

CITY OF MACKINAC ISLAND

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, December 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 1:03 PM

II. Roll Call

PRESENT

Andrew Doud

Lee Finkel

Alan Sehoyan

Nancy Porter

ABSENT

Lorna Straus

Staff: Gary Rentrop, Hans Rentrop, Richard Neumann, Dennis Dombroski

III. Pledge of Allegiance

IV. Approval of Minutes

a. October 10, 2023 Minutes

Motion to approve as written.

Motion made by Porter, Seconded by Sehoyan.

Voting Yea: Doud, Finkel, Sehoyan, Porter

V. Adoption of Agenda

Motion to approve as amended. The amendment was to take off the Education Segment.

Motion made by Sehoyan, Seconded by Doud.

Voting Yea: Doud, Finkel, Sehoyan, Porter

VI. Correspondence

None

VII. Committee Reports

None

VIII. Staff Report

a. Education Segment

There was no education segment.

b. Job Status Report

Sehoyan asked Dombroski if any of the first three items were complete. Dombroski stated they were all still in process.

c. C23-042-095(H) Doud's Market Re-Roof and Siding Replacement

Doud stated the roof needed to be replaced, like for like and some siding and woodwork needed to be replaced, also like for like.

Motion to approve the staff report.

Motion made by Doud, Seconded by Finkel.

Voting Yea: Doud, Finkel, Sehoyan, Porter

IX. Old Business

a. Fee Schedule - Escrow Language & Graduated Fines

Rentrop stated the \$5,000.00 fine was addressed at last meeting. Hans Rentrop submitted an opinion letter regarding this. H. Rentrop stated he reviewed the law, ordinances and HDC act and he concluded that you may have a step fine. H. Rentrop stated the maximum fine is \$5,000.00 and any court costs. Each situation is a separate offense. There was discussion on having an applicant remove the project that would not have been approved. Otherwise, a fine would be enough. Motion to send to City Council with a recommendation to approve the \$5,000.00 graduated fine.

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

b. MD23-026-085(H) Rose Gazebo Alterations

Roy Shryock stated they are changing the use of the space from retail to residential to a single bedroom apartment. There are only minor exterior changes. The applicant would like to change the windows to meet egress requirements and remove the back shed except 12'. They intend to sprinkle the building and the 12' remaining portion of the shed would house the riser. They would like to add a back deck and eventually a front deck like the Gull building. Neumann stated it was a pretty minimal change. Further Neumann stated the change in back will be an improvement because it will create more open space and is in keeping with the Guidelines and Review Standards. Porter believes that whole section of buildings on Market Street was originally constructed as housing for Arnold Line and converted to retail later. Sehoan asked Rentrop if the HDC has jurisdiction to weigh in on Use. Rentrop stated that standard 1 refers to consistency of use. If Market street becomes all residential is that an issue for city. Motion to approve.

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

Neumann suggested that maybe the HDC would like to discuss how many ground floor retail spaces should be allowed to change to residential, on Market Street

X. New Business

a. C23-021-097(H) Bicycle Street Inn Alterations

Neumann did a review and stated scope of work is largely to replace the primary recessed entry area. The change would be a more symmetrical look and would be a real improvement to the building. Neumann further stated that they will remove and replace pavers. The project meets all Design Review Standards. Motion to approve.

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

XI. Public Comment

Doud - before we add another lawyer he would like to have other checks and balances. Doud was referring to Hans Rentrop doing opinion letter. Rentrop clarified that it is the firm. Susan Morrison retired and Hans now helps. Doud suggested the Chair review such requests. Hans reassured they never double bill unless there are extenuating circumstances.

David Jurcak spoke regarding the fines. wondering if the other groups such as Planning Commission and City Council can assess fines as well. Mike Straus stated that all that happens at HDC is relayed to the Planning Commission, so the Planning Commission would know if someone was fined and they would take that in to consideration. Dombroski stated that only the HDC can assess the \$5,000.00 fine. The Planning Commission maximum fine is \$250.

XII. Adjournment

Motion to adjourn at 1:39 PM.

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

Lee Finkel, Chair

Katie Pereny, Secretary