

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, June 11, 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 1:05 PM.

II. Roll Call

PRESENT

Andrew Doud
Lee Finkel
Alan Sehoyan
Lorna Straus
Nancy Porter
Peter Olson
Shannon Schueller

Staff: Gary Rentrop, Richard Neumann, Dennis Dombroski

III. Pledge of Allegiance

IV. Approval of Minutes

a. April 9, 2024

Motion to approve with the addition of "Rentrop engaging with T-Mobile prior to applying".

Motion made by Doud, Seconded by Sehoyan.

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

b. May 14, 2024

There was a discussion on what should be included in the minutes. Motion by Doud, second by Porter to state that he had two objections to the content in the Metz letter and would like them placed on the record of the June 11, 2024 meeting. 1- We have never done either type of demolition that is referred to in her letter and 2- Metz stated the 2x4's likely came from Old Mill Creek, which was not in existence at the time of the construction of the house. Finkel asked for a voice vote and the majority of the

board stated Aye. However Straus asked that the Motion be restated. Doud stated his Motion was to include the Metz comments, being 1- We have never done either type of demolition that is referred to in her letter and 2- Metz stated the 2x4's likely came from Old Mill Creek, which was not in existence at the time of the construction of the house, in the May 14, 2024 minutes. After Straus asked that the Motion be seen, Pereny was asked to restate the Motion. Pereny stated the Motion as it was originally stated as Motion by Doud, second by Porter to state that he had two objections to the content in the Metz letter and would like them placed on the record of the June 11, 2024 meeting. 1- We have never done either type of demolition that is referred to in her letter and 2- Metz stated the 2x4's likely came from Old Mill Creek, which was not in existence at the time of the construction of the house. Finkel called for a voice vote and after Doud and ultimately Straus voted Aye, Finkel asked that a roll call vote be done. Roll call vote: Ayes: Finkel, Doud, Sehoyan, Porter, Straus, Schueller, Olson. Nays: None. Motion carried.

Doud requested the following comments be included in red house discussion in the May 14, 2024 minutes. 1- Dufina asked a direct question to Cheryl Jaquiss regarding *re-zoning* and 2- the fact that the application was submitted four months before it became a one building HDC. Doud read aloud the transcript of the discussion for the motion made by Sehoyan. Doud stated that Sehoyan's portion of the motion is not represented in the motion. Straus read the motion in the minutes aloud. Finkel stated that the Dickinson statement was his deciding factor. Doud read the transcript aloud. Doud is challenging the minutes and that the motion does not reflect the motion. Pereny stated that the summary should have been stated as incorrect at the time of the vote. Doud wants saving the facade, Rick Neumann's finding of facts, the application was submitted 4 months before it became a one building HDC, and that three people voted before Rentrops summary was given. Rentrop stated he would like to see the fact that Murray stated the applicant wants a single-family residence shown in the Motion. This is important for precedence setting. Rentrop stated that is not binding or a condition, but it will set the application apart. Motion by Doud to not accept the May 14, 2024 minutes. The motion died for lack of support. Motion by Doud to add the transcript he presented to the minutes. The Motion died for lack of support. Motion by Straus to table the minutes. The Motion died for lack of support. Motion by Doud to add the transcript to the minutes. The Motion died for lack of support. Motion by Porter to accept the minutes with the inclusion of the transcript. Doud stated he doesn't think Porter can make that motion since she was not there. Evashevski asked where the transcript came from and does the HDC now want a court reporter. Doud stated no. Motion by Doud to table the minutes, review the transcript and the minutes and correct as needed and vote on in July meeting. Roll call vote.

Motion made by Doud, Seconded by Sehoyan.

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

V. Adoption of Agenda

Motion to adopt the Agenda as presented. All in favor. Motion carries.

VI. Correspondence

a. Letter from Planning Commission re: MIFC Dock Lighting

The planning Commission submitted a letter regarding the new lighting on the main dock. Doud stated based on the letter he agrees but does not think lighting is in our wheelhouse. Motion to place on file. Gary stated you could vote on lighting if you want. Finkel asked Neumann if we should look at lights. Neumann said it is a factor that could affect the character of the environment. Porter asked if it is a normal thing that someone has submitted and the answer to that was no.

Motion made by Sehoyan, Seconded by Doud.

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

Michael Straus stated it was brought to the Planning Commission's attention. They sent MIFC a letter. It is his understanding that the lights are not being lit as before. Straus stated they brought it to the HDC's attention because the fixtures and lights were changed and potentially altered the look of the building. Straus stated that is part of the HDC's role to look at the appearance of historic buildings in historic districts.

Motion by Doud, second by Sehoyan to place lighting, in general, discussion on the agenda in July. Straus would like to request that Dombroski look at the lighting at night prior to the discussion in July so we have more knowledge. Vote: All in favor. Motion carried.

VII. Committee Reports

None

VIII. Staff Report

a. Job Status Report

Motion to place on agenda next month.

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

b. C24-037-023(H) Murray Hotel Trim and Shake Replacement

Dombroski stated this is to replace shake and siding. Motion to approve.

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

c. MD24-010-026(H) MICT Barn Siding Repairs

Dombroski stated the barn behind McGreevy residence siding needs replacement repair and painting. Motion to approve.

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

d. C24-012-027(H) MIFC Siding and Painting Repairs

Dombroski stated the siding on dock one needed repairs. Motion to approve.

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

e. C24-026-028(H) Poppins Back Porch and Steps

Dombroski stated the deck on back of Poppins needs to be replaced. Motion to approve.

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

f. R324-059-029(H) Callewaert Housing Stoop

Dombroski stated the small stoop is being replaced. Motion to approve.

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

IX. Old Business

a. R123-066-103(H) Callewaert Shed

Dombroski stated this is the storage shed behind Todd Callewaerts house. The shed was started without permits and work was stopped. Applicant submitted the sketch without much detail so both HDC and Planning rejected the application. What is presented today is more detail on the shed, that is still in a holding pattern. Motion to approve.

Motion made by Sehoyan, Seconded by Doud.

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

b. Jacquiss Home Written Resolution

Rentrop stated that based on what is heard today, this should be tabled since the resolution was based on the minutes. Doud stated he does not think the Metz letter has the integrity for all us to be included in the Resolution. In addition, Doud stated he thinks it is clear zoning is not in play. The letter submitted by Murray represented the intended residential use. Neumann stated that it was a condition for the demolition that it was in the best interest of the community that it will be a single-family house and not a hotel. Porter stated that Jacquiss objects to rezoning, but intends to use the house as a single-family home. Doud stated the fact that the application was submitted 4 months before the HD, was a point in Sehoyan's motion and it should be in the resolution. Rentrop stated that it was in his first resolution draft and Murray removed it. Motion by Doud, second by Sehoyan that the demolition application was applied for 4 months before house was in a historic district and will be included in the Resolution. Roll call vote: Ayes: Finkel, Doud, Sehoyan, Straus, Schueller, Olson. Nays: None. Abstain: Porter. All in favor. Motion carries. Rentrop stated he will put together the language and update the Resolution for July.

X. New Business

a. R124-023-030(H) Pulte Gazebo

Dombroski stated the applicant would like to install a relocated gazebo to their back yard. A site plan was provided. The gazebo is to be placed above the high water mark and meets setback requirements. The gazebo is less than 100 square feet so does not need a zoning permit. Neumann gave a favorable review. Sehoyan asked where the gazebo is being moved from. Dombroski stated a house in the Mission. Motion to approve.

Motion made by Sehoyan, Seconded by Olson.

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

b. C24-019-031(H) Coal Dock Fencing

Dombroski stated that MITA is requesting for safety and security, to fence around fuel tanks and the ramp, to discourage swimmers. There is a safety concern with swimming due to the boats at the dock. Motion to approve.

Motion made by Doud, Seconded by Sehoan.

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

c. Education Segment Discussion

Motion by Doud to eliminate the Education Segment. Due to lack of support the Motion died. Rentrop stated this needs to be done to meet CLG requirements. It was decided the segments will be done quarterly.

d. Demolition Application Discussion

Motion to table until July.

Motion made by Doud, Seconded by Sehoan.

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

e. Discussion Regarding Minutes Being Reviewed by Attorney

Motion to table until July.

Motion made by Doud, Seconded by Sehoan.

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


XI. Public Comment

Fortino stated to Murray's point she was speaking out of turn a couple of times and apologizes. Fortino stated she has always had trouble understanding what the motions are in the HDC meetings. She encourages clear concise articulation of the motions and backs Pereny up on the fact that it is difficult. Fortino stated she also recommended some training on the Open Meetings Act. Fortino further stated that the whole point of OMA is to make the public aware of what the motions are. In the interest of the public, not talking over each other would be good.

Neumann stated the two new members deserve a gold star reward for not running out of the meeting today

XII. Adjournment

The meeting was adjourned at 3:13 PM.



Lee Finkel, Chair



Katie Pereny, Secretary