

# Builders, Village Planners Examine Waterfront Development

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on one side and a 20-foot setback on the other, with the village deciding which side, based on how much space an adjoining parcel has open. Doing so would enable the village to add setbacks together and create large spaces between buildings, Mr. Lawson explained.

As a reward, landowners could have one parking space per hotel room, versus 1.1, enabling them to build more hotel rooms and increase profits, he added.

Hotel owner Enzo Lieghio and

hotel builder Chris Brown challenged the planning commission on several points.

The model hotel drawing was not made to scale, Mr. Lieghio said. Comparing the planning commission's hypothetical drawings to existing businesses in town, Mr. Lieghio insisted that the documents depicted far more rooms than the building could contain, and it could not include realistically-sized amenities.

Mr. Lawson countered that The Architect Forum, which supplied the drawings, guaranteed that they

included ample room for hotel rooms and amenities such as breakfast rooms and pools.

Interior design, including the sizes of such rooms, is up to the developer, commissioners noted.

"I think you have to look at it as if it was an actual property . . . and not create fictitious pictures with no dimensions that make any sense whatsoever," Mr. Lieghio said. "I guess I am concerned because if you guys are going off this information, and it is faulty information, what are you basing your opinion on?"

"I asked [Mr. Lawson] specifically, Can you have The Architect Forum double check the mathematics? I do not want to find out down the road, two months or two years, that [commissioners] judgments were made on inaccurate data," said Robert Most, chair of the planning commission.

The architects assured the village that the drawings were made correctly, Mr. Lawson told *The St. Ignace News*.

Mr. Brown said that the deliberations of the planning commission were made without any reference to the village master plan, and that the revised plan is being developed around decisions such as limiting development on B2. The master plan should be in place first and zoning changes made later, he said.

Master plans outline a vision as to how a community wants to be developed and are used to help develop zoning regulations.

The old master plan, dating to 1999, includes general statements about the community's desire for open space between buildings and an open view of the Straits of Mackinac, Mr. Lawson said.

## Committee Taking Geranium Orders

The Les Cheneaux Advisory Committee is selling geraniums to help raise money for its projects this year.

The committee is selling red, salmon, and pink Rocky Mountain zonal geraniums in 4.5-inch pots for \$3.50 each. Orders are being

taken until May 7, and can be made by contacting Donna House at 643-8133 or Jane Kologe at (906) 484-7881.

Flowers will be available for pick up Saturday, May 24 from 10 a.m. to 4 p.m. at the Islands Inn Motel in Cedarville.

The changes under consideration would devalue properties and cause the village tax base to be reduced significantly, Mr. Brown said.

New requirements will not affect existing hotels on B2 unless they are altered or rebuilt, Mr. Most said, and proposed zoning changes will make the village more attractive to tourists. Theoretically, they would then be willing to pay more for rooms, he added.

Mr. Most objected to the threat of a reduced tax base being used to influence the commissioners.

Commissioner and village council member Jeff Hingston, while pointing out that one or two opinions should not be allowed to be the driving force behind commission decisions, said, "I appreciate the fact that we have a property owner from [the B2] district here sharing his concerns, and were we to consider any kind of changes at all, we have to be thinking of those concerns."

A motion to amend the ordinance would shape the commission's recommendation to the village council, which will rule on the matter.

While Mr. Hingston announced that he was prepared to make a motion regarding zoning on B2, Mr. Most urged commissioners to wait until the next meeting before presenting formal motions.

Several commissioners noted that they will prepare motions for the next meeting Thursday, March 27. Mr. Most cautioned them to carefully prepare their motions and include written points backing up their reasoning, since action taken on B2 will affect the long-term layout of the village.

# Quilt Project Aids in Learning

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together in the order of the table, starting with zero in the upper left corner. Numbers one through 10 follow along the top row and down the left side. All other numbers on the quilt are multiplication products. The squares are color coded to make it easier for the young students to follow the numbers.

"When kids enter school, they love math, then something happens along the way," said Ms. Shiemke.

The idea of making the quilt came when Ms. Shiemke, who confesses she does not sew, saw a picture in a magazine of a multiplication table on a quilt, and thought the hands-on project would help her students. She went to a quilting shop and asked the clerk how to go about making the quilt. Laurie DeNeve-Ewing of Sault Ste. Marie, a quilter and a career services coordinator for Upward Bound at Lake Superior State University, overheard her conversation and volunteered her expertise and time. Mrs. DeNeve-Ewing is a member of the Keeping The Piece Quilt Guild.

"Maybe some of the kids will be quilters," she said.

After purchasing fabric and supplies, the two women cut the squares and stenciled a number on each piece. Mrs. DeNeve-Ewing is doing all the machine sewing for the project, including binding the edges.

Since November, the students have been hard at work. They have been charged with filling in the stenciled numbers with a colored fabric marker.

Coloring, said student Thomas Conguy, is the best part of the project.

As they worked, Ms. Shiemke asked students to recite the multiples of the number they colored. She also played a recording of a learning song to help with memorization of the table. The mere mention of the song gets students singing, "one times one is one, and two times two..."

Mrs. DeNeve-Ewing and Ms. Shiemke have used the quilting time to also teach students about the history of the art and the various types of quilts. Near the end of the school year when students are comfortable with multiplication, Ms. Shiemke plans to use the quilt to introduce them to more mathematics concepts, like perfect squares.

# Tractor Parade Planned on Bridge

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owners] are all going to stay someplace. They're all going to go out to eat and buy gasoline," Mr. Reavie added.

The tractors will be over the bridge and through St. Ignace well before streets are closed for the truck show, he said.

When the number of participants is finalized, the village will establish where the tractors can be staged.

"It will be a logistical challenge, but we can handle it," said Village Manager Jeff Lawson.

"People love a parade. They'll come from everywhere to see this," Mr. Reavie said. He predicts a financial boon for Mackinaw City and St. Ignace.

Participants in the event will be

members of tractor clubs, mostly in Michigan. Noting that some tractors are being brought from as far away as Arizona, Village President Ron Wallin said many owners of the antique farm vehicles are retired enthusiasts with a passion for tractors.

The tractor parade, combined with the truck show's "Parade of Lights" across the Mackinac Bridge, will make for a popular weekend, and the tractor enthusiasts may even fill any gaps cause by high diesel costs, which could reduce some trucker attendance this year.

"It must cost them a fortune to come here," Mr. Reavie said of the truckers, "but they do, because they have the bridge."

# Museum's Wood Siding To Be Tested

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not need new windows or new siding."

A licensed builder, Mr. Pompa of Detroit has made a career as an auto engineer and recently completed a Master of Science degree in historic preservation from Eastern Michigan University. There, he specialized in restoring and preserving original building materials.

With temperatures too cold for some tests, he took a sample of siding, which he will test in Detroit. He has since determined that oil-based paint has been covered with water-based paint, which, because the two paints expand and contract differently, can cause peeling. When the weather warms, Mr. Pompa will also test the building's moisture content, which he believes is contributing to its inability to hold paint.

Often when paint is peeling on a building, he said, moisture is migrating from inside the building through the wall cavity. As moisture comes through the wood, it lifts the paint.

The building has been painted three times in the last 18 years, said Gene Elmer, who chairs the DDA, and in each case the paint quickly peeled.

"Buildings can be rehabilitated," said Mr. Pompa. "Rehabilitation means you are trying to preserve the best of what was there in the past, and, yet, maybe have a new use for it."

The museum is housed in a 171-year-old church building.

"You have to try to save as much of the original fabric as possible," said Mr. Pompa.

The first option is to try to save and repair the wood, he said, although if the siding is rotted and there is no way to repair the piece, then it should be replaced. Replacement should be with a similar material.

Wood siding today, said Mr. Pompa, lacks the quality of siding in the past, made from old growth wood. The quality of dense, old growth wood does not compare to today's weaker, fast-grown pine siding, which is farm grown. Even if it were primed, painted, and prepared properly, new wood siding likely would last only about 50 years.

"I really want to help you do everything possible," he said, "and save the wood that's on the building. It's going to save you money."

The steps to restore the siding will include stripping off all the old paint, hand cleaning the siding, and letting it dry. When moisture content is low, a clear wood preservative is brush-painted onto the siding, followed by two coats of oil based primer, and then two coats of acrylic enamel paint. All layers should be brushed on using about a gallon of paint for about every 350 square feet of siding. This process, he said, has been tested around the country in various climates and the

paint lasted more than 10 years. At the same time, the moisture should be controlled inside the building by a dehumidifier.

Adding soffits to help reduce condensation and drain tile covered in gravel along the building's drip line, to direct rain water from the roof outward, would help reduce the moisture problem, he said.

"I think we're going to have an awesome project," said Shirley Sorrels, director of the museum, "that's going to be done the right way from the beginning to the end. This advice is just invaluable to the success of our restoration project."

The project may take longer to complete than initially expected, DDA Director Deb Evashevski estimated. She suggested signs be posted explaining the restoration project to summer visitors and seeking donations to help pay for the work.

Mr. Pompa is preparing a report on the condition of the building, which will include his recommendation for restoration.

"This is a wonderful old building," he said.

The windows and siding are not original to the building, but are about 80 to 100 years old, he estimates.

The DDA agreed to have Rick Reichlin of Reichlin Painting of Cedarville restore the windows rather than replace them, as planned. Mr. Reichlin is painting the interior of the museum. He attended the meeting and agreed to prepare an estimate to restore the arched windows that line both sides of the building.

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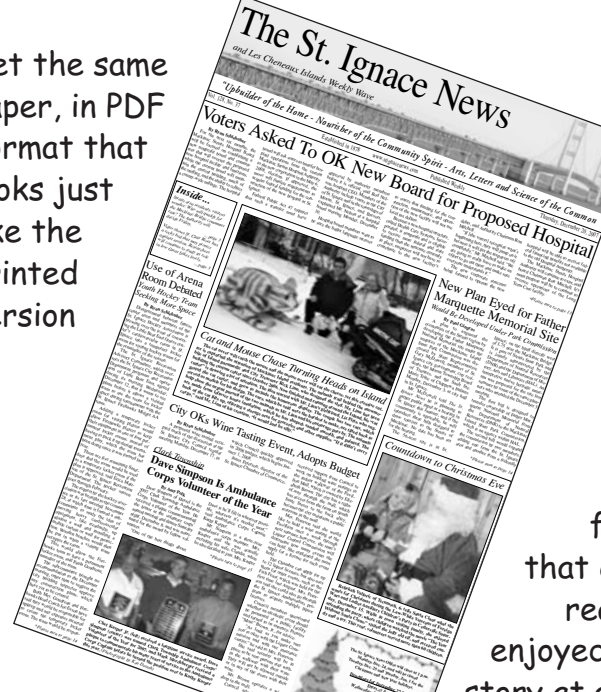
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