

# CITY OF MACKINAC ISLAND

## AGENDA

### PLANNING COMMISSION

Tuesday, March 10, 2026 at 1:00 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.](#) February 10, 2026

**V. Adoption of Agenda**

**VI. Correspondence**

[a.](#) Letter from Dept of Army re Line 5

**VII. Staff Report**

a. HDC Meeting Summary

b. DPW Update

**VIII. Committee Reports**

**IX. Old Business**

[a.](#) C25-053-110(H) Trayser New Cafe

**X. New Business**

[a.](#) MD26-031-012(H) Patrick Doud Pub Garden

[b.](#) Zoning Ordinance Amendment for ZBA Alternates, to set for Public Hearing

**XI. Public Comment**

**XII. Adjournment**

MINUTES

PLANNING COMMISSION

Tuesday, February 10, 2026 at 1:00 PM

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

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**I. Call to Order**

Chairman Straus called the meeting to order at 1:00 PM.

**II. Roll Call**

PRESENT

Trish Martin  
Michael Straus  
Anneke Myers  
Mary Dufina  
Lee Finkel

ABSENT

Jim Pettit

Staff: David Lipovsky, Erin Evashevski

**III. Pledge of Allegiance**

**IV. Approval of Minutes**

a. January 13, 2026 Special Meeting

Motion to approve as amended. Dufina pointed out that the statement on page 2 by David Jurcak about 4th Street lots, being all commercial, is not correct. Jurcak stated he did not mean all lots and approved changing his statement in the January 13th minutes.

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

b. January 13, 2026 Regular Meeting

Motion to approve as written.

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

**V. Adoption of Agenda**

Motion to approve as submitted.

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

**VI. Correspondence**

None.

**VII. Staff Report**

a. HDC Meeting Summary

Finkel summarized the February 10, 2026 meeting.

b. DPW Update

Allen Burt stated before his update, he wanted to make sure all residents know to run their tap water to keep the mains from freezing. This order will be in place until spring.

Burt shared his screen. Nearly all the work has moved indoors. Electric is being run. Painting and pipe fitting is in progress. The new startup date has moved to March 23rd due to equipment that needs to be dry started before being put in to service.

**VIII. Committee Reports**

None.

**IX. Old Business**

a. C25-053-110(H) Trayser New Cafe

The applicant asked that this be tabled this month. Straus confirmed the timeframe was ok. Lipovsky spoke with the architect, and he assured Lipovsky he will have something for the March meeting. Myers would like us to know the date we must take action and leave on the agenda every month. Motion to table due to no additional materials.

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

**X. New Business**

a. CD26-003/004-006 Steiner Lot Split

Straus stated lot splits come to Planning Commission so they may make a recommendation to City Council. James Murray was at the meeting representing the Steiners. Murray stated this is not a split, but a reconfiguration. Under the Land Division Act, it is exempt because it is contiguous parcels. The red parcel, 004-20, already exists. Lots 4,5,6, and the home, is several lots. Steiner would like to take property off 003 and include it in the red parcel, 004-20. Murray reviewed this with

Stakoe and Stakoe approved the changes. The deed from, and to, Steiner will have the new legal description. This will need to go to Equalization. Myers asked if there should be a fee since we do not have a fee for reconfiguration. Evashevski clarified that 004-20 is a stand-alone parcel. (lots 4-6). Myers confirmed that the lot across the road is to be combined with 004-20. Murray asked if he is trying to make it a buildable lot. Murray stated yes and no. It is making it an acre. Steiner's do not intend to turn it into three lots. Dufina asked how this works when the property is separated by a road. Evashevski stated you can have a contiguous lot even when separated by a road. Murray stated this is pretty common. Straus asked about the property on the steep bluff side if it was the one acquired from the State Park. Murray confirmed this. Evashevski asked if the property from the steep bluff to the water is being split. Evashevski wants to confirm with Stakoe that this would be exempt from a fee. City Council needs to do a Resolution and Murray would attach to the new deed. Motion to send to City Council with the recommendation to approve the lot split for Steiner.

Motion made by Myers, Seconded by Martin.

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

b. R326-017-004 St Annes Deck and Steeple Repairs

James Murray and Mayor Doud were there representing the church. Murray stated this is a needed repair to the deck in the front, handrails and posts. The contractor will be starting on the front. It will be wood. Contractor will then move to the west side. They are going to try and repair the steeple, as opposed to taking it down. Lipovsky has talked to Joe about the repair. There will be no appearance change other than making the handrail code compliant. Dufina asked if all of the trash from construction will always be contained. Murray stated the side deck and Harbourview property will be used. Dufina asked about a barrier or fencing when working on stairways. Murray stated Lipovsky and the contractor will figure that out. The church will remain closed during construction. Mayor Doud stated this is basically like for like repairs. Motion to approve.

Motion made by Finkel, Seconded by Martin.

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

c. HB26-001-007 Inn at Stoneciffe 3 Storage Sheds

Patrick Conlon stated they have three, 98 square foot storage sheds they would like to place on their property. They will be the same green as the general store. Dufina stated she appreciated the complete application. Motion to approve.

Motion made by Dufina, Seconded by Martin.

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

Myers asked about the plan for the removal of the connex boxes. Conlon stated there are some interested properties and they are working out a plan to remove. All connex boxes on the property must be removed as they are not allowed on the island.

d. C26-002-004-008 Mustang Lounge Condos Change of Use to HB

Lindsey White stated she was here for any questions. Tony Brodeur was on Zoom. Lipovsky went through the building and they are working on everything to be in full compliance. Myers confirmed we just look at the Use then. Myers asked about bike parking. Previously it was employee housing. Myers asked where the guests will park their bikes. Brodeur stated they would like to use the public parking at City Hall. They need to keep their back alley clear. Dufina asked how many people we are talking. Brodeur stated 1 and 2 will be used as hotel use. They are both 3 bedroom units. Evashevski clarified there were two apartments and three sleeping rooms. The sleeping rooms will be considered another apartment but have no current plans to renovate or rent out. It will be used for employees. Brodeur stated we need the employee housing but wasn't sure if Jason Klonowski wanted to include all three areas for consideration to make it more clear for future use. It was decided that that this review will be for unit 1 and 2 only. The 3 sleeping rooms will remain employee housing. Myers asked if it is adequate for the bike parking to be public parking. Evashevski confirmed that bike parking must comply with Section 4.16. Therefore, there must be 9 bike parking spaces. White asked if all downtown hotels must have a spot per room. Evashevski stated if it was built before the zoning required it, you would not. If something new was built it would. It was determined this is just a change of Use and the bike parking spaces were previously approved. Straus remembers the back alley was previously approved in the 2008 renovation. Evashevski stated under Section 9.02 it specifies that apartment units and boarding houses must provide bike parking. For today's purposes she does not think bike parking needs to be addressed. Dufina understands that the employee section of this is considered boardinghouse and the other two units are considered hotel units. If and when they want to change the boardinghouse, they would have to come back for approval. Motion to approve the 2, 3 bedroom apartments, 201 and 202, change of use from single family use to hotel use.

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

## XI. Public Comment

Tony Brodeur thanked the Commission.

## XII. Adjournment

Motion to adjourn at 1:59 PM.

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

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Michael Straus, Chair

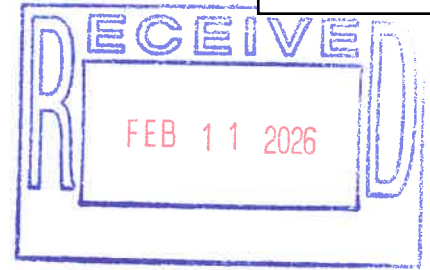
Katie Pereny, Secretary





DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, DETROIT DISTRICT  
477 MICHIGAN AVENUE  
DETROIT MI 48226-2550

Section VI, Itema.



February 6, 2026

Regulatory Branch  
Permit No. LRE-2010-00463-56-A19

Dear Interested Party:

The United States Army Corps of Engineers (USACE), Detroit District, has prepared a Final Environmental Impact Statement (EIS). The EIS analyzes the potential environmental impacts from the proposed Enbridge Line 5 Tunnel Project (the Project), in which Enbridge Energy, Limited Partnership (the Applicant) proposes to construct a 3.9-mile tunnel under the lakebed of the Straits of Mackinac in Lake Michigan. The proposed tunnel would house a replacement segment of the existing Line 5 pipeline (referred to as the Applicant's Preferred Alternative). The purpose of the Project is to provide safe transportation of light crude oil, light synthetic crude oil, light sweet crude oil, and natural gas liquids between Enbridge's existing North Straits Facility and Mackinaw Station, and to maintain the existing capacity of the Line 5 pipeline while minimizing environmental risks.

The proposed tunnel would cross under the lakebed of the Straits of Mackinac, connecting Point La Barbe in Michigan's Upper Peninsula to McGulpin Point in Michigan's Lower Peninsula, in Mackinac and Emmet counties, respectively. The primary federal involvement associated with the Applicant's proposed action is the discharge of dredged or fill material into waters of the United States, and the construction of structures and/or work that may affect navigable waters, which requires Department of the Army authorization. Federal authorizations for the proposed project would constitute a "major federal action."

In May 2025, USACE released a Draft EIS for public comment. USACE held two public meetings and solicited public comment during a 30-day comment period, which ended on June 30, 2025. In November 2025, a Supplemental Draft EIS focusing on a Horizontal Directional Drilling (HDD) Installation Alternative was released for public comment after USACE determined this previously dismissed alternative met the screening criteria established in its May 2025 Draft EIS and should be carried forward for detailed analysis. USACE held a public meeting and solicited public comment during a 22-day comment period which ended on December 5, 2025. Public feedback received during these comment periods was considered during the development of the Final EIS (refer to Appendix C2 and C3 of the Final EIS). The Final EIS was developed in accordance with the requirements of the National Environmental Policy Act of 1969 (NEPA), USACE's Procedures for Implementing NEPA, and other relevant laws, regulations, and Executive Orders. This letter serves as notification of the publication of the Final EIS and the commencement of the 30-day waiting period, which will end on

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**March 9, 2026**, after which USACE will issue a Record of Decision (ROD), which will document its decision regarding the project.

The Final EIS addresses the potential environmental impacts of the Applicant's Preferred Alternative, the No Action Alternative, and two action alternatives to the Applicant's Preferred Alternative. One alternative involves placement of an engineered gravel/rock protective cover over the exposed portion of the Line 5 segment (Dual Pipelines) that currently consists of two 20-inch diameter pipes that are buried in sediment near shore and rest on, or are anchored to, the lakebed. The second action alternative involves the use of HDD to install a new 30-inch-diameter replacement pipeline segment below the lakebed; under this alternative and the Applicant's Preferred Alternative, the existing Dual Pipelines would be decommissioned. The Final EIS also considers four sub-alternatives for potential decommissioning of the existing Dual Pipelines, including decommissioning the existing Dual Pipelines in-place, removal of the exposed segment along the lakebed, removal of the segment between the ordinary high water marks of the Straits of Mackinac, or removal of the entire Dual Pipelines, including terrestrial portions.

The Final EIS includes evaluation of the impacts of these alternatives and sub-alternatives on environmental resources including geologic resources, water resources, biological resources, cultural resources, air quality, noise and vibration, transportation and navigation, land use and recreation, aesthetics, soils, socioeconomics, and reliability and safety. In addition to its consideration of cultural resources in the Draft EIS, USACE is separately evaluating impacts to historic properties, as well as impact avoidance, minimization, and mitigation measures, in accordance with Section 106 of the National Historic Preservation Act. USACE is also conducting a treaty rights analysis in consultation with federally recognized Tribes to determine if the proposed Project would impinge upon or abrogate treaty rights. Findings of the Section 106 process and treaty rights analysis will be presented in the ROD.

The No Action Alternative is considered to satisfy federal requirements for analyzing "no action" under NEPA. Under the "no action" alternative, there would be no construction activities in the Straits of Mackinac and operations of Line 5 could continue under current conditions. Analysis of this alternative provides a baseline for comparison with impacts from the other alternatives listed above.

The Final EIS can be downloaded from the Line 5 tunnel project website at [www.line5tunneleis.com](http://www.line5tunneleis.com) or can be viewed in person at the following locations: Cheboygan Public Library, Mackinac Island Public Library, Mackinaw Area Public Library, Petoskey District Library, and the St. Ignace Public Library.

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Should you have any questions, please feel free to contact Katie Otanez, Regulatory Project Manager at [Line 5 LRE@usace.army.mil](mailto:Line_5_LRE@usace.army.mil).

Sincerely,



Rebecca M. Graser  
for Shane M. McCoy  
Chief, Regulatory Branch  
Operations Division



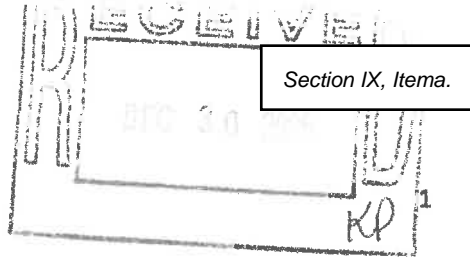


File No. C25-053-110(4)

Exhibit A

Date 12-30-25

Analyst KD



Section IX, Itema.

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

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

Anthony Trayser

944 West State St. Cheboygan, MI 49721

231-633-6093

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)

- 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):
Is the Proposed Structure Within Any Area That The FAA Regulates Airspace? No
Is a Variance Required? No
Are REU's Required? How Many? No

Type of Action Requested:

- [X] 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): 49-051-550-053-00
B. Legal Description of Property: See Civil drawings
C. Address of Property: 7347 Main Street Mackinac Island, MI 49757
D. Zoning District: Commercial
E. Site Plan Checklist Completed & Attached: Yes
F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) Yes
G. Sketch Plan Attached: Yes
H. Architectural Plan Attached: Yes
I. Association Documents Attached (Approval of project, etc.): N/A
J. FAA Approval Documents Attached: N/A
K. Photographs of Existing and Adjacent Structures Attached: Yes

Proposed Construction/Use:

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

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

Mixed use commercial building with 2nd story residential units and stand alone storage building.

Proposed Use: No change to existing structure. Storage building to be converted to cafe.

C. If Vacant:

Previous Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

STATE OF MICHIGAN            )  
COUNTY OF MACKINAC       ) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the owner (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

→ [Signature]  
Signature

SIGNATURES \_\_\_\_\_  
Signature

→ Anthony M. Trayser  
Please Print Name

\_\_\_\_\_  
Please Print Name

Signed and sworn to before me on the 23 day of December, 2025.

**JORDAN HOGG**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF CHEBOYGAN  
My Commission Expires February 20, 2031  
Acting in the County of Cheboygan

[Signature]  
Notary Public  
Cheboygan County, Michigan  
My commission expires: 02/20/2031

**FOR OFFICE USE ONLY**

Zoning Permit Issued: \_\_\_\_\_

**Inspection Record:**

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued \_\_\_\_\_

Revised October 2023

**OFFICE USE ONLY**

FILE NUMBER: C25-053-110(H) FEE: 400-

DATE: 12-30-25 CHECK NO: Honey INITIALS: JD Revised October 2023

order

# 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.

---

#### ***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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |

Natural Features

Provided

Not Provided  
or Applicable

- |   |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 16. Topography of the site with at least two- to five-foot contour intervals  | <input checked="" type="checkbox"/> | <input 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"/> |

Physical Features

Provided

Not Provided  
or Applicable

- |   |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
| 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  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

dwelling schedule showing the unit type and number of each such units

- 22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features
- 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)
- 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)
- 25. Description of Existing and proposed on-site lighting (see also Section 4.27)

Utility Information

Provided

Not Provided or Applicable

- 26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand
- 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)
- 28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)
- 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.

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

<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

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**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"/>



20 February 2026

### TRAYSER’S TRADING POST RENOVATION

Trayser’s Incorporated  
7347 Main Street  
Mackinac Island, MI 49757

### Mackinac Island Planning Commission – Article 20 Summary

Per Mackinac Island Zoning Ordinance, Section 20.04 Items B & C

B1. The name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership.

Anthony Trayser  
Trayser’s Incorporated  
7347 Main Street  
Mackinac Island, MI 49757

B2. The legal description of the subject parcel of land.

EXHIBIT "A" LEGAL DESCRIPTION PER RECORD TITLE SEARCH BY CHICAGO TITLE, FILE NO.: 491259780CML, REVISION 1, CERTIFIED TO: JULY 28, 2025:

FOR APN/PARCEL ID(S): 49-051-550-053-00 AND 49-051-550-027-00

THE FOLLOWING DESCRIBED PARCELS LOCATED IN THE CITY OF MACKINAC ISLAND, COUNTY OF MACKINAC, STATE OF MICHIGAN:

PARCEL 1:  
THE WEST 49.5 FEET OF LOT 112, ASSESSOR’S PLAT NO. 3, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, STATE OF MICHIGAN.

PARCEL 2:  
LOT 133 OF ASSESSOR’S PLAT NO. 3, EXCEPT THE NORTHEASTERLY 30.5 FEET THEREOF, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, STATE OF MICHIGAN (SAID PROPERTY BEING KNOWN AS THE SUTTON BUILDING ON MACKINAC ISLAND, MICHIGAN).

ALSO:

A PARCEL OF UNPATENTED LAKE HURON BOTTOMLAND ADJACENT, OPPOSITE AND CONTIGUOUS TO LOT 133, ASSESSOR’S PLAT NO 3 (RECORDED IN LIBER 2 OF PLATS, PAGE 47, MACKINAC COUNTY RECORDS), DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 133, THENCE NORTH 25°30’ EAST ALONG THE EASTERLY LINE OF SAID LOT, 70.5 FEET; THENCE SOUTH 64°30’ EAST, 45 FEET; THENCE SOUTH 55°24’30” EAST, 19 FEET; THENCE SOUTH 32°19’20” WEST, 67.98 FEET TO THE SOUTHERLY LINE OF SAID LOT 133 EXTENDED; THENCE NORTH 64°30’ WEST ALONG SAID LINE EXTENDED 55.69 FEET TO THE POINT OF BEGINNING, TOGETHER WITH SUCH SIMILAR BOTTOMLAND, IF ANY, LYING BETWEEN AND OPPOSITE THE ABOVE DESCRIBED PARCEL AND HURON STREET.

B3. The area of the subject parcel of land.

0.210 acres +/- (9,147.5 square feet +/-)

B4. The present zoning classification of the subject parcel.

C – Commercial (per Mackinac Island Zoning Map dated May 2017)



20 February 2026

B5. A general description of the proposed development.

- Install a raised rear deck for patron seating.
- Convert the existing Storage Building into a new Café.
- Demolish and reconstruct the 1<sup>st</sup> floor store fronts with historic detailing
- Remove and reinstall a portion (21 feet) of the interior first floor and floor structure.
- Excavate a portion of the basement (21 feet) to match the existing basement depth. Remove and reconstruct the basement foundation wall along the Main Street Property Line.
- Renovate and reconfigure portions of the 2<sup>nd</sup> floor apartment layouts to provide an additional apartment and an office annex.
- Re-roof the building.
- Scrape and paint the existing, historic siding. Replace any rotted or deteriorated trim or siding boards.

B6. Condominium subdivision project site plans shall 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.

Not Applicable

For Items C1 thru C8, C11, and C13: Refer to the Site Survey and Architectural Site Plan included with our submittal for additional information.

C7. Regarding delivery and loading areas:

Currently the three active businesses utilize the island’s dray service with deliveries and general trash service from the Main Street frontage. Propane, building supplies, and other incidental deliveries will occur thru the adjacent alley directly from the Coal Dock. Café food waste will also use this alley and the adjacent Coal Dock.

C8. The location, use and size of open spaces together with landscaping, screening, fences, walls and proposed alterations of topography or other natural features shall be indicated.

Aside from the removal of existing decks and fencing and the construction of a new deck, there are no proposed changes or alterations to site, topography or natural features.

C9. The proposed operations on the site shall be described, in writing, in sufficient detail to indicate the effect, if any, upon adjoining lands and occupants with any special features which are proposed to relieve any adverse effects to adjoining land and occupants. Any potential demands for future community services will be described, together with any special features which will assist in satisfying such demands.

The only “proposed operation on the site” shall be exterior dining.

And no “special features” are being proposed.

And no “special demands for future community services” are being requested.

C10. Any earth-change plans required by state law shall also be submitted with the application.

No changes to the existing grading are currently being proposed.

20 February 2026

C12. A general description and location of stormwater management system shall be shown on the 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.

No changes to the existing stormwater management system are currently being proposed.

C13. Any feature of the proposed development that would directly or indirectly impact a public right-of-way, public utility, or adjoining property.

Any impacts would be incidental to the development.

The sidewalk along Main Street will need to be replaced once foundation work is complete.

The street will be disrupted to make new utility connections – water, sewer, and fire sprinkler.

C14. 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).

Due to the proximity of the Coal Dock, the only motor vehicles that will be needed for this project will be the excavator for the basement work and a dump truck for moving bulk materials to and from the British Landing Dock.

Materials, equipment, trash, and construction debris will all be brought to and from the project directly from the adjacent Coal Dock. Either to the front of the building, or directly from our rear deck and onto the adjacent dock, pending an agreement with the City.

Vehicles and any dry cement mixes or gravels will be delivered to the site from the British Landing Dock. Similarly, any excavated soils will be taken off the island from the British Landing Dock and disposed of on the mainland.

C15. 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.

Fencing will be provided along the curb line to protect the public from the basement excavation. Space available on site is extremely limited. At the end of every workday and when not in use for more than 24-hours, all materials, equipment, construction debris, trash and motor vehicles that cannot be stored inside the building (or in the rear yard) will be stored on the adjacent Coal Dock, pending an agreement with the City.

C16. Proposed construction start date and estimated duration of construction.

Construction Start Date: November 1<sup>st</sup>, 2026.

Construction Duration: 12 months.

C17. Such other information as may be determined to be necessary by the planning commission because of any peculiar features of the proposed development.

None requested.

D1. 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.



20 February 2026

Refer to the provided Site Survey and Architectural Site Plan and Site Demolition Plan. Portions of the existing exterior rear decks are proposed to be demolished, but otherwise, all demolition is largely going to be on the interior of the impacted structures.

D2. Copy of asbestos survey if required by EGLE or other state department.  
Not applicable.

D3. Results of a pest inspection and, if necessary, a pest management plan.  
Not applicable.

D4. 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.

Not applicable as the demolitions currently proposed are intended to be completed as part of the building renovation and under the same City Building Permit.

D5. 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.

Refer to item C.16 above and the provided Site Survey and Architectural Site Plan  
No buildings are proposed to be removed or relocated.  
No streets are proposed to be closed during the execution of this work.

D6. Acknowledgement:

Let it herewith be acknowledged that if any unknown historic or archeological remains are 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.



**HISTORIC DISTRICT COMMISSION APPLICATION - REVISED**  
**TRAYSER'S TRADING POST RENOVATION**

FEBRUARY 20, 2026  
MEETING DATE: MARCH 10, 2026

# "Main Street" Mackinac Island

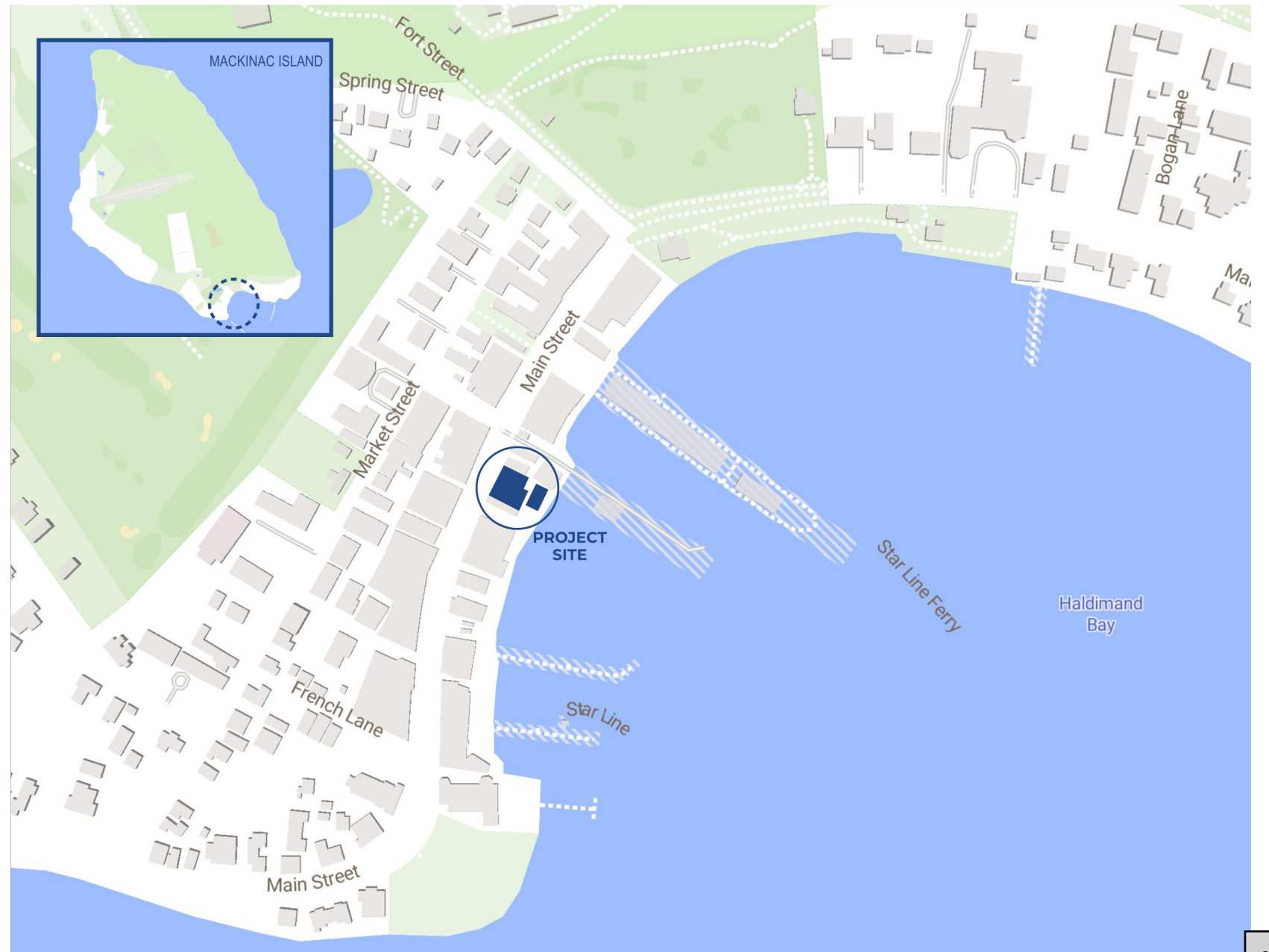


# PROJECT SUMMARY

Situated along the main street of Mackinac Island, Trayser's Trading Post building has a strong historic presence. The building dates to ca. 1900, designed as a two-story wood frame building with three commercial storefronts. Today the businesses within those storefronts include Trading Post in the northernmost storefront, May's Fudge in the center, and Baxter's Shop in the southernmost storefront. Historic characteristics include decorative cornice with brackets, rustic log cladding, wood accordion door and traditional, early twentieth-century wood storefronts with large, fixed-pane, windows with transoms.

Many visitors come to relish Baxter's Shop since it appeared in the famous 1980 film "Somewhere in Time" and May's Candy Shop, one of the oldest fudge shops on the island. The historic building will feature a full-service café, including a waterfront deck for patrons. Baxter's Shop & Trading Post will remain as a tourist attraction for local gifts and goods. Construction start date will be November 1<sup>st</sup> 2026.

# LOCATION PLAN



# HISTORIC CONTEXT IMAGES



MACKINAC ISLAND FROM PIER LOOKING AT CHIPPEWA HOTEL



MACKINAC POST CARD - PROJECT BUILDING ON RIGHT SIDE



MACKINAC POST CARD - PROJECT BUILDING ON LEFT SIDE



MACKINAC ISLAND FROM PIER LOOKING AT HOTEL IROQUOIS

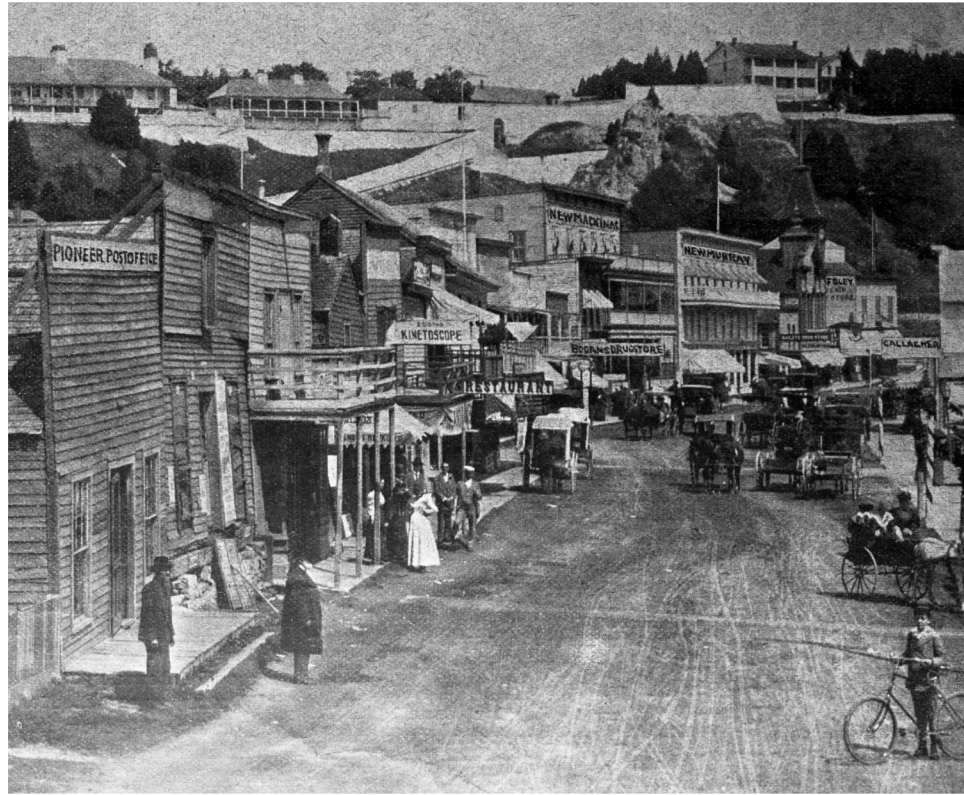


MACKINAC ISLAND MAIN STREET LOOKING SOUTH FROM FORT STREET



MACKINAC ISLAND MAIN STREET LOOKING NORTH FROM ASTOR STREET

# HISTORIC MAIN STREET AWNINGS & SIGNAGE



MAIN STREET - 1800s



MAIN STREET - 1900



MAIN STREET - 1960s



FENTON TOWER BUILDING MAIN STREET, 1946.



MAY'S CANDY SHOP - DATE UNKNOWN



MURDICK'S STORFRONT - 1887

# HISTORIC BUILDING PHOTOS



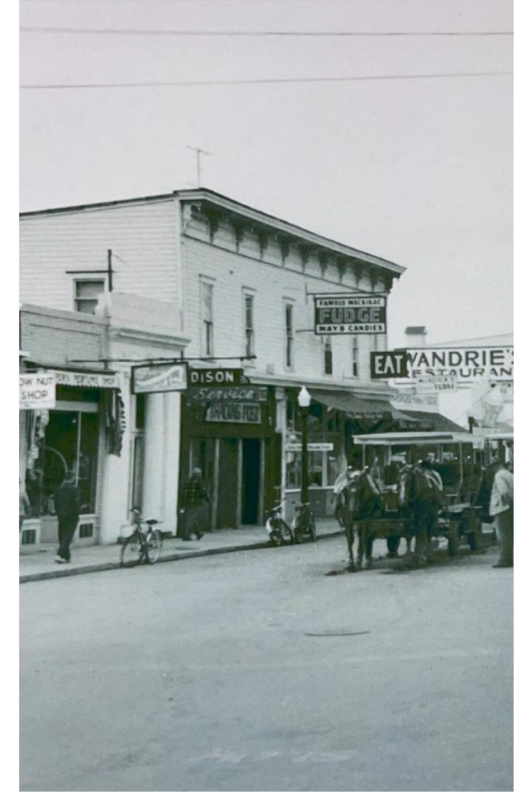
MAY'S CANDY SHOP ca. 1960



MAY'S CANDY SHOP (date unknown)



MAY'S CANDY SHOP ca. 1940



PROJECT BUILDING 1975



TRADING POST ca. 1950-60



PROJECT BUILDING ca. 1920



PROJECT BUILDING (date unknown)

# EXISTING PHOTOS - FRONT FACADE

PHOTOS TAKEN SEPTEMBER 2023



# EXISTING PHOTOS - REAR FACADE

PHOTOS TAKEN SEPTEMBER 2023



EXISTING SHED AND SEA WALL, LOOKING NORTH



EXISTING DECK SOUTH OF SEA WALL, LOOKING WEST



CORNER OF EXISTING SHED, LOOKING NORTHWEST



CORNER OF EXISTING SHED, LOOKING NORTHEAST



EXISTING UPPER PORCH AND EXISTING SOUTH EXTERIOR WALL, LOOKING NORTH



EXISTING WOODEN STRUCTURE, PORCH AND STAIR CONNECTING EXISTING SHED AND BUILDING, LOOKING WEST

# EXISTING PHOTOS - LAKE VIEW

PHOTOS TAKEN SEPTEMBER 2023



NEIGHBORING BUILDING, LOOKING SOUTHEAST FROM DECK



LAKE HURON, LOOKING SOUTH FROM DECK



BUILDINGS ON HARBOR INCLUDING OWNER'S EXISTING BUILDING, LOOKING NORTHEAST



MACKINAC ISLAND HARBOR LOOKING NORTHWEST



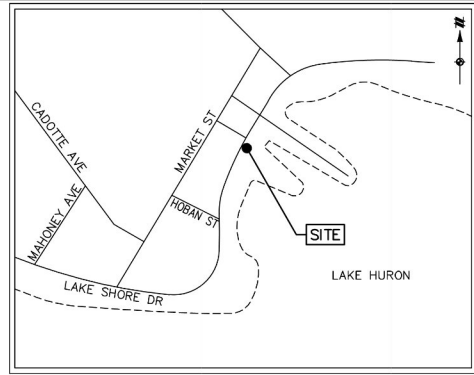
EXISTING BUILDING, SHED AND SEAWALL, LOOKING NORTHEAST



MACKINAC ISLAND HARBOR LOOKING NORTHEAST



# EXISTING CIVIL SITE PLAN - DESCRIPTIONS & KEY



VICINITY MAP  
NOT TO SCALE

EXHIBIT "A" LEGAL DESCRIPTION PER RECORD TITLE SEARCH BY CHICAGO TITLE, FILE NO.: 491259780CML, REVISION 1, CERTIFIED TO: JULY 28, 2025:

FOR APN/PARCEL ID(S): 49-051-550-053-00 AND 49-051-550-027-00

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INSTRUMENTS PER RECORD TITLE SEARCH BY CHICAGO TITLE, FILE NO.: 491259780CML, REVISION 1, CERTIFIED TO: JULY 28, 2025:

- 14. OIL, GAS, MINERALS, WATERCOURSE OR STREAM ACCESS AND ABORIGINAL ANTIQUITIES RESERVED BY THE STATE OF MICHIGAN BY DEED RECORDED AT LIBER 216, PAGE 645, AS TO PARCEL 2 BOTTOMLANDS.  
RESPONSE: AS SHOWN HEREON.
- 15. NOTICE OF CLAIM OF INTEREST IN REAL PROPERTY, AS RECORDED IN LIBER 768, PAGE 390, AS TO PARCEL 2 BOTTOMLANDS.  
RESPONSE: AS SHOWN HEREON, COVERS LAND TO THE EAST OF THE SUBJECT PROPERTY.
- 16. TERMS, COVENANTS, AND CONDITIONS OF AGREEMENT TO USE AND OCCUPY UNPATENTED GREAT LAKES BOTTOMLANDS FOR PRIVATE PURPOSES SET FORTH AS RECORDED IN, LIBER 895, PAGE 376, AS TO PARCEL 2 BOTTOMLANDS.  
RESPONSE: AS SHOWN HEREON, COVERS LAND TO THE EAST OF THE SUBJECT PROPERTY.
- 17. TERMS, COVENANTS, AND CONDITIONS OF MARKET AND MAIN (HURON) HISTORIC DISTRICT CITY OF MACKINAC ISLAND SET FORTH AS RECORDED IN, LIBER 786, PAGE 423.  
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTOMLAND LIBER 216, PAGE 645.
- 18. TERMS, COVENANTS, AND CONDITIONS OF ORDINANCE NO. 520 MARKET AND MAIN (HURON) HISTORIC DISTRICT CITY OF MACKINAC ISLAND SET FORTH AS RECORDED IN, LIBER 805, PAGE 349.  
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTOMLAND LIBER 216, PAGE 645.
- 19. TERMS, COVENANTS, AND CONDITIONS OF ORDINANCE NO. 553 MARKET AND MAIN (HURON) HISTORIC DISTRICT CITY OF MACKINAC ISLAND SET FORTH AS RECORDED IN, LIBER 845, PAGE 36.  
RESPONSE: COVERS SUBJECT PROPERTY EXCLUDING UNPATENTED LAKE HURON BOTOMLAND LIBER 216, PAGE 645.
- 20. TERMS, COVENANTS, AND CONDITIONS OF OPINION AND ORDER ON CROSS MOTIONS FOR SUMMARY DISPOSITION SET FORTH AS RECORDING IN, LIBER 852, PAGE 604.  
RESPONSE: COVERS TO THE EAST OF SUBJECT PROPERTY.

## LEGEND

○ FCIR	FOUND CAPPED IRON ROD
× F	FOUND MAG NAIL
□ O	EXISTING CATCH BASIN/MANHOLE
●	EXISTING DRAIN TILE
⊕	EXISTING LIGHT POLE
□ T	EXISTING TELEPHONE RISER
○ U.P.	EXISTING UTILITY POLE
⊕ E	EXISTING ELECTRIC METER
⊕ G	EXISTING GAS VALVE
⊕ B	EXISTING BOLLARD
○ C.O.	EXISTING SANITARY CLEAN OUT
⊕ W	EXISTING WATER VALVE
⊕ H	EXISTING FIRE HYDRANT
⊕ F	EXISTING FIRE DEPARTMENT CONNECTION
⊕ M	EXISTING WATER METER
⊕ T	EXISTING ELECTRIC TRANSFORMER
× 584.36	EXISTING GROUND ELEVATION
× 584.36TC	EXISTING CURB ELEVATION
× 584.36GU	EXISTING GUTTER ELEVATION
× 584.36EP	EXISTING PAVEMENT ELEVATION
---	BOUNDARY LINE
---	EASEMENT LINE
---	BOUNDARY ADJACENT LINE
---	EXISTING FENCE
---	UNDERGROUND SANITARY LINE
---	UNDERGROUND STORM LINE
---	EXISTING CURB AND GUTTER
---	EXISTING GROUND CONTOUR
(M)	MEASURED
(R)	RECORD
▨	EXISTING BUILDING
▨	APPROXIMATE FLOOD ZONE AE
▨	APPROXIMATE FLOOD ZONE VE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON SEPTEMBER 29, 2025, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NO GREATER THAN 1/5000.

ARBEN TAHIRAJ  
PROFESSIONAL SURVEYOR NO. 4001071258  
ATAHIRAJ@ATWELL.COM  
TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MICHIGAN 48076  
248.447.2000



DATE: 10/20/2025

### ZONING:

THE SUBJECT PROPERTY IS CURRENTLY ZONED C COMMERCIAL ACCORDING TO MACKINAC ISLAND ZONING MAP DATED MAY 2017

ZONING LETTER OR REPORT WAS NOT PROVIDED AT THE DATE OF THE SURVEY.

### SITE BENCHMARKS:

BM #1: SET MAG NAIL IN WOOD RETAINING WALL  
ELEVATION: 588.03 (NAVD88)

BM #2: TOP FIRE HYDRANT FLANGE BOLT UNDER "W"  
ELEVATION: 589.98 (NAVD88)

### NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. MEASURED BEARINGS DIFFER FROM TITLE. VERTICAL DATUM IS BASED ON NAVD88.
- THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD), ZONE AE (WITH BFE 585), AND ZONE VE (WITHOUT BFE 585) ACCORDING TO MAP NUMBER 26097C1001C OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE: DECEMBER 15, 2022.
- WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.

NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

- THERE WERE NO CLEARLY IDENTIFIABLE PARKING STALLS OBSERVED AT THE DATE OF THE FIELD WORK.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THE LICENSED PROFESSIONAL SHALL NOT BE HELD LIABLE FOR ANY THIRD PARTY'S USE OR INTERPRETATION OF THE DRAWINGS OR REVISIONS TO SAME WITHOUT THE APPROVAL OF THE LICENSED PROFESSIONAL.
- IF THE DATE OF SURVEY IS MORE THAN 90 DAYS FROM THE LAST DATE OF FIELD WORK, IT IS CONSIDERED TO BE OUT OF DATE (SEE DATE OF FIELD WORK HEREIN)



Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.




























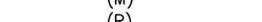



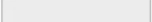
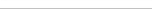

NOTICE:  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

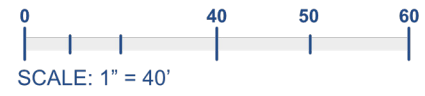
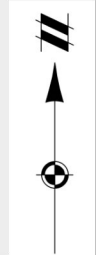
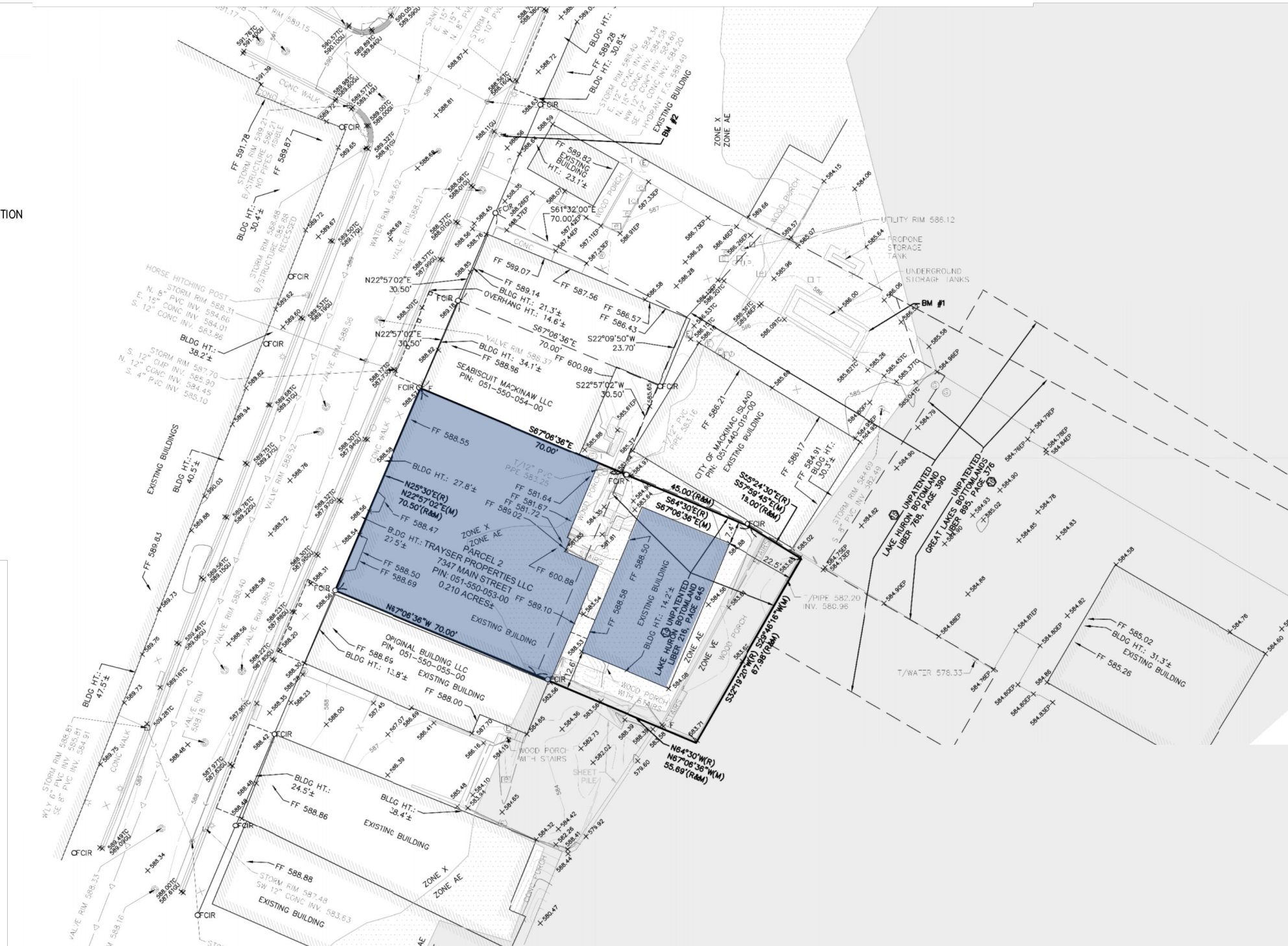
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# EXISTING CIVIL SITE PLAN

## SITE PLAN LEGEND

	<b>PROJECT BUILDING</b>
	FOUND CAPPED IRON ROD
	FOUND MAG NAIL
	EXISTING CATCH BASIN/MANHOLE
	EXISTING DRAIN TILE
	EXISTING LIGHT POLE
	EXISTING TELEPHONE RISER
	EXISTING UTILITY POLE
	EXISTING ELECTRIC METER
	EXISTING GAS VALVE
	EXISTING BOLLARD
	EXISTING SANITARY CLEAN OUT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING WATER METER
	EXISTING ELECTRIC TRANSFORMER
	EXISTING GROUND ELEVATION
	EXISTING CURB ELEVATION
	EXISTING GUTTER ELEVATION
	EXISTING PAVEMENT ELEVATION
	BOUNDARY LINE
	EASEMENT LINE
	BOUNDARY ADJACENT LINE
	EXISTING FENCE
	UNDERGROUND SANITARY LINE
	UNDERGROUND STORM LINE
	EXISTING CURB AND GUTTER
	EXISTING GROUND CONTOUR
	MEASURED RECORD
	RECORD
	EXISTING BUILDING
	APPROXIMATE FLOOD ZONE AE
	APPROXIMATE FLOOD ZONE VE





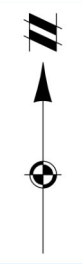
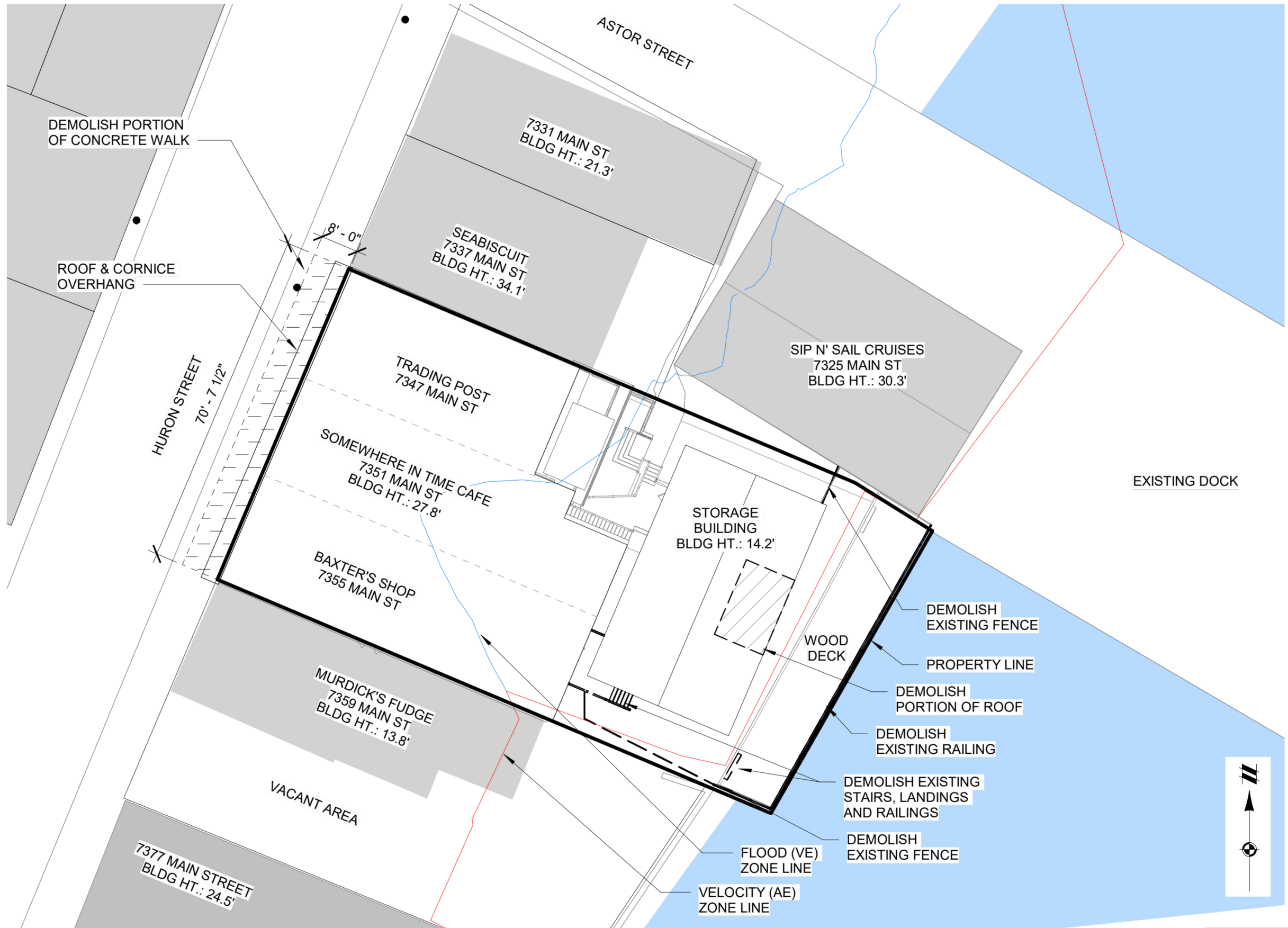
**ATWELL**  
866.850.4200 [www.atwell.com](http://www.atwell.com)  
TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MI 48076  
248.447.2000

# DEMOLITION SITE PLAN

## DEMO SITE LEGEND

- EXISTING LIGHT POLE
- PROJECT SCOPE OF WORK
- CONSTRUCTION TO BE DEMOLISHED

PROJECT SCOPE BUILDING AREA	
LEVEL 0	4639 SF
LEVEL 1	5534 SF
LEVEL 2	4347 SF
STORAGE BLDG	1515 SF
<b>TOTAL</b>	<b>16035 SF</b>



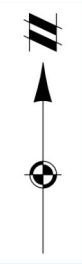
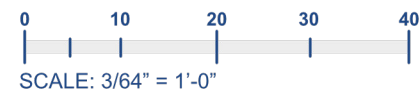
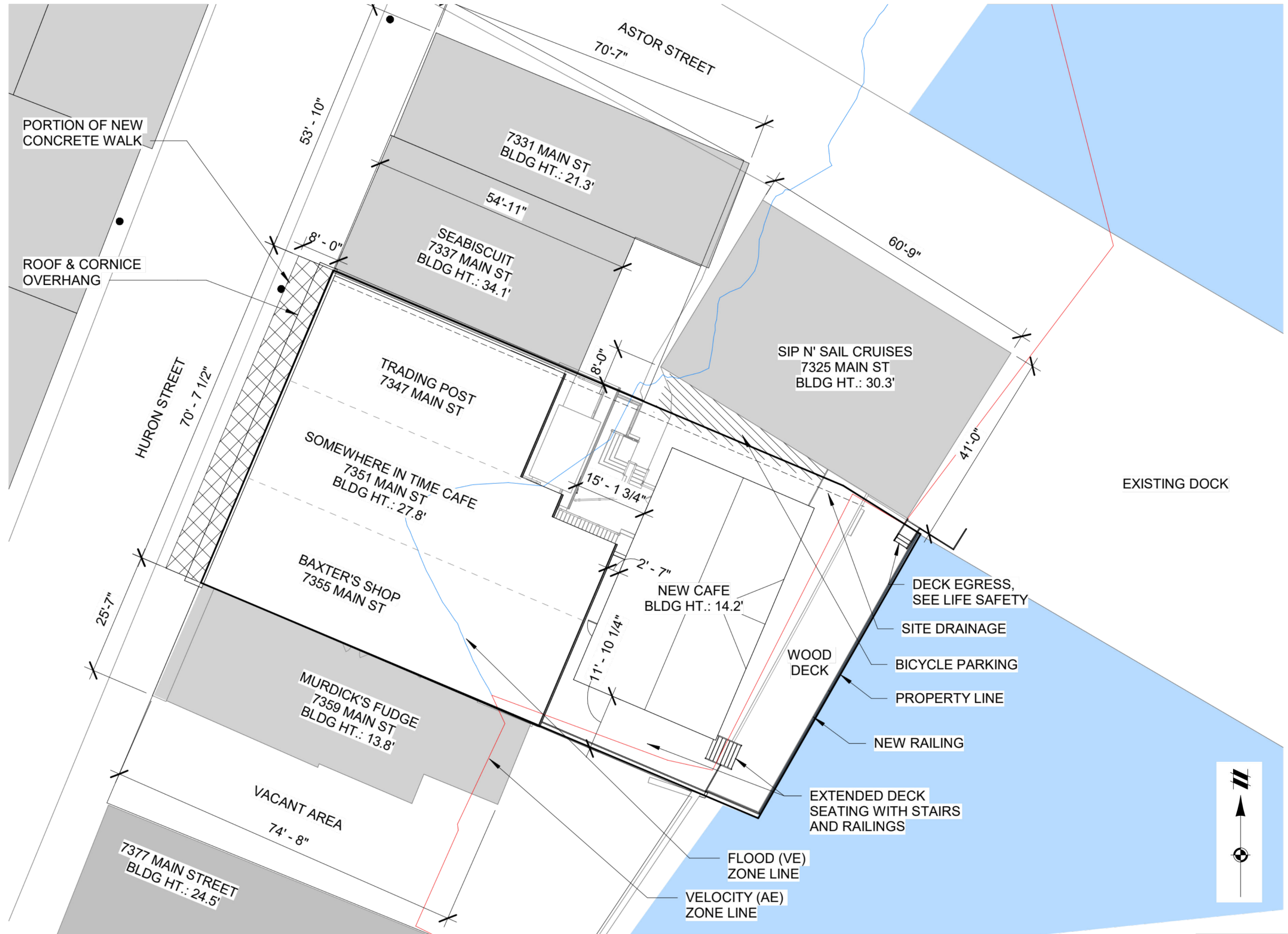
# PROPOSED SITE PLAN

## SITE LEGEND

- EXISTING LIGHT POLE
- ▭ PROJECT SCOPE OF WORK

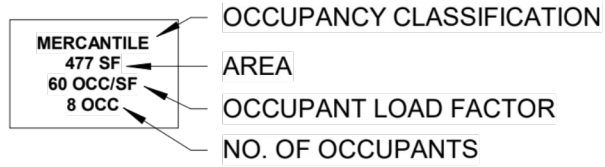
PROJECT SCOPE BUILDING AREA	
LEVEL 0	4639 SF
LEVEL 1	5534 SF
LEVEL 2	4347 SF
NEW CAFE	1515 SF
<b>TOTAL</b>	<b>16035 SF</b>

DWELLING UNITS PER ACRE	
ACRES = 0.21	
UNITS = (3) R-2	



# PROPOSED LIFE SAFETY PLAN

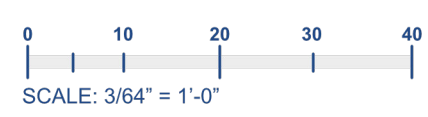
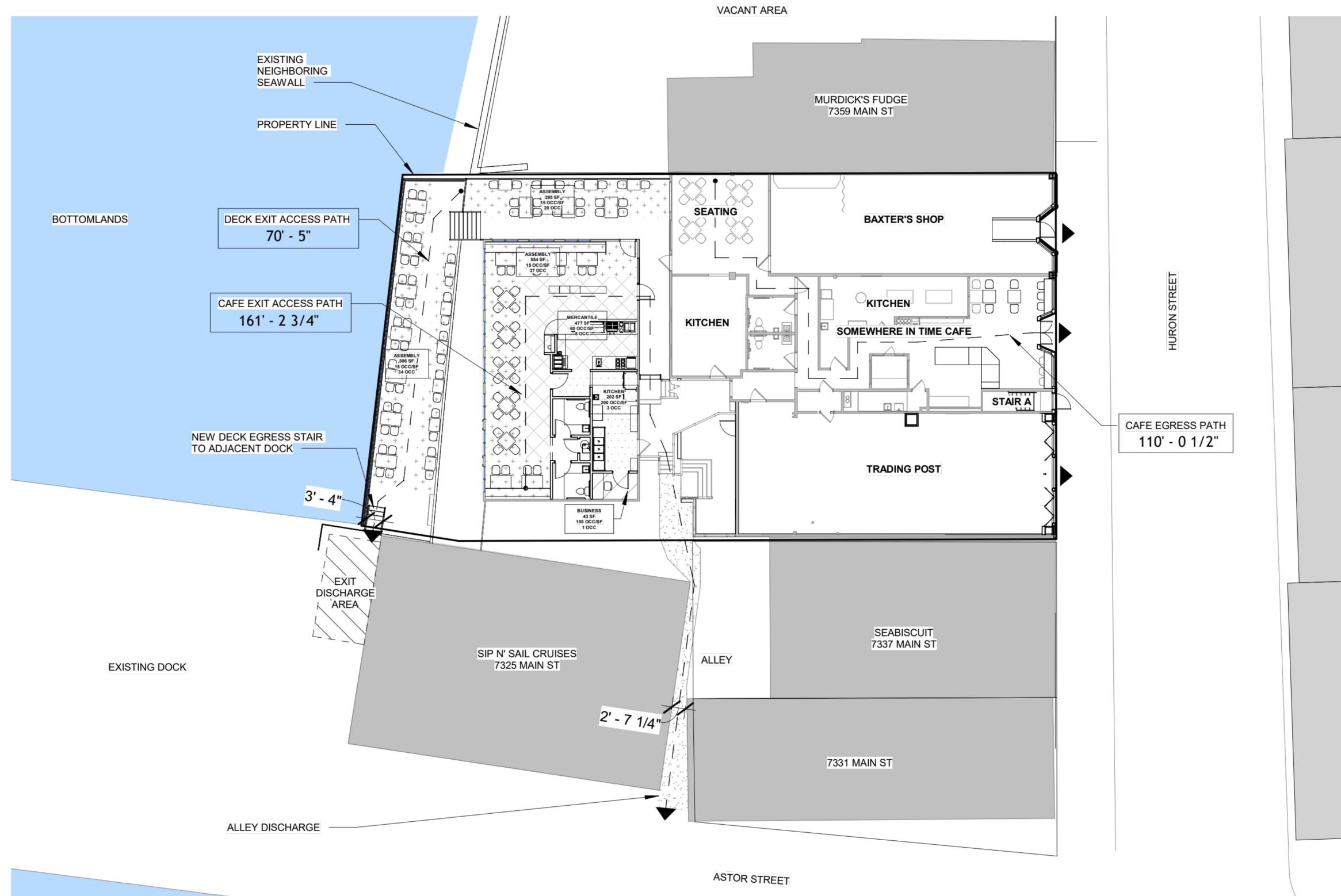
## LIFE SAFETY PLAN LEGEND



OCCUPANCY	#
MERCANTILE	8
ASSEMBLY	91
KITCHEN	3
BUSINESS	1
<b>TOTAL</b>	<b>103</b>



### CODE SUMMARY: MBC 2021

- MAXIMUM EXIT TRAVEL DISTANCE WITH SPRINKLER SYSTEM: 250 FEET



# DEMOLITION PLAN - BASEMENT

## DEMO PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

EXISTING NEIGHBORING SEAWALL

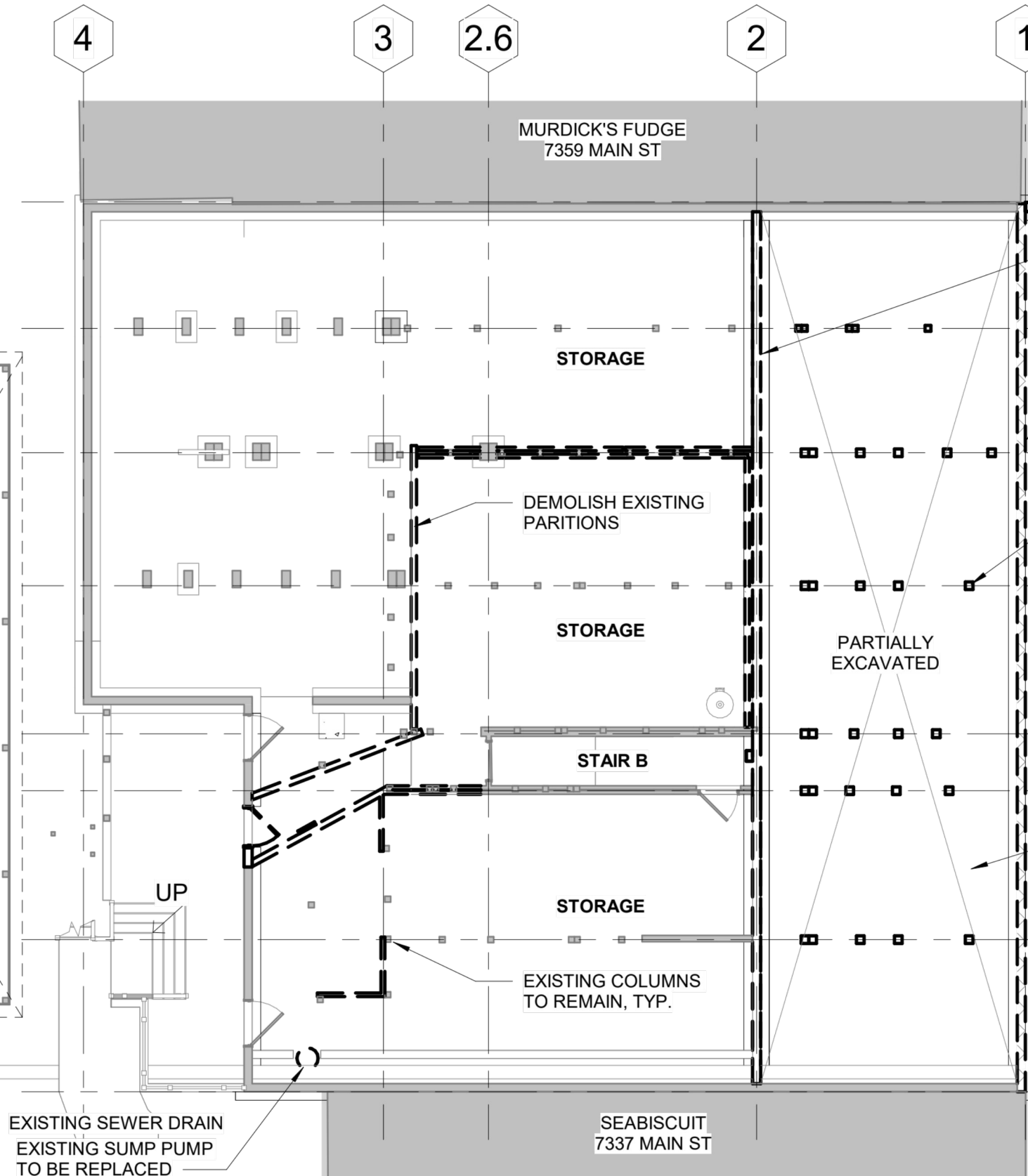
EXISTING DECK ABOVE

EXISTING BLOCK RETAINING WALL

LAKE HURON BOTTOMLANDS

EXISTING SEAWALL

STORAGE BUILDING ABOVE



A  
DEMOLISH EXISTING PARTIAL HEIGHT CMU WALL AND FOOTING

B  
DEMOLISH EXISTING FOUNDATION WALL AND FOOTING

C  
DEMOLISH EXISTING COLUMNS AND FOOTINGS

D  
PARTIALLY EXCAVATED

E  
PARTIALLY EXCAVATED AREA TO BE FULLY EXCAVATED TO DEPTH OF EXISTING BASEMENT

F

G

H



# DEMOLITION PLAN - FIRST FLOOR

## DEMO PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

EXISTING NEIGHBORING SEAWALL

DEMOLISH EXISTING FENCE

DEMOLISH EXISTING STAIRS AND PATIO

LAKE HURON BOTTOMLANDS

WOOD DECK

EXISTING SEAWALL

DEMOLISH EXISTING FENCE

DEMOLISH PORTION OF EXISTING WALL FOR NEW OPENINGS, TYP.

STORAGE BUILDING

4 3 2.6 2 1

MURDICK'S FUDGE  
7359 MAIN ST

SEATING

BAXTER'S SHOP

KITCHEN

KITCHEN

SOMEWHERE IN TIME CAFE

CANDY HOUSE

UP

DN

DN

ALLEY LEVEL

TRADING POST

SEABISCUIT  
7337 MAIN ST

DEMOLISH EXTENTS OF FLOORING AND STRUCTURE

REMOVE AND SALVAGE EXISTING COUNTERS

A

B

C

D

REMOVE AND REPLACE SECTION OF FACADE REFER TO ELEVATIONS

E

F

STAIR A

REMOVE SECTION OF FACADE SALVAGE FOR REINSTALLATION REFER TO ELEVATIONS



G

H



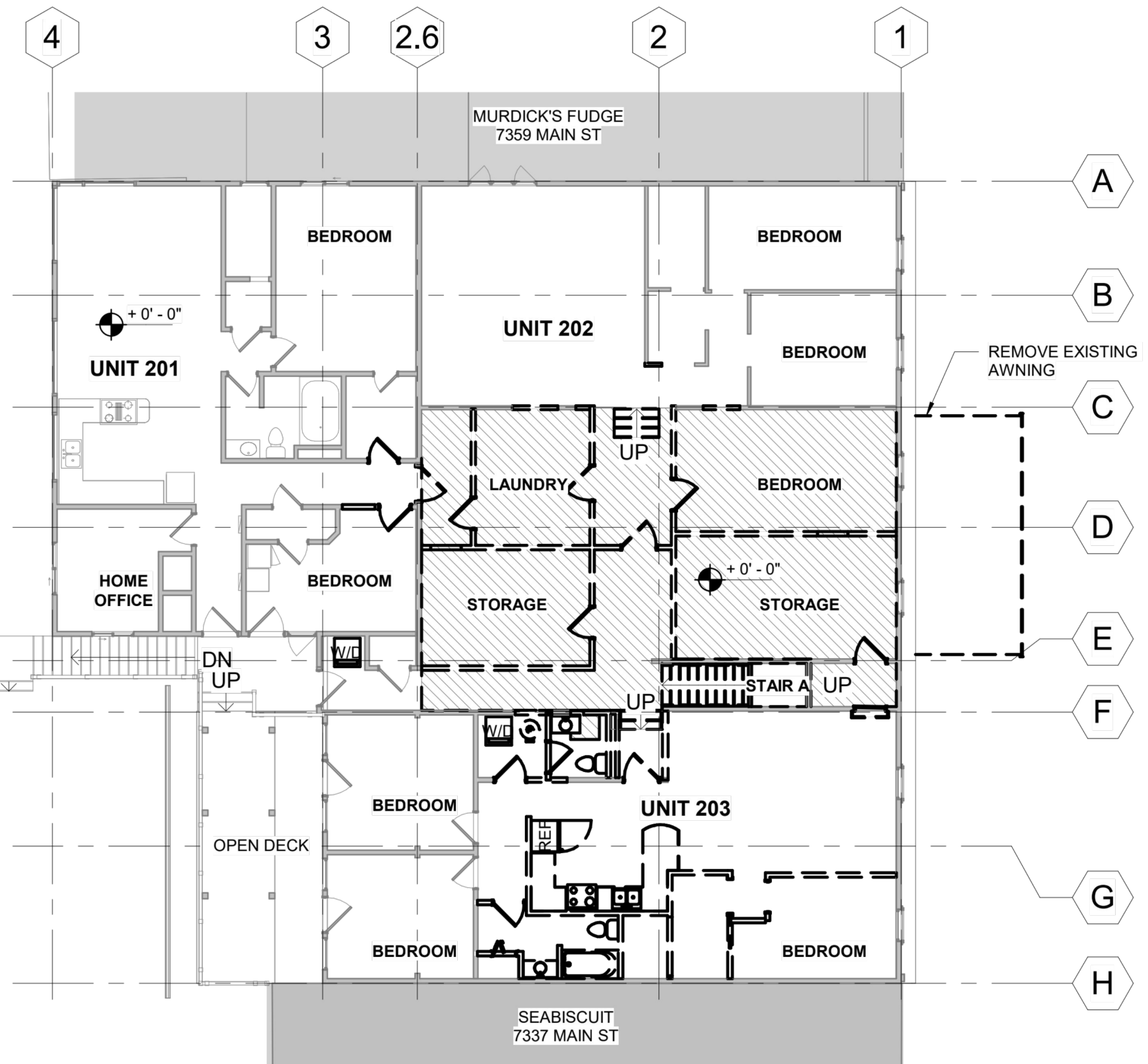
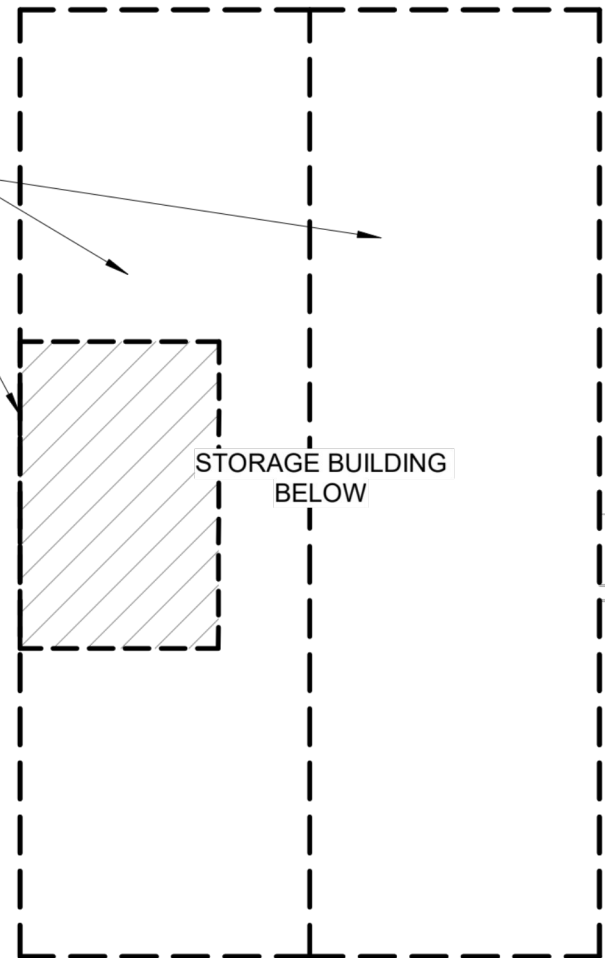
# DEMOLITION PLAN - SECOND FLOOR

## DEMO PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED



REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

DEMOLISH PORTION OF ROOF FOR NEW WORK.



# DEMOLITION PLAN - ROOF PLAN

## DEMO PLAN LEGEND

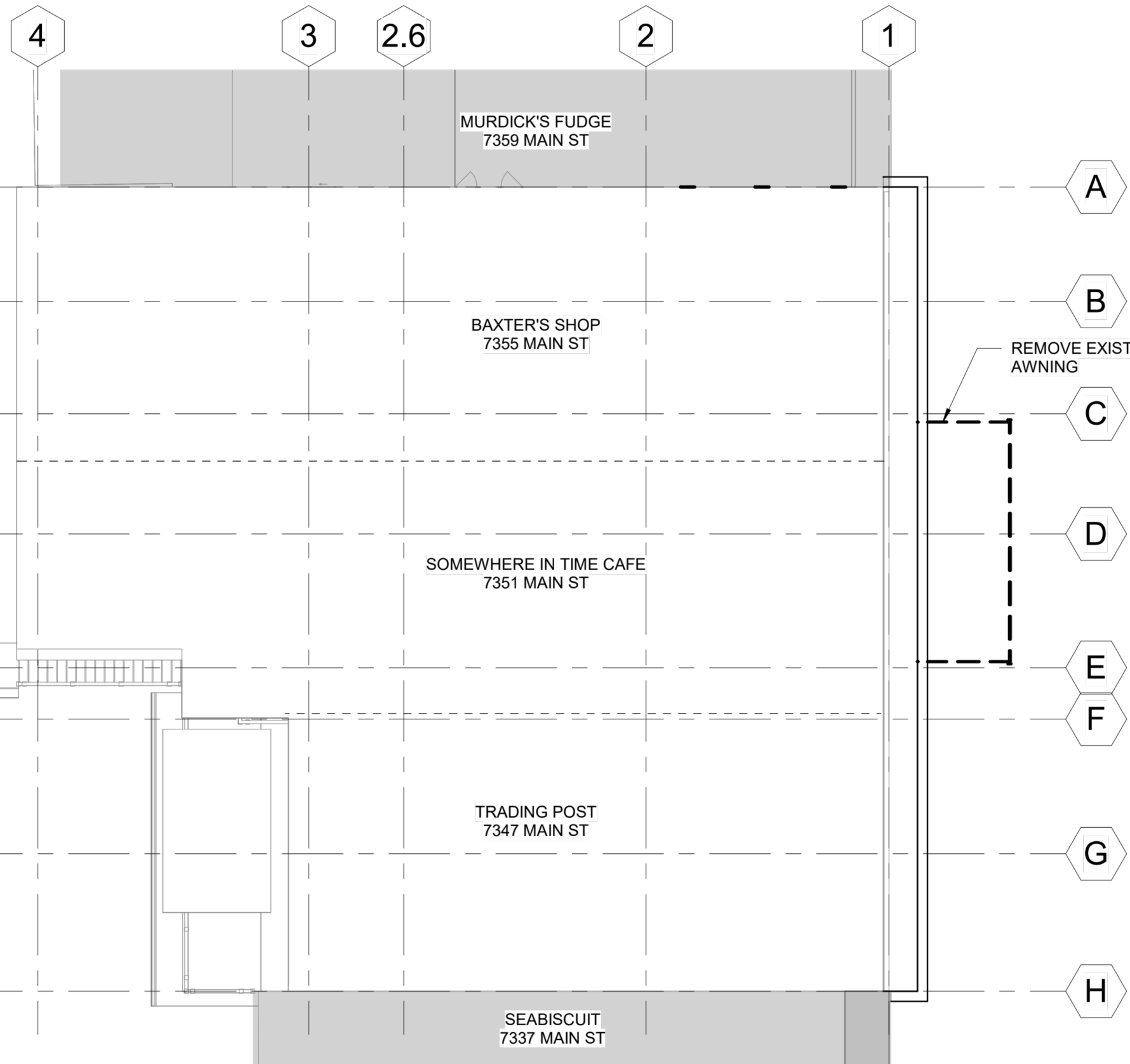
-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

DEMOLISH PORTION OF ROOF FOR NEW WORK.





STORAGE BUILDING BELOW

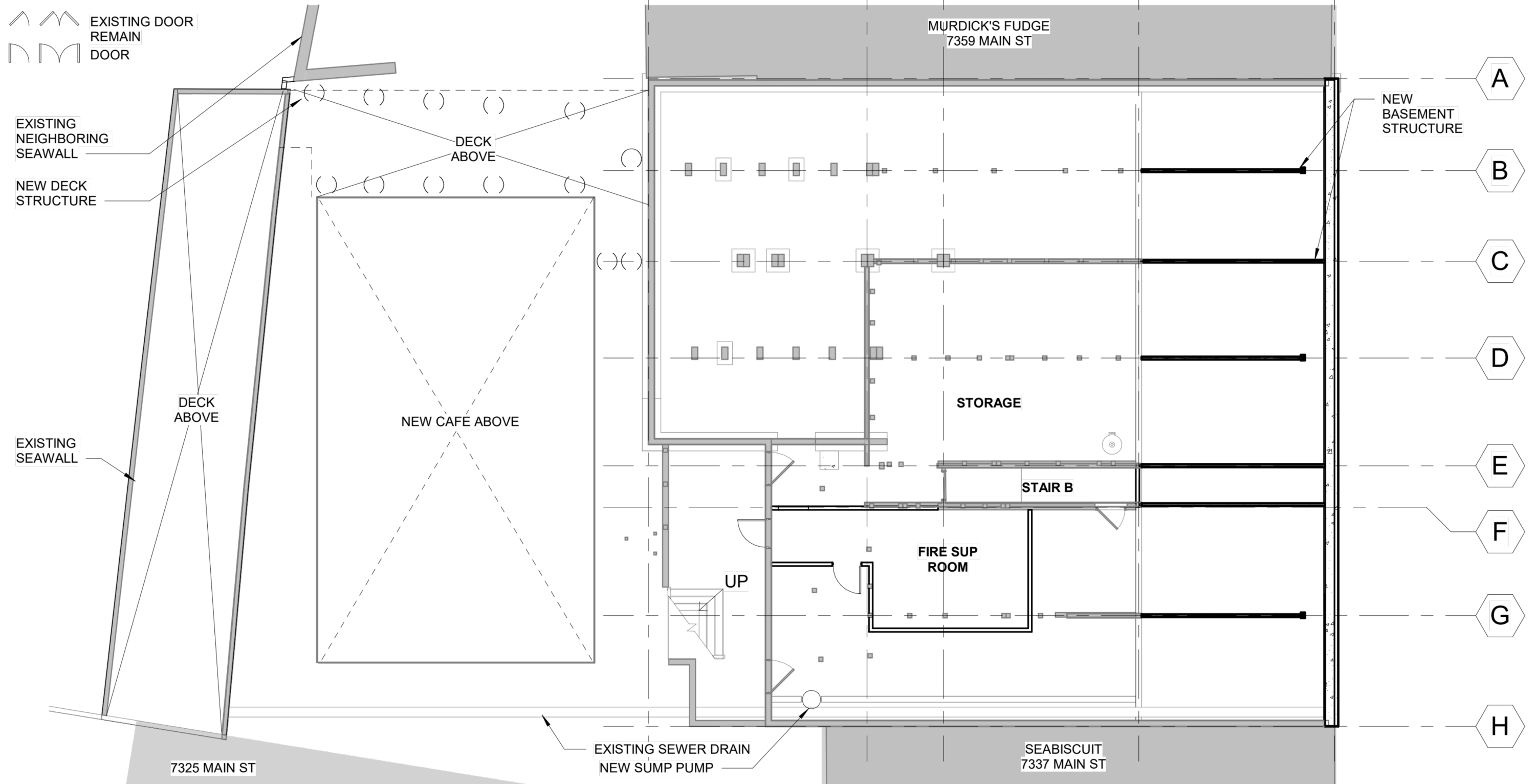
REMOVE EXISTING AWNING



# PROPOSED PLAN - BASEMENT





## FLOOR PLAN LEGEND

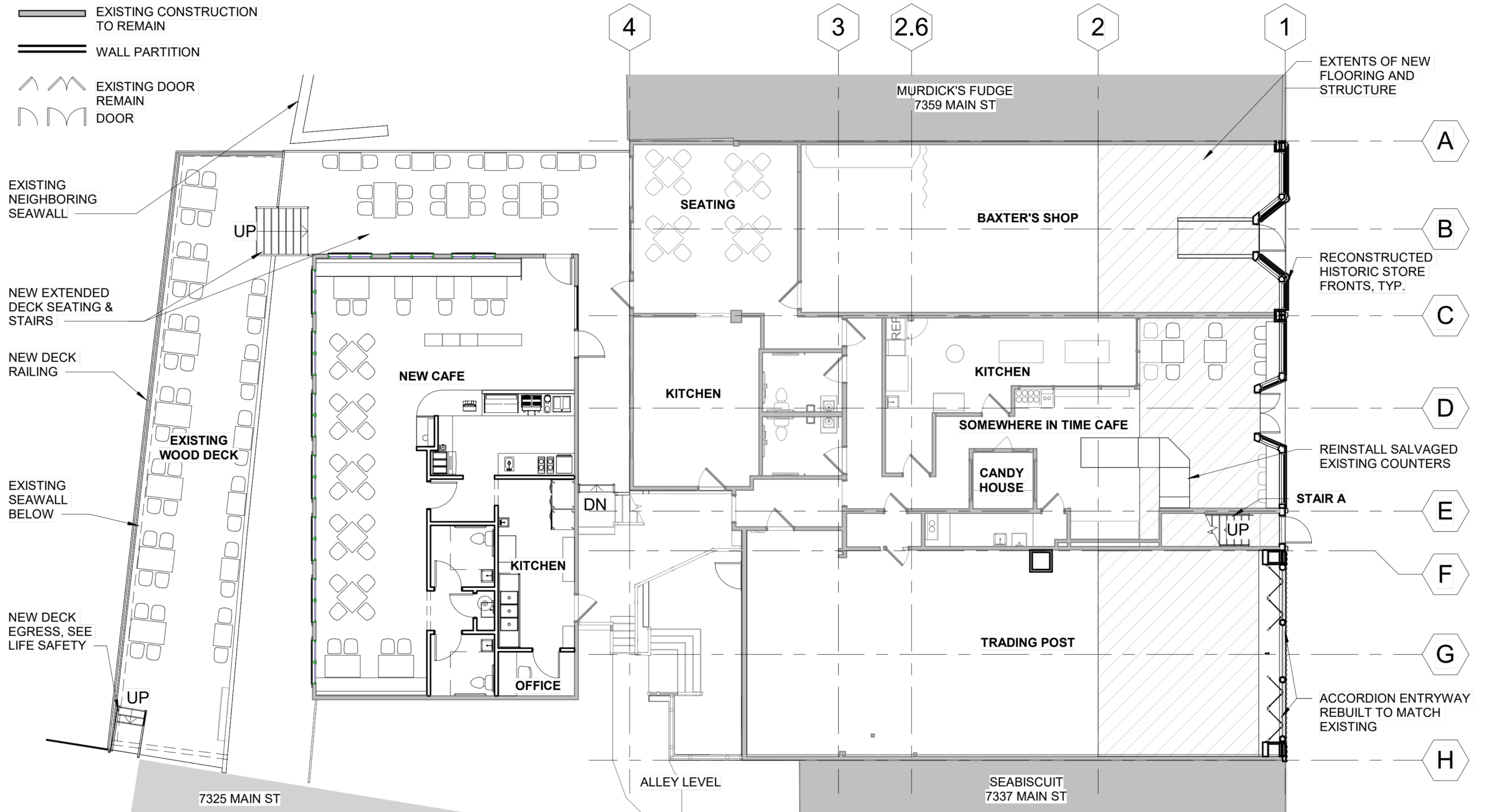
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR TO REMAIN
-  DOOR



# PROPOSED PLAN - FIRST FLOOR





## FLOOR PLAN LEGEND

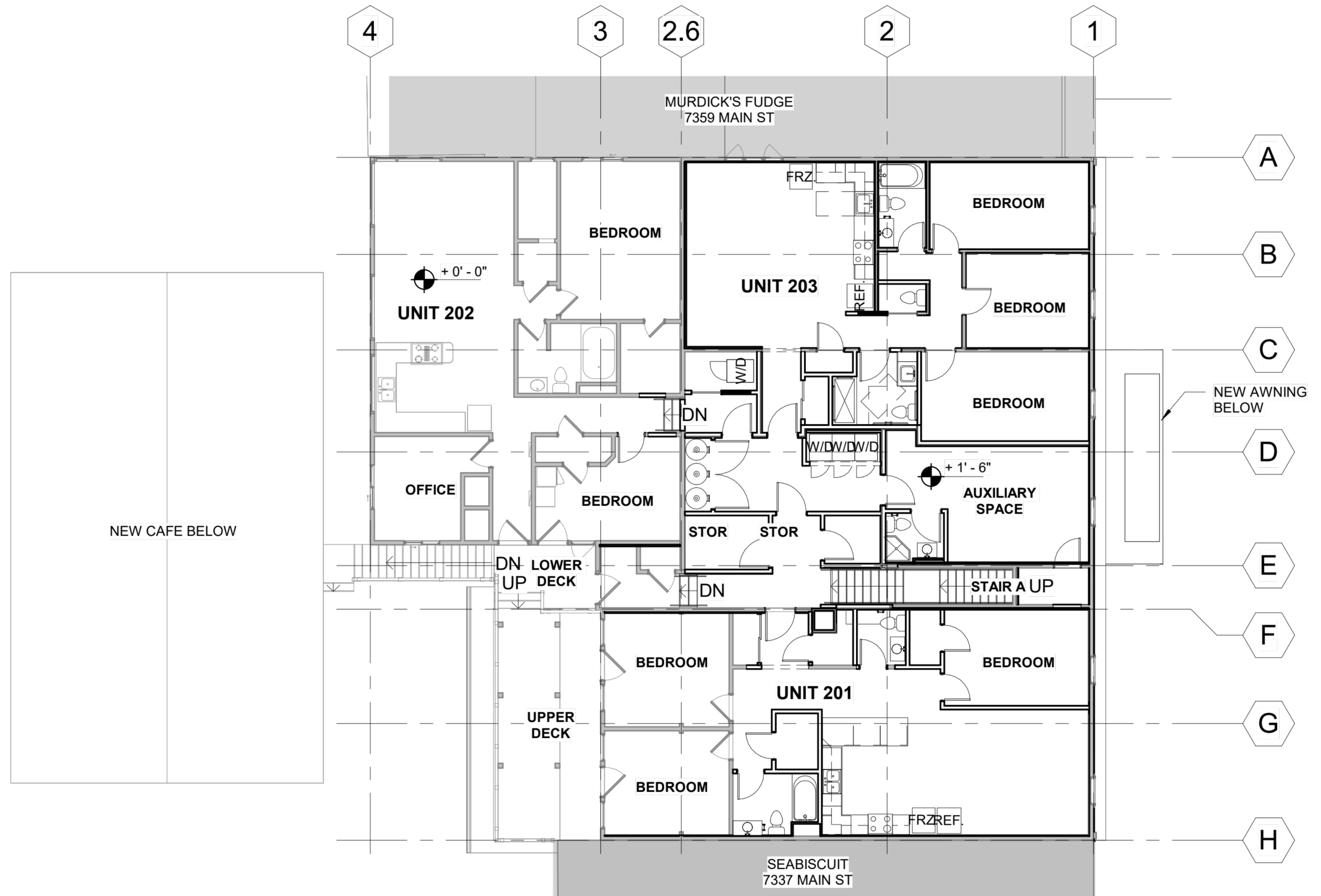
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR REMAIN
-  DOOR



# PROPOSED PLAN - SECOND FLOOR


## FLOOR PLAN LEGEND

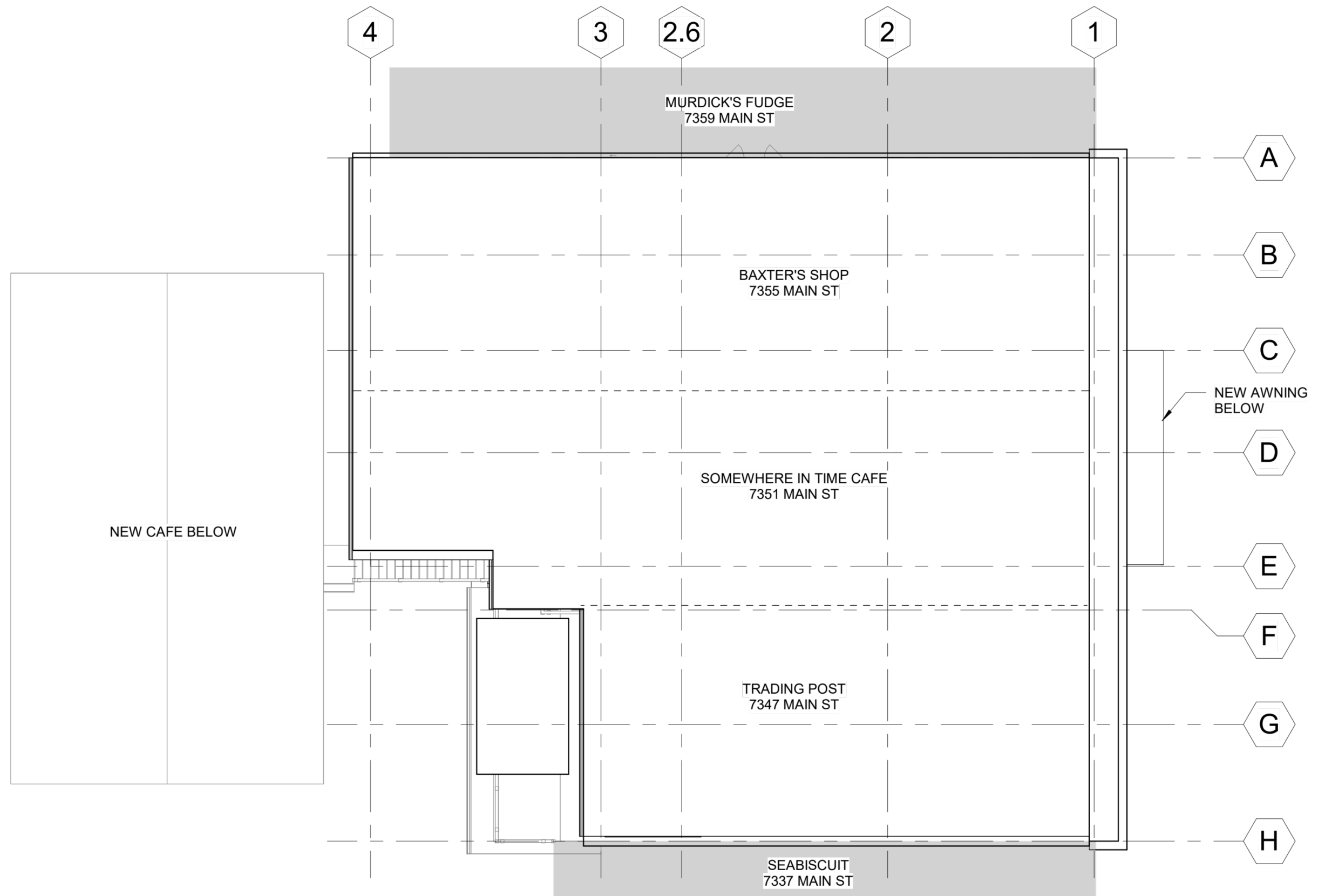
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR REMAIN
-  DOOR



# PROPOSED PLAN - ROOF PLAN

## ROOF PLAN LEGEND

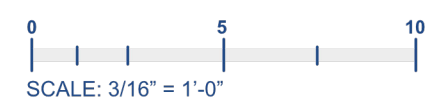
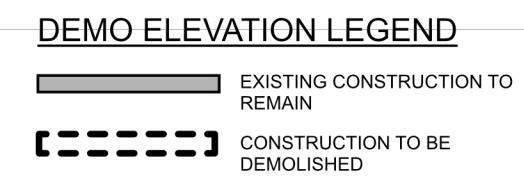
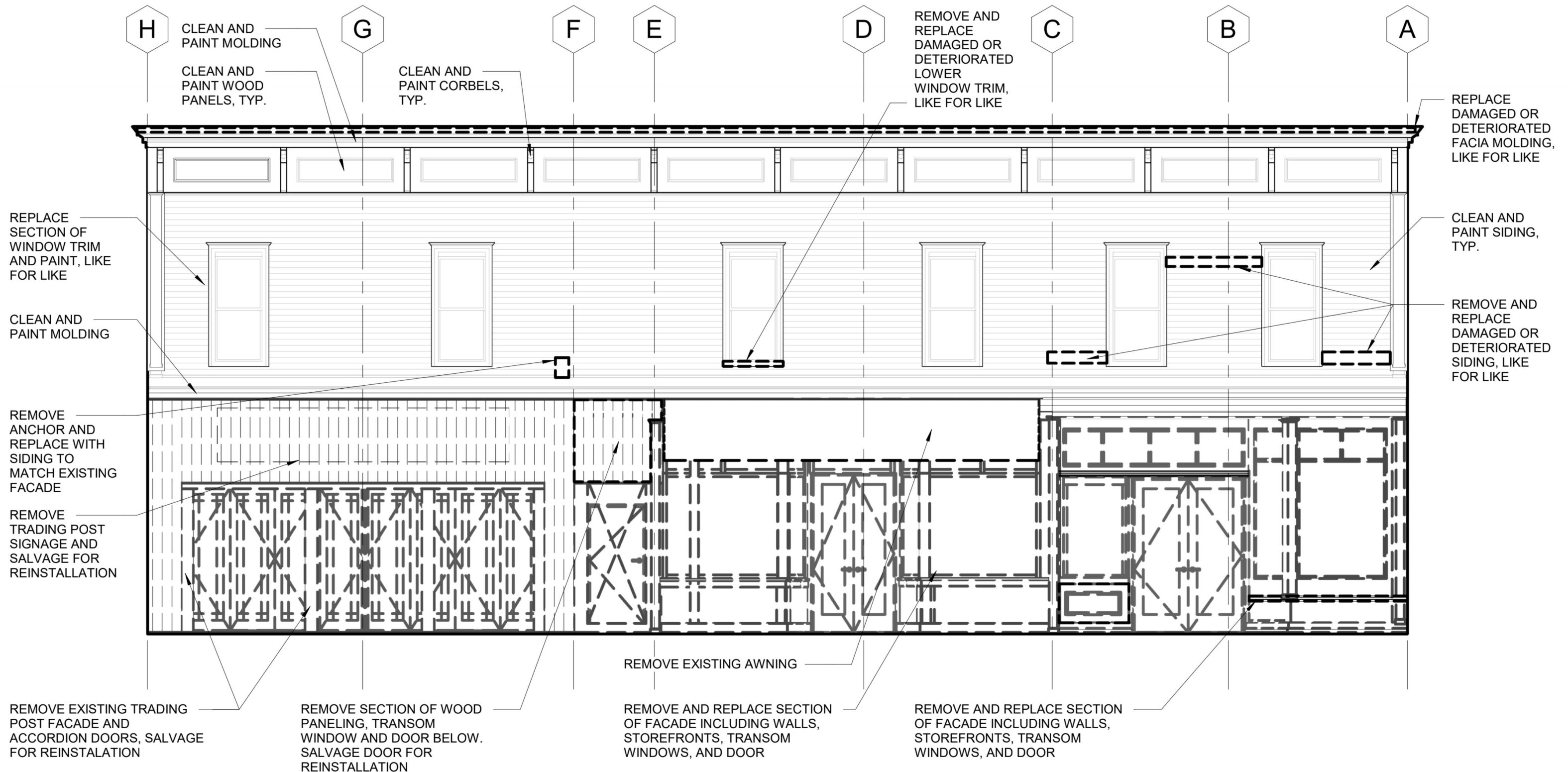
 EXISTING ROOF  
CONSTRUCTION TO REMAIN



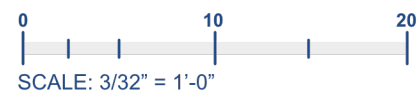
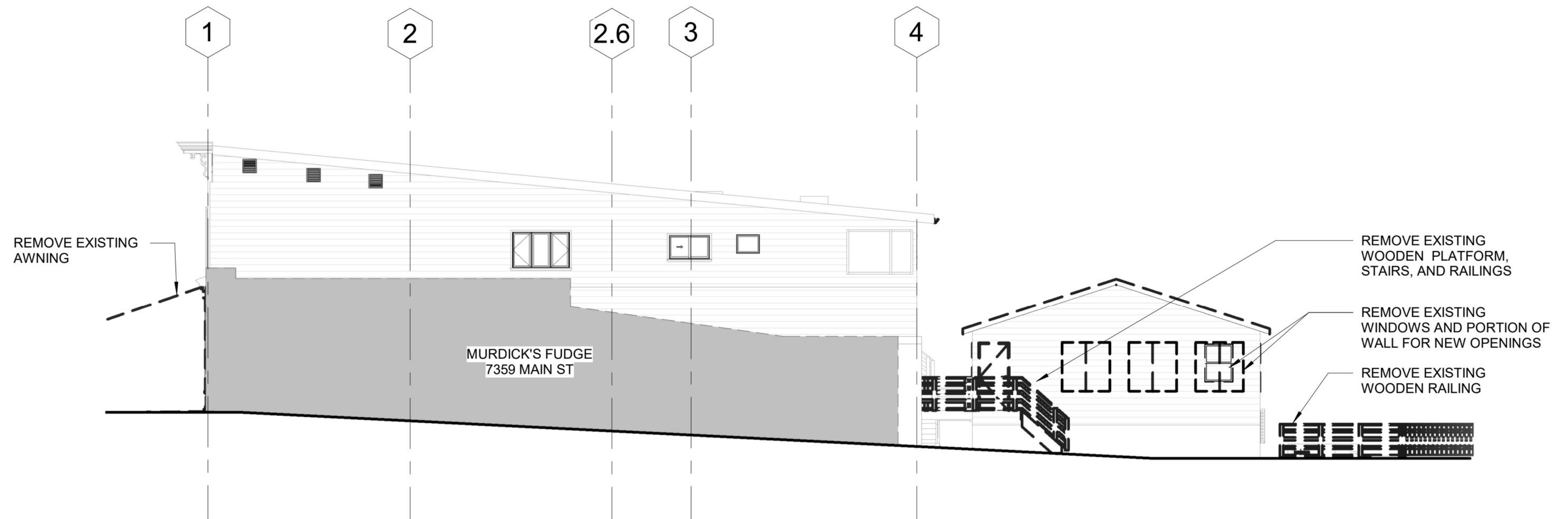


Section IX, Itema.



# EXISTING ELEVATION - NORTH (MAIN STREET)



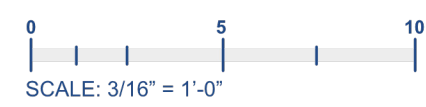
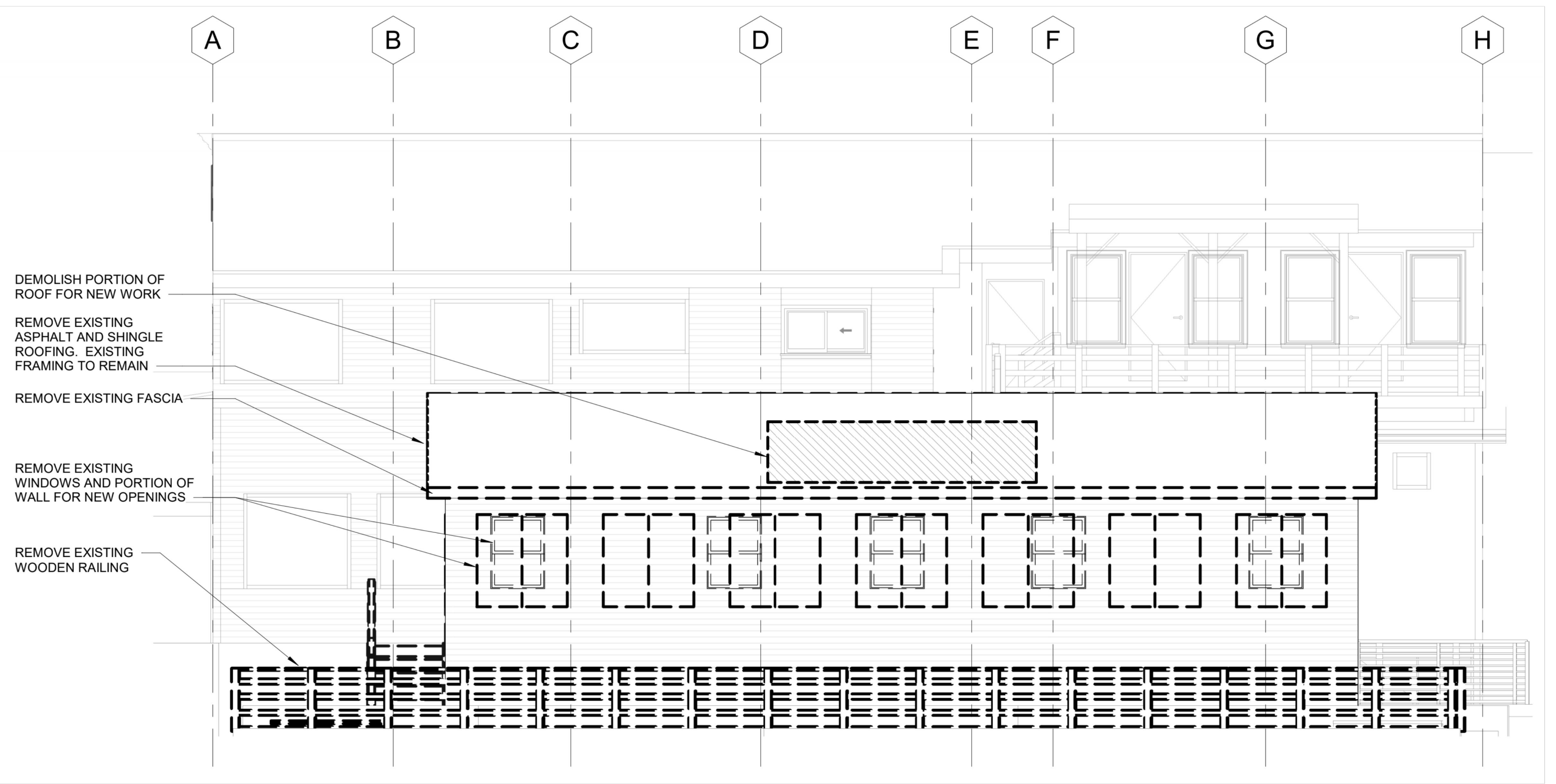
# EXISTING ELEVATION - WEST





## DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

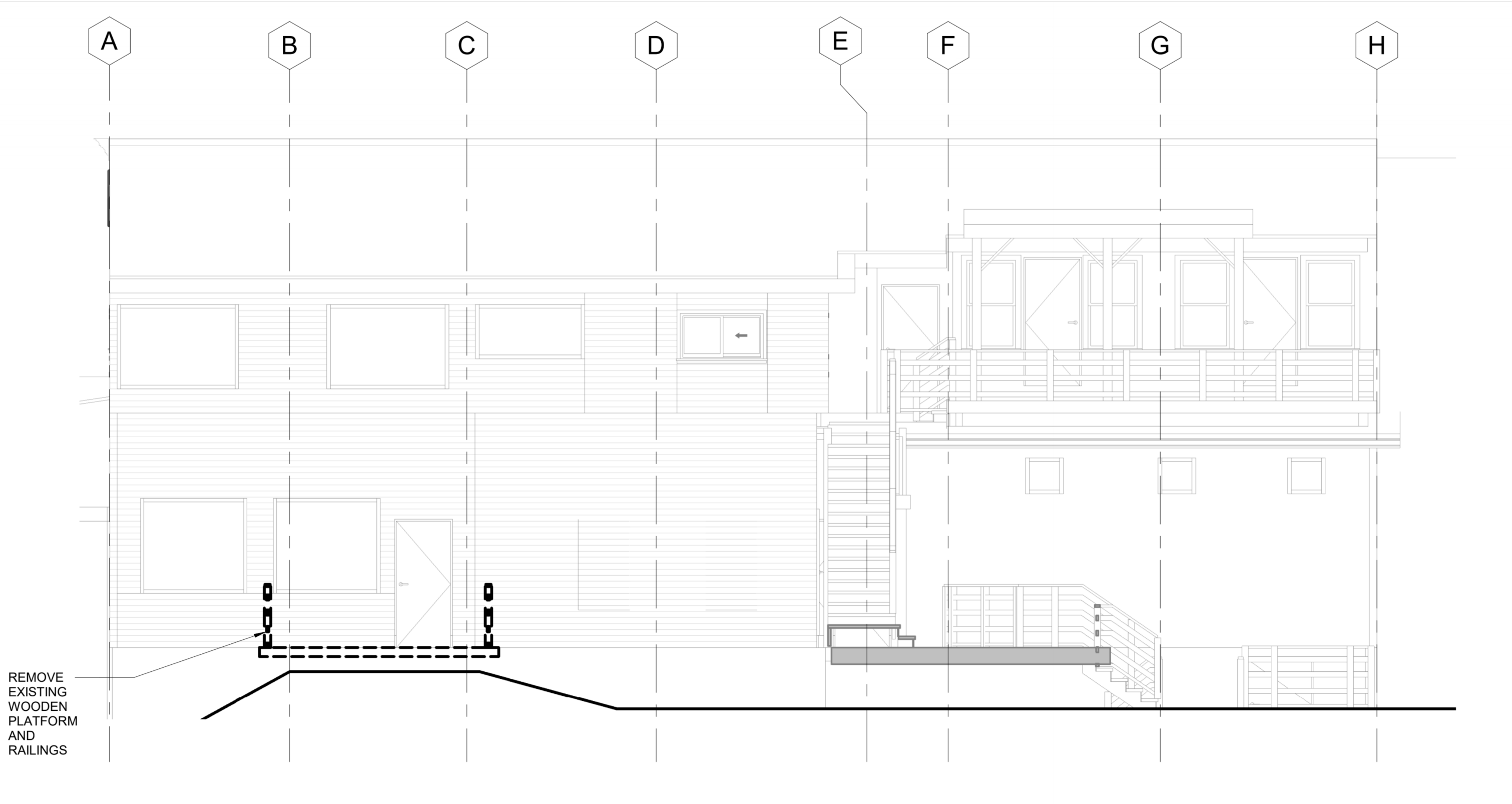
# EXISTING ELEVATION - SOUTH (LAKE VIEW)



**DEMO ELEVATION LEGEND**



	EXISTING CONSTRUCTION TO REMAIN
	CONSTRUCTION TO BE DEMOLISHED

# EXISTING ELEVATION - SOUTH (LAKE VIEW) WITHOUT SHED



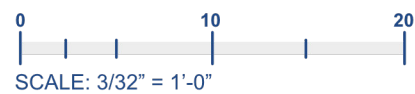
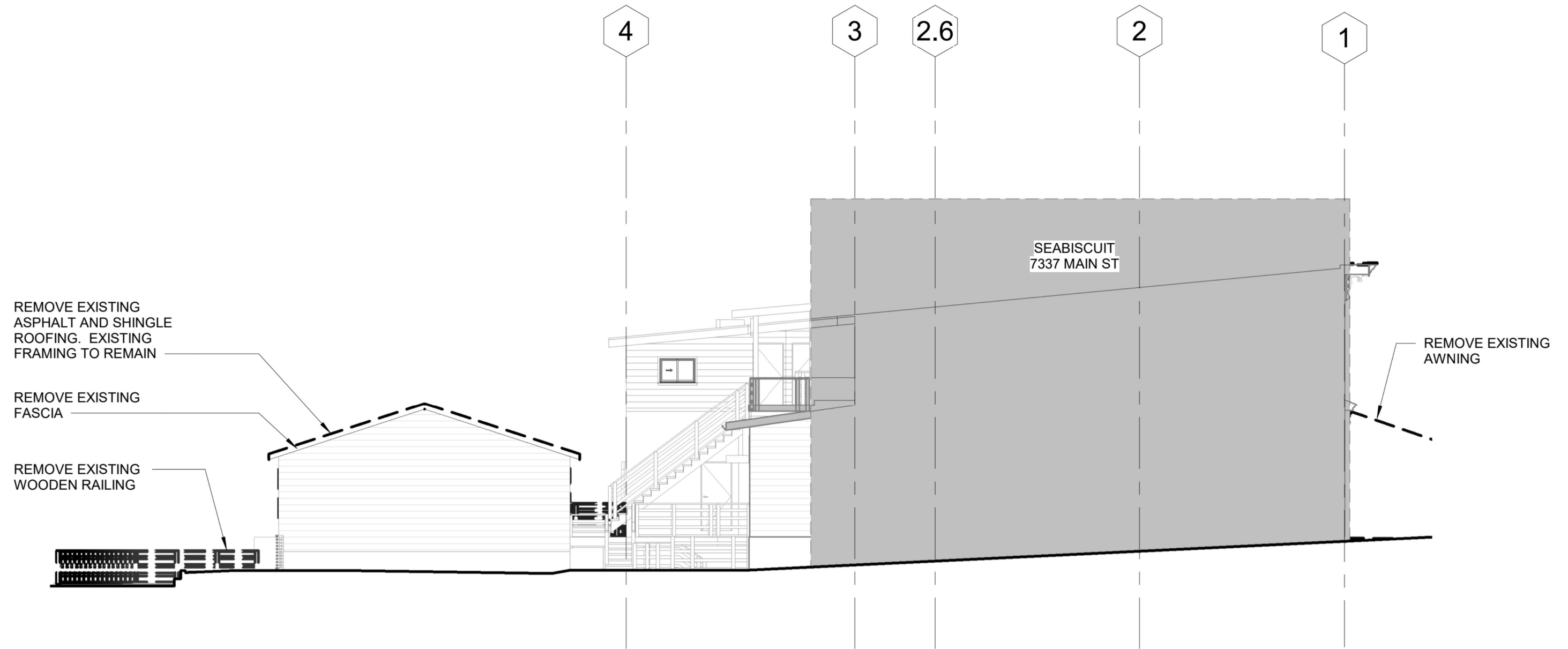
REMOVE EXISTING WOODEN PLATFORM AND RAILINGS

**DEMO ELEVATION LEGEND**



-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED



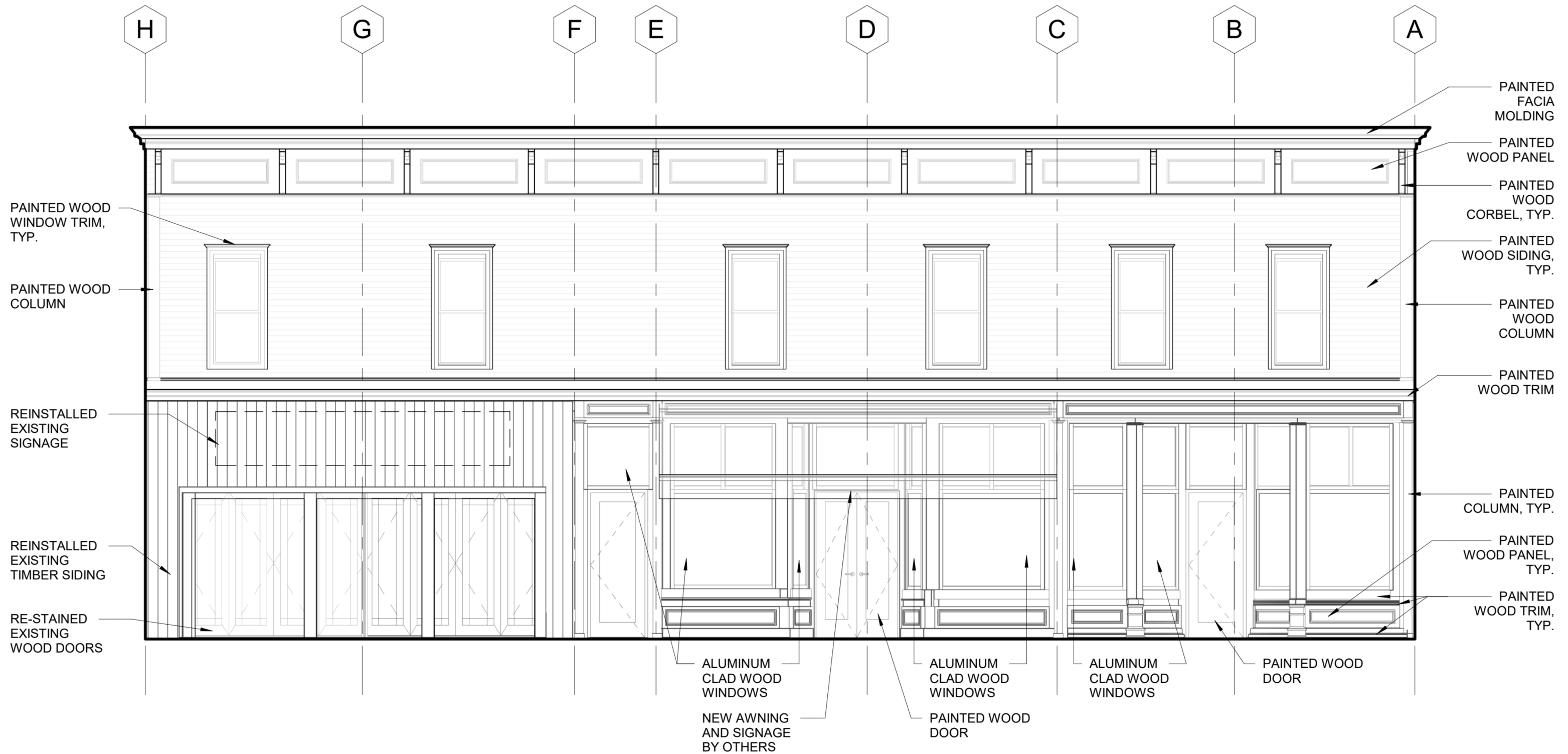
# EXISTING ELEVATION - EAST



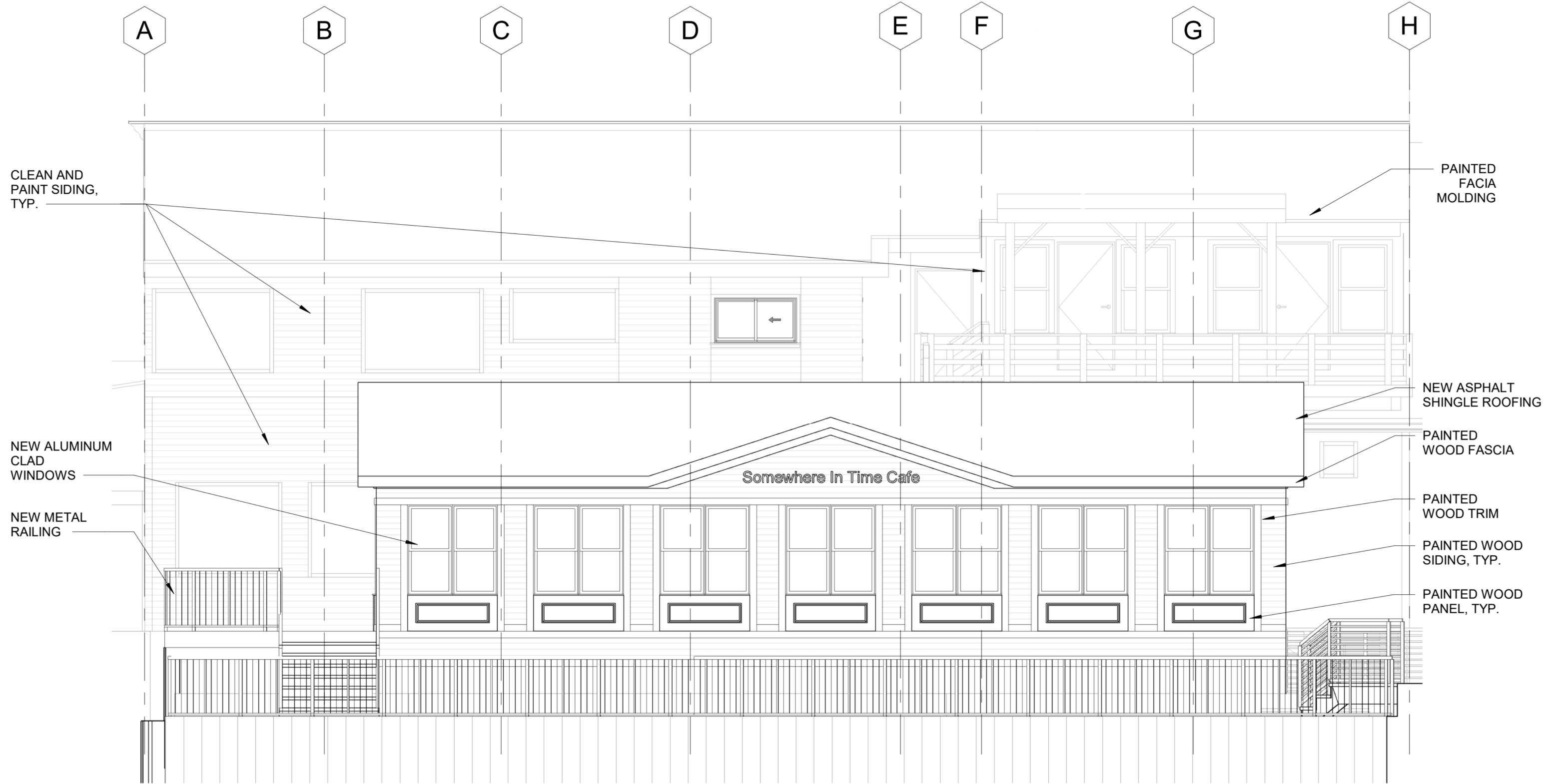
## DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

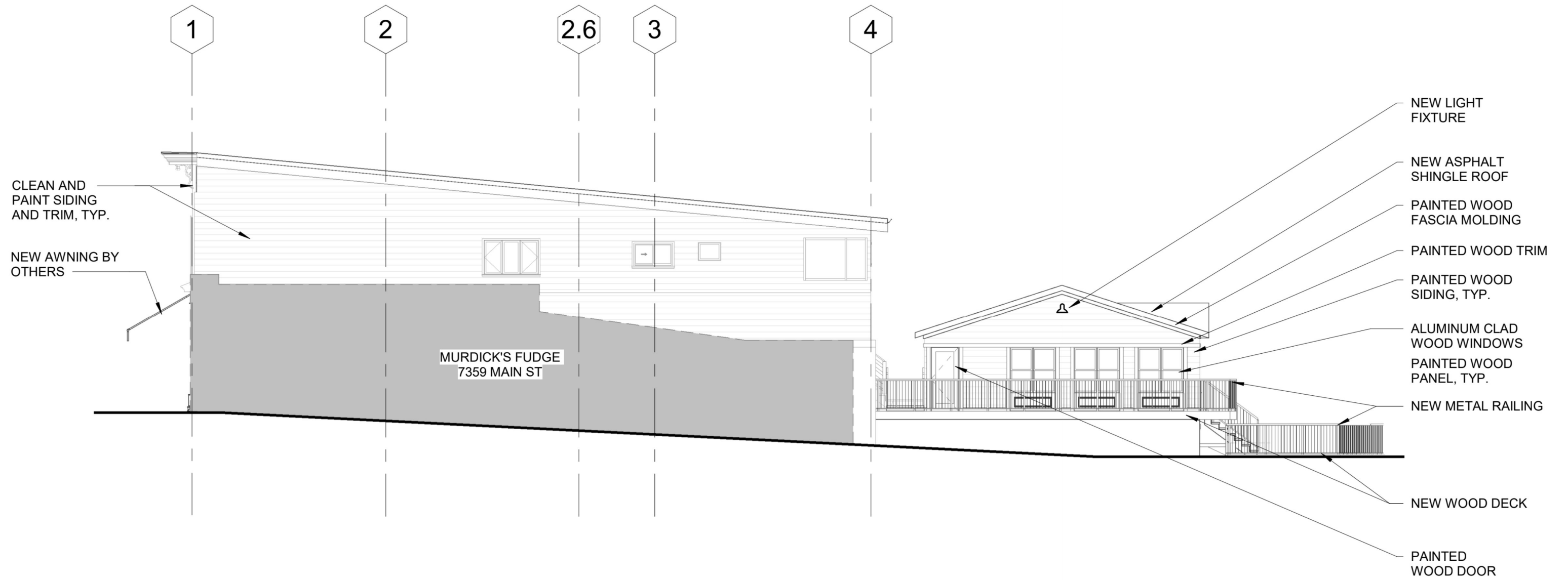
# PROPOSED ELEVATION - NORTH



# PROPOSED ELEVATION - SOUTH

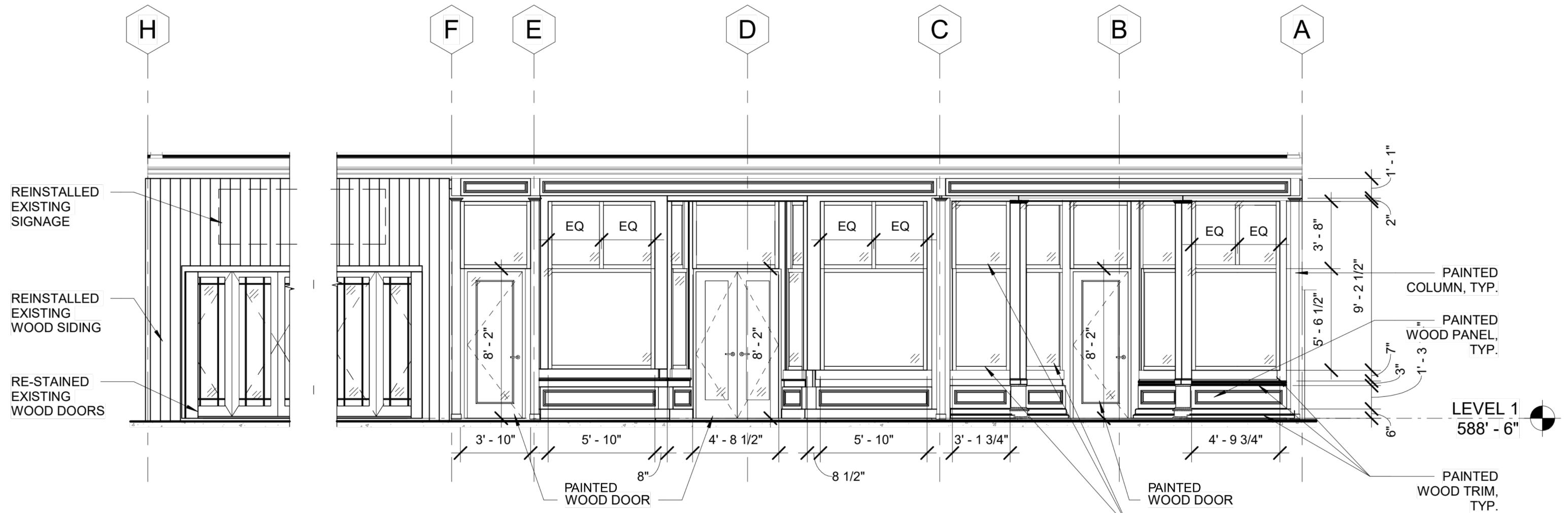


# PROPOSED ELEVATION - WEST

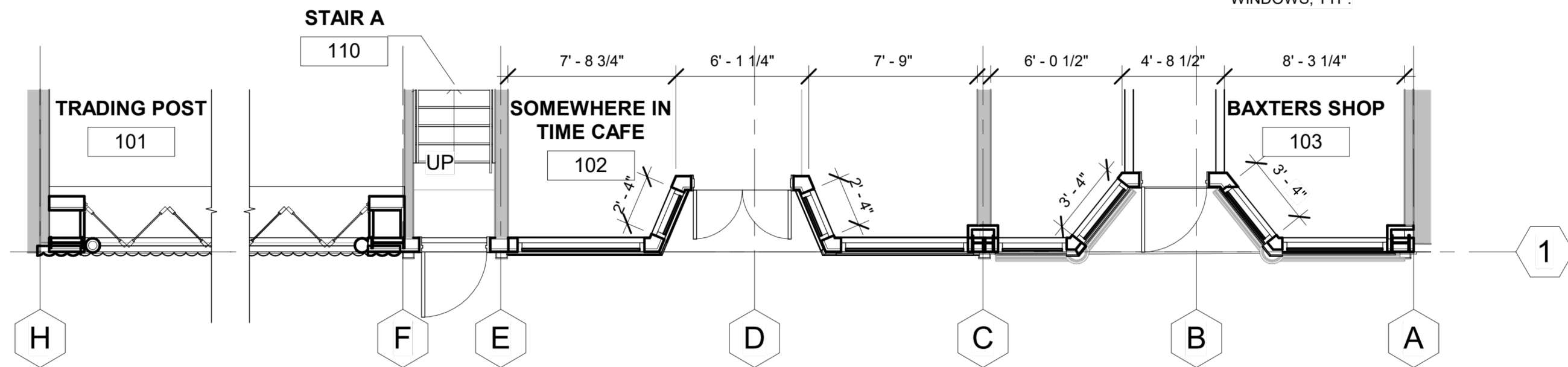


0 10 20  
SCALE: 3/32" = 1'-0"

# PROPOSED ELEVATION & PLAN - ENLARGED NORTH



**PROPOSED ELEVATION - ENLARGED**

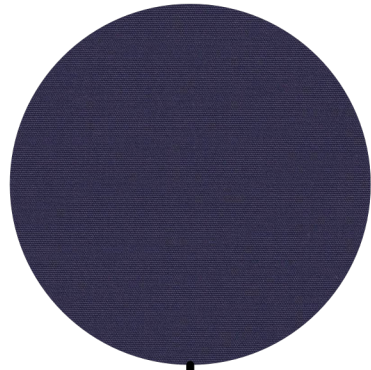


**PROPOSED PLAN - ENLARGED**

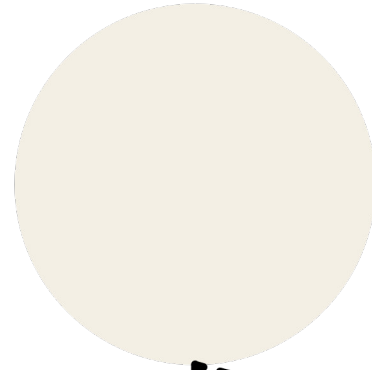


# MATERIAL SHEET - SOUTH FACADE

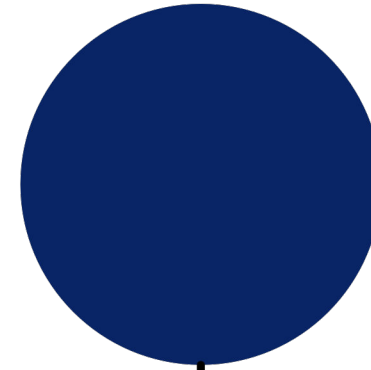
UMBRELLA FABRIC:  
CANVAS NAVY



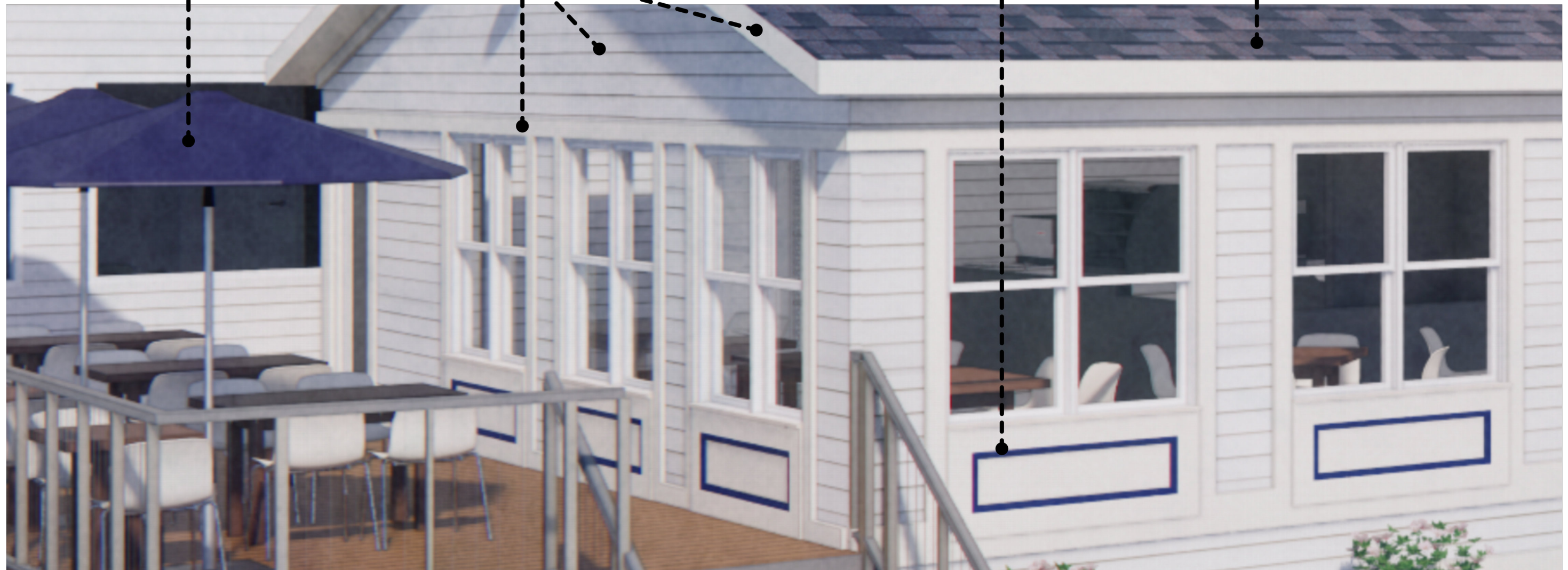
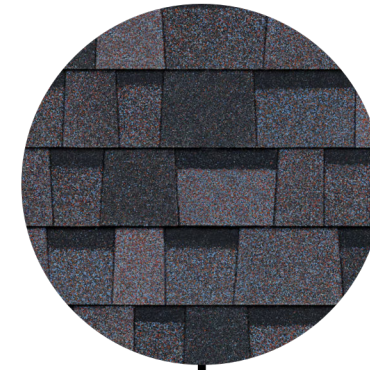
PAINT: SHERWIN WILLIAMS  
WHITE FLOUR



PAINT: BENJAMIN MOORE  
PATRIOT BLUE



ROOF: 3-TAB SHINGLES,  
ASH



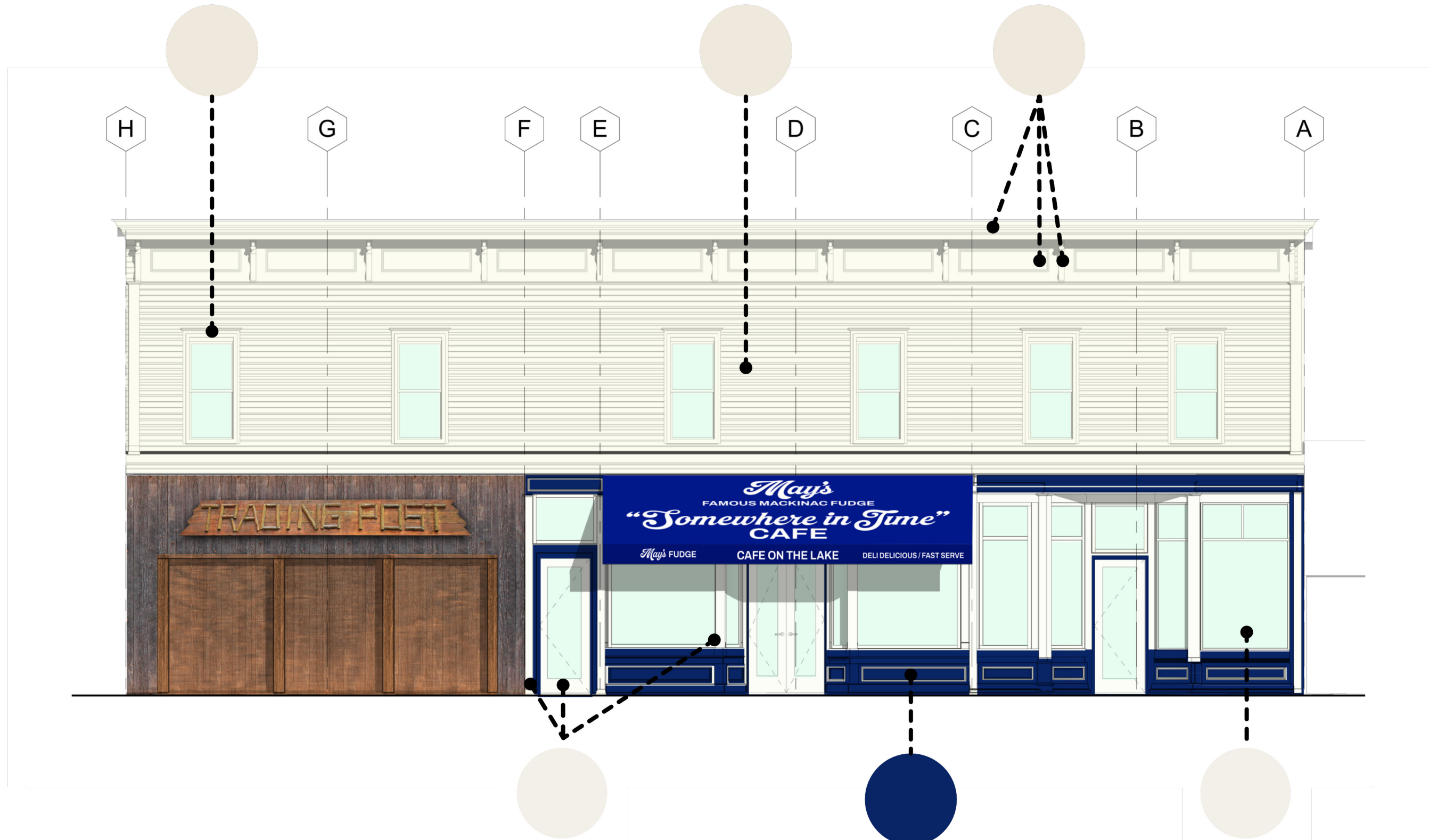


# PROPOSED ELEVATION RENDER

PAINTED WINDOW TRIM: SHERWIN WILLIAMS WHITE FLOUR

PAINTED SIDING: SHERWIN WILLIAMS WHITE FLOUR

PAINTED CORBELS, PANELS, AND TRIM: SHERWIN WILLIAMS WHITE FLOUR



PAINTED DOORS & TRIM: SHERWIN WILLIAMS WHITE FLOUR

PAINTED PANELS: BENJAMIN MOORE PATRIOT BLUE

WINDOWS: MANUFACTURE WHITE



*May's*  
FAMOUS MACKINAC FUDGE  
"Somewhere in Time"  
CAFE  
DELI DELICIOUS / FAST SERVE  
SINCE 1888

CAFE ON THE LAKE

*May's*  
FAMOUS MACKINAC FUDGE  
"Somewhere in Time"  
CAFE

*May's* FUDGE  
CAFE ON THE LAKE  
DELI DELICIOUS / FAST SERVE

*May's*  
FUDGE SHOP  
CAFE ON THE LAKE  
DELI DELICIOUS / FAST SERVE

TRAIN FEET

COMPLETE MA...

## JELD-WEN WOOD ENTRY DOORS

### MATERIAL:

- Interior wood
- Factory primed and field painted white

### FRAME:

- Wood, painted finish

### GLASS:

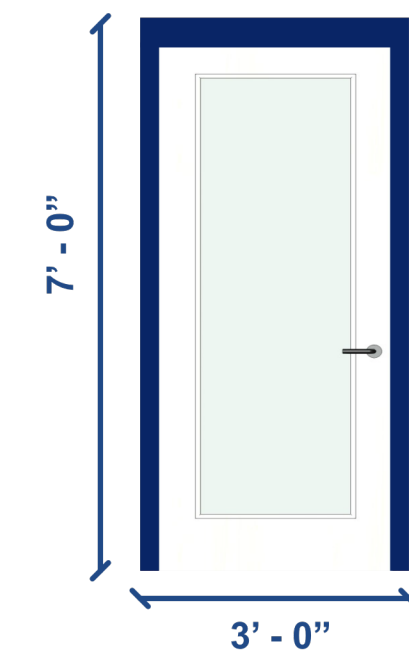
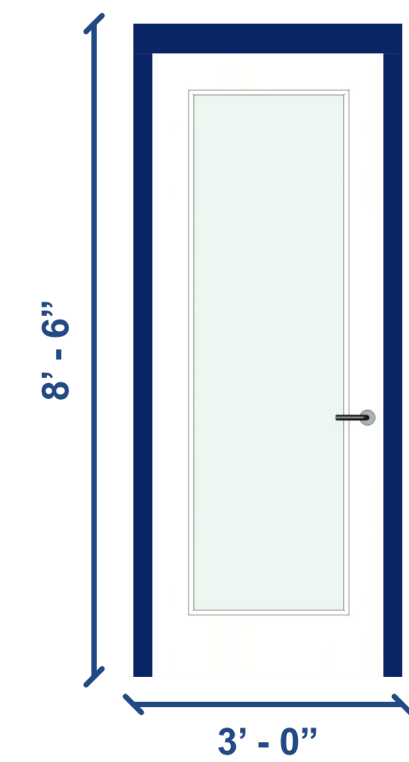
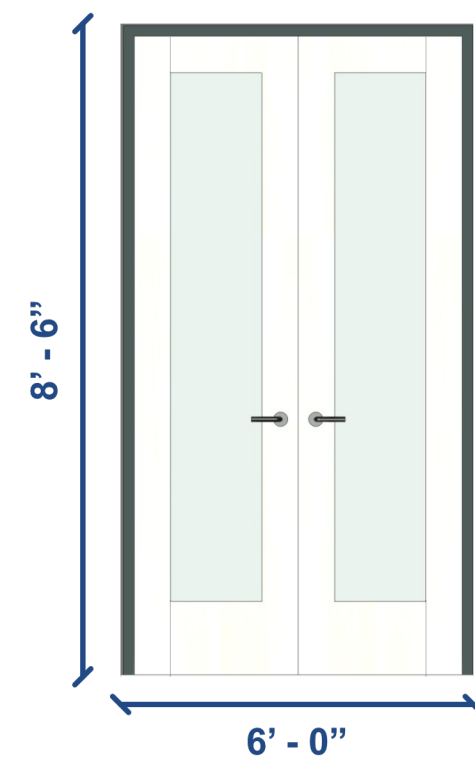
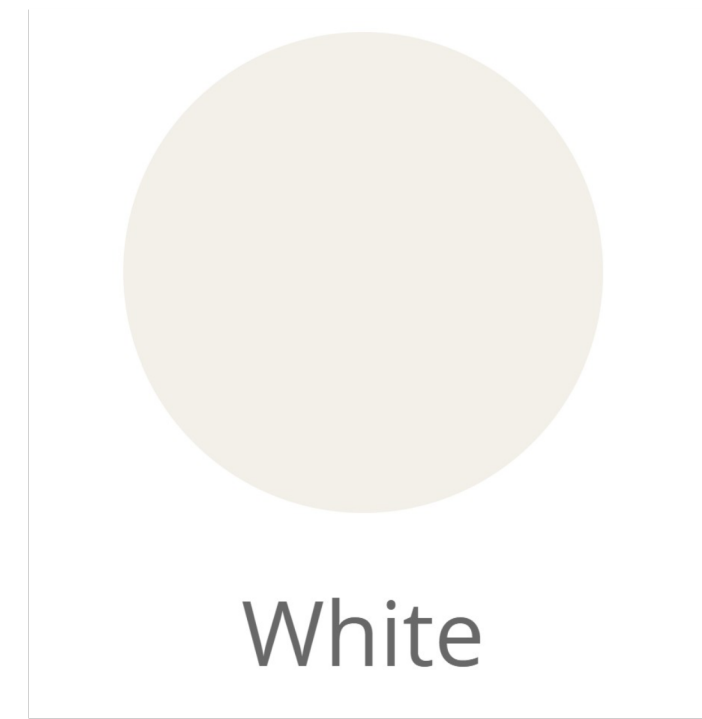
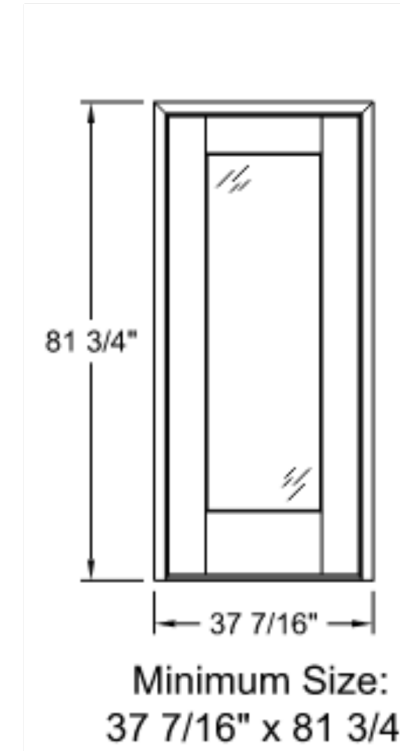
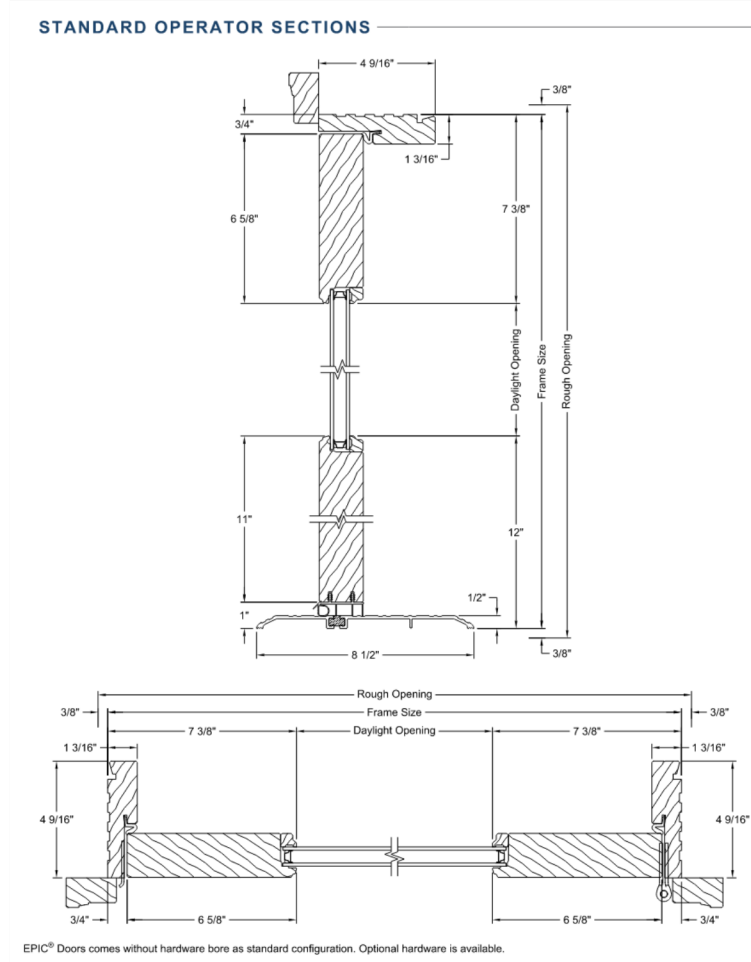
- Low-E4/Low-E Tempered Glass

### PANEL:

- 11" bottom rail
- 6 5/8" top rail
- Commercial-grade ball-bearing hinges with a stainless steel look

### SILL:

- Anodized bronze finish
- Dam design helps resist water infiltration



## ANDERSEN E SERIES PICTURE WINDOW

### MATERIAL:

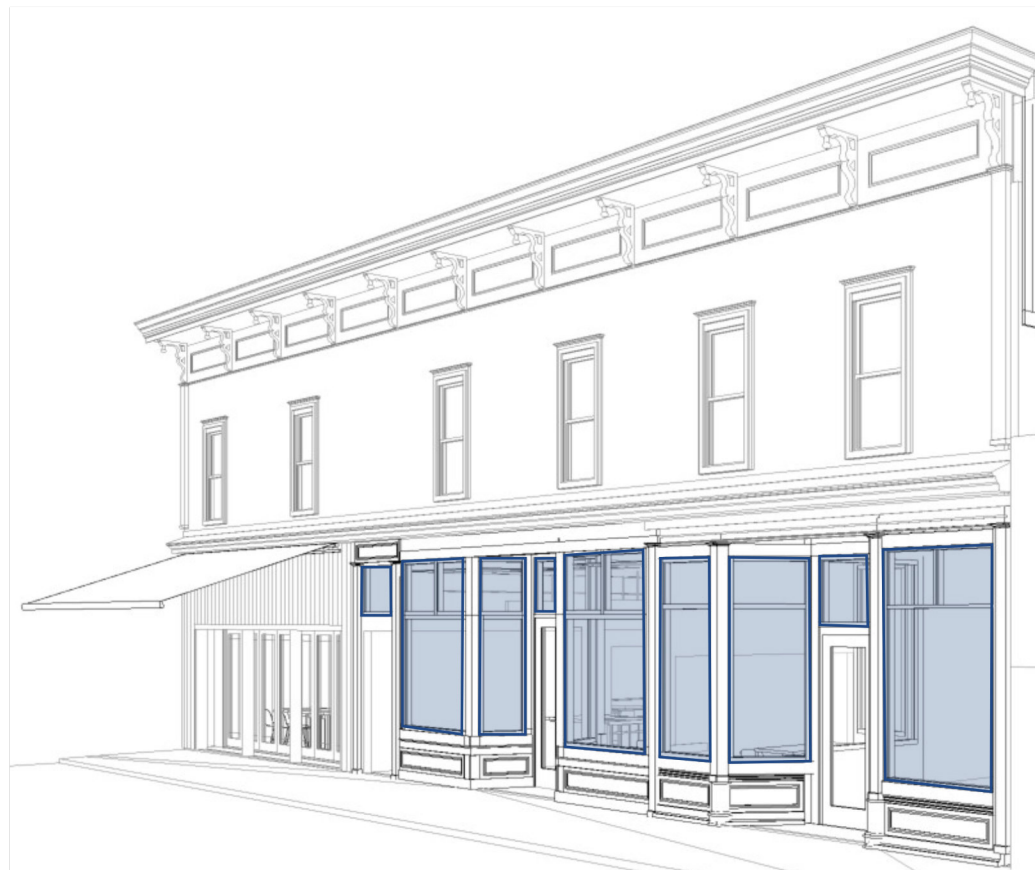
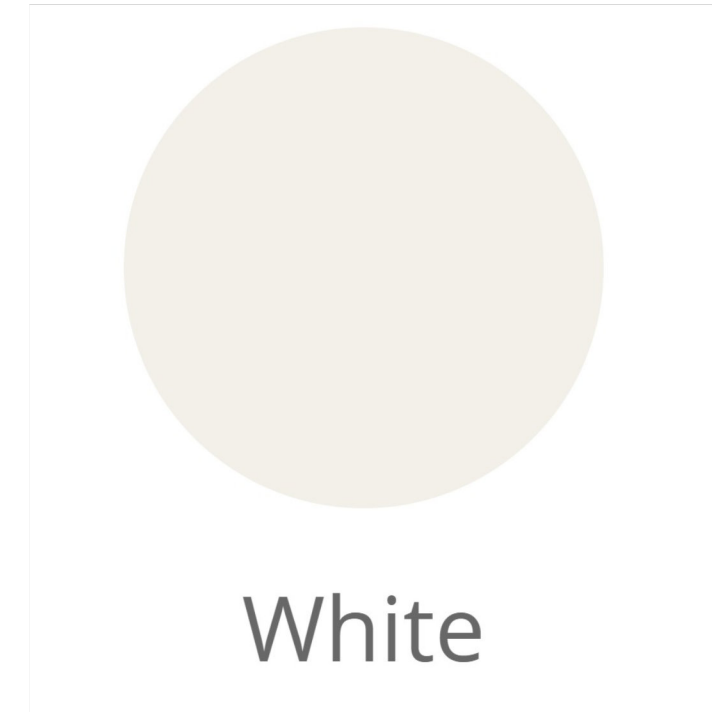
- Interior wood with thick aluminum cladding
- White finish color

### FRAME:

- Thick aluminum cladding finish which meets AAMA 2604
- 1 1/8" thick simulated divided lights on windows where called for

### GLASS:

- Low-E4/Low-E Tempered Glass



## OWENS CORNING: TRUDEFINITION DURATION SHINGLES

ROOFING: OWENS CORNING  
TRUDEFINITION DURATION  
SHINGLES, MIDNIGHT PLUM

# DEEP DIMENSION OUTSTANDING PERFORMANCE

### Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty\*† for as long as you own your home
- The protection of a 130-MPH\* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty‡
- Rated Class 3 for Impact Resistance⁶ and may qualify for a homeowner insurance discount⁷



**Excellent Adhesive Power**  
Helps keep the shingle layers laminated.

**Excelente poder adhesivo**  
Ayuda a conservar el laminado de las capas de las tejas.



**Outstanding Grip**  
The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond® sealant for exceptional wind resistance of a 130-MPH wind warranty.

**Agarre excepcional**  
La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond® con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

**Breakthrough Design**  
Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

**Diseño innovador**  
La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

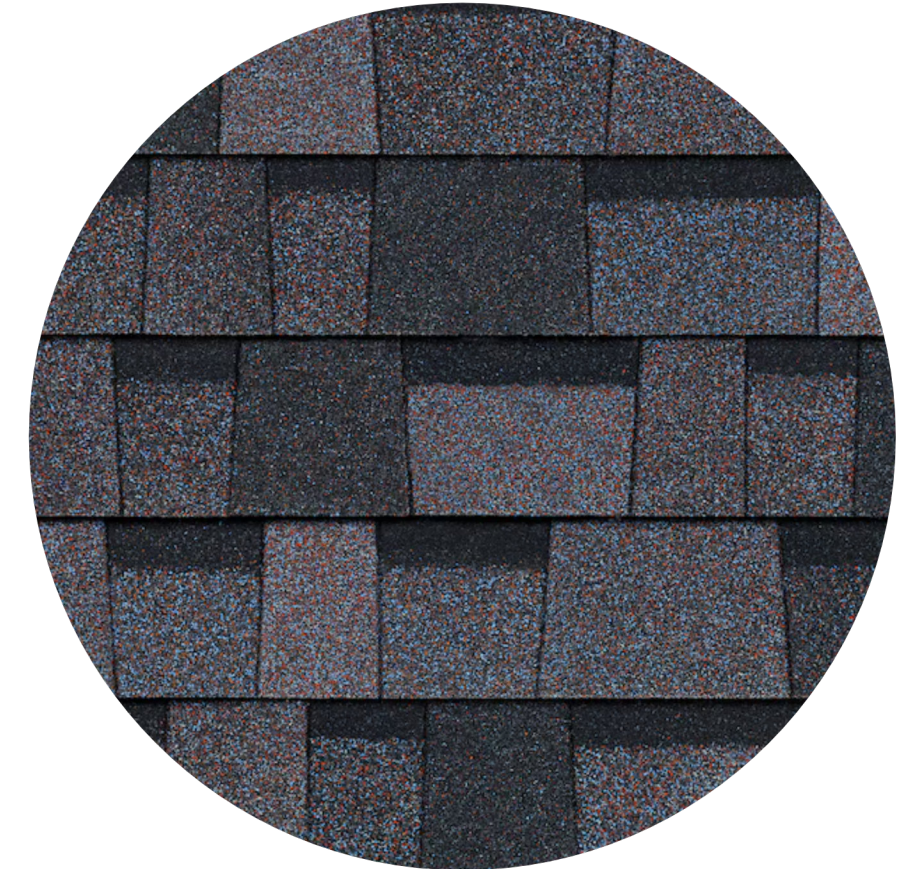
**"No Guess" Wide Nailing Zone**  
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

**Área de clavado ancha, sin cálculos "a ojo"**  
Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

**Triple Layer Protection®**  
A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

**Triple Layer Protection®**  
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

**Double the Common Bond**  
SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

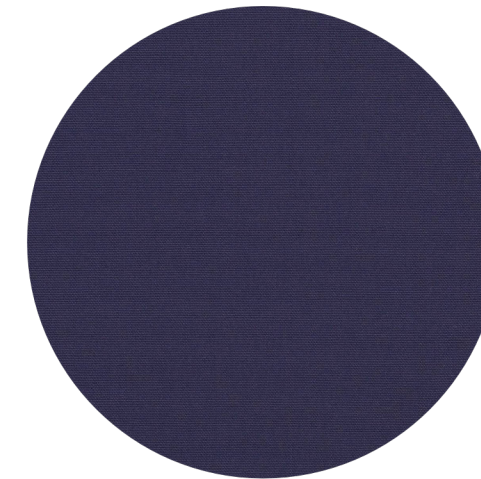


## SUNBRELLA A PATIO UMBRELLA

- 9 Feet tall
- Crank lift
- Collar Tilt
- Fiberglass Ribs

MATERIAL: SUNBRELLA CANVAS NAVY

- 100% Polyester material engineered specifically for awnings.
- Integrated color throughout the yarn
- Teflon coated to resist mold and mildew



FABRIC: SUNBRELLA -  
CANVAS NAVY



FRAME: SUNBRELLA -  
MATTE WHITE

## MATTEO LIGHTING EXTERIOR LIGHT FIXTURE

S10302MB

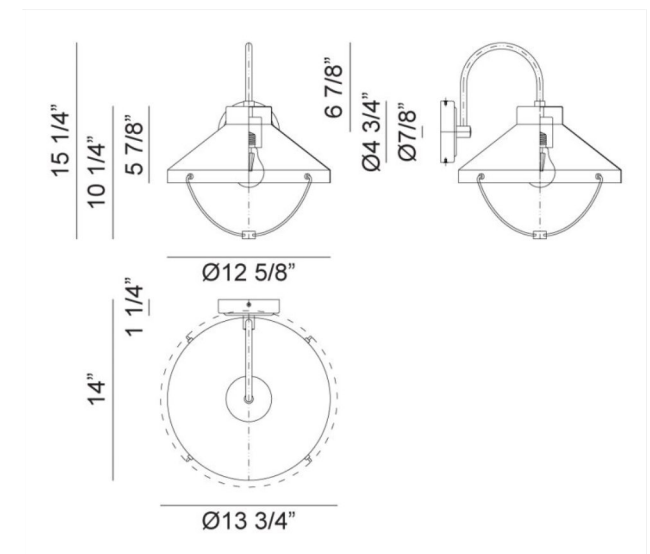
Dimensions: Ø13 3/4" x 15 1/4"H x 14"E

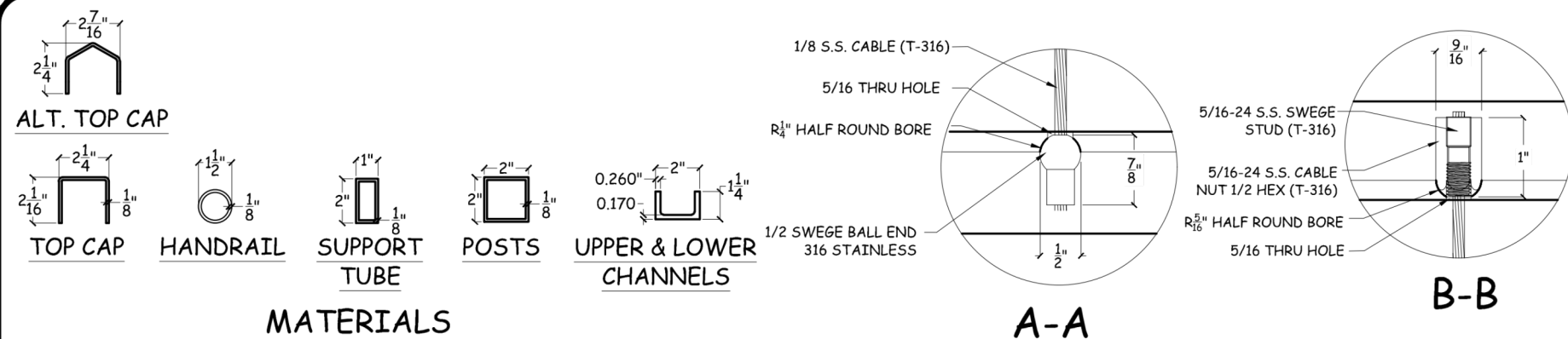
Lamping: 1 x 60W Medium Base-E26 120V (Bulb not included)

Finish: Matte Black

Canopy: Ø4 3/4" x 1 1/4"E

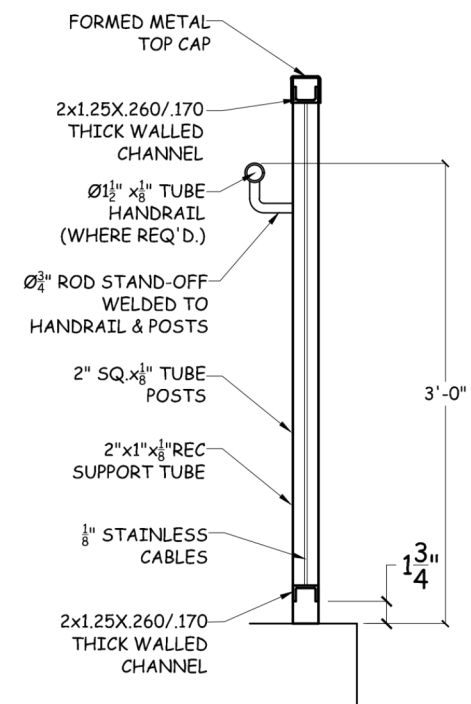
Canopy Color: Matte Black



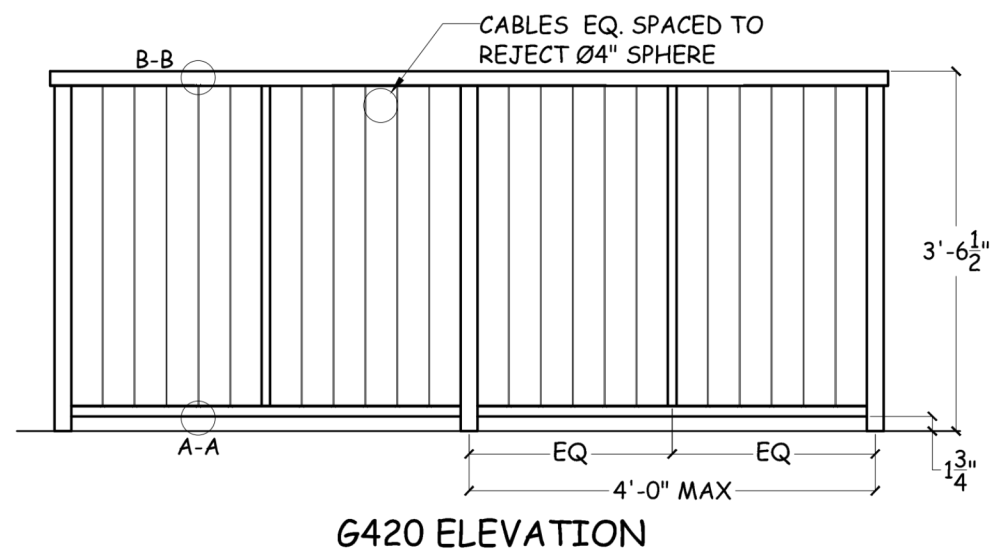


## MATERIALS

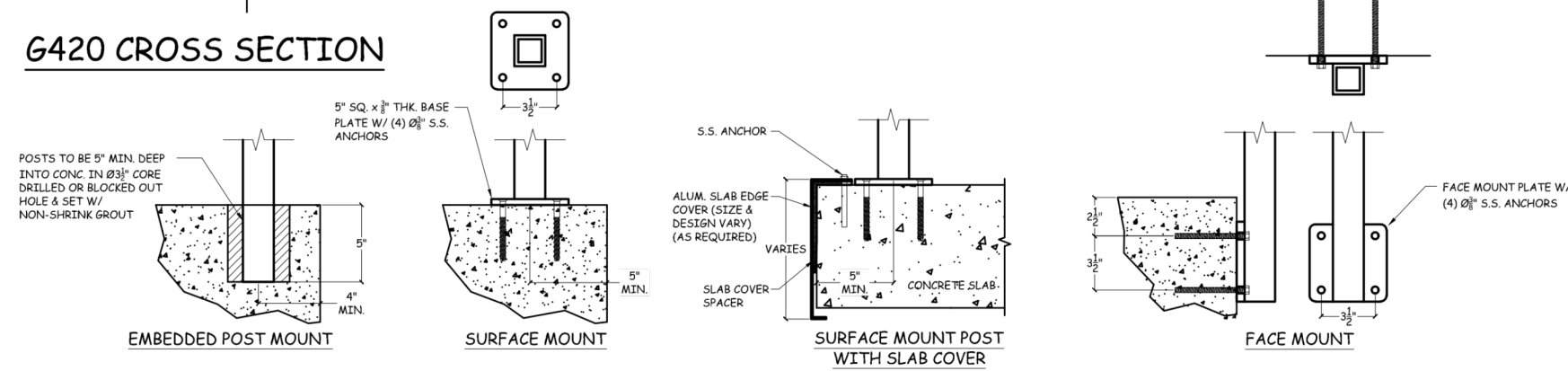
AVAILABLE IN ALUMINUM AND STAINLESS STEEL



G420 CROSS SECTION



G420 ELEVATION



MOUNTING OPTIONS

General Notes

No.	Revision/Issue	Date

**GRECO**  
A CSW Industrials Company

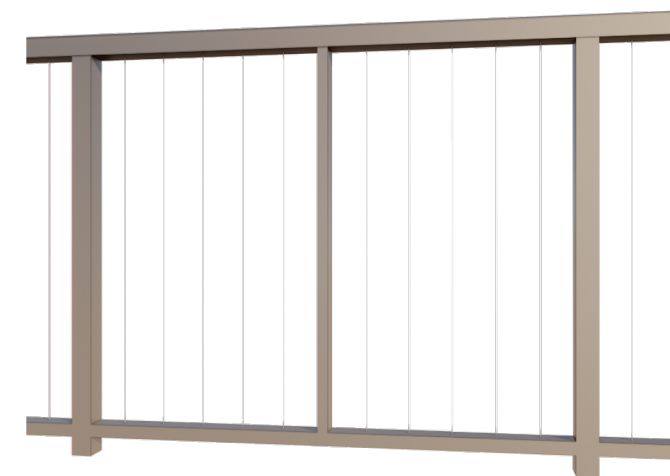
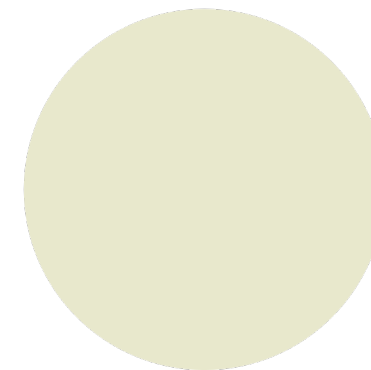
9410 EDEN AVE. HUDSON, FL 34667  
Phone 727-372-1100 Fax 727-863-2724  
www.GrecoRailings.com

Project Name and Address

GRECO RAIL STANDARD  
STYLE G420

STANDARDS	Sheet 1 OF 1
Date	8/17/21
Scale	N.T.S.

FACIA: ALUMINUM - MATTE  
IVORY









































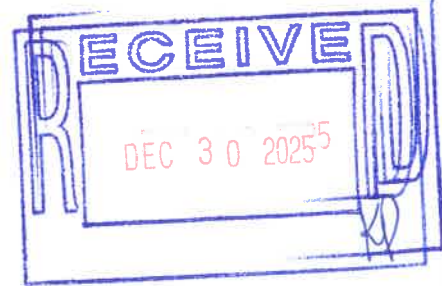
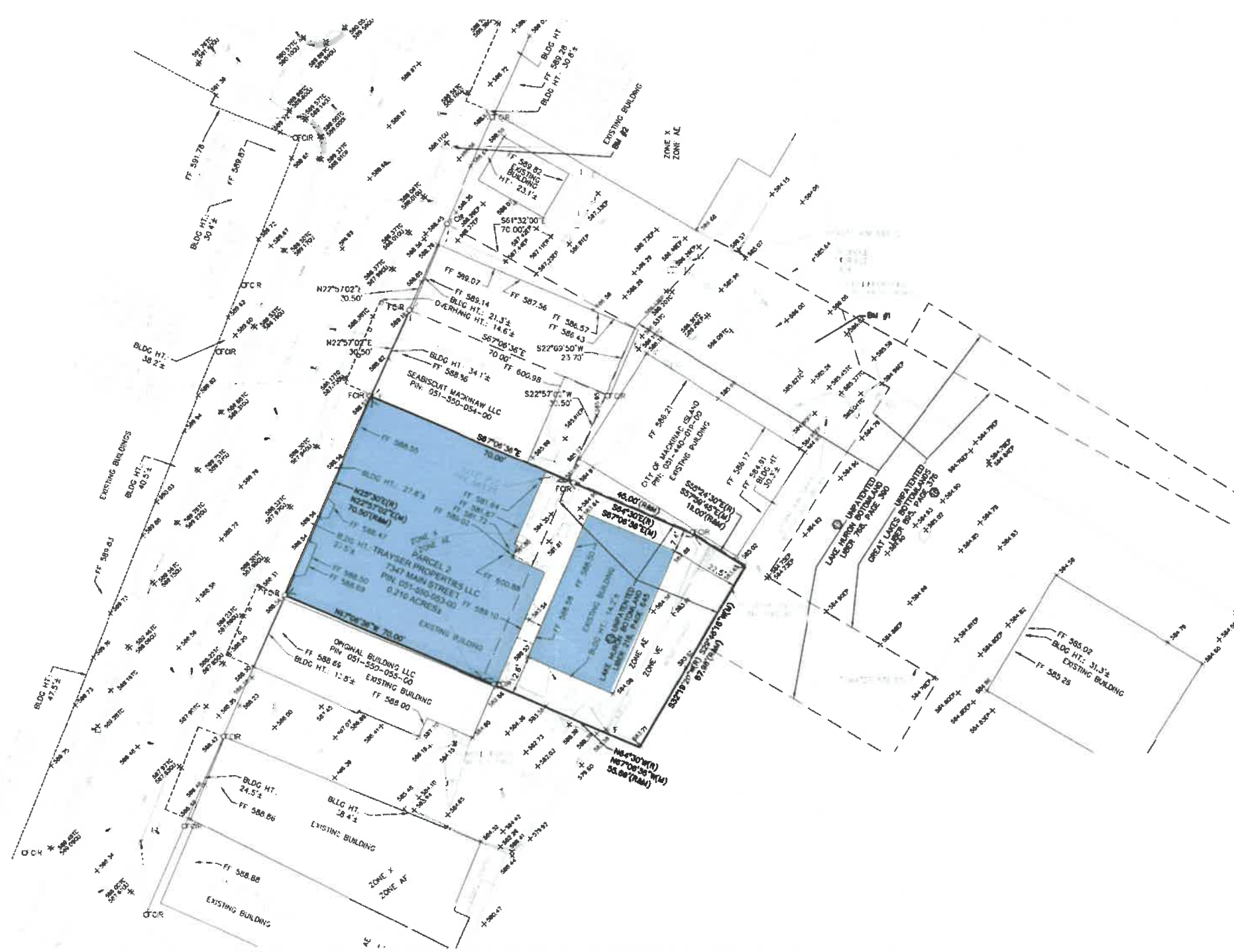
**HISTORIC DISTRICT COMMISSION APPLICATION - REVISED**  
**TRAYSER'S TRADING POST RENOVATION**

THANK YOU

# EXISTING CIVIL SITE PLAN

## SITE PLAN LEGEND

	<b>PROJECT BUILDING</b>
	FOUND CAPPED IRON ROD
	FOUND MAG NAIL
	EXISTING CATCH BASIN/MANHOLE
	EXISTING DRAIN TILE
	EXISTING LIGHT POLE
	EXISTING TELEPHONE RISER
	EXISTING UTILITY POLE
	EXISTING ELECTRIC METER
	EXISTING GAS VALVE
	EXISTING BOLLARD
	EXISTING SANITARY CLEAN OUT
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING WATER METER
	EXISTING ELECTRIC TRANSFORMER
	EXISTING GROUND ELEVATION
	EXISTING CURB ELEVATION
	EXISTING GUTTER ELEVATION
	EXISTING PAVEMENT ELEVATION
	BOUNDARY LINE
	EASEMENT LINE
	BOUNDARY ADJACENT LINE
	EXISTING FENCE
	UNDERGROUND SANITARY LINE
	UNDERGROUND STORM LINE
	EXISTING CURB AND GUTTER
	EXISTING GROUND CONTOUR
	MEASURED
	RECORD
	EXISTING BUILDING
	APPROXIMATE FLOOD ZONE AE
	APPROXIMATE FLOOD ZONE VE

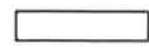



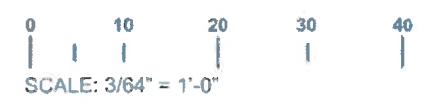
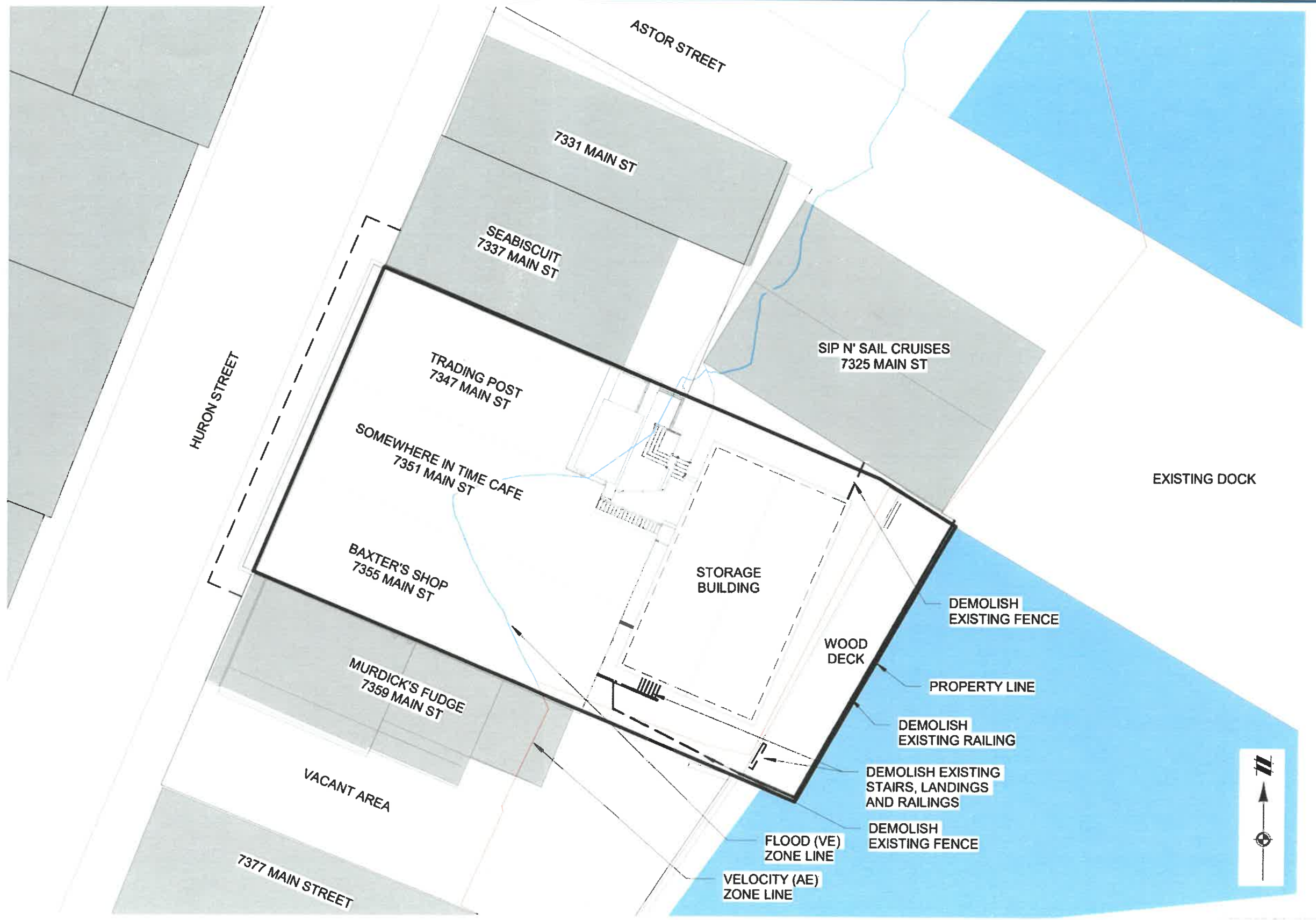
File No. C25-053-110(H)  
 Exhibit D  
 Date 12-30-25  
 Initials KP



# DEMOLITION SITE PLAN

## DEMO SITE LEGEND

-  PROJECT SCOPE OF WORK
-  CONSTRUCTION TO BE DEMOLISHED



# PROPOSED SITE PLAN

## SITE LEGEND

 PROJECT SCOPE OF WORK



0 10 20 30 40  
SCALE: 3/64" = 1'-0"



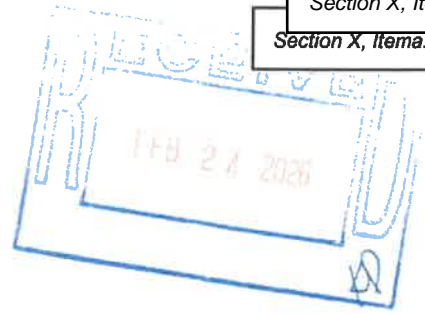
File No. MD26-031-012(H)

Exhibit A

February 23, 2026

Date 2-24-26

Initials AD



Planning and Historic District Commissioners:

Historic District and Planning Commission Members:

I am presenting the following project located at 1500 Astor Street. The property is a contributing property and part of the Lilac House Property owned by Ken and Lori Ann Thompson.

I would be creating a small restaurant that we are calling Patrick Doud Pub Garden. We would be leaving the building the same, while extending the building lower into the ground. By removing the ground, thus lowering the building, we will make the building more accessible. The building is in dire need of leveling on the inside.

We will be adding a patio on the outside. This has been done in other projects in the downtown district.

I have attached a picture of current owner Ken in front of the building when it was "buggy drive inn" in the early 1960's.

Planning Commission

We are hoping to start the project in June. We will use the Mackinac Island Service Company to remove dirt.

We will restore the ground to the similar pitch of the sidewalk, and use crushed gravel to cover the patio area. Flower boxes will be built to create a barrier between the sidewalk and garden area.

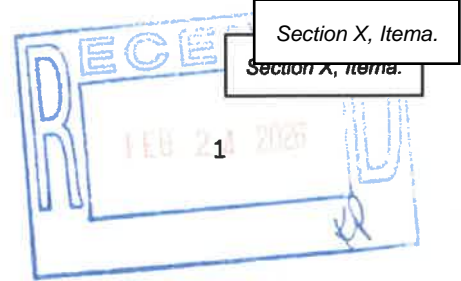
We do not think there will be any street closures.

I will be available for any questions.

Thank you for your time.

Andrew Doud

File No. MDab-031-02(H)  
Exhibit B  
Date 2-24-26  
Initials KP



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

[www.cityofmi.org](http://www.cityofmi.org)    [kep@cityofmi.org](mailto:kep@cityofmi.org)    906-847-6190    PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

1500 ASTOR  
Andrew DAV  
PO 1426

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.

Ken Thompson

9064305616    ken@cityofmi.org  
Phone Number    Email Address

Property Owner & Mailing Address (If Different From Applicant)

Ken Thompson  
WINTER ADDRESS: 21121 Old State Rd 4A  
CUDJOW KEY, FL 33042

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):  
Person

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?  
NO

Is a Variance Required?  
NO

Are REU's Required? How Many?  
NO    1

Type of Action Requested:

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

Revised October 2023

**Property Information:**

- A. Property Number (From Tax Statement): \_\_\_\_\_
- B. Legal Description of Property: Yes \_\_\_\_\_
- C. Address of Property: Yes \_\_\_\_\_
- D. Zoning District: Yes \_\_\_\_\_
- E. Site Plan Checklist Completed & Attached: Yes \_\_\_\_\_
- F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) Yes \_\_\_\_\_
- G. Sketch Plan Attached: Yes \_\_\_\_\_
- H. Architectural Plan Attached: \_\_\_\_\_
- I. Association Documents Attached (Approval of project, etc.): NO \_\_\_\_\_
- J. FAA Approval Documents Attached: NO \_\_\_\_\_
- K. Photographs of Existing and Adjacent Structures Attached: Yes \_\_\_\_\_

**Proposed Construction/Use:**

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

- B. Use of Existing and Proposed Structures and Land:
  - Existing Use (If Non-conforming, explain nature of use and non-conformity):
  - \_\_\_\_\_
  - \_\_\_\_\_

Proposed Use: See Cover letter

\_\_\_\_\_

\_\_\_\_\_

C. If Vacant:  
Previous

Use: \_\_\_\_\_  
Proposed

Use: \_\_\_\_\_

STATE OF MICHIGAN )  
COUNTY OF MACKINAC ) ss.

**AFFIDAVIT**

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the LESSEE (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a

notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

D. Andrew Dore SIGNATURES [Signature]  
 Signature Signature

S. Andrew Dore Kenneth T. Theissen  
 Please Print Name Please Print Name

Signed and sworn to before me on the 24th day of February.

**Jill A. Chapman**  
**NOTARY PUBLIC - STATE OF MICHIGAN**  
**COUNTY OF Mackinac**  
 My Commission Expires May 24, 2031  
 Acting in the County of Mackinac

Jill A. Chapman  
 Notary Public  
Mackinac County, Michigan  
 My commission expires: 5/24/2031

FOR OFFICE USE ONLY

Zoning Permit Issued: \_\_\_\_\_

Inspection Record:

Inspection	Date	Inspector	Comments
1.			
2.			
3.			

Occupancy Permit Issued \_\_\_\_\_

OFFICE USE ONLY

FILE NUMBER: MD26-031-012(A) FEE: 400

DATE: 2.24.26 CHECK NO: 8395 INITIALS: KP Revised October 2023

October 2023

Revised October 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

---

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. David Lipovsky, City Building Official/Zoning Administrator, at (906) 847-4035.

---

#### ***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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris,	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

13. Proposed construction start date and estimated duration of construction.

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

Natural Features

Provided

Not Provided or Applicable

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)

16. Topography of the site with at least two- to five-foot contour intervals

17. Proposed alterations to topography or other natural features

18. Earth-change plans, if any, as required by state law

Physical Features

Provided

Not Provided or Applicable

19. Location of existing manmade features on the site and within 100 feet of the site

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

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

- 22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features
- 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)
- 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)
- 25. Description of Existing and proposed on-site lighting (see also Section 4.27)

Utility Information

Provided

Not Provided or Applicable

- 26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand
- 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)
- 28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)
- 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.

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

<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

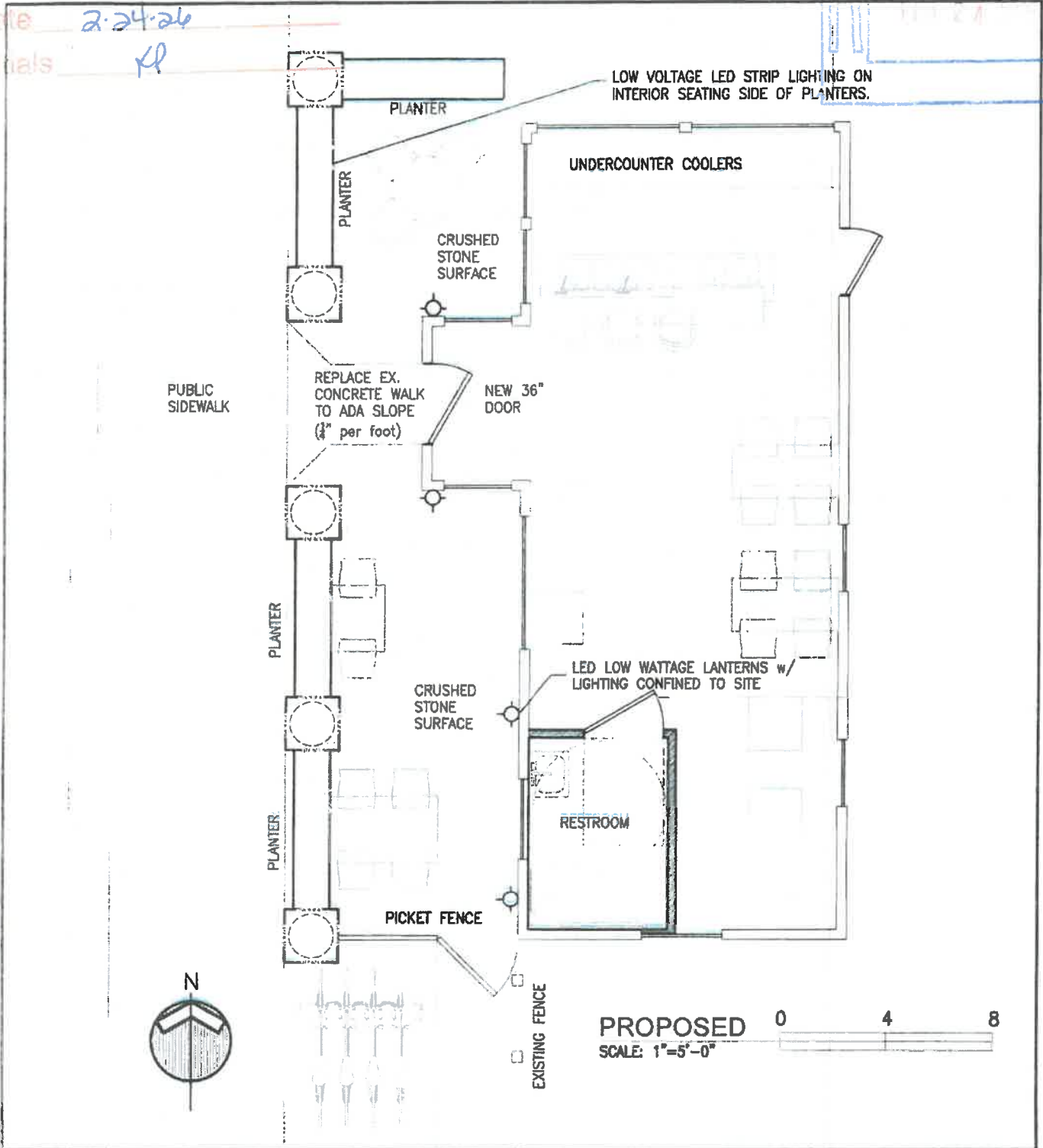
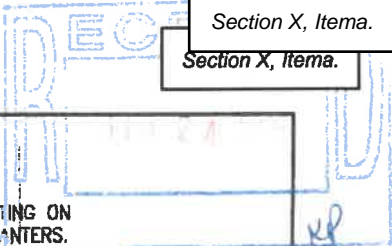
File No. MDa6-031-012(4)

Exhibit F

Date 2-24-26

Initials KP

Section X, Item.  
Section X, Item.



Richard Clements Architect, PLLC  
 15215 Merry Lane  
 Okemos, MI 49759  
 rich 989-370-3681

PATRICK DOUD PUB  
 BEER GARDEN  
 1500 ASTOR STREET  
 MACKINAC ISLAND, MI

FOR REVIEW ONLY  
 NOT FOR CONSTR.  
 date: Feb. 24, 2025  
 project: 2606

sheet:  
 A1.1  
 COPYRIGHT © 2025

EXISTING ASPHALT SHINGLES  
EXISTING WOOD TRIM  
EXISTING PAINTED WOOD SIDING  
LED LOW WATTAGE LANTERNS w/  
LIGHTING CONFINED TO SITE



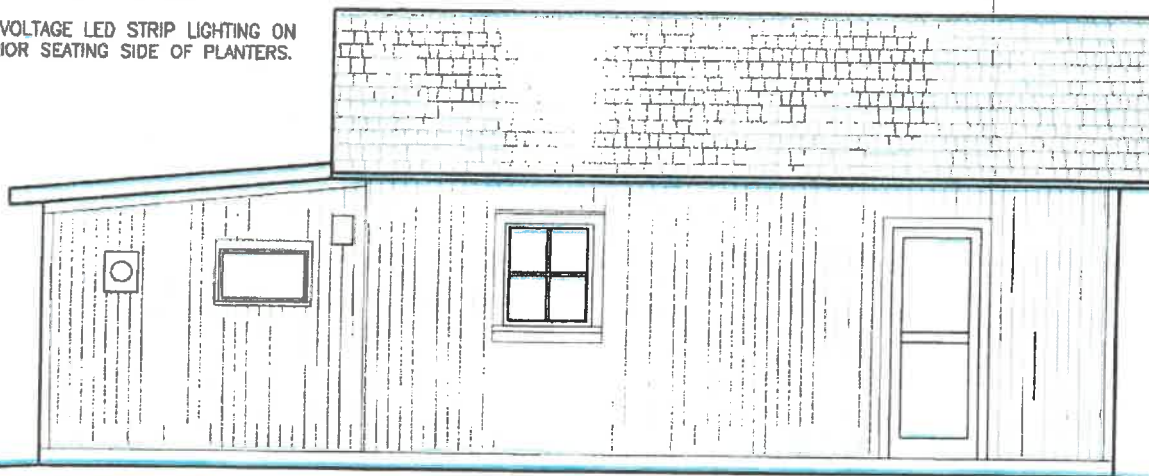
PROPOSED WEST ELEV.

SCALE: 1"=5'-0"

PROPOSED WOOD PLANTER BOXES  
24"x24" WOOD TRIM PIERS &  
4'-0" HEIGHT x16" WIDE PLANTERS  
WOOD TRIM w/ BEAD BOARD.

LOW VOLTAGE LED STRIP LIGHTING ON  
INTERIOR SEATING SIDE OF PLANTERS.

REDUCE SLOPE OF PRIVATE SIDEWALK TO ENTRY DOOR TO  
MEET ADA COMPLIANCE, REDUCE FRONT GRADE BEHIND  
PLANTERS BY AVERAGE OF 9" ALONG WEST SIDE OF  
BUILDING, UNDERPIN FOUNDATION, APPLY 9" SKIRT BOARD.



EXISTING EAST ELEV.

SCALE: 1"=5'-0"

NO CHANGES TO BUILDING ELEVATION

Richard Clements Architect, PLLC  
15215 Merry Lane  
Oshtemo, MI 49759

989-370-3681

PATRICK DOUD PUB  
BEER GARDEN

1500 ASTOR STREET  
MACKINAC ISLAND, MI

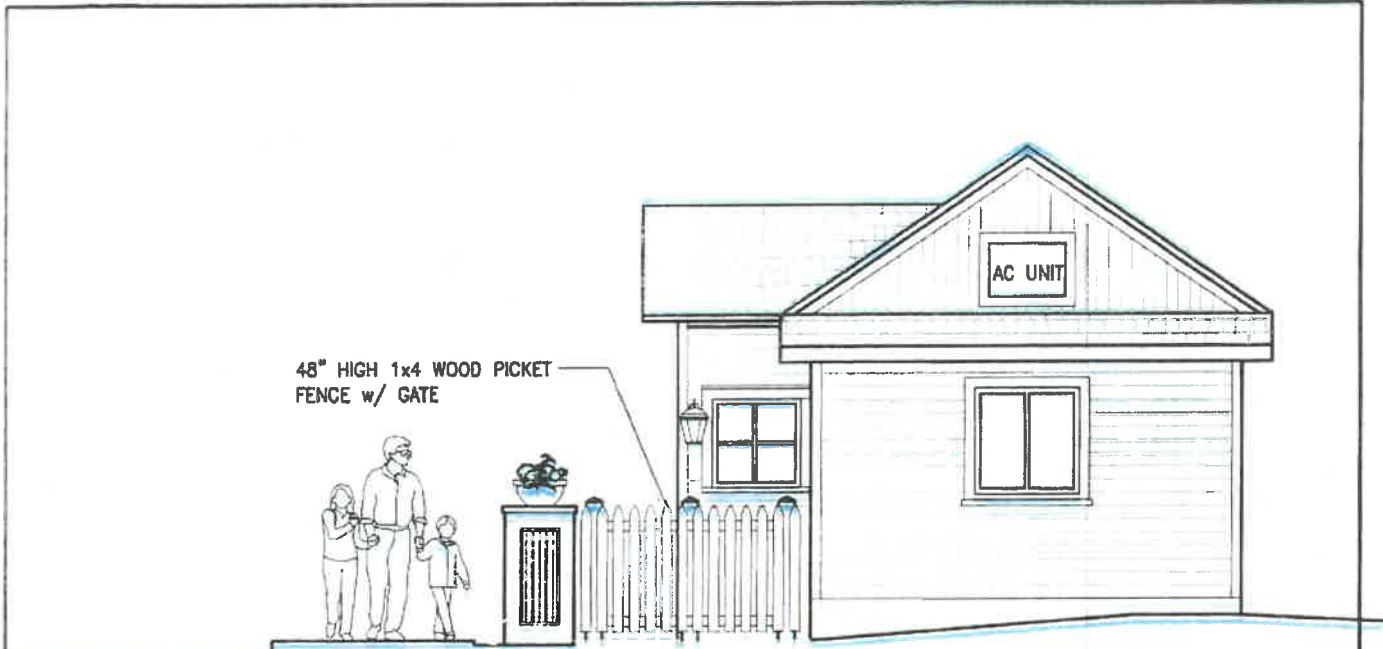
FOR REVIEW ONLY  
NOT FOR CONSTR.

date: Feb. 24, 2025  
project: 2606

sheet:

A2.1

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48" HIGH 1x4 WOOD PICKET FENCE w/ GATE

AC UNIT

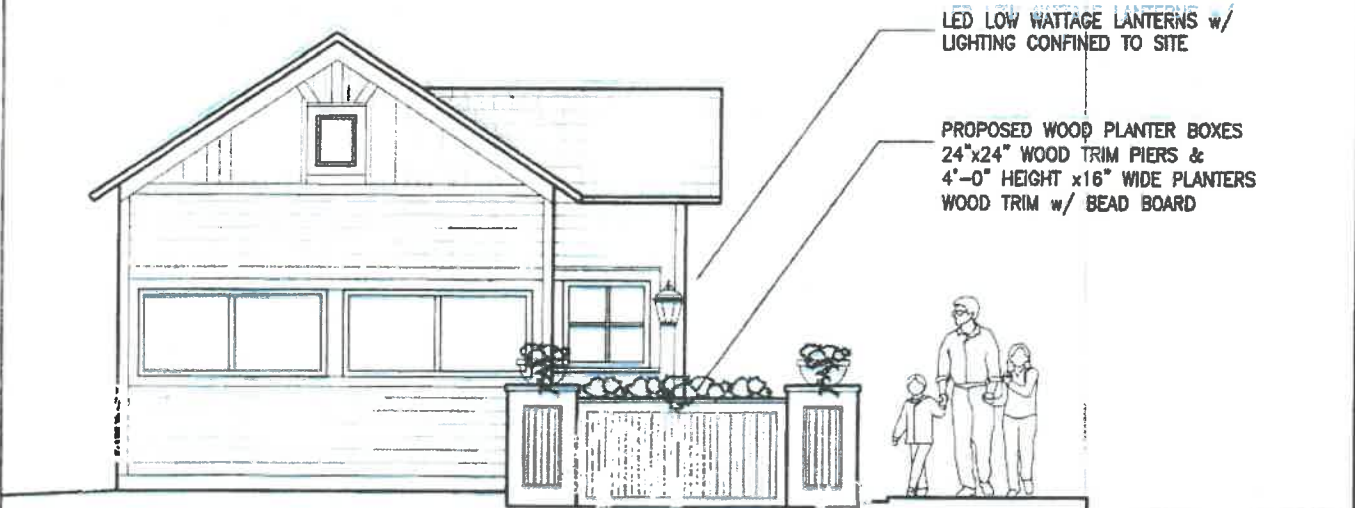
ASTOR STREET

SIDEWALK

PROPOSED SOUTH ELEV.

SCALE: 1"=6'-0"

0 4 8



LED LOW WATTAGE LANTERNS w/ LIGHTING CONFINED TO SITE

PROPOSED WOOD PLANTER BOXES 24"x24" WOOD TRIM PIERS & 4'-0" HEIGHT x16" WIDE PLANTERS WOOD TRIM w/ BEAD BOARD

SIDEWALK

ASTOR STREET

PROPOSED NORTH ELEV.

SCALE: 1"=5'-0"

0 4 8

<p>Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49739</p>	<p>PATRICK DOUD PUB BEER GARDEN</p>	<p>FOR REVIEW ONLY NOT FOR CONSTR.</p>	<p>sheet:</p>
<p>richan</p>	<p>989-370-3681</p>	<p>1500 ASTOR STREET MACKINAC ISLAND, MI</p>	<p>date: Feb. 24, 2025 project: 2606</p>
			<p>A2.2</p>
			<p>COPYRIGHT © 2025</p>

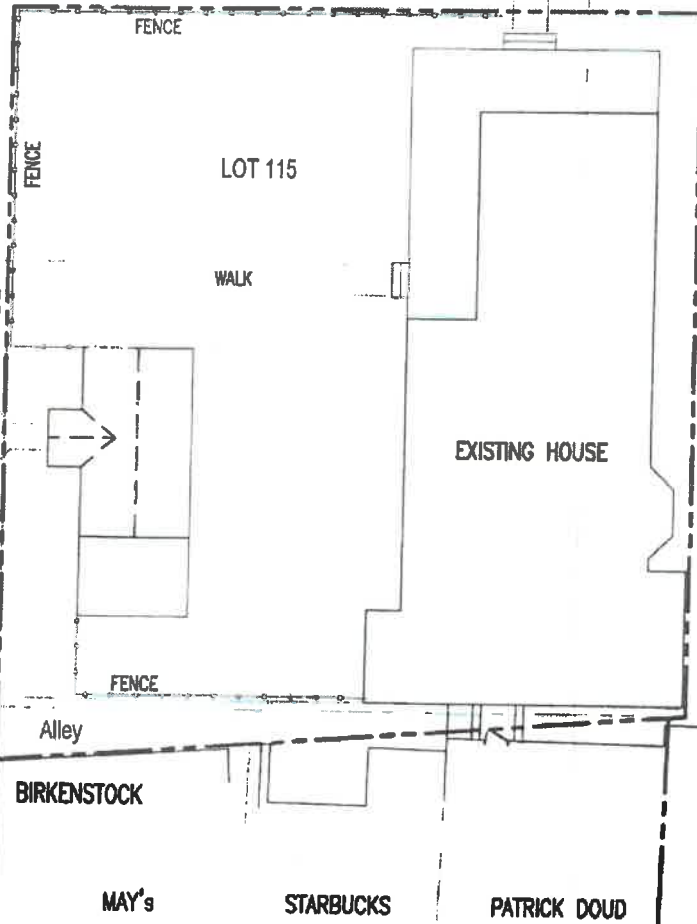
**ZONING INFORMATION:** DISTRICT: MD MARKET

PARCEL # 051-550-031-00  
LOT 115, ASSESSOR'S PLAT #3.  
SITE AREA: 6,502 s.f.  
CURRENT IMPERVIOUS: 2,257 (House) + 405 (Shop) + 457 (Walks+Stairs)  
=3,119 s.f. = 47.9% EXISTING > 35% MAX.

MARKET STREET

ASTOR STREET

MUSTANG



**EXISTING SITE PLAN**

SCALE: 1"=20'-0"

0 16 32

**Richard Clements Architect, PLLC**

15215 Merry Lane  
Ocequeoc, MI 49759

rc@live.com

989-370-3681

**PATRICK DOUD PUB  
BEER GARDEN**

1500 ASTOR STREET  
MACKINAC ISLAND, MI

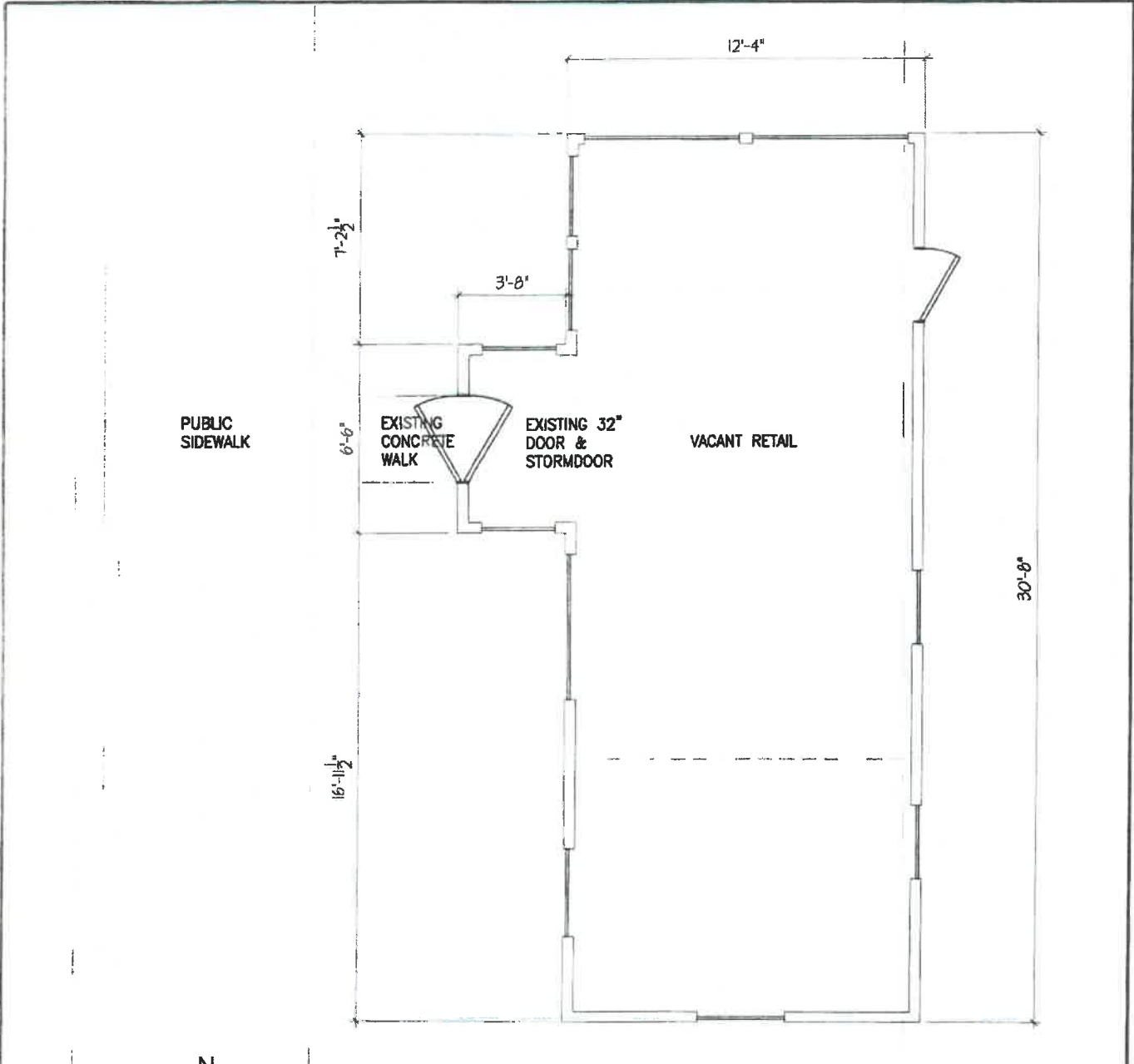
EXISTING  
NOT FOR CONSTR.

date: Feb. 24, 2026  
project: 2606

sheet:

**X1.0**

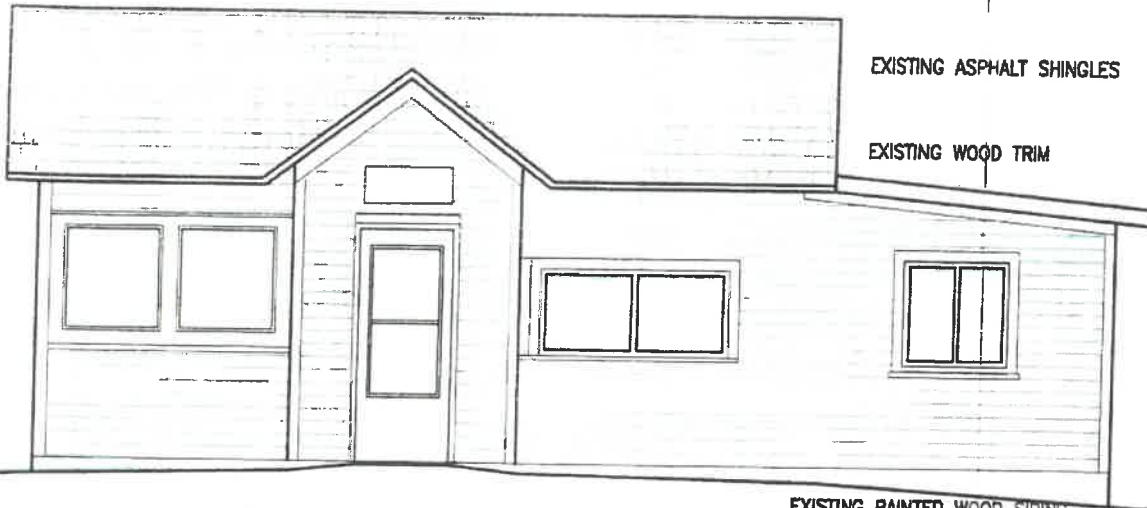
COPYRIGHT © 2026



**EXISTING FLOOR PLAN**  
SCALE: 1"=5'-0"



<b>Richard Clements Architect, PLLC</b> 15215 Merry Lane Okemos, MI 49739 .mt 989-370-3681	<b>PATRICK DOUD PUB BEER GARDEN</b>	EXISTING NOT FOR CONSTR.	sheet: <b>X1.1</b>
	1500 ASTOR STREET MACKINAC ISLAND, MI	date: <b>Feb. 24, 2025</b> project: <b>2606</b>	COPYRIGHT © 2025



**EXISTING WEST ELEV.**  
SCALE: 1"=5'-0"

0 4 8

EXISTING PAINTED WOOD SIDING



**EXISTING EAST ELEV.**  
SCALE: 1"=5'-0"

0 4 8

Richard Clements Architect, PLLC  
15215 Merry Lane  
Oshtemo, MI 49759

989-370-3681

PATRICK DOUD PUB  
BEER GARDEN

1500 ASTOR STREET  
MACKINAC ISLAND, MI

EXISTING  
NOT FOR CONSTR.

date: Feb. 24, 2025

project: 2606

sheet:

X2.1

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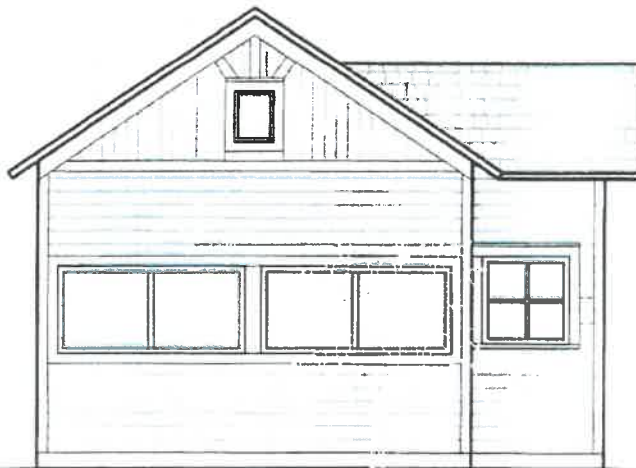
ASTOR STREET

SIDEWALK

EXISTING SOUTH ELEV.

SCALE: 1"=5'-0"

0 4 8



SIDEWALK

ASTOR STREET

EXISTING NORTH ELEV.

SCALE: 1"=5'-0"

0 4 8

Richard Clements Architect, PLLC  
15215 Merry Lane  
Orqureoc, MI 49759

989-370-3681

PATRICK DOUD PUB  
BEER GARDEN

1500 ASTOR STREET  
MACKINAC ISLAND, MI

EXISTING  
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date: Feb. 24, 2025

project: 2606

sheet:

X2.2

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File No. MD26-031-012(M)

Exhibit E

Date: 2-24-26

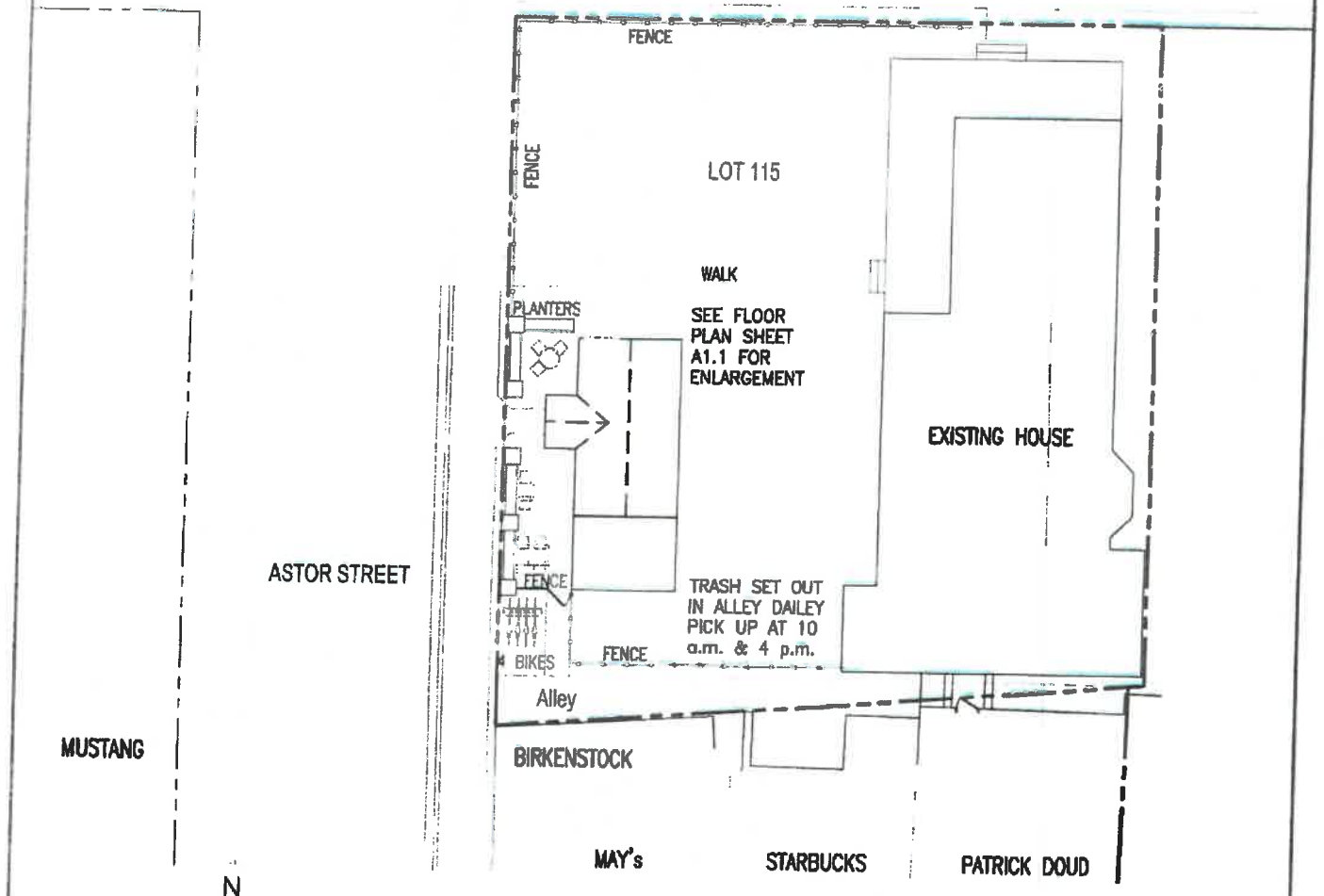
Initials: RP

MARKET STREET

ZONING INFORMATION: DISTRICT: MD MARKET

PARCEL # 051-550-031-00  
LOT 115, ASSESSOR'S PLAT #3.  
SITE AREA: 6,502 s.f.  
CURRENT IMPERVIOUS: 2,257 (House) + 405 (Shop) + 457 (Walks+Stairs) = 3,119 s.f. = 47.9% EXISTING > 35% MAX.

NO INCREASE TO IMPERVIOUS SURFACES ARE PROPOSED



PROPOSED SITE PLAN

SCALE: 1"=20'-0"

0 16 32

Richard Clements Architect, PLLC

15215 Merry Lane  
Oshtemo, MI 49759

989-370-3681

PATRICK DOUD PUB  
BEER GARDEN

1500 ASTOR STREET  
MACKINAC ISLAND, MI

FOR REVIEW ONLY  
NOT FOR CONSTR.

date: Feb. 24, 2026  
project: 2606

sheet:

A1.0

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Section X, Item.

Section X, Item.

File No. MD266-031-012(4)

Exhibit D

Date 2-24-26

Initials KP



Section X, Itema.

Section X, Itema.



Section X, Itema.  
Section X, Itema.



Section X, Itema.

Section X, Itema.





ASTOR STREET PHOTO



REAR YARD PHOTO



Richard Clements Architect, PLLC  
15215 Merry Lane  
Oshtemo, MI 49759  
m 989-370-3681

PATRICK DOUD PUB  
BEER GARDEN  
1500 ASTOR STREET  
MACKINAC ISLAND, MI

FOR REVIEW ONLY  
EXISTING PHOTOS  
date: Feb. 24, 2025  
project: 2606

sheet:  
A0.0  
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MARKET STREET PHOTO

ALLEY SIDE YARD PHOTO



Richard Clements Architect, PLLC  
15215 Merry Lane  
Oshtemo, MI 49759

989-370-3681

PATRICK DOUD PUB  
BEER GARDEN  
1500 ASTOR STREET  
MACKINAC ISLAND, MI

FOR REVIEW ONLY  
EXISTING PHOTOS

date: Feb. 24, 2025

project: 2606

sheet:

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Section X, Itema.

Section X, Itema.

## BUILDING OPERATION AGREEMENT

This Building Operation Agreement is entered into on this 1st day of March 2026, by and between Kenneth T. Thompson (The Lilac House Bed and Breakfast, Inc.) (Hereto referred to as Lilac House) and Patrick Doud, LLC (Heretofore referred to as PDL). Lilac House is the owner of land and improvements whose address is: 7337 Market Street, Box 1267, Mackinac Island, Michigan 49757.

Lilac House makes available in consideration of the fees and covenants herein specified, does hereby Agree that PDL will operate the following described premises, situated and being in the City of Mackinac Island, County of Mackinac and State of Michigan, to wit:

**The small building at 1500 Astor Street located on the Lilac House's land formerly known as "Threads".**

Lilac House desires to have PDL operate the Building, and PDL desires to operate the Building from Lilac House for the term, at the fee and upon the provisions set forth herein.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, it is agreed:

### Term.

The Initial Term of the Agreement shall be for a period of five (5) years and begin on the 1st day of March 2026, and end on the 28<sup>st</sup> day of February 2030.

PDL may renew the Agreement for an additional five-years subject to the terms herein. PDL shall exercise such Renewal Option, if at all, by providing written notice to Lilac House not less than ninety (90) days prior to the expiration of the Initial Term. The Renewal Term shall be at the Fee set forth below and otherwise upon the same covenants, conditions and provisions as contained in this Agreement.

### Operator Fee.

PDL shall pay to Lilac House during the Initial Term a fee of Five Thousand Dollars (\$5000.00) per year, due by March 15<sup>th</sup> of each year during the Term of this Agreement.

PDL will also pay a Security Deposit of Five Thousand Dollars (\$5,000.00) along with the Initial Terms Agreement Fee prior to March 15<sup>th</sup> 2026.

Should PDL desire to exercise their Renewal Option, the annual fee will increase to Ten Thousand Dollars (\$10,000.00). The Renewal Option Fee will be due annually beginning March 15<sup>th</sup> 2031 to Lilac House for the remainder of the Option Term.

Payments shall be sent to Lilac House at the following address: Box 1267 7337 Market Street Mackinac Island, Michigan 49757.

### Prohibited Uses.

Notwithstanding the foregoing, PDL shall not use the Agreement Premises for the purposes of storing, manufacturing or selling any explosives, flammables or other inherently dangerous substance, chemical, thing or device.

### Repairs.

During the Agreement term, PDL shall make, at PDL's expense, all necessary repairs to the Agreement Premises which are a result of any actions, or inactions, by PDL or its agents, employees or invitees. Repairs shall include any items damaged or worn through normal occupancy, except for major mechanical systems or structural items, subject to the obligations of the parties otherwise set forth in this Agreement.

### Alterations and Improvements.

PDL, at PDL's expense, shall have the right, upon obtaining Lilac House's consent, to remodel, redecorate, and make additions, improvements and replacements of and to all or any part of the Agreement Premises from time to time as PDL may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Upon granting consent for any Alterations or Improvements by PDL Lilac House will assist PDL, at PDL's expense, in obtaining any necessary permissions, permits or other required documentation.

PDL shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Agreement Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by

PDL at the commencement of the Agreement term or placed or installed on the Agreement Premises by PDL thereafter, shall remain PDL's property free and clear of any claim by Lilac House. PDL shall have the right to remove the same at any time during the term of this Agreement provided that PDL shall repair, at PDL expense, all damage to the Agreement Premises caused by such removal.

### Property Taxes.

Lilac House shall pay, prior to delinquency, all general real estate taxes and installments of special assessments coming due during the Agreement term on the Agreement Premises, and all personal property taxes with respect to Lilac House's personal property, if any, on the Agreement Premises. PDL shall be responsible for paying all personal property taxes with respect to PDL's personal property at the Agreement Premises. Should any special assessments or additional taxes be levied against the property as a result of any alterations or improvements made by PDL, PDL and Lilac House will discuss and come to an equitable financial resolution.

### Insurance.

If the Agreement Premises or any other part of the Building is damaged by fire or other casualty resulting from any act of negligence by PDL or by any of PDL's agents, employees or invitees, the Agreement Fee shall not be diminished or abated while such damages are under repair, and PDL shall be responsible for the costs of repair not covered by insurance.

Lilac House shall maintain fire and general liability insurance on the Building and the Agreement Premises in such amount as Lilac House shall deem appropriate. PDL shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Agreement Premises.

PDL and Lilac House shall, each at its own expense, maintain a policy or policies of comprehensive general liability insurance with respect to the particular activities of each in the Building with the premiums thereon fully paid on or before due date. Such insurance policy shall be issued by and binding upon an insurance company approved by Lilac House, and shall afford minimum protection of not less than \$500,000.00 combined single limit coverage of bodily injury, property damage or combination thereof. PDL shall provide Lilac House with current Certificates of Insurance Evidencing PDL compliance with this Paragraph and make Lilac House an additional co-insured on any policy covering the Agreement Premises.

### Utilities.

PDL shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by PDL on the Agreement Premises during the term of this Agreement unless otherwise expressly agreed in writing by Lilac House. In the event that any utility or service provided to the Agreement Premises is not separately metered, Lilac House shall pay the amount due and separately invoice PDL for PDL's pro rata share of the charges.

PDL shall pay all such utility charges prior to the due date. PDL acknowledges that the Agreement Premises are designed to provide standard office use electrical facilities and standard office lighting. PDL shall not use any equipment or devices that utilize excessive electrical energy or which may, in Lilac House's reasonable opinion, overload the current wiring.

Should PDL desire to upgrade the electrical capacity of the premises, PDL shall obtain permission from Lilac House and PDL will be responsible for all costs incurred as part of any upgrades.

### Signs.

Following Lilac House's consent, PDL shall have the right to place on the Agreement Premises, at locations selected by PDL, any signs which are permitted by applicable zoning ordinances and private restrictions. Lilac House may refuse consent to any proposed signage that is in Lilac House's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Agreement Premises. Lilac House shall assist and cooperate with PDL in obtaining any necessary permission from governmental authorities or adjoining owners and occupants for PDL to place or construct the foregoing signs. PDL shall repair all damage to the Agreement Premises resulting from the removal of signs installed by PDL.

### Entry.

Lilac House shall have the right to enter upon the Agreement Premises at reasonable hours to inspect the same, provided Lilac House shall not thereby unreasonably interfere with PDL business on the Agreement Premises.

### Damage and Destruction.

If the Agreement Premises or any part thereof or any appurtenance thereto is so damaged by fire, explosion, riot, strike or any other cause, such damage or defects not being the result of any act of negligence by PDL or its agents, employees or invitees, that the same cannot be used for PDL purposes, PDL shall, within 30 days of the date of such damage, give notice to Lilac House of the following damage to elect by notice to Lilac House to repair or reconstruct the same. In the event of minor damage to any part of the Agreement Premises unusable

for PDL's purposes, Lilac House shall promptly repair such damage at the cost of the Lilac House. In making the repairs called for in this paragraph, Lilac House shall not be liable for any delays resulting from strikes, governmental restrictions, inability to obtain necessary materials or labor or other matters which are beyond the reasonable control of Lilac House. PDL shall be relieved from paying fees and other charges during any portion of the Agreement term that the Agreement Premises are inoperable or unfit for occupancy, or use, in whole or in part, for PDL's purposes. Rentals and other charges paid in advance for any such periods shall be credited on the next ensuing payment(s), if any, but if no further payments are to be made, any such advance payments shall be refunded to. The provisions of this paragraph extend not only to the matters aforesaid, but also to any occurrence which is beyond PDL reasonable control and which renders the Agreement Premises, or any appurtenance thereto, inoperable or unfit for occupancy or use, in whole or in part, for PDL's purposes.

#### **Default.**

In the event of a default made by PDL in the payment of monthly fees when due to Lilac House, PDL shall have fifteen (15) days after receipt of written notice thereof to cure such default. In the event of a default made by PDL in any of the other covenants or conditions to be kept, observed and performed by PDL, PDL shall have thirty (30) days after receipt of written notice thereof to cure such default. In the event that the PDL shall fail to cure any default within the time allowed under this paragraph, Lilac House may declare the term of this Agreement ended and terminated by giving PDL written notice of such intention, and if possession of the Agreement Premises is not surrendered, Lilac House may reenter said premises. Lilac House shall have, in addition to the remedy above provided, any other right or remedy available to Lilac House on account of any PDL default, either in law or equity. Lilac House shall use reasonable efforts to mitigate its damages.

#### **Quiet Possession.**

Lilac House covenants and warrants that upon performance by PDL of its obligations hereunder, Lilac House will keep and maintain PDL in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Agreement Premises during the term of this Agreement.

#### **Condemnation.**

If any legally, constituted authority condemns the Building or such part thereof which shall make the Agreement Premises unsuitable for usage, this Agreement shall cease when the public authority takes possession, and Lilac House and PDL shall account for fees as of that date. Such termination shall be without prejudice to the rights of either party to recover compensation from the condemning authority for any loss or damage caused by the condemnation. Neither party shall have any rights in or to any award made to the other by the condemning authority.

#### **Security Deposit.**

Lilac House shall hold the Security Deposit without liability for interest and as security for the performance by PDL of PDL covenants and obligations under this Agreement, it being expressly understood that PDL shall not consider the Security Deposit an advance payment of the Agreement Fee or a measure of Lilac House's damages in case of default. Unless otherwise provided by law or regulation, Lilac House may commingle the Security Deposit with Lilac House's other funds. Lilac House may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of fees or to satisfy any other covenant or obligation of PDL hereunder. Following any such application of the Security Deposit, PDL shall pay to Lilac House on demand the amount so applied in order to restore the Security Deposit to its original amount. If PDL is not in default at the termination of this Agreement, Lilac House shall return the balance of the Security Deposit remaining after any such application to PDL.

#### **Notices:**

Any notice required or permitted under this Agreement shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

Lilac House: 7337 Market Street PO Box 1267 Mackinac Island, Michigan 49757

Patrick Doud, LLC: 7304 Main Street PO Box 336 Mackinac Island, Michigan 49757

Lilac House and PDL shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

#### **Consent.**

Lilac House shall not unreasonably withhold or delay its consent with respect to any matter for which Lilac House's consent is required or desirable under this Agreement.

#### **Compliance with Law.**

PDL and Lilac House each shall comply with all rules, laws, orders, ordinances and other public requirements now or hereafter affecting the Agreement Premises.

#### **Final Agreement.**

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter

Patrick Doud, LLC: 7304 Main Street PO Box 336 Mackinac Island, Michigan 49757

Lilac House and PDL shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

**Consent.**

Lilac House shall not unreasonably withhold or delay its consent with respect to any matter for which Lilac House's consent is required or desirable under this Agreement.

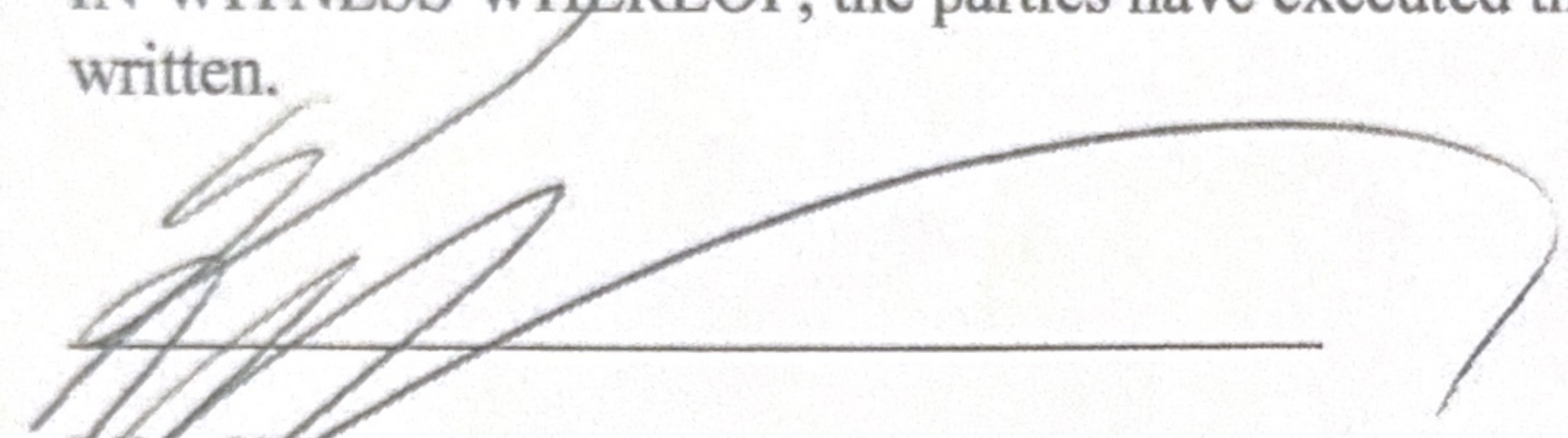
**Compliance with Law.**

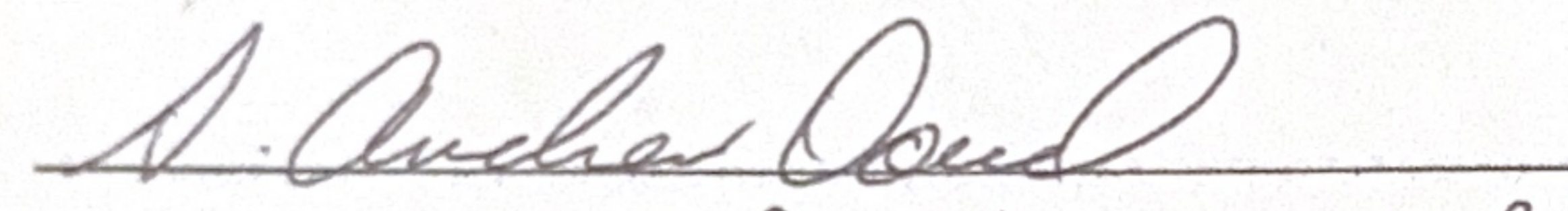
PDL and Lilac House each shall comply with all rules, laws, orders, ordinances and other public requirements now or hereafter affecting the Agreement Premises.

**Final Agreement.**

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

  
\_\_\_\_\_  
Lilac House

  
\_\_\_\_\_  
Main Street LLC - Property owner Patrick Douds Pub  
Patrick Douds LLC

**Katie Pereny**

**From:** David Lipovsky  
**Sent:** Tuesday, March 10, 2026 10:24 AM  
**To:** Katie Pereny  
**Subject:** FW: Add Space and Outdoor Service Area



**From:** stephen do  
**Sent:** Tuesday, March 10, 2026 9:58 AM  
**To:** David Lipovsk  
**Subject:** Fw: Add Space and Outdoor Service Area

File No. MD24-031-012(4)  
Exhibit H  
Date 3.10.26  
Initials KP

----- Forwarded Message -----

**From:** Andrew Doud  
**To:** Andrew Doud  
**Sent:** Tuesday, March 10, 2026 at 09:45:20 AM EDT  
**Subject:** Fwd: Add Space and Outdoor Service Area

Thinking you might want to see this -

----- Original Message -----  
**From:** "Orm. Theodore (LARA)"  
**To:** "Dd."  
**Date:** 03/10/2026 9:42 AM EDT  
**Subject:** Add Space and Outdoor Service Area

Hi Andrew:

It would be possible to "add space" to Patrick Douds LLC located at 7304 Main Street. It sounds like the "add space" would be next door with no intervening property to the current licensed premises but owned by Andrew Doud. Andrew Doud would have to lease the property to Patrick Douds LLC so that Patrick Douds LLC has total control over the "add space". Patrick Douds LLC would also have to request a new "Outdoor Service Area" permit so that patrons could go from the current licensed premises to the newly "add space".

This process would be started by applying to MLCC to "add space" and add a new "outdoor service area". I would conduct an investigation and submit a report to the commission; they would in turn either approve or deny the request.

I do not perceive any issues with regards to this request.

Thank you,

Section X, Itema.

**Ted**

Theodore Orm

**Michigan Liquor Control Commission**

305 Ludington St.

Escanaba, MI 49829

Phone (906) 250-1064

[www.michigan.gov/lcc](http://www.michigan.gov/lcc)



**Katie Pereny**

---

**From:** City Clerk  
**Sent:** Thursday, March 5, 2026 1:24 PM  
**To:** Katie Pereny  
**Cc:** Erin K. Evashevski (erinevashevskilaw@gmail.com)  
**Subject:** FW: ZBA Zoning Change  
**Attachments:** Amendment to Zoning Ordinance ZBA.doc

Good Afternoon Katie,

At yesterday’s Council meeting, there was a motion made and supported to send the attached proposed amendments to the Zoning Ordinance to the Planning Commission for a public hearing to be held.

If you have any questions or need anything further, please let me know.

*Danielle Leach*  
City Clerk  
City of Mackinac Island  
P.O. Box 455  
Mackinac Island, MI 49757  
Phone: (906) 847 - 3702  
Fax: (906) 847 - 6430

**From:** erinevashevskilaw@gmail.com <erinevashevskilaw@gmail.com>  
**Sent:** Wednesday, March 4, 2026 12:07 PM  
**To:** City Clerk <clerk@cityofmi.org>  
**Subject:** ZBA Zoning Change

Good afternoon,

The City discussed its desire to add two specific alternates in the event a person is absent or unable to vote, but the zoning ordinance has not been amended to reflect the alternates. The two individuals are the supervisor and assessor (both elected officials but not paid employees of the city). Zoning amendments obviously take some time and require a public hearing, but I believe that if this is what the council wants to do, you can get a proposed amendment to the planning commission for its March meeting, then we can get everything published and have the public hearing by the PC April meeting. The recommendation can go to Council for their meeting the following day and they can vote on it on April 15<sup>th</sup>. This would give the City plenty of time to appoint alternates. I

As I told Grand Hotel’s attorney: There are currently 5 members of the ZBA, being the public body less Anneke Myers who serves on the planning commission (the mayor is not a voting member of the ZBA). Again, this would just be to fill Richard Chambers’ seat, as he would recuse himself. I would hope that there would be no issue with having one of the alternates available at the June meeting. I do want to be clear, we cannot guarantee the full 5 members of the ZBA, just like we cannot guarantee every voting member of any public body. That is not a requirement. That being said, this amendment was something that the Council was discussing and we are happy to push your hearing and meeting out if you would like to wait until we have had time to get through the process.

Grand Hotel's attorney confirmed that he understood that there is never a guarantee that a full voting board will appear at a meeting/hearing; however, given this issue, they would like to push the hearing to June 10<sup>th</sup> to allow the City more time to resolve everything.

I have attached a proposed amendment to the Zoning ordinance for your consideration.

Erin

**Erin K. Evashevski**

**EVASHEVSKI LAW OFFICE**

838 N. State Street, PO Box 373

St. Ignace, MI 49781

P: 906.643.7740

F: 906.643.1533

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**AMENDMENT TO ZONING ORDINANCE,  
BEING ORDINANCE NO. \_\_\_\_\_, AS AMENDED  
CITY OF MACKINAC ISLAND**

**Ord. No. \_\_\_\_\_, Eff. \_\_\_\_\_**

An ordinance to amend Article 22 of Ordinance No. \_\_\_\_\_, as amended, to clarify the makeup of the Zoning Board of Appeals.

**THE CITY OF MACKINAC ISLAND ORDAINS:**

**Section 1.** Article 22, Section 22.01 of said Zoning Ordinance (Ordinance No. \_\_\_\_\_, as amended) is repealed and replaced with the following:

**Section 22.01 – Creation and membership.**

A board of zoning appeals is hereby established having the powers authorized in Public Act No. 110 of 2006, as amended. The board of zoning appeals shall consist of the city council.

The city council may appoint to the zoning board of appeals not more than two alternate members for the same term as regular members, being the elected city supervisor and the elected city assessor. An alternate member may be called to serve as a member of the zoning board of appeals in the absence of a regular member, if the regular member will be unable to attend one or more meetings. An alternate member may also be called to serve as a member for the purpose of reaching a decision on a case in which the member has abstained for reasons of conflict of interest. The alternate member appointed shall serve in the case until a final decision is made. An alternate member serving on the zoning board of appeals has the same voting rights as a regular member.

**Section 2.** Effective Date. **This ordinance shall become effective \_\_\_\_\_.**

\_\_\_\_\_  
Margaret M. Doud, Mayor

\_\_\_\_\_  
Danielle M. Leach, Clerk

Adopted: \_\_\_\_\_

Effective: \_\_\_\_\_

