

# CITY OF MACKINAC ISLAND

## AGENDA

### PLANNING COMMISSION

Tuesday, July 09, 2024 at 4:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

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- I. **Call to Order**
- II. **Roll Call**
- III. **Pledge of Allegiance**
- IV. **Approval of Minutes**
  - a. [June 11, 2024](#)
- V. **Adoption of Agenda**
- VI. **Correspondence**
- VII. **Staff Report**
  - a. HDC Meeting Summary
  - b. REU Update
- VIII. **Committee Reports**
  - a. Master Plan Update
- IX. **Old Business**
  - a. [MIFC Dock Lighting](#)
  - b. [R123-066-103\(H\) Callewaert Shed](#)
  - c. Grand Hotel Facade Restoration Update Phase 3 - Gene Hopkins
  - d. [C23-083-019\(H\) Gatehouse Amendment](#)
- X. **New Business**
- XI. **Public Comment**
- XII. **Adjournment**

**MINUTES**

**PLANNING COMMISSION**

**Tuesday, June 11, 2024 at 4:00 PM**

**City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan**

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**I. Call to Order**

The meeting was called to order at 4:01 PM.

**II. Roll Call**

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Lee Finkel

Staff: Erin Evashevski, Dennis Dombroski

ABSENT

Ben Mosley

**III. Pledge of Allegiance**

**IV. Approval of Minutes**

a. May 14, 2024 Public Hearing

Motion to approve as written.

Motion made by Dufina, Seconded by Myers.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

b. May 14, 2024

Motion to approve as written.

Motion made by Finkel, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

**V. Adoption of Agenda**

Motion to approve as amended. The amendments are to add Grand Hotel Retaining Wall Vegetation to *Old Business* and Mackinac Island Ferry Company Dock Lighting under *Old Business*.

Motion made by Dufina, Seconded by Finkel.  
Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

## VI. Correspondence

- a. Letter from Allen Burt, DPW

Straus read the letter aloud. Motion to place on file and ask that the secretary forward the letter to the two Master Plan Committee members that were not present, Adam Young, and City Council.

Motion made by Myers, Seconded by Finkel.  
Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

## VII. Staff Report

- a. HDC Meeting Summary

Finkel summarized the meeting.

- b. REU Update

Burt stated he had no pictures of the construction site. Finkel asked if people can visit the site. Burt stated yes but you need to let him know as hard hats are required.

There are no REU changes.

As of last week the concrete is about 47% complete. We are on schedule and the pours are slowing down a little bit now as the work becomes more intricate. Burt would like to set up a tour for City Council and invited the Planning Commission to join as well. Myers stated when that is set at Council she will have the Clerk send Pereny the information. Finkel thanked him for the comments on the REU information. Burt stated Neal Liddicoat wrote the letter.

## VIII. Committee Reports

### a. Master Plan Update

Myers stated they met yesterday at 4pm and were working through chapter 7, Future Land Use. Adam Young is not available the 8th so the next meeting will be July 15th at 4pm. Possibly August 12th will have an extended open house that Adam Young would be in attendance for.

## IX. Old Business

### a. Grand Hotel Retaining Wall Plantings

Jurcak handed out the planting information drawings. All of the plantings have been completed. Page 4 lists the type of plants. Page 5 are the plants that were replaced. As the plant life in the wall progresses it will have to be addressed since they hand-water. There is no drip line. There will be no water line implemented. Jurcak expects the ground to be covered in the next few weeks. Myers asked if this satisfies the request of the Commission. Martin stated it looks good but will review a little more. Motion by Myers, second by Dufina, to accept the landscape plan and place on file. All in favor. Motion carries.

### b. MIFC Letter re: Lighting

Straus stated he has been told the lighting has not been on as they were before. Myers thinks as a courtesy MIFC could respond to the Planning Commission. Straus stated the letter got out a little late. Motion by Myers, second by Martin to address at next meeting and see if we have a response and look at the lighting at night. If no response by month after first letter, send another letter letting them know we will address at the July meeting and would like someone to from MIFC to attend and address. All in favor. Motion carries.

## X. New Business

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

Dombroski stated this is a project that was put on hold. They have submitted drawings and the HDC approved today. This is in the Market District. Pettit noted the 2.6' from the fence setback. Dombroski said he had not noticed that and it may have to be moved. Accessory buildings must have a 5' setback from rear and side lot lines. Pettit asked if there was an existing foundation, would they have to request a

variance to place the new shed. Dombroski referred to section 4.12 of the Ordinance. Myers asked if there is space to move it. Dombroski confirmed there is. Myers read aloud section 4.12c. The main concern is 4.12d requirements are not being met. The Commission has questions on fence line and property line. Dombroski is to present to the applicant section 4.12 of the ordinance and ask for clarification. They would have to move or request a variance. Dombroski thinks they could slide the building. The Commission also requested the measurement to house. Motion to table for more information from applicant regarding Section 4.12 c and d, and clarification on distances on rear and side yards, principal dwelling unit, and the neighbors house. If less than required 5' they need to decide if they want to ask for variance or move the building.

Motion made by Myers, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

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

MITA would like to add fencing on the coal dock. The HDC approved in their June 11th meeting. Dombroski stated it is about security. The intention is to keep people away from the fuel tank and discourage recreational swimmers using the ramp to get out of the lake. Straus asked for the height which is 4'. McGreevy confirmed what Dombroski stated. McGreevy further stated they are trying to clean up the area around the fuel tanks where people are hanging out and trying to prevent electrocution similar to the situation at yacht docks in Charlevoix. Pettit confirmed there won't be a problem accessing the lp tanks there. Straus confirmed not a problem for snowmobiles in the winter turning around. McGreevy stated they will mount a 4' fence on landscape timbers that are around the tanks. The fence on the timbers will be about 6' tall. When asked, McGreevy stated he is not sure about gates. It will have to be accessible for mowing and tank maintenance and water checking. Myers confirmed the color is white. McGreevy stated it is, but could possibly be painted Arnold green. Myers stated it needs to be compatible with the architecture of the main building on the property. Motion to approve new fencing on coal dock for MITA with the addition of the height noted on the application. When Dufina asked about the gate McGreevy stated the gate on the ramp is about 46" and the gate will be about the same as the ramp. The small gate that leads to the boats will be a little shorter.

Motion made by Myers, Seconded by Finkel.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

**XI. Public Comment**

Neal Liddicoat wanted to follow up on Burt letter. Now is the exact time to be asking the "whats next" question. It is right time to send to Young for Master Plan. If concerned about development it might be a good time to review density's . Straus stated there will be a zoning update after Master Plan is completed. He invited comments from anyone regarding development. Myers stated alot of the Master Plan comes from input from the public. Stephanie Fortino thanked the Commission for the well-organized meeting. Pettit commented on the improvement of the trash situation.

**XII. Adjournment**

Motion to adjourn at 4:54 PM.

Motion made by Pettit, Seconded by Myers.  
Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

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Michael Straus, Chair

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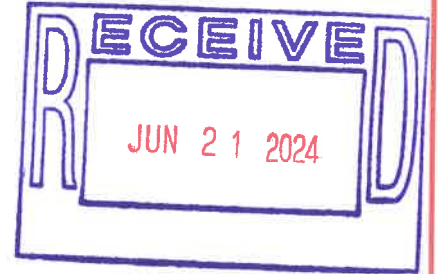
Katie Pereny, Secretary

# MACKINAC ISLAND FERRY COMPANY

Section IX, Itema.

Monday, June 17, 2024

Katie Pereny  
Secretary  
Mackinac Island Planning Commission  
7358 Market Street  
P.O. Box 455  
Mackinac Island, MI 49757



Dear Ms. Pereny,

I am writing in response to your letter dated May 16, 2024, regarding the lighting on the main dock of the Mackinac Island Ferry Company.

The work on the lighting was part of routine maintenance for non-functional fixtures. According to Chapter 10 - Buildings and Building Regulations, Article II, Construction Codes, Division 2, Section 10-34, "No permit shall be required for the ordinary repairs which include painting, decorating, and non-structural repairs." The replacement of the light fixtures falls under this category as it involves non-structural maintenance.

To address the concerns raised in the complaint and ensure compliance with Section 11.27 of the Ordinance regarding Exterior Lighting, we have taken the following steps:

1. Installed a Timer: The lights now shut off at 10:00 PM to reduce any potential disturbance during nighttime hours.
2. Adjusted Light Angles: The lights have been angled to focus more directly on the building, minimizing any light spillover and ensuring it is directed downward and confined to the ground areas of the site.
3. Enhanced Dark Sky Friendliness: Although the city does not have specific ordinances explicitly stating dark sky requirements, we have made these

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801 South Huron Avenue, Mackinaw City, Michigan 49701  
(800) 638-9892 | [MackinacFerry.com](http://MackinacFerry.com)

adjustments in line with dark sky friendly principles to further minimize light pollution and ensure our lighting is environmentally responsible.

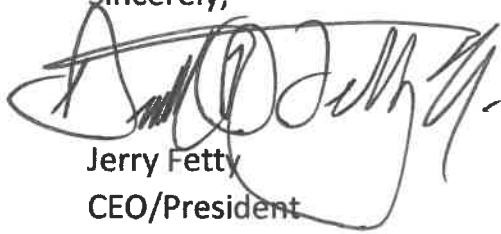
Additionally, it is important to note that these lights are situated at the end of a 650-foot dock with no properties directly adjacent to it. This location significantly reduces any potential impact on surrounding properties and residential areas.

These measures have been implemented to comply with the regulations and to mitigate any concerns about light pollution.

We trust that these adjustments will address the Planning Commission's concerns. Should there be any further questions or additional requirements, please do not hesitate to contact me.

Thank you for your attention to this matter.

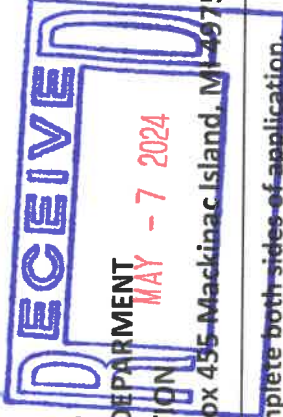
Sincerely,



Jerry Fetty  
CEO/President







CITY OF MACKINAC ISLAND  
PLANNING COMMISSION & BUILDING DEPARTMENT  
APPLICATION FOR ZONING ACTION

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 495 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

Ryan Green  
906 430 0968 ryan.green@theislandhouse.com  
Phone Number Email Address

Please complete both sides of application.  
The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Property Owner & Mailing Address (If Different From Applicant)

Todd Callewert 7742 Main St Mackinac Island MI 49757

- Is The Proposed Project Part of a Condominium Association? NO
- Is The Proposed Project Within a Historic Preservation District? Yes
- Applicant's Interest in the Project (If not the Fee-Simple Owner): Project Manager
- Is the Proposed Structure Within Any Area That The FAA Regulates Airspace? NO
- Is a Variance Required? How Many? NO
- Are REU's Required? How Many? NO

Type of Action Requested:

- Standard Zoning Permit
  - Special Land Use
  - Planned Unit Development
  - Other \_\_\_\_\_
- Appeal of Planning Commission Decision \_\_\_\_\_  
Ordinance Amendment/Rezoning \_\_\_\_\_  
Ordinance Interpretation \_\_\_\_\_

Property Information:

- A. Property Number (From Tax Statement): 051-575-066-00
- B. Legal Description of Property: Plat No 4 Lat 13 Block 5
- C. Address of Property: 7742 Main St
- D. Zoning District: RA
- E. Site Plan Checklist Completed & Attached: \_\_\_\_\_
- F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) Yes
- G. Sketch Plan Attached: Yes
- H. Architectural Plan Attached: NA
- I. Association Documents Attached (Approval of project, etc.): NA
- J. FAA Approval Documents Attached: NA
- K. Photographs of Existing and Adjacent Structures Attached: Yes

Proposed Construction/Use:

- A. Proposed Construction: X New Building \_\_\_\_\_  
Other, Specify \_\_\_\_\_  
Alteration/Addition to Existing Building \_\_\_\_\_

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity): Residential use  
Proposed Use: Residential Storage shed  
File No. R123.066.103(H)

C. If Vacant:

Previous Use: NA  
Proposed Use: \_\_\_\_\_  
Length of Time Parcel Has Been Vacant: \_\_\_\_\_  
Exhibit J  
Date 5.7.24  
Initials KP

OFFICE USE ONLY

FILE NUMBER: R123.066.103(H) FEE: 150 + 250 fine  
DATE: 5.7.24 CHECK NO: 1407 INITIALS: KP Revised July 2023

# City of Mackinac Island

7358 Market Street  
P.O. Box 455  
Mackinac Island, MI 49757

## Site Plan Review Checklist

### Please Submit With The Application for Zoning Action

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As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

**NOTE:** The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at [www.cityofmi.org](http://www.cityofmi.org).

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

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### Optional Preliminary Plan Review Informational Requirements (Section 20.03)

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site Plan Informational  
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Proposed construction start date and estimated duration of construction.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>

<u>Natural Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Topography of the site with at least two- to five-foot contour intervals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Proposed alterations to topography or other natural features	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Earth-change plans, if any, as required by state law	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Physical Features</u>		
19. Location of existing manmade features on the site and within 100 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each such units	<input type="checkbox"/>	<input checked="" type="checkbox"/>
22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features	<input type="checkbox"/>	<input checked="" type="checkbox"/>
23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Description of Existing and proposed on-site lighting (see also Section 4.27)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Utility Information</u>		
26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.2

**Site Plan Informational (Demolition)  
Requirements (Section 20.04, D)**

Demolition	Provided	Not Provided or Applicable
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Architectural Review  
Informational Requirements (Section 18.05)**

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Section IX, Itemb.



Section IX, Itemb.



Section IX, Itemb.



Section IX, Itemb.

REC  
 DEC - 6, 2023  
 KP



File No. R123-016-103(H)  
 Exhibit ID  
 Date 12/6/23

Initials KP

Section IX, Itemb.



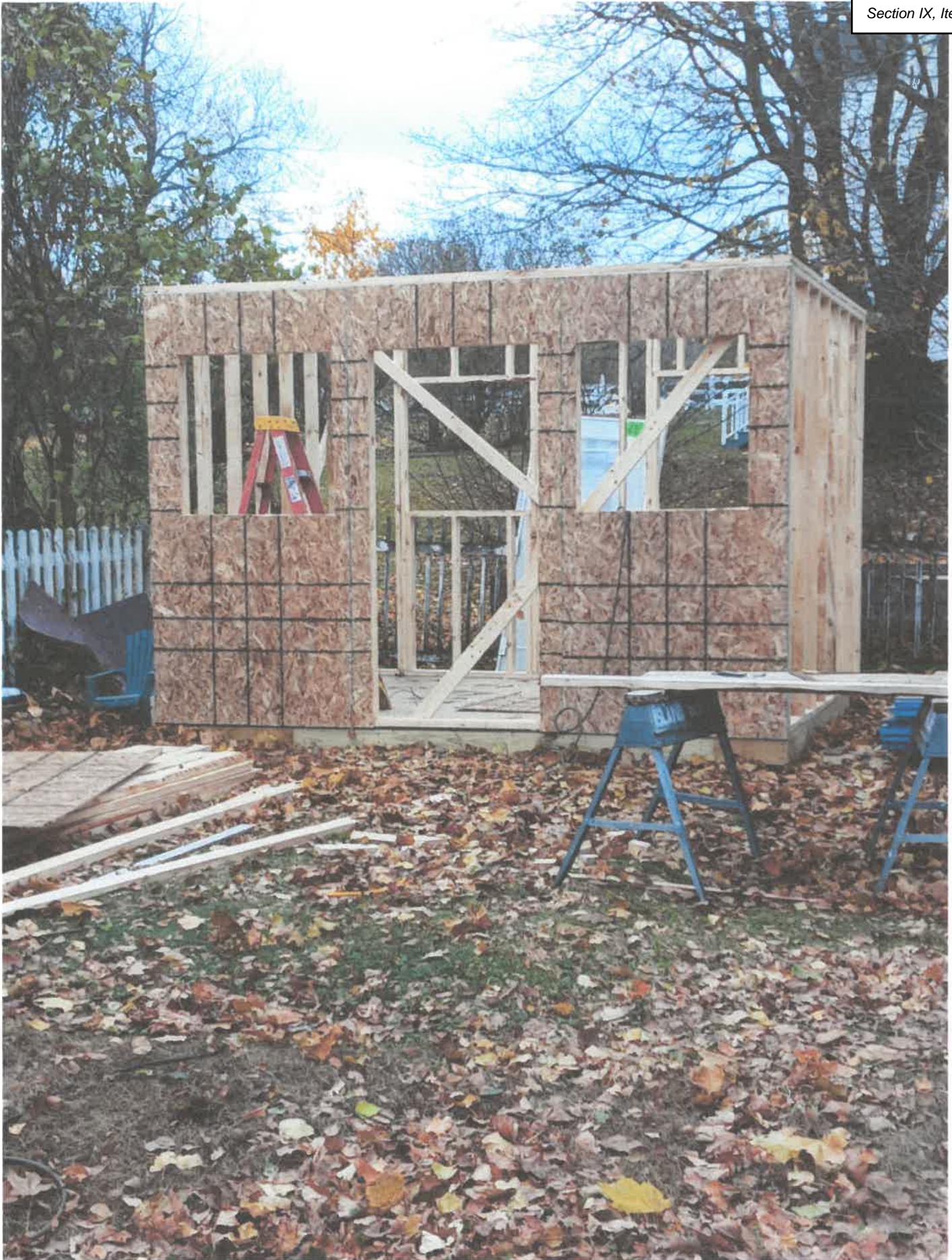
Section IX, Itemb.



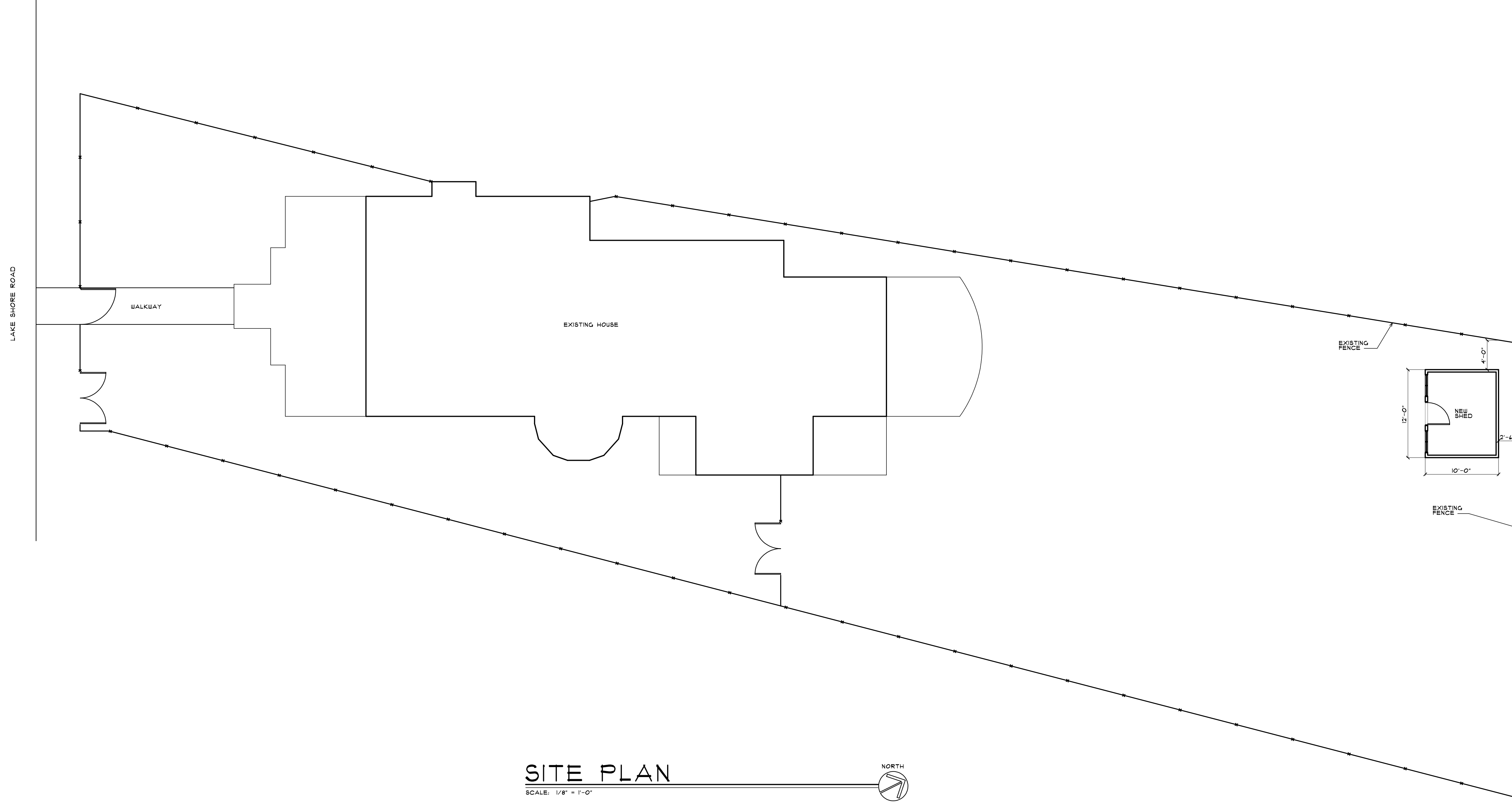
Section IX, Itemb.



Section IX, Itemb.



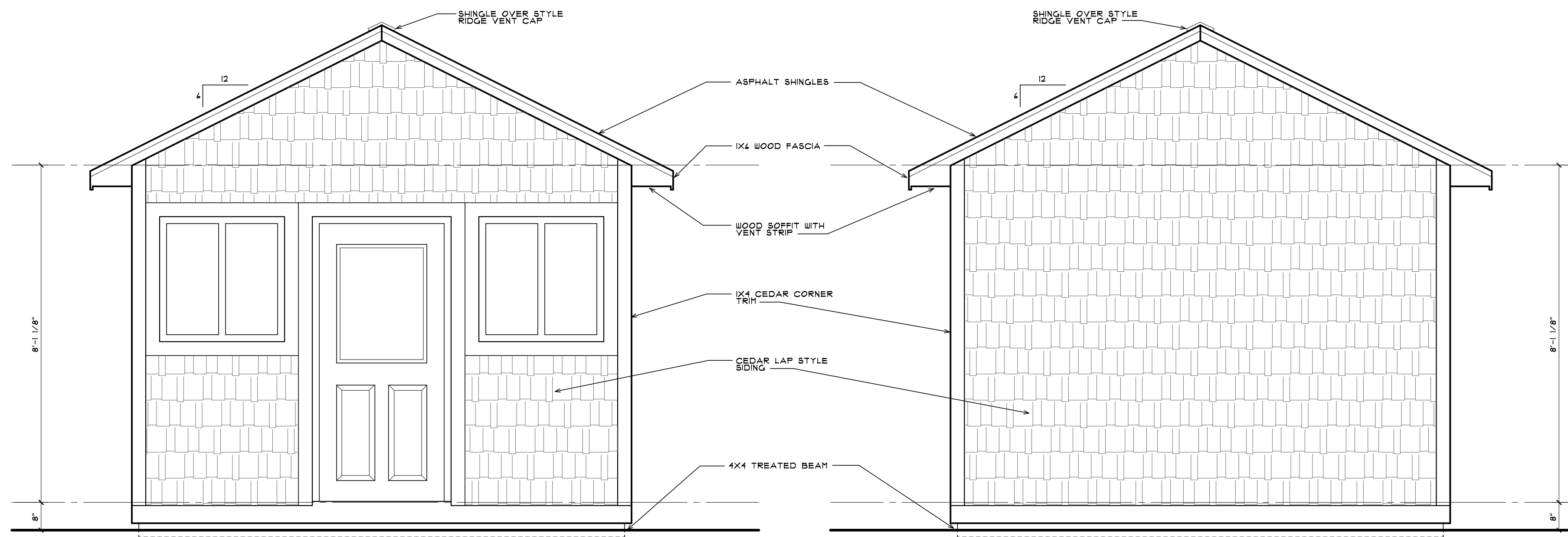




**SITE PLAN**  
 SCALE: 1/8" = 1'-0"



PROJECT <b>CALLEWAERT RESIDENCE</b>	PROJECT NO. 24-128	SHEET <b>A2</b>	<b>SEIDELL ARCHITECTS</b> COMMERCIAL RESIDENTIAL INDUSTRIAL 114 N. COURT AVE., STE. 201 GAYLORD, MICHIGAN 49734 PHONE (989) 731-0372 FAX (989) 731-6832	ISSUED	DATE
				CONSTRUCTION	5/3/24
DRAIN BY	T.L.S.	ISSUED	DATE		
CHECKED	T.L.S.	CONSTRUCTION	5/3/24		
APPROVED BY	T.L.S.				
DATE	5/3/24				
PRINT DATE					



**SOUTH ELEVATION**

SCALE: 1/2" = 1'-0"

**NORTH ELEVATION**

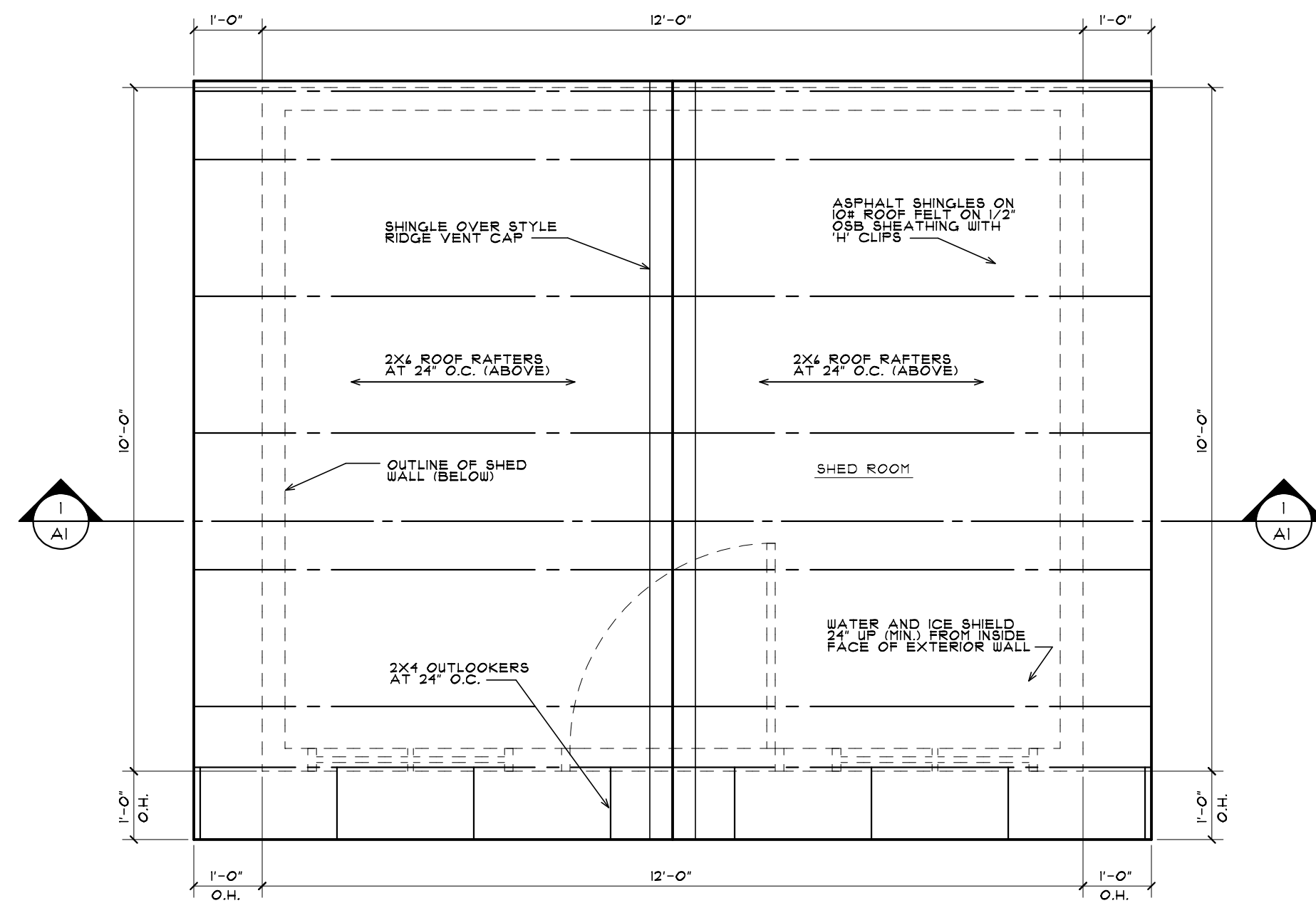
SCALE: 1/2" = 1'-0"



114 North Court Avenue, Suite 201  
 Post Office Box 2189  
 Gaylord, Michigan 49734  
 Office (989) 731-0372  
 Fax (989) 731-6932

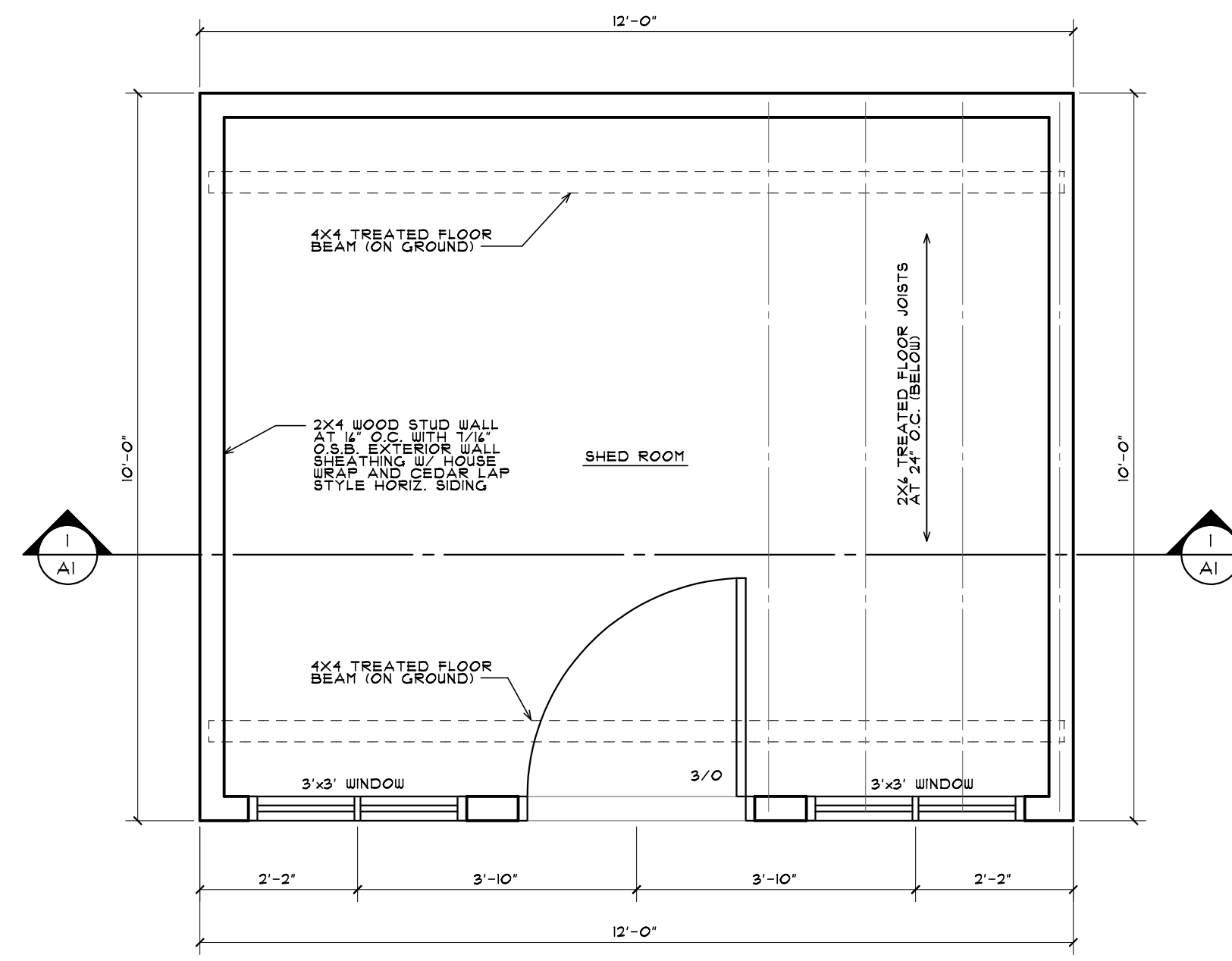
# Callewaert Residence New Shed

Lake Shore Road Mackinaw Island, Michigan



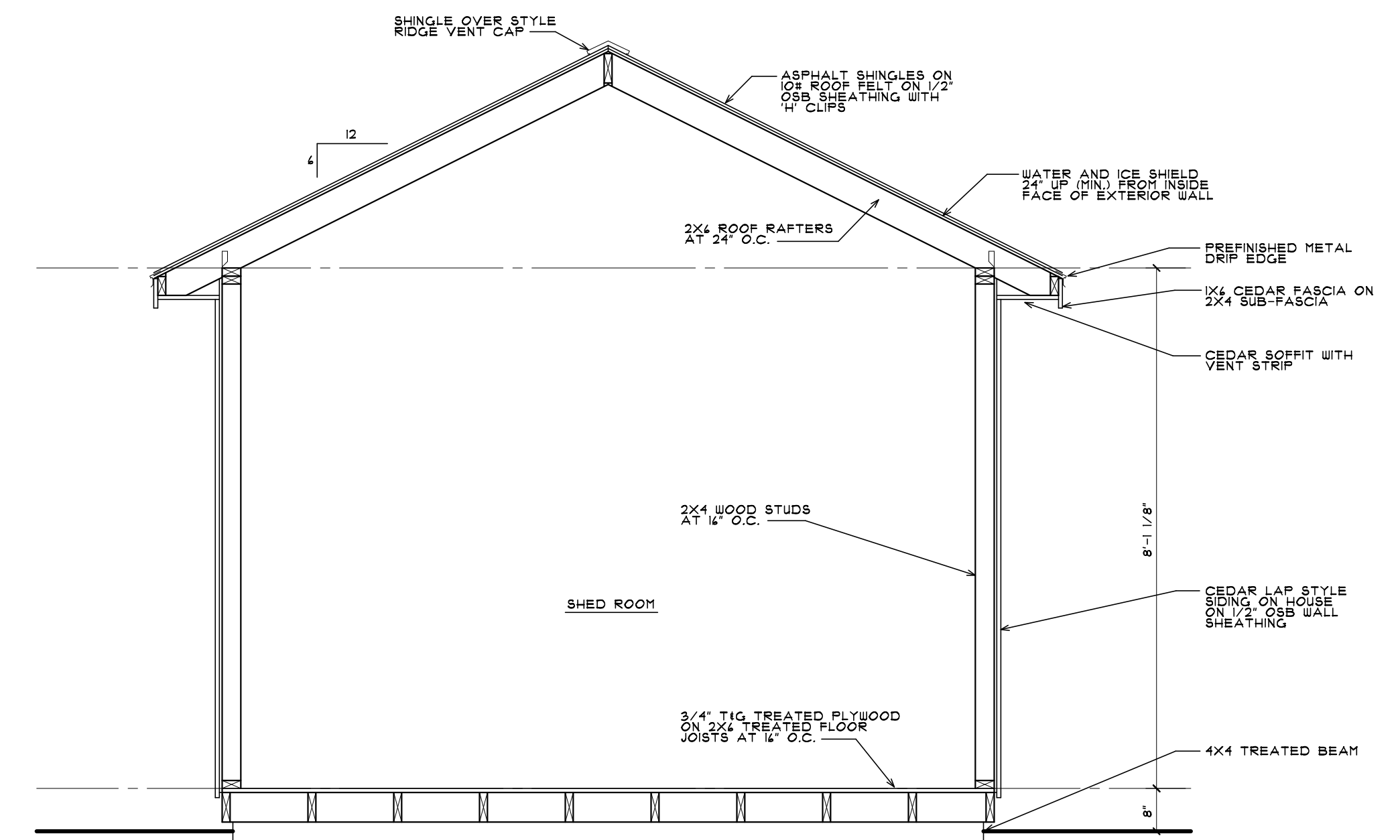
**ROOF PLAN**

SCALE: 1/2" = 1'-0"



**FLOOR PLAN**

SCALE: 1/2" = 1'-0"



**SECTION**

SCALE: 1/2" = 1'-0"

DATE	ISSUED	DATE	ISSUED
		5/3/24	
DATE	ISSUED	DATE	ISSUED
DATE	ISSUED	DATE	ISSUED
5/3/24			
DATE	ISSUED	DATE	ISSUED
DATE	ISSUED	DATE	ISSUED

**SEIDELL ARCHITECTS**  
 COMMERCIAL RESIDENTIAL INDUSTRIAL  
 114 N. COURT AVE. SUITE 201  
 POST OFFICE BOX 2189  
 GAYLORD, MICHIGAN 49734  
 PHONE (989) 731-0372  
 FAX (989) 731-6932

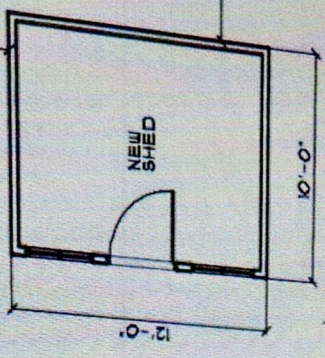
PROJECT: CALLEWAERT RESIDENCE  
 NEW SHED  
 LAKE SHORE ROAD  
 MACKINAW ISLAND, MICHIGAN

PROJECT NO. 24-128

SHEET

RECEIVE  
JUN 21 2024

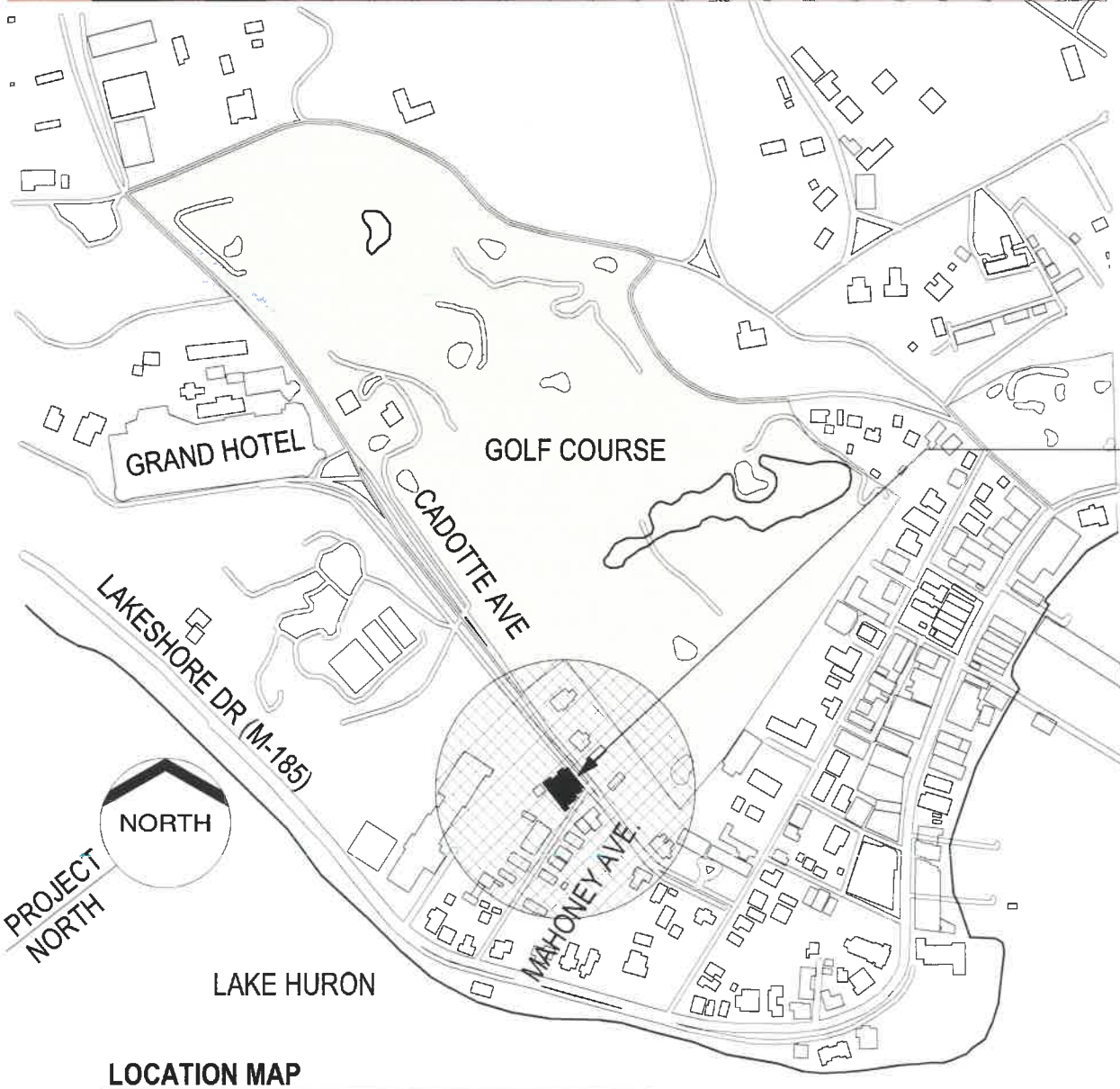
EXISTING FENCE



EXISTING FENCE

Section IX, Itemb.





LOCATION MAP

File No. C23-083-019(4)

Exhibit X

Date 6-25-24

# GATE HOUSE RENOVATION PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION SUBMITTALS

Section IX, Itemd.

Gate House Renovation

1 COVER

SCALE: No Scale 2024.06.25

Planning Commission &  
Historic District Commission

HopkinsBurns  
DESIGN STUDIO  
historic preservation &  
communities by design

## Sheet List

- GENERAL
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PC



OWNER: THE GRAND HOTEL  
CONTACT: MICHAEL MCHALE  
404.295.3568  
PROPERTY ADDRESS: 1547 CADOTTE AVENUE  
MACKINAC ISLAND, MICHIGAN 49757  
PARCEL #: 051-575-083-00

### Project Description

The existing Gate House building is proposed to be renovated. This building is a non-contributing property in West End Historic District. The scope includes replacement of fencing and guardrails surrounding the patio, new patio lighting and the replacement of the pavilion lighting. In addition, a trash enclosure will be added to the southwest side.

### Zoning

ZONING DISTRICT: COMMERCIAL

LOT SIZE: REQ'D N/A EXISTING 18,861.61 SF

SETBACKS	REQ'D	EXISTING	PROPOSED
FRONT YARD	0'	0'	0'
SIDE YARD	0'	0'	0'
REAR YARD	15'	46'	NO CHANGE

HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MAX.	3	2	NO CHANGE
FEET MIN.	12'	26'	NO CHANGE
FEET MAX.	40'	26'	NO CHANGE

### Legal Description

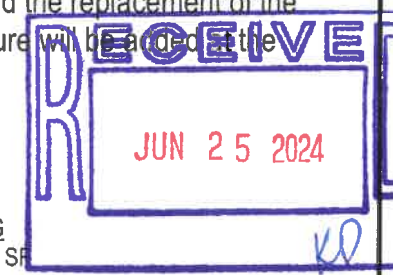
Lot 8, Block 7, Assessor's Plat No. 4, City of Mackinac Island, Mackinac County, Michigan  
Described As:  
BEGINNING AT THE NORTHERLY CORNER OF BLOCK 7, ASSESSOR'S PLAT NO. 4, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN, SAID CORNER ALSO BEING THE NORTHERLY CORNER OF LOT 8 OF SAID BLOCK 7: THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 7 S37°-28' W 183.89'± THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8 S53°-31'-13" 116.65': THENCE ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 7 AND THE NORTHWESTERLY LINE FOR MAHONEY AVENUE N36°-24'-08"E 144.00'± THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 7 AND THE SOUTHWESTERLY LINE OF GRAND AVENUE N34°-12'-58" 120.00' TO THE PLACE OF BEGINNING.

MAJOR AREA OF WORK.  
EXISTING GATE HOUSE RESTAURANT.  
SEE SITE PLAN.  
PARCELS: 051-575-083-00

### ARCHITECT

**HopkinsBurns Design Studio**  
113 S Fourth Ave.  
Ann Arbor, Michigan 48103  
(734)424-3344  
www.hopkinsburns.com

**MG2 Corporation**  
1101 Second Ave.  
Suite 100  
Seattle, Washington 98101  
(206)962-6500  
www.mg2.com





SCALE: 1" = 20'  
0 20 40 60



Know what's below.  
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CLIENT  
DAVIDSON HOSPITALITY  
One Ravenna Drive, Suite 1060  
Atlanta, GA 30346  
Attn: Tamara Burns (HopkinsBurns@designstudio.com)  
Design Studio | 734-424-3344

**1547 CADOTTE AVE.**  
TOPOGRAPHIC SURVEY OF A PARCEL OF LAND  
LOCATED IN THE CITY OF MACKINAC ISLAND  
MACKINAC COUNTY, MICHIGAN

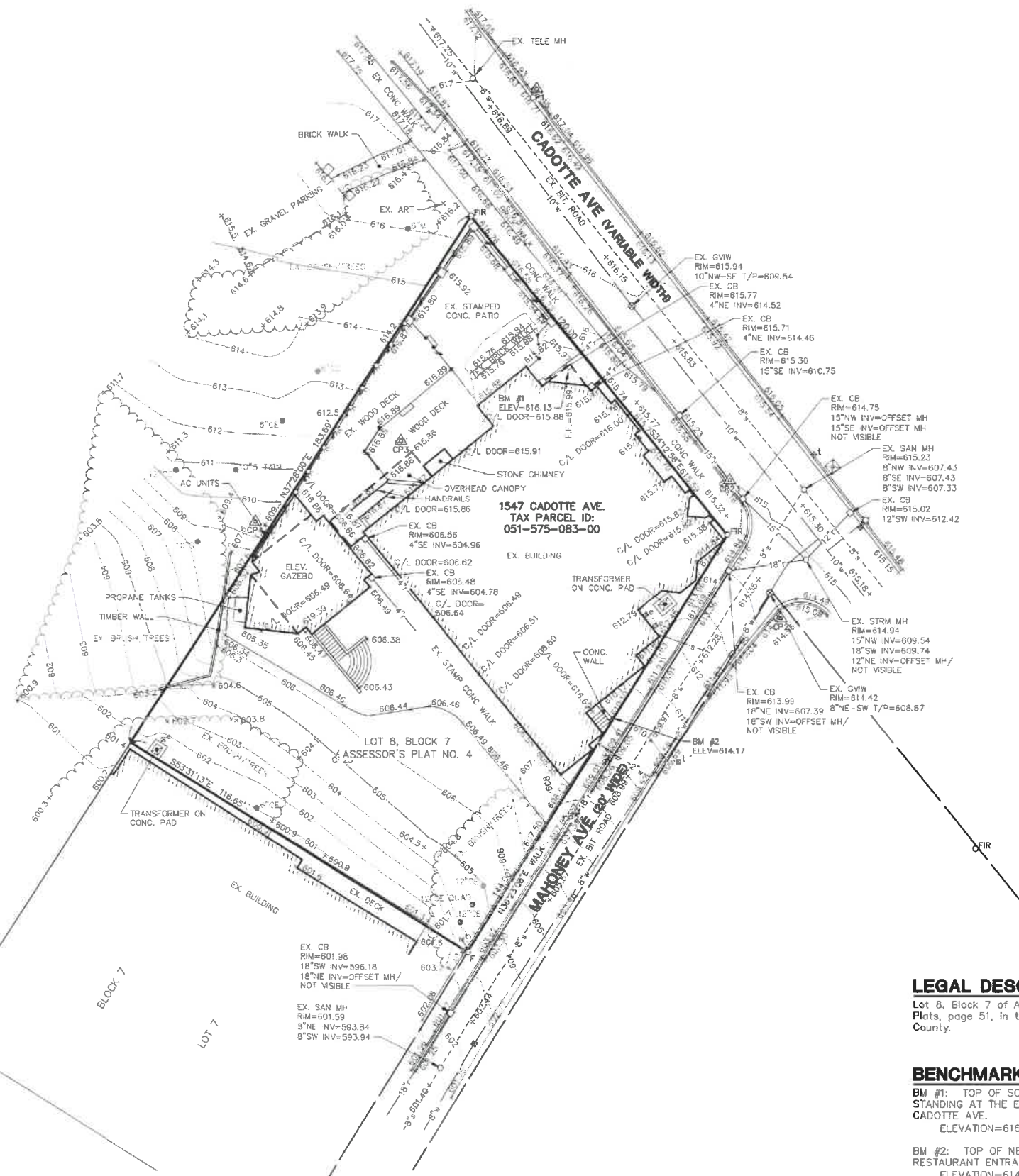
2

DATE: 10/07/22  
SHEET 1 OF 1  
CADD: K.B.  
ENG: MW  
PKG: MW  
22228\_01.dwg  
FILE: 1064

JOB No. **22228**

REVISIONS:  
30

M:\CIVIL\134-Pre\122228\Survey\122228\_svi.dwg, 10/7/2022 4:38 PM, Merik Vender, Year, D1=SS, MCLLC PDF, pc3  
Copyright © 2022 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



**LEGEND**

--- 838	EXIST. CONTOUR
x 836.2	EXIST. SPOT ELEVATION
-o- U.P.	EXIST. UTILITY POLE
⊠	ELEC. TRANSFORMER
⊞	EXIST. AC UNIT
—OH—	EXIST. OVERHEAD UTILITY LINE
⊕	EXIST. LIGHT POLE
—t—	EXIST. TELEPHONE LINE
—e—	EXIST. ELECTRIC LINE
—g—	EXIST. GAS LINE
—f.o.—	EXIST. FIBER OPTIC LINE
—w—	EXIST. WATER MAIN
⊕	EXIST. HYDRANT
⊞	EXIST. GATE VALVE IN BOX
⊞	EXIST. GATE VALVE IN WELL
—r—	EXIST. STORM SEWER
—s—	EXIST. CATCH BASIN OR INLET
—s—	EXIST. SANITARY SEWER
⊕	TELEPHONE RISER
⊕	ELECTRIC METER
⊕	GAS METER
⊕	POST
—/—/—/—	FENCE
•	SINGLE TREE
☁	TREE OR BRUSH LIMIT
○ F	FOUND IRON PIPE
⊕ F	FOUND MONUMENT
⊕ FPK	FOUND P.K.
○ FIR	FOUND IRON ROD
△	CONTROL PT.

**LEGAL DESCRIPTION**  
Lot 8, Block 7 of Assessors Plat 4, said plat recorded in Liber 2 of Plats, page 51, in the office of the Register of Deeds for Mackinac County.

**BENCHMARKS**  
BM #1: TOP OF SOUTH CORNER OF CONCRETE LIGHT POLE BASE STANDING AT THE ENTRANCE TO THE GATEHOUSE RESTAURANT OFF OF CADOTTE AVE.  
ELEVATION=616.13 (NAVD88)  
BM #2: TOP OF NE CORNER OF CONCRETE WALL TO THE GATEHOUSE RESTAURANT ENTRANCE OFF OF MAHONEY AVE.  
ELEVATION=614.17 (NAVD88)

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

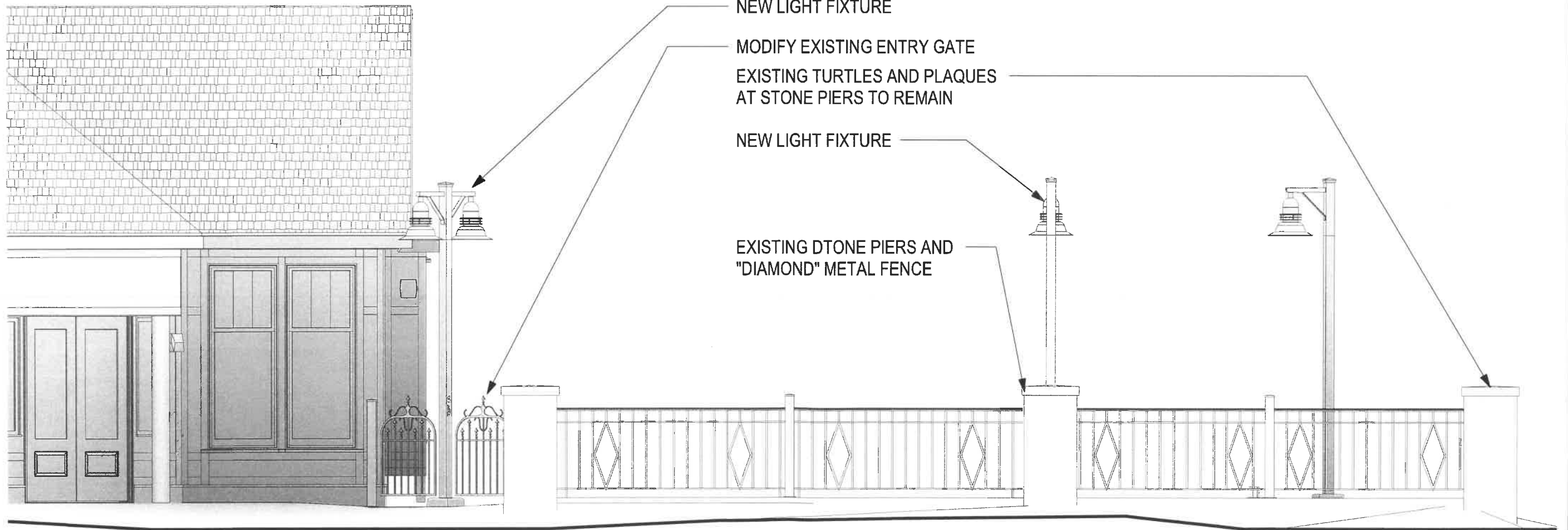




2  
5

ELEVATION | CADOTTE

1" = 10'-0" SCALE



2  
5

ELEVATION | PLAZA WALL

1/4" = 1'-0" SCALE











EXISTING TURTLES AND PLAQUES AT STONE PIERS TO REMAIN





EXISTING "DIAMOND" METAL FENCE TO REMAIN

REPLACE EXISTING WOOD GUARDRAIL WITH METAL GUARDRAIL

**WALL/COLUMN MOUNTED SITE LIGHTING**



MANF: ANP LIGHTING  
MODEL: MBV16  
SIZE: 16"x12 1/4"  
COLOR: DK GREEN

**POST MOUNTED SITE LIGHTING**



MANF: ANP LIGHTING  
MODEL: BVB2406  
SIZE: 16"x12 1/4"  
COLOR: DK GREEN

REPAINT CEILING WITH 3  
COLOR SCHEME

COVE LIGHTING

REPLACE WALL SCONCE WITH  
NEW DIMMABLE LED FIXTURES

BIRDCAGE CHANDELIER  
(NOT SHOWN) TO REMAIN



NEW POLE MOUNTED  
DIMMABLE LED FIXTURES

MODIFY ENTRY:  
EXISTING METAL ENTRY  
GATES WITH NEW METAL  
FENCE AND LAMP POST





"DIAMOND" METAL FENCE









EXISTING PHOTOS



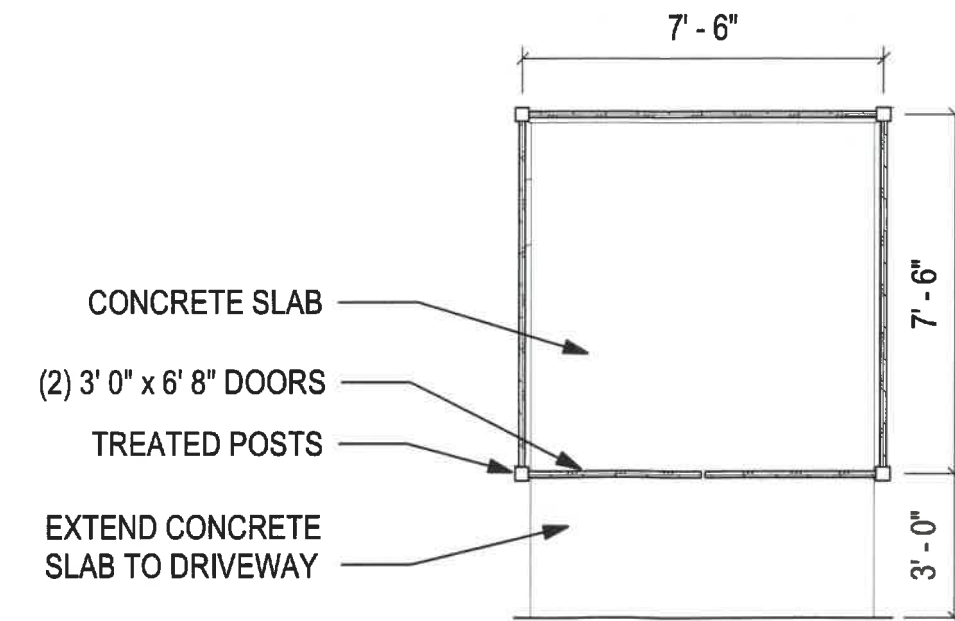
LOCATION OF ENCLOSURE



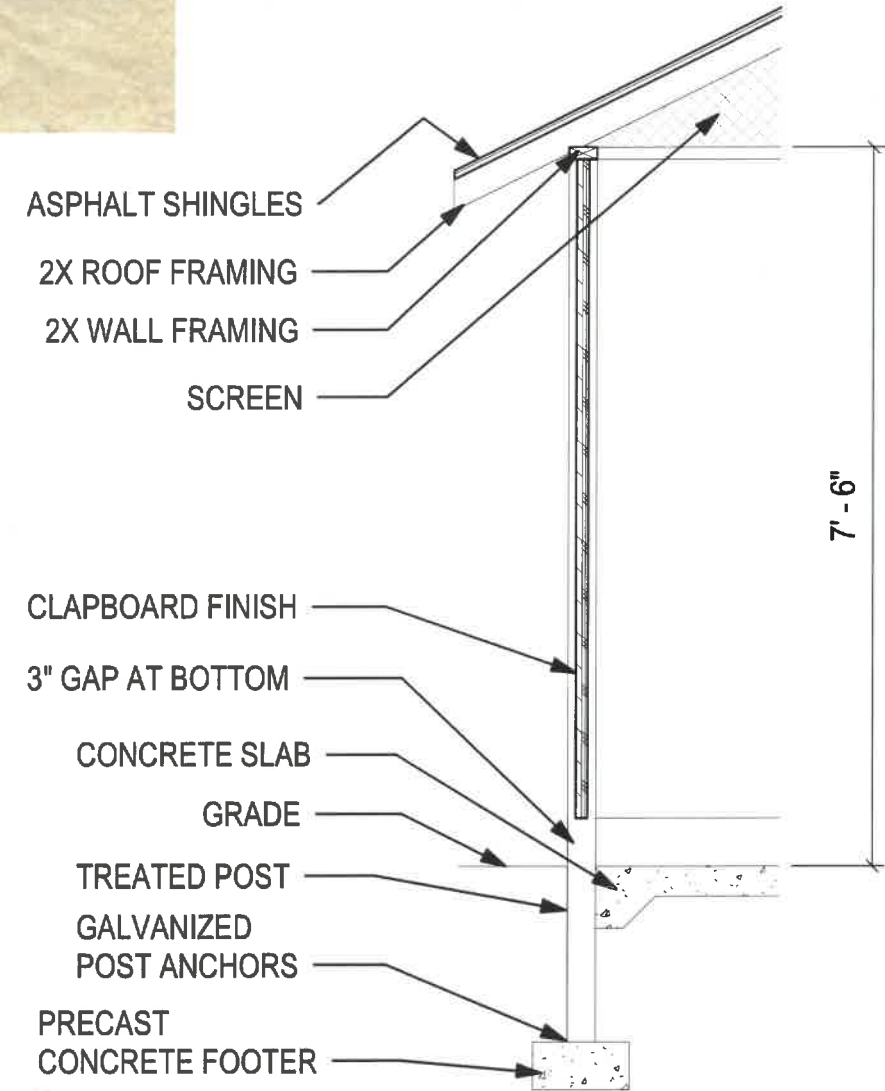
LOCATION OF ENCLOSURE



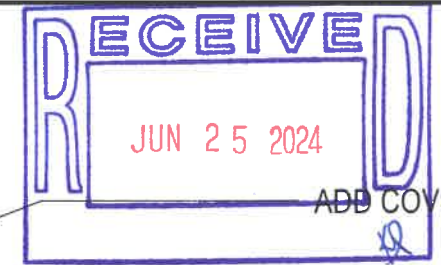
RENDERING OF ENCLOSURE



1 TRASH ENCLOSURE  
14 1/4" = 1'-0" SCALE



2 SECTION  
14 1/2" = 1'-0" SCALE



ADD COVE LIGHTING UNDER PAVILION

EXISTING CHANDELIER TO REMAIN

REPLACE EXISTING SCONCES WITH  
NEW FIXTURES

EXTENT OF SITEWORK

NEW PLAZA LIGHTING

REPLACE WOOD GUARDRAIL  
W/ METAL GUARDRAIL

REPLACE EXISTING AWNING

EXISTING DOOR TO REMAIN

EXISTING FIREPLACE + CHIMNEY

NEW AWNING

EXISTING DOOR TO REMAIN

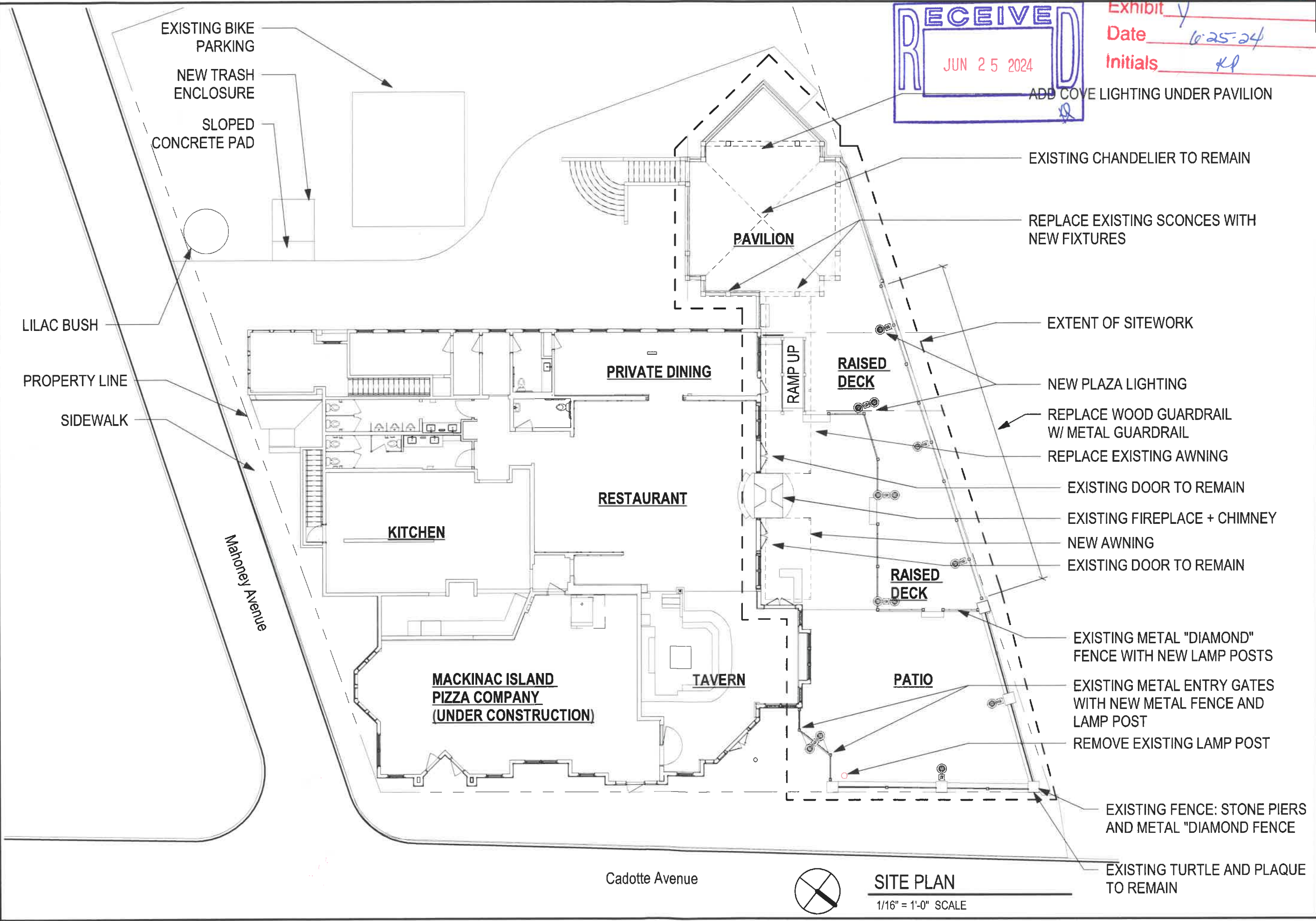
EXISTING METAL "DIAMOND"  
FENCE WITH NEW LAMP POSTS

EXISTING METAL ENTRY GATES  
WITH NEW METAL FENCE AND  
LAMP POST

REMOVE EXISTING LAMP POST

EXISTING FENCE: STONE PIERS  
AND METAL "DIAMOND FENCE

EXISTING TURTLE AND PLAQUE  
TO REMAIN



6/19/2024 2:23:45 PM Autodesk Docs: /Gatehouse Renovation/GH-GATEHOUSE RENOVATION-A23\_PLANNING COMMISSION SET.rvt

**SITE PLAN**  
1/16" = 1'-0" SCALE

## Summary of Amendments to Grand Hotel

### Gate House Submittal

June 25, 2024

#### Original Submittal:

1. Removal of the stone fireplace. Replace with a large folding glass door and two swing doors.
2. New awning across this whole expanse.
3. New entry gate.
4. New lighting fixtures at plaza and pavilion.
5. Wooden guardrail replaced with metal guardrail.

#### Proposed Changes:

1. The fireplace will remain and there will now be no changes to the doors and windows of the building on that side.
2. Now that the fireplace is staying, the awning will stop on each side of the fireplace.
3. A trash enclosure has been added to the back side of the building.



Richard  
Neumann  
Architect

610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

5 July 2024

Katie Pereny, Secretary  
Historic District Commission  
City of Mackinac Island  
P.O. Box 455  
Mackinac Island, MI 49757

Re: **GATE HOUSE RENOVATION**  
Follow-up Design Review

Dear Ms. Pereny:

Some of the previously approved proposed renovations at the Gate House restaurant, at 1547 Cadotte Avenue, in the West End Historic District, are now proposed to be revised. The building is a Non-contributing structure in the district.

The fireplace which was proposed to be removed and replaced with doors would now remain. The existing exterior awning next to the fireplace would be replaced, and a second similar awning added on the other side of the fireplace.

And, a new 7-1/2 feet square trash enclosure is proposed to be constructed adjacent to the Mahoney Avenue service drive, near the existing bicycle parking lot. It would have a gable roof with asphalt shingles and would be sided with painted wood horizontal bevel siding.

These proposed revisions to the scope of the renovation work would meet the Standards for review.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

- c. Tamara Burns, Hopkins Burns Design Studio  
Dennis Dombroski, City of Mackinac Island  
Gary Rentrop, Rentrop & Morrison

