incur. Rentrop stated that he would do this at no cost.
- **Discussion Regarding Increasing the Commission Size to 7**

All of the Commission members were in agreement that the commission should be increased to 7 members. Straus was concerned about the additional 2 members also having close business connections. If the majority of the commission members have close business relations it would make the commission much more vulnerable to the challenge that we are a function of the business community. The non-business people that care about the historical aspect of the island is a small pool. There was a Motion by Doud, second by Porter to send a letter to the Mayor asking if she was comfortable with the suggestion of adding two members to the HDC, and inviting her to the April meeting to discuss. All in favor. Motion carries.

#### **PUBLIC COMMENT**

Doud stated that T-Mobile will be submitting an application next month for towers on the top of Doud's Market. Doud stated that T-Mobile is anxious to lower their density on the roof. The existing antennas are not visible from Main Street or the west side of the building. Doud feels the antennas would look worse in the center of the roof. Doud is asking the commission members to take a look at the existing set up before the next meeting when T-Mobile will be submitting their application.

With no further business there was a Motion by Straus, second by Schoyan to adjourn the meeting. All in favor. Motion carries. Meeting was adjourned at 11:45 a.m.

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Lee Finkel, Chairman

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Katie Pereny, Secretary