

CITY OF MACKINAC ISLAND

AGENDA

PLANNING COMMISSION

Tuesday, April 14, 2026 at 1:00 PM

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

- I. **Call to Order**
- II. **Roll Call**
- III. **Pledge of Allegiance**
- IV. **Approval of Minutes**
 - a. [March 10, 2026](#)
- V. **Adoption of Agenda**
- VI. **Correspondence**
- VII. **Staff Report**
 - a. HDC Meeting Summary
 - b. DPW Update
- VIII. **Committee Reports**
- IX. **Old Business**
 - a. [C25-053-110\(H\) Trayser New Cafe](#)
 - b. [MD26-031-012\(H\) Patrick Doud Pub Garden](#)
 - c. [Zoning Ordinance Amendment re ZBA Alternate Members](#)
- X. **New Business**
 - a. [C26-049-020\(H\) Benjamin Density Variance & Standard Zoning for two new Apartments](#)
- XI. **Public Comment**
- XII. **Adjournment**

MINUTES

PLANNING COMMISSION

Tuesday, March 10, 2026 at 1:00 PM

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

I. Call to Order

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

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

ABSENT

Lee Finkel

Staff: David Lipovsky, Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. February 10, 2026

Motion to approve the minutes as presented.

Motion made by Dufina, Seconded by Martin.

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

V. Adoption of Agenda

Motion to approve as written.

Motion made by Martin, Seconded by Dufina.

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

VI. Correspondence

a. Letter from Department of Army regarding Line 5

Motion to place on file.

Motion made by Myers, Seconded by Martin.

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

VII. Staff Report

a. HDC Meeting Summary

No HDC meeting due to lack of quorum.

b. DPW Update

Burt stated work has slowed a bit with the weather. Inside work continues. Pettit asked about frost laws. Burt stated he did not know. Lipovsky stated they went on here on Monday and were lifted downstate. Lipovsky made sure all large loads were removed before Monday. Burt stated as of Thursday frost is at 55" and holding.

VIII. Committee Reports

None.

IX. Old Business

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

Straus stated there has been additional information provided but Lipovsky stated he still had some concerns. Devan Anderson stated he wasn't sure how the timetable is affected with no HDC meeting. He realizes approval could be delayed until next month. Anderson is open to hear any concerns today from the Planning Commission. Anderson submitted a memo for the Article 20 Zoning requirements, and a life safety plan showing capacity and egress. The rest of the changes were to satisfy comments for the HDC. Dufina asked if Neumann had submitted a new review. Pereny stated he has not. Myers asked Lipovsky if he anticipated changes for the HDC and he stated he thought there might be. Straus stated he had spoken with Evashevski and she recommends doing an extension for approval for at least one month, or two. Page 15 shows more egress information. Lipovsky stated it satisfies the building end of it, but he is not sure of the legality of using the alley. Myers pointed out the alley is shown for the removal of trash. Anderson addressed the ADA access which will all be on the upper deck. There is no wheelchair access on the lower deck. The alley, as an emergency egress, does comply with the occupancy load limits. Anderson stated he is negotiating with the coal dock to use as an exit. Anderson stated there is a partnership between Seabiscuit and other businesses, informally, and it will not change from how it is used today. Dufina asked for clarification on how people get from the front door to the outdoor seating area and what the space below the kitchen is. Anderson stated currently behind Trading Post is an arrangement of decks. It is a recessed area outside the basement and is open. Dufina asked about emergency services access and Lipovsky stated they would probably come through the inside cafe. Straus and Myers would like it to be confirmed that a stretcher can fit in the emergency access via the decks and stairs. Myers asked if all the businesses are on the same tax parcel because Anderson stated they are all owned by the same entity, and that could change at some point. Myers asked about the alley and existing area on to the coal dock. The coal dock is owned by the City of Mackinac Island. Myers asked what is your timeframe for

getting approvals. Anderson stated they do not plan to start until November. Myers stated the City does not want to pay to make this work. Anderson asked if he should start with Evashevski. Myers stated go through MITA first, then he would have to go to City Council for approval. This sounds costly and that is not a cost the City would be willing to take on. Anderson understood and stated that the exit on to the Coal dock provides more safety, but without it, the egress requirements are still met. The applicant could maybe take on some of the fees or keep the exit as an alternative. Myers stated there is an escrow process for fees they could follow. Dufina confirmed that the alley is not platted. Evashevski stated she could research to see if it is an alley. It shows ownership by Seabiscuit and the City. The use by the Seabiscuit should be an indication it is open to the public for use. Pettit stated the propane has been delivered through the alley for as long as he can remember. Pettit pointed out the stair access to the coal dock has a big drop off there and it may not be as accessible as they think. Anderson stated they did take a look at that and there is a nice flat area there to use. Evashevski asked if there is more than one handicap exit? Anderson stated there are two doors through the building, but due to the complicated deck from above there is only one accessible exit. Because of the occupancy level being under 500 people, only two exits are required by code and one is ADA accessible. Myers asked if he had a plan to access the cafe, not just emergency exits. Anderson stated the same route would be used. They can enter off the street in the front where they will be greeted and then seated by a hostess, both indoors and outdoors. Dufina confirmed the stores and cafe are on the same level until the back lower deck. Anderson stated another thing to keep in mind is the first floor was built over 100 years ago and it is not level at all. Myers asked to go through the narrative presented. Myers would like a better understanding of how this major project is going to happen. Dufina clarified a statement on C9. Dufina asked about the hours of operation. Anderson stated that has not been discussed, but we are not providing dinner or alcohol. Dufina would like to see some elaboration on the operations in his narrative. Straus stated any proposed lighting needs to be shown in detail. Anderson stated the one light proposed, is shown. Myers asked about C13 and the timeline. They plan to do the work outside the tourist season. Lipovsky stated if exterior work is done by May 1st, and the sidewalk restored by May 1st, the rest of the interior work could continue after that. Anderson confirmed that is their plan. C14, Freight hauling plan, Myers asked what the significance of the coal dock is to their project. Anderson stated there is a small amount of excavation for the deck, but largely the materials in the statement will be in the front of the store. The proximity to the coal dock has to do with regular business operations. Hauling smaller materials will be easy coming from the coal dock. Myers asked about staging the trash dumpster. Anderson stated they intend to stockpile the debris and then take to coal dock. Myers stated the coal dock does not take garbage. Anderson stated the owners stated they will be using 2 footers. Myers asked him to add that to the narrative. Dufina informed Anderson that the movement from the site to British Landing needs to be coordinated with the police department. Myers stated C15 addresses this. The projected motor vehicles to be used must be part of the narrative as well. Anderson asked for an example of a freight hauling plan. Lipovsky will get that to Anderson. Martin asked about the routes for freight hauling. Martin asked how long the street may be blocked off for digging. Lipovsky stated they must keep access around it for emergency vehicles. Anderson stated there will be routine

maintenance done at the work site during construction. Evashevski stated the City will have to approve anything on the coal dock, but agrees the freight company will have to approve as well. Straus asked if there are any issues with the seawall. Anderson stated they are not proposing any work with the seawall. Any structural seawall inspections would continue to go through the normal city process. Dufina asked if there is a density schedule for the employees upstairs, and is there designated bike parking. Anderson stated there are 3 units; 1 owner, 1 manager and 1 three bed unit for employees. Sheet 14 shows the bike parking. Straus asked if we can come to a 30 or 60 day extension agreement. Evashevski stated we are all set with the 100 days through next month, but would feel more comfortable to an extension to the May meeting, or June. Evashevski asked Anderson what he would agree to. Anderson asked if the agreement needs to be in writing. Evashevski stated we need the agreement in writing with an email. Anderson agreed verbally in the meeting to an additional 60 days beyond the 100 days of April 23rd. Motion to enter into an agreement with applicant to extend the time for action on application and plans under section 20.05B from 100 to 160 days.

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

Motion by Martin, second by Pettit to table until the April meeting. All in favor. Motion carries.

When asked if they had a contractor they are using, Anderson stated they are working with Belonga for excavation.

Pettit brought up blight on top of Seabiscuit building. There is a blight ordinance.

X. New Business

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

Andrew Doud stated they would like to take the Threads building, keep as it is on the exterior, and lower the dirt in front, move doorway down, and put the dirt level with the sidewalk. Doud intends to make the building handicap accessible. Inside they would like to cut the floor out and shore up the building. There is 6-8 yards of dirt to be moved. Doud stated they could move it either by 72 wheelbarrows of dirt or put it on a dray to move off island. No street cut requested as of now. Doud believes there is water and sewer. The liquor license would be like Winchesters, but this is a lease situation. Doud has started the process with the Liquor Control Commission. Pettit asked if it needs to be sprinkled. Doud stated no, there will be no cooking taking place. All cooking will be coming from Patrick Doud's Pub. Myers confirmed this will be a small garden with seating inside and out. Doud stated this will be for private parties and similar events, and doesn't see it being open late. Doud has shown bike parking. Myers asked about guests at the B&B. Doud stated he is working hand in hand with Ken Thompson. Straus asked about speakers outside. Doud stated he doesn't want to rule it out but would work with Thompson and is aware of the noise ordinance. Myers asked about seats in the back. Doud stated the liquor license would apply to the whole property. The lease is limited to the area in front of the building

and the alley to get to it in the back. Doud will highlight the areas being used, for next month. Myers confirmed that there is no added fence. Doud intends to use flower boxes as a fence in front. Evashevski confirmed this is Market District. Myers asked about the A/C unit in the upper window which is not allowed. Myers asked him to remove it from the drawing. Evashevski asked if he needs anything from the City for the liquor license. Doud believes the process no longer asks for City approval. It is not a new license, it is "added space". Myers stated the City just generally receives a notice. Doud stated they would like to paint it green and white. They are also working on the lilac tree preservation. Motion to table.

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

b. Zoning Ordinance Amendment for ZBA Alternates, to set for Public Hearing

Evashevski stated this was sent over from City Council. We need to have a hearing to change the zoning ordinance. This will add the ability for the city to add two alternates for the ZBA. What's being proposed here is very specific alternates being the elected positions of supervisor and assessor. There was discussion at City Council on the exact language. Evashevski stated this can be altered prior to passage. Motion to set a public hearing April 14, 2026, at 12:30 PM.

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

XI. Public Comment

None.

XII. Adjournment

Motion to adjourn at 2:31 PM.

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

Michael Straus, Chairman

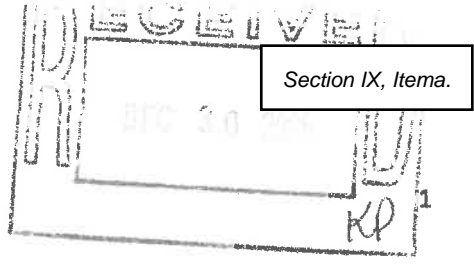
Katie Pereny, Secretary

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

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.

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.
- 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 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"/>

**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 1st 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 2nd 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 1st, 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

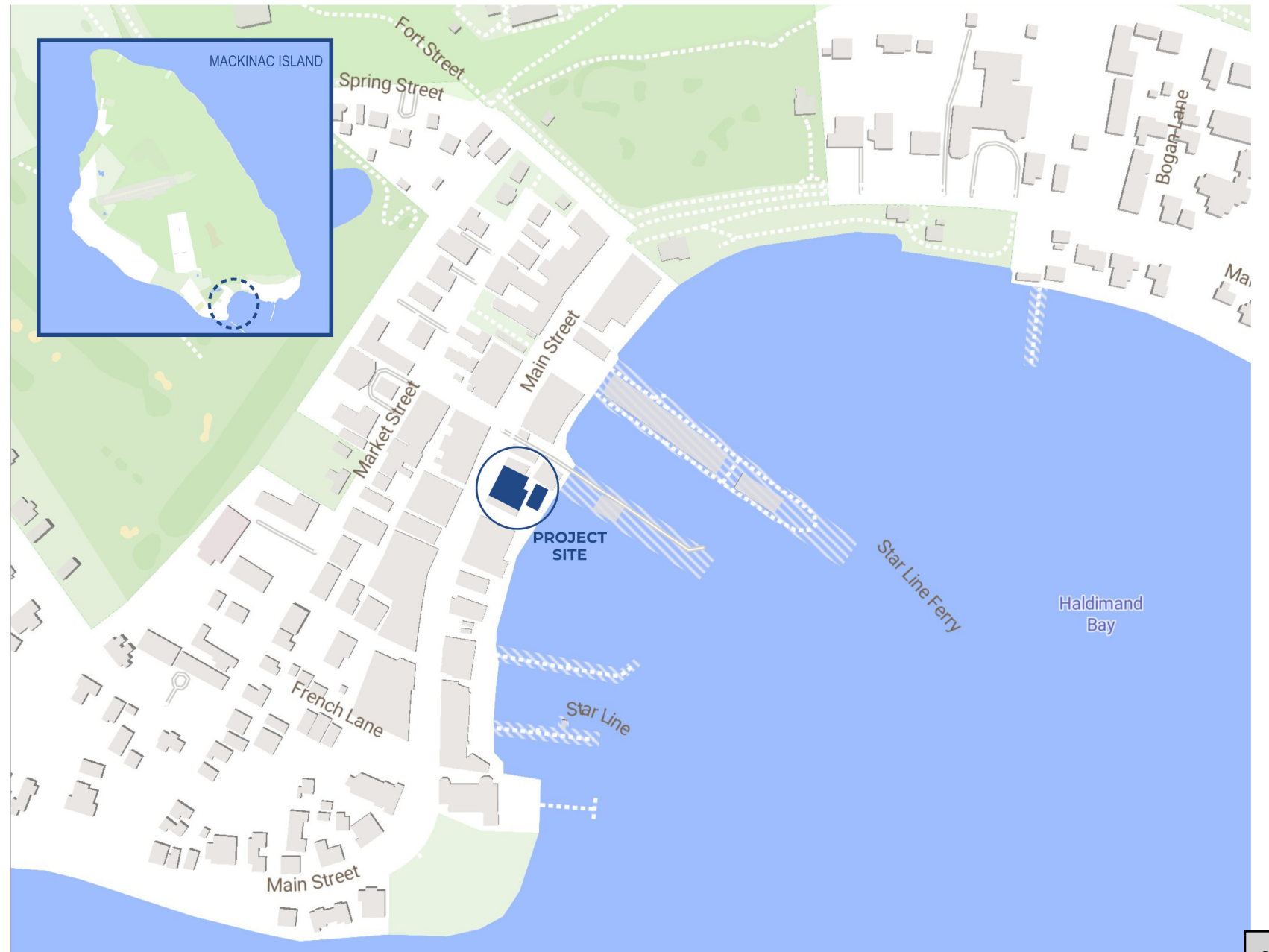


PROJECT SUMMARY

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 1st 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

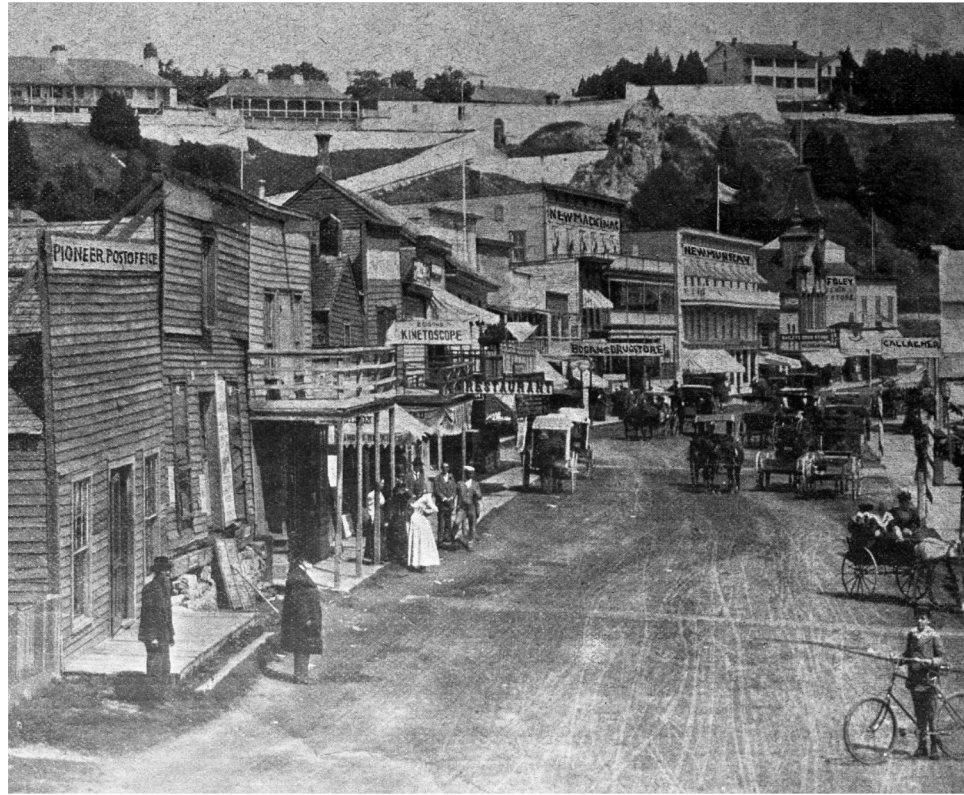


MACKINAC ISLAND MAIN STREET LOOKING SOUTH FROM FORT STREET



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



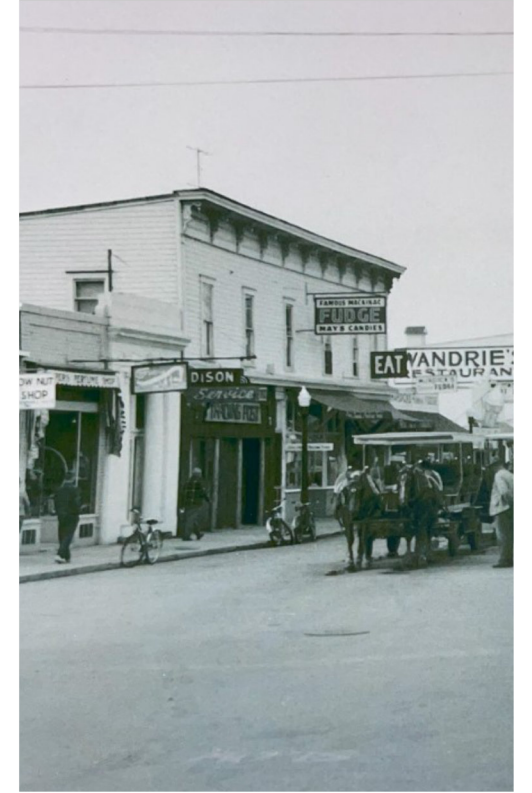
MAY'S CANDY SHOP ca. 1960



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



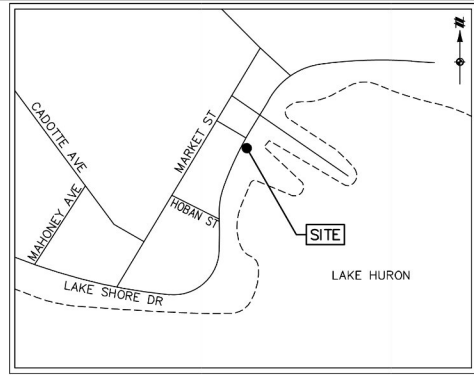
EXISTING BUILDING, SHED AND SEAWALL, LOOKING NORTHEAST



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

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.

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)

811
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, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

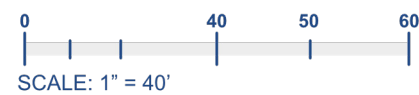
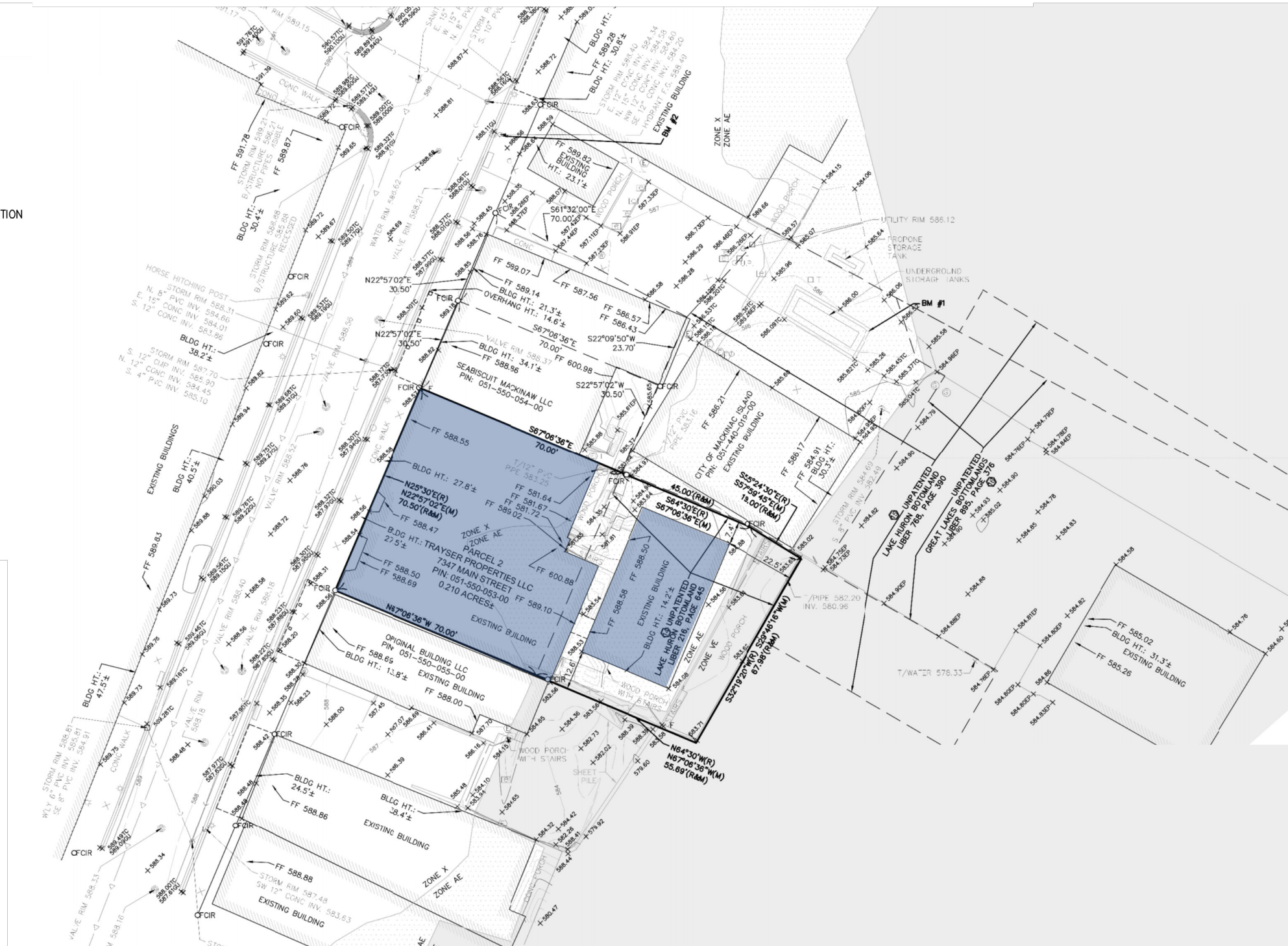
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SOUTHFIELD, MI 48076
248.447.2000

EXISTING CIVIL SITE PLAN

SITE PLAN LEGEND

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



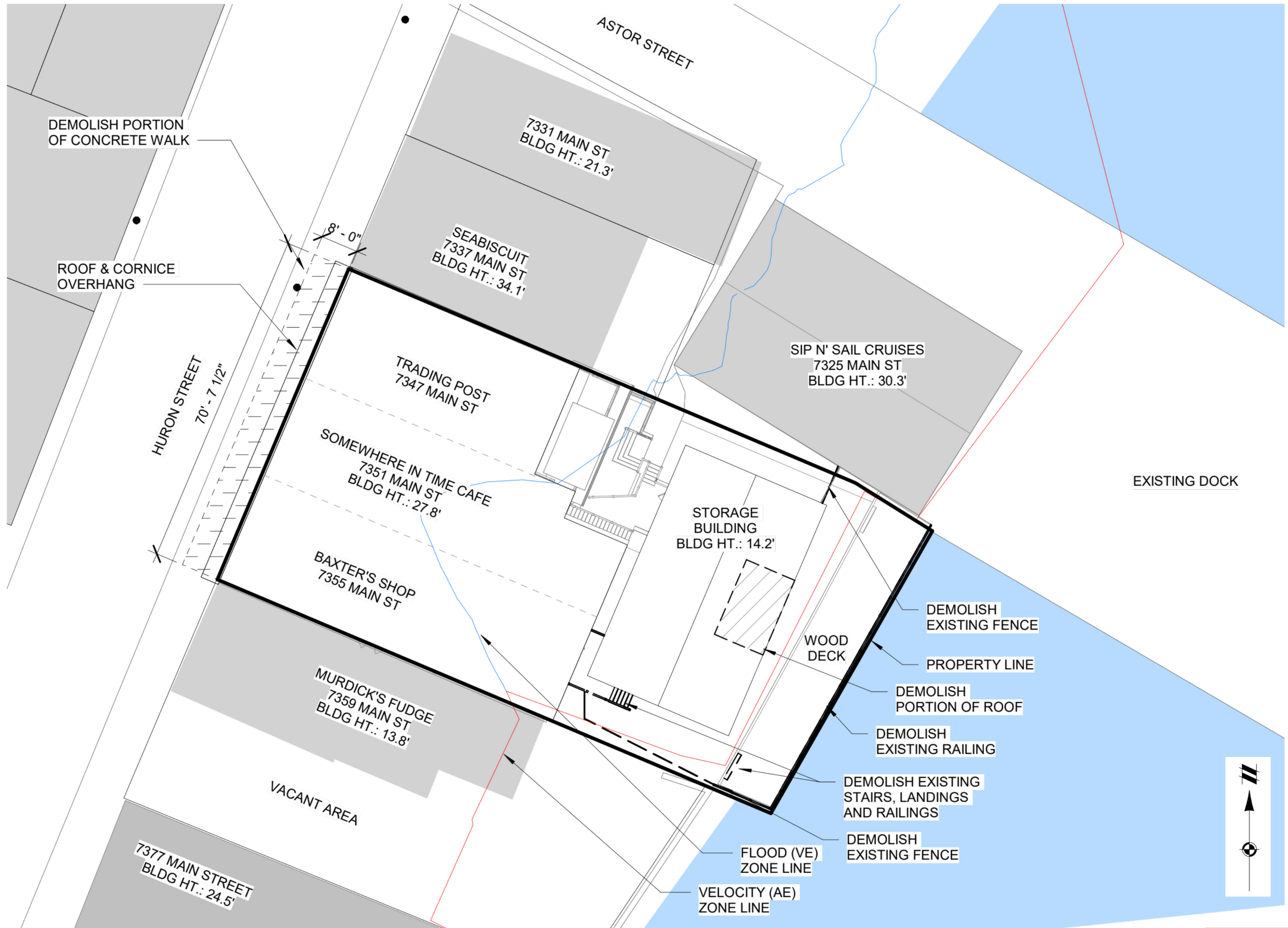

ATWELL
866.850.4200 www.atwell.com
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248.447.2000

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
TOTAL	16035 SF



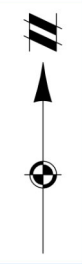
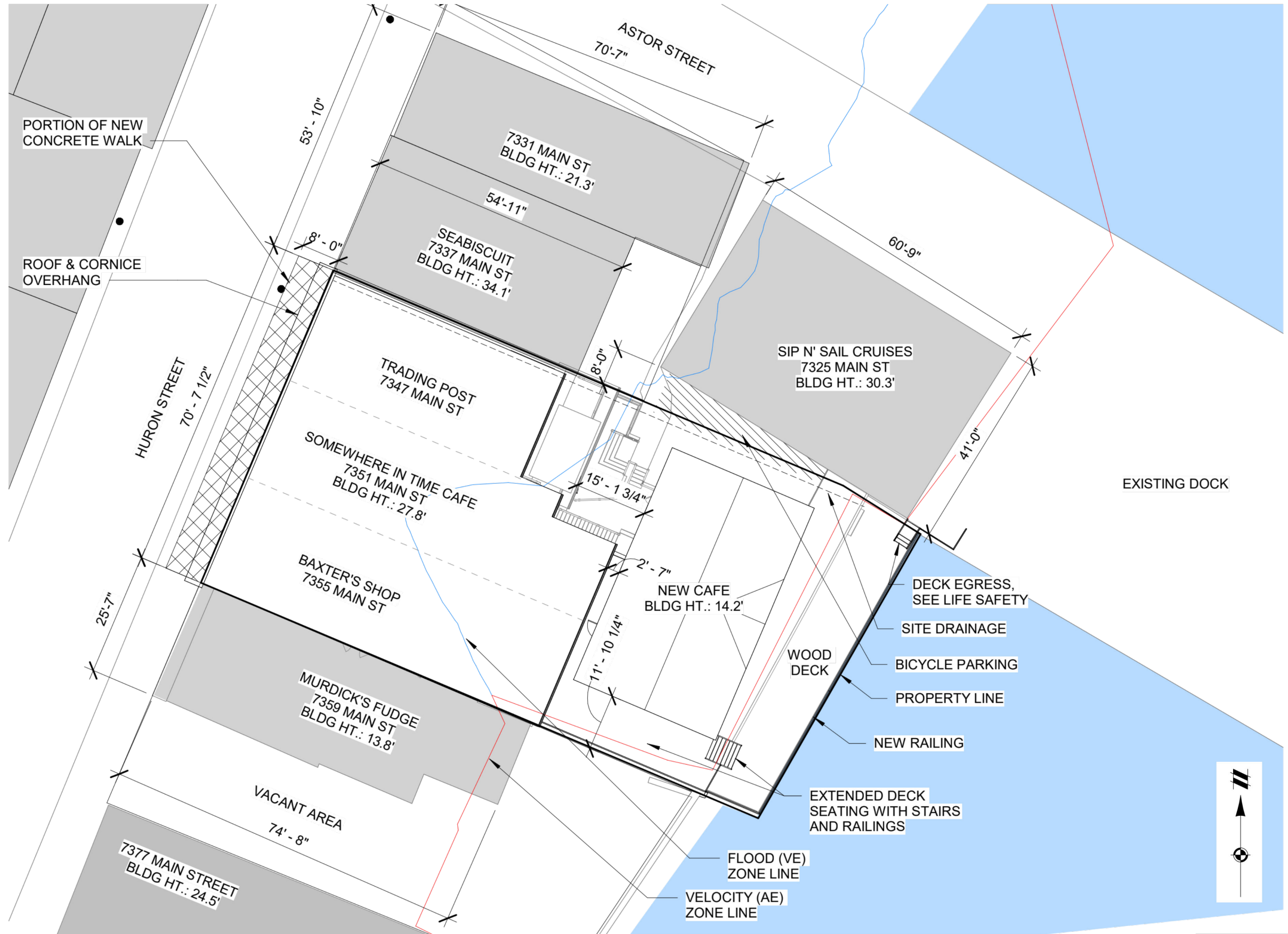
PROPOSED SITE PLAN

SITE LEGEND

- EXISTING LIGHT POLE
- ▭ PROJECT SCOPE OF WORK

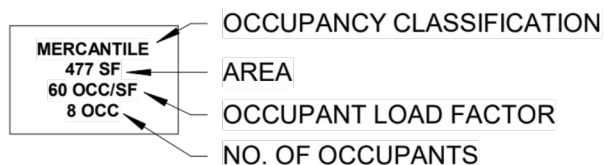
PROJECT SCOPE BUILDING AREA	
LEVEL 0	4639 SF
LEVEL 1	5534 SF
LEVEL 2	4347 SF
NEW CAFE	1515 SF
TOTAL	16035 SF

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



PROPOSED LIFE SAFETY PLAN

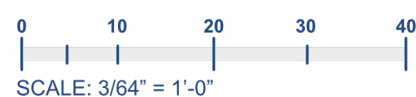
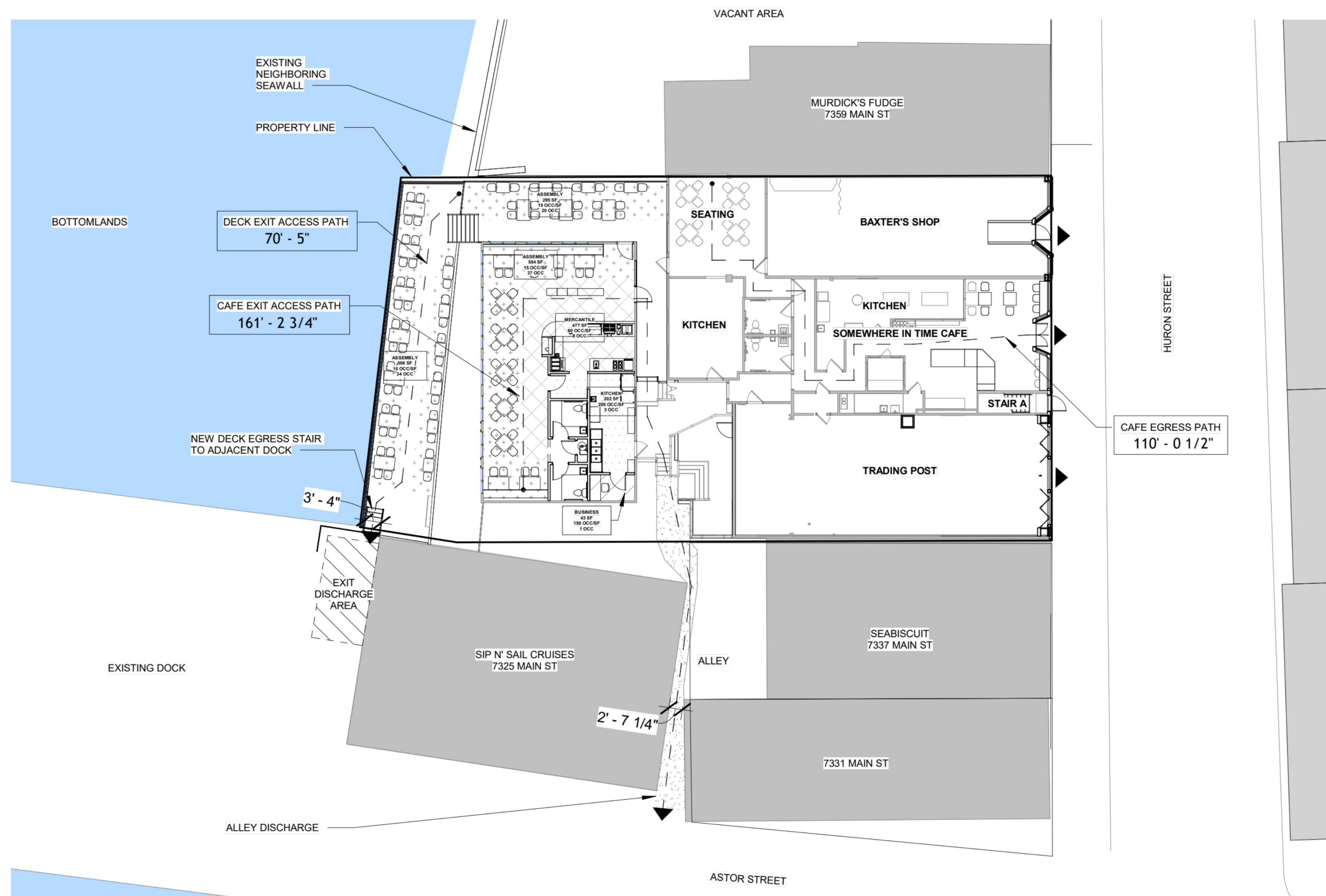
LIFE SAFETY PLAN LEGEND



OCCUPANCY	#
MERCANTILE	8
ASSEMBLY	91
KITCHEN	3
BUSINESS	1
TOTAL	103



CODE SUMMARY: MBC 2021

- MAXIMUM EXIT TRAVEL DISTANCE WITH SPRINKLER SYSTEM: 250 FEET

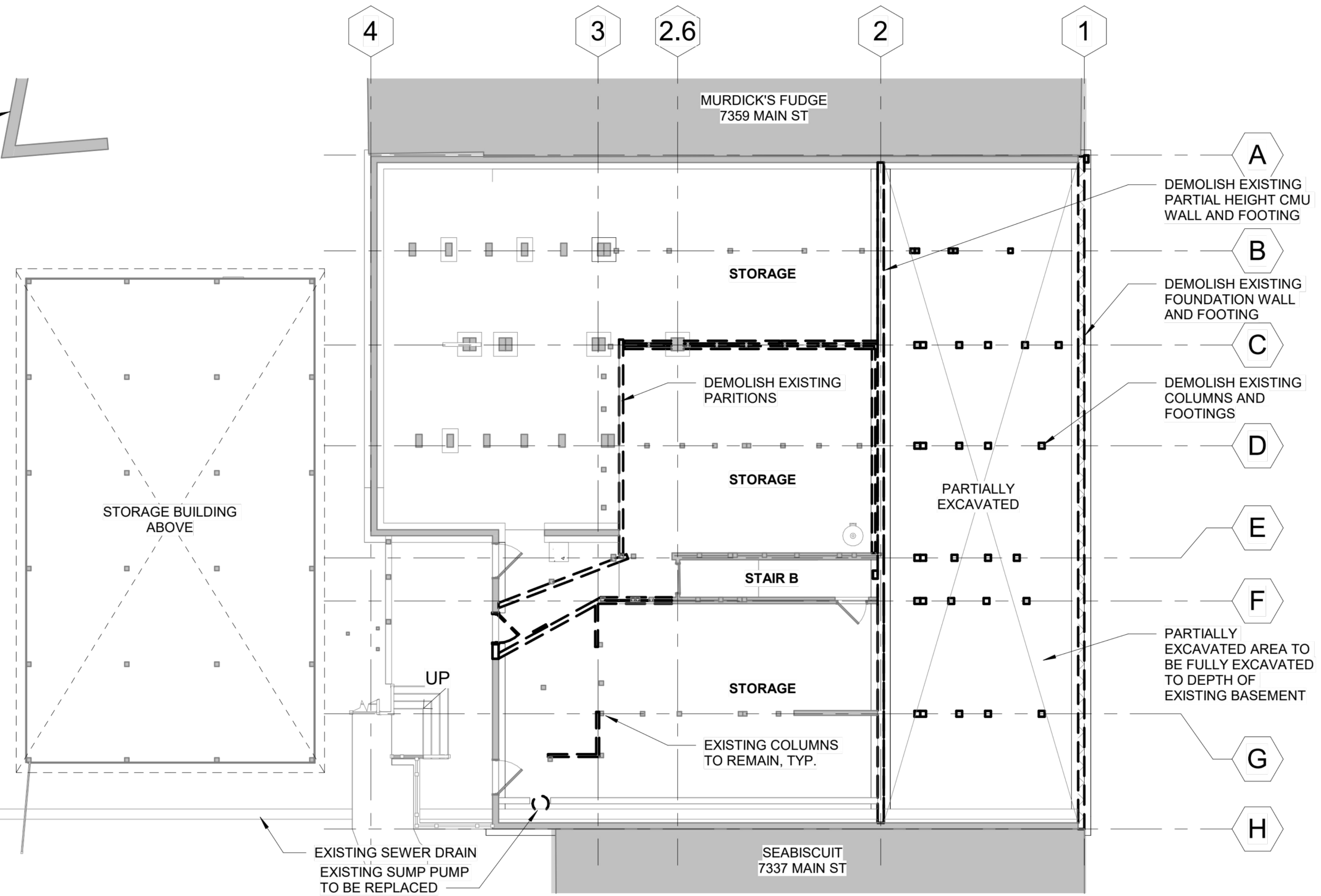


DEMOLITION PLAN - BASEMENT

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



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 - ROOF PLAN

DEMO PLAN LEGEND

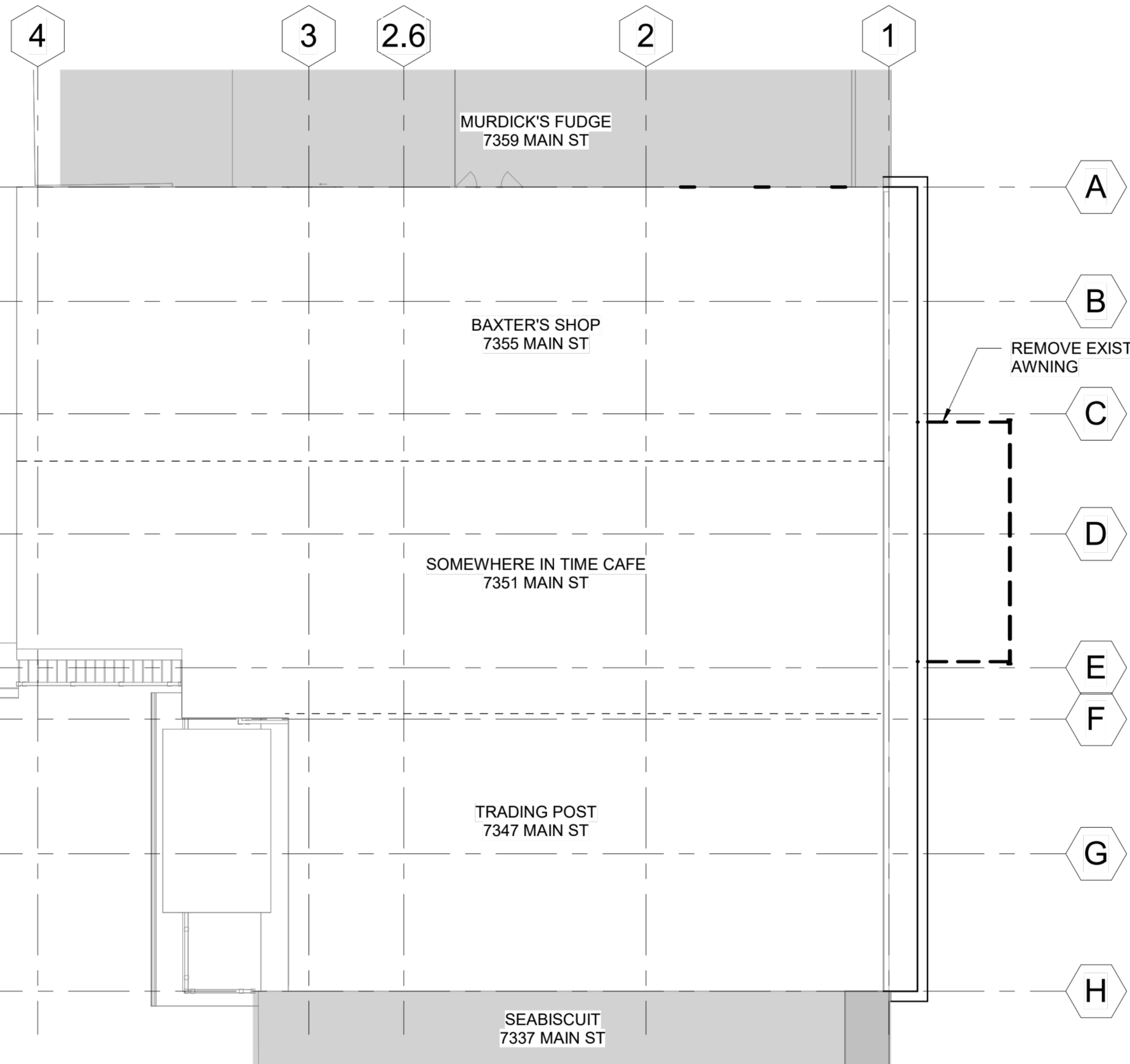
-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

DEMOLISH PORTION OF ROOF FOR NEW WORK.





STORAGE BUILDING BELOW

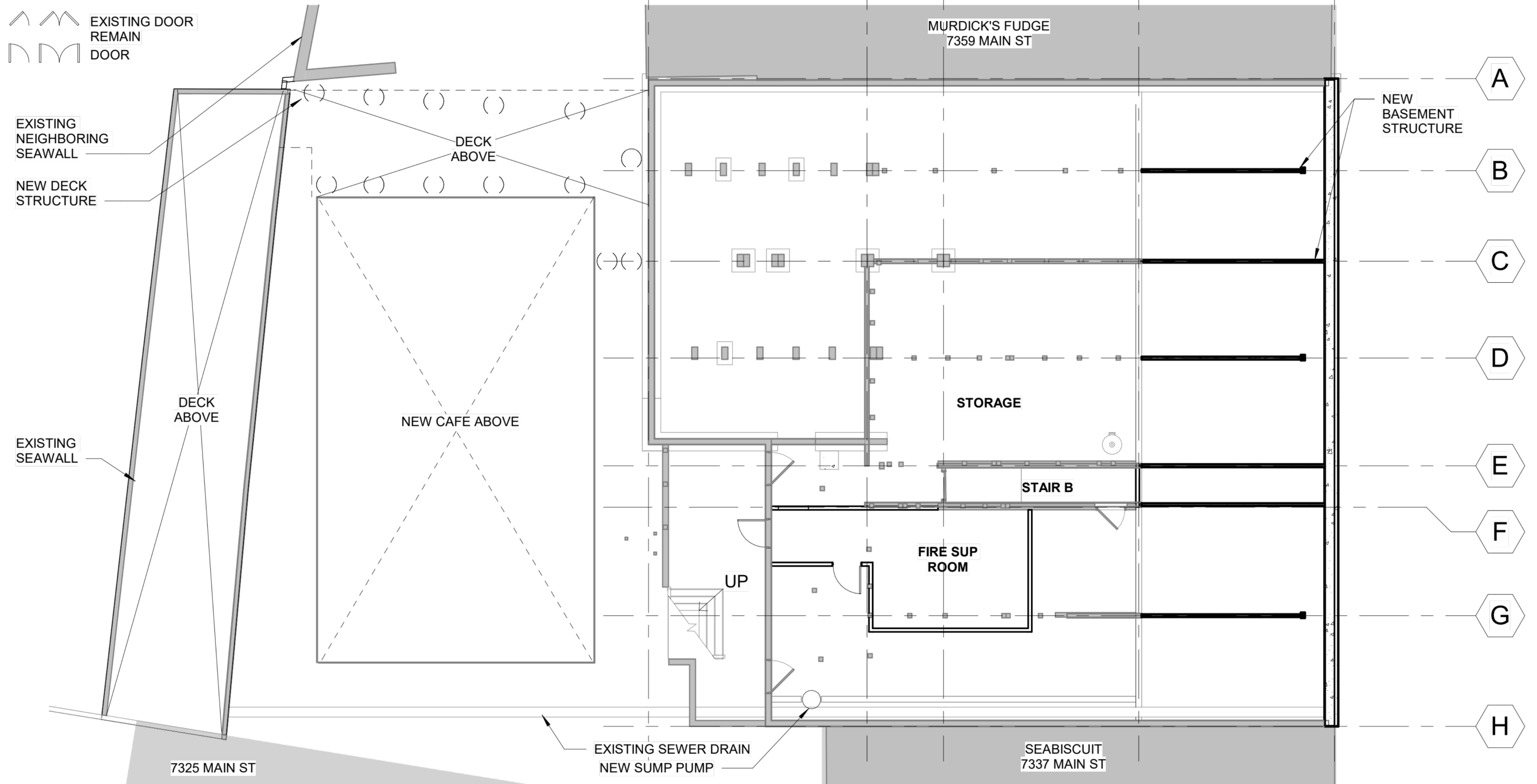
REMOVE EXISTING AWNING



PROPOSED PLAN - BASEMENT





FLOOR PLAN LEGEND

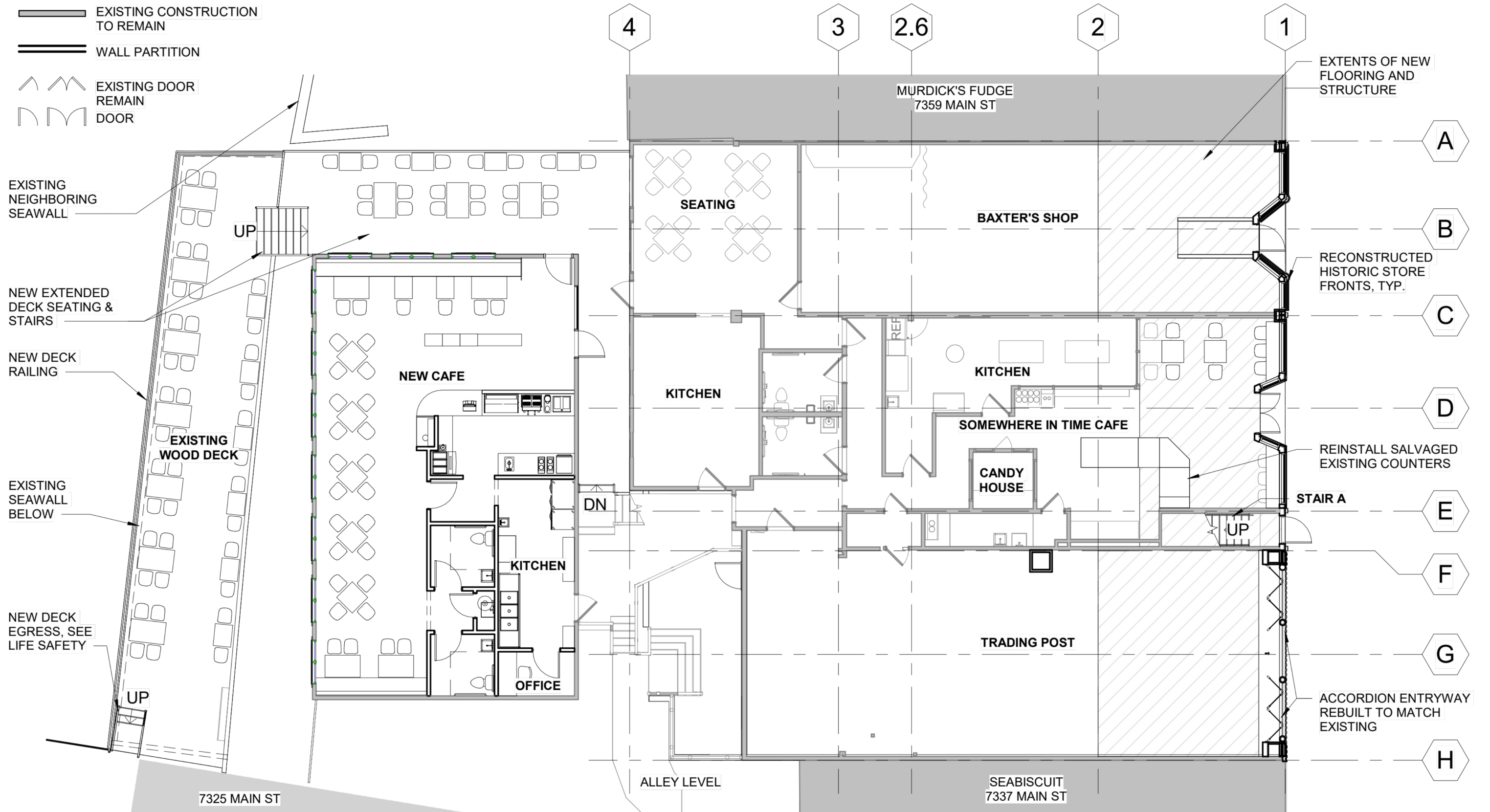
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR TO REMAIN
-  DOOR



PROPOSED PLAN - FIRST FLOOR





FLOOR PLAN LEGEND

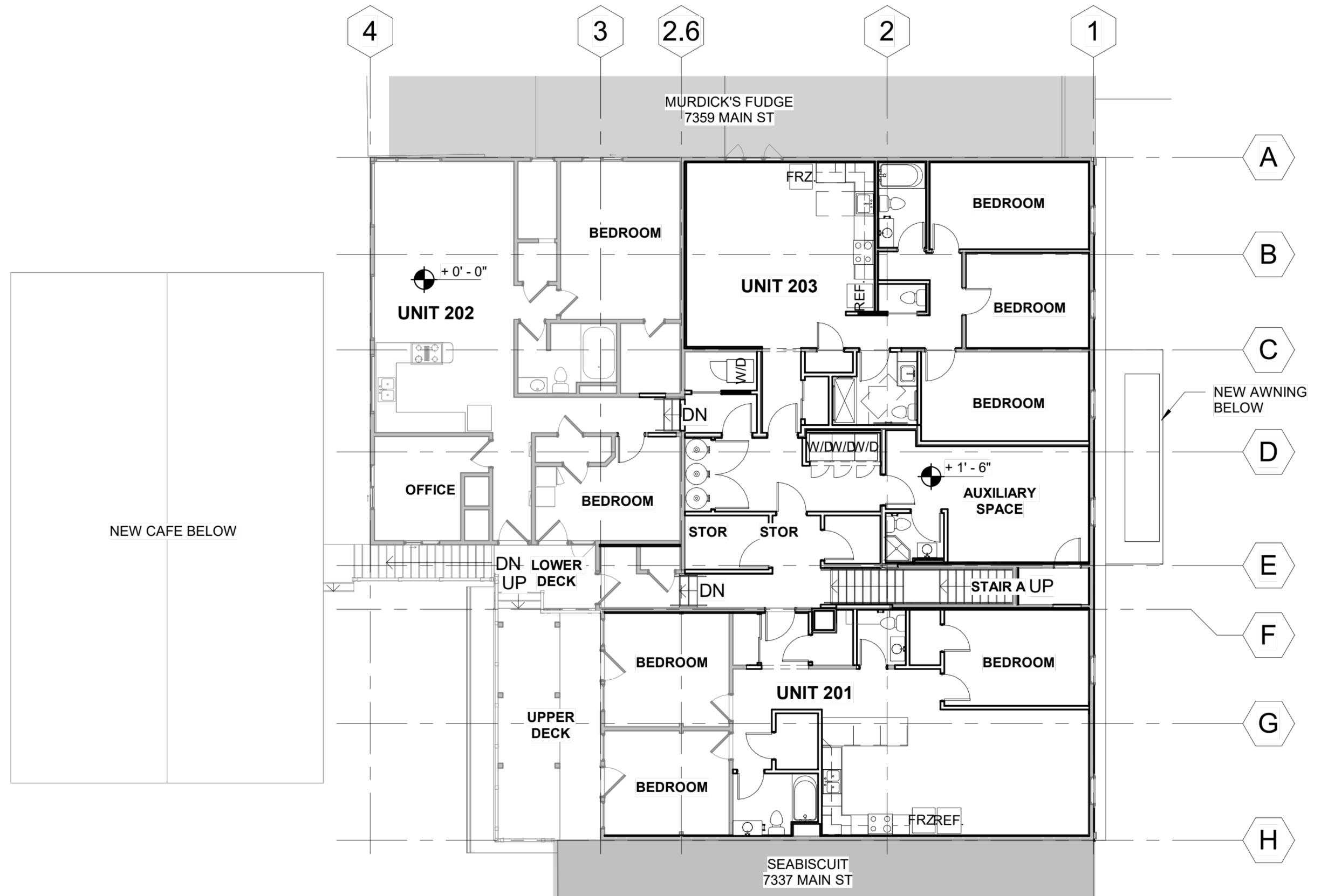
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR REMAIN
-  DOOR



PROPOSED PLAN - SECOND FLOOR


FLOOR PLAN LEGEND

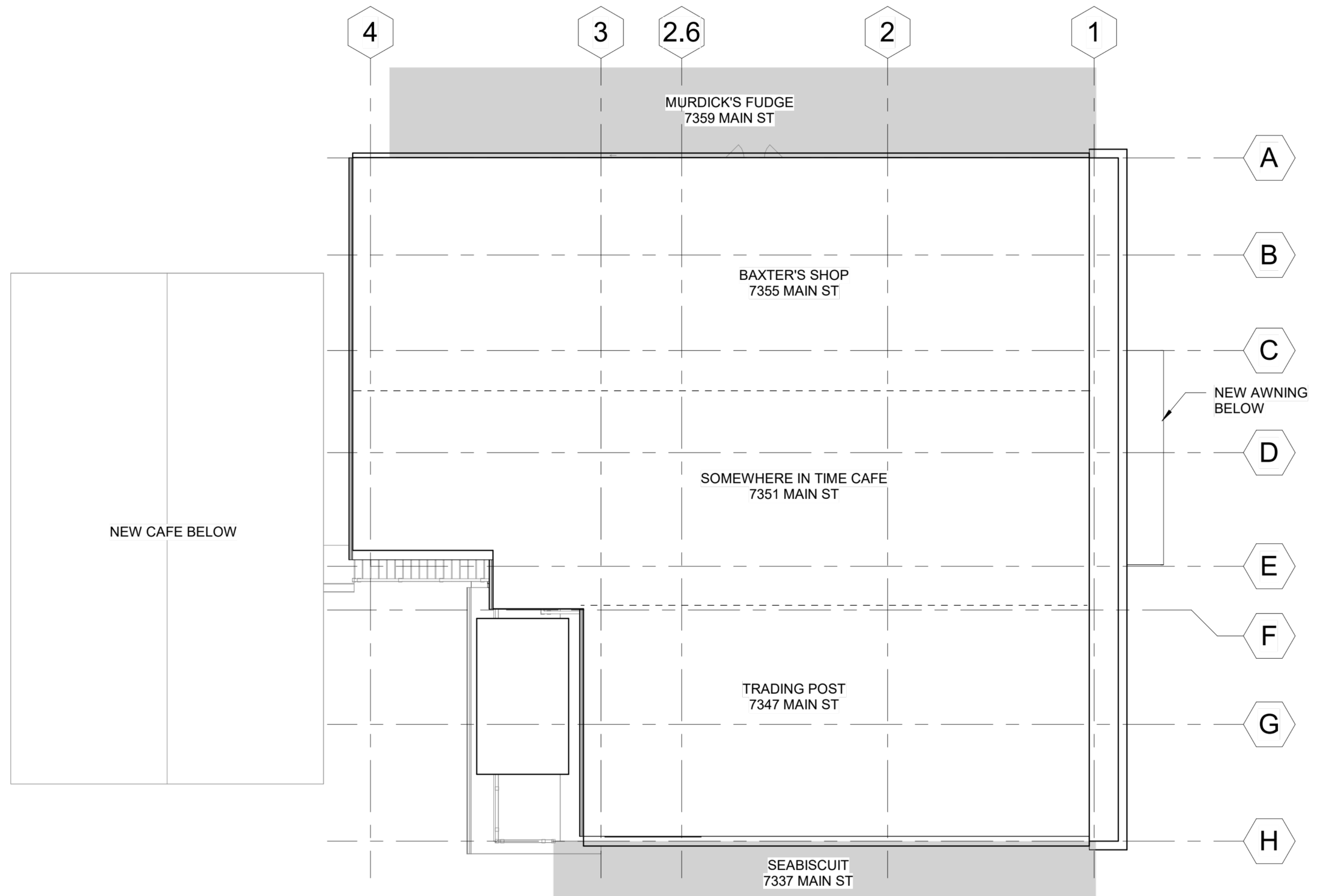
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR REMAIN
-  DOOR



PROPOSED PLAN - ROOF PLAN

ROOF PLAN LEGEND

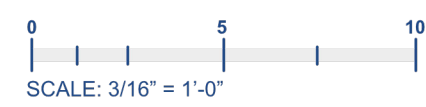
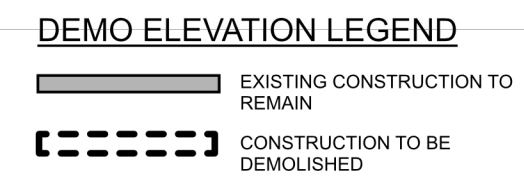
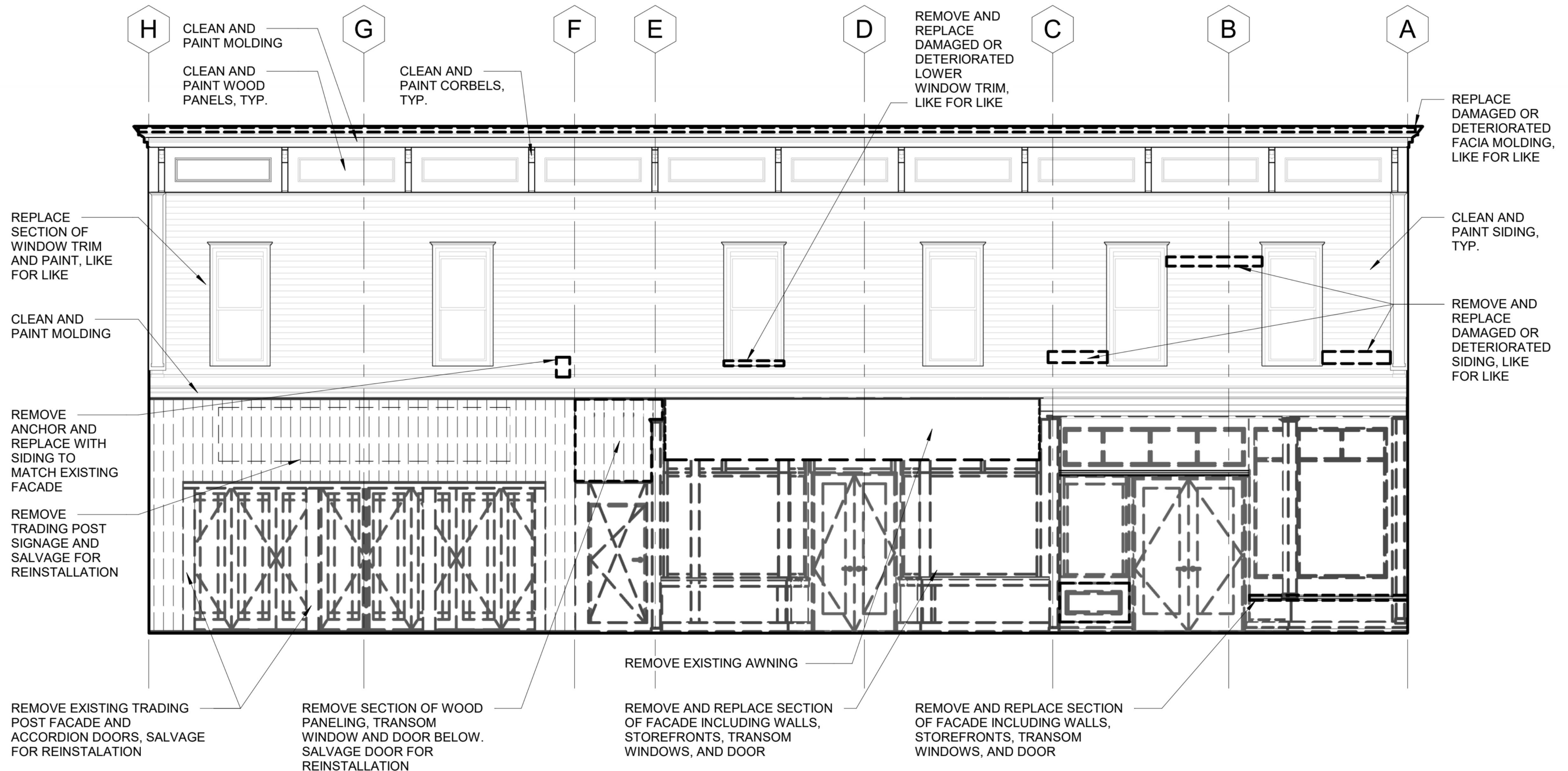
 EXISTING ROOF
CONSTRUCTION TO REMAIN



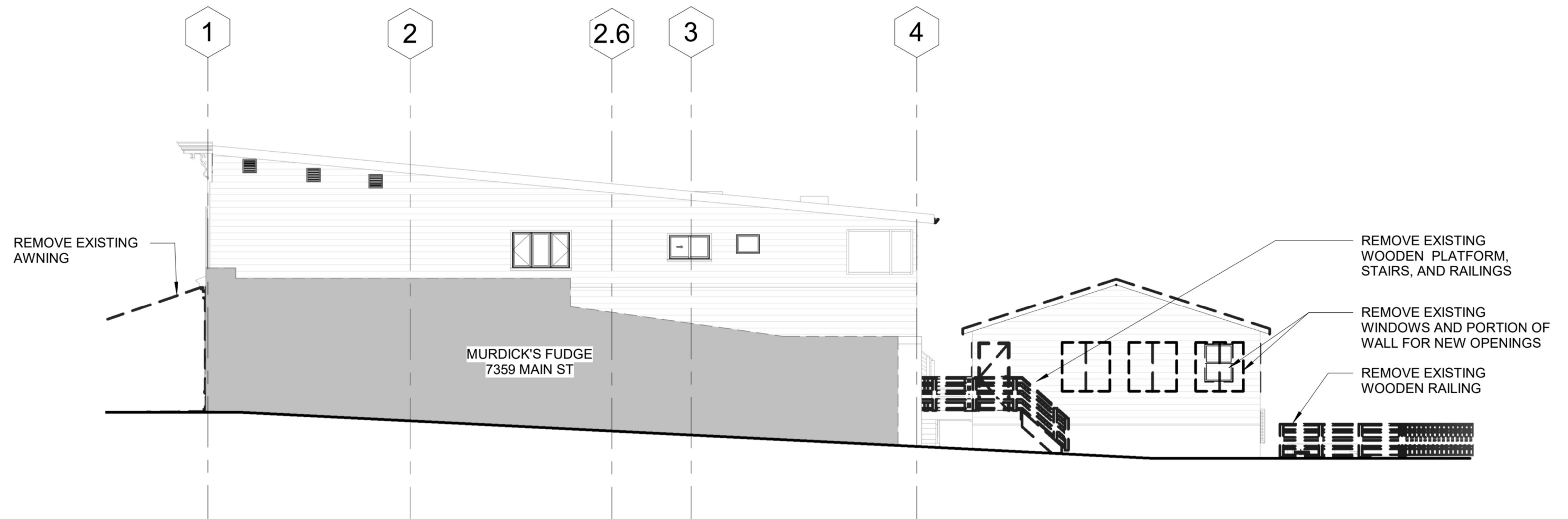


Section IX, Itema.

EXISTING ELEVATION - NORTH (MAIN STREET)



EXISTING ELEVATION - WEST

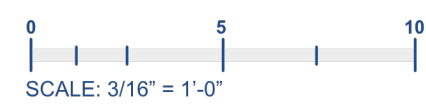
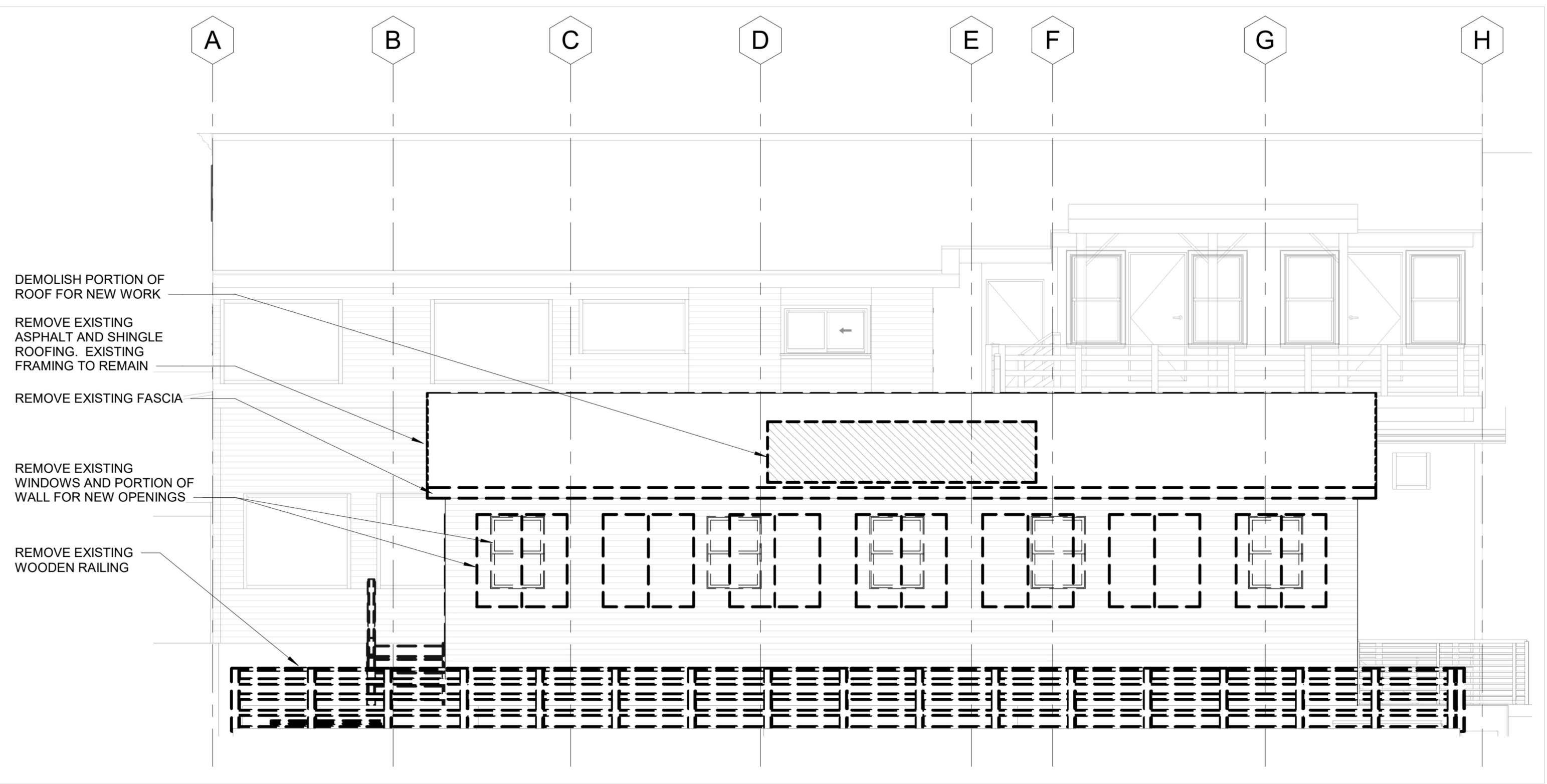


0 10 20
SCALE: 3/32" = 1'-0"


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

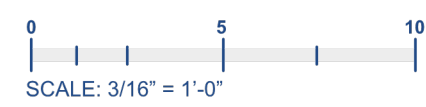
EXISTING ELEVATION - SOUTH (LAKE VIEW) WITHOUT SHED



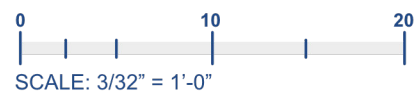
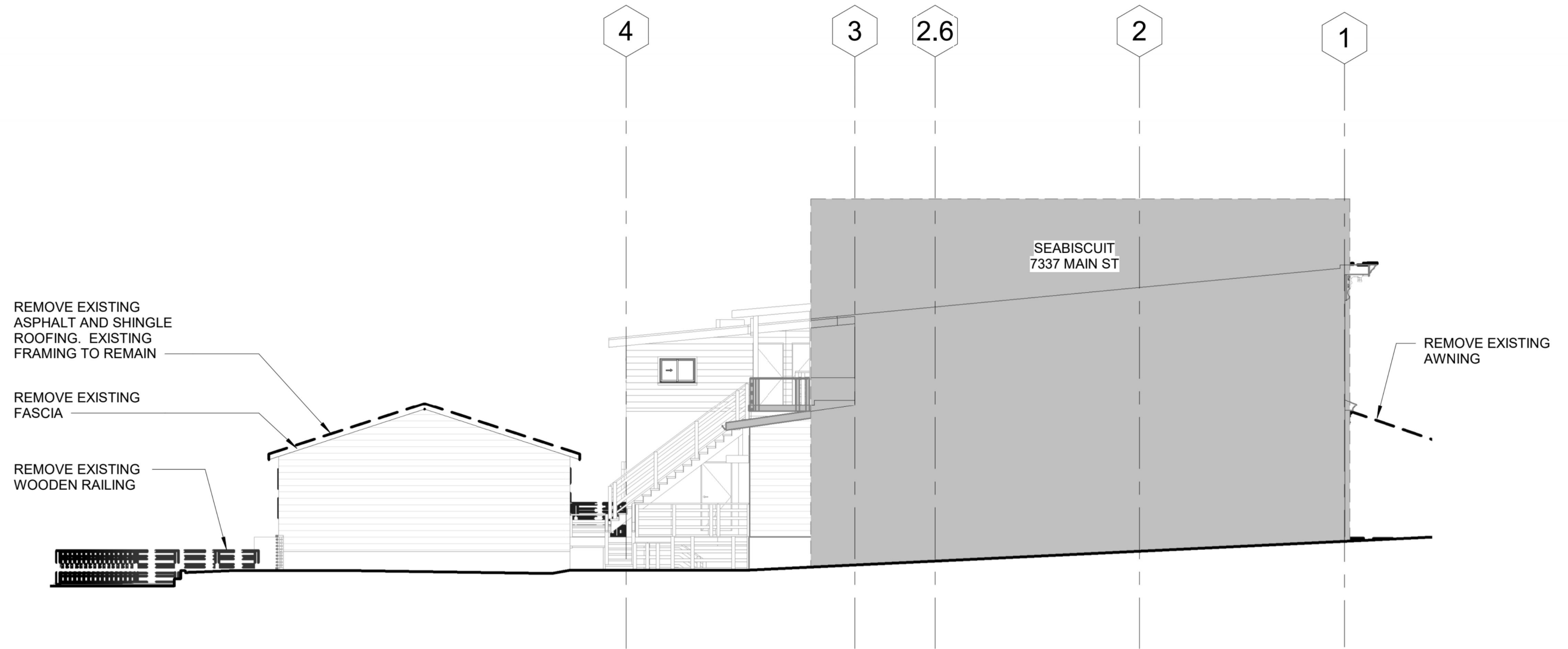
REMOVE EXISTING WOODEN PLATFORM AND RAILINGS

DEMO ELEVATION LEGEND



- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED



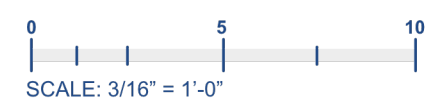
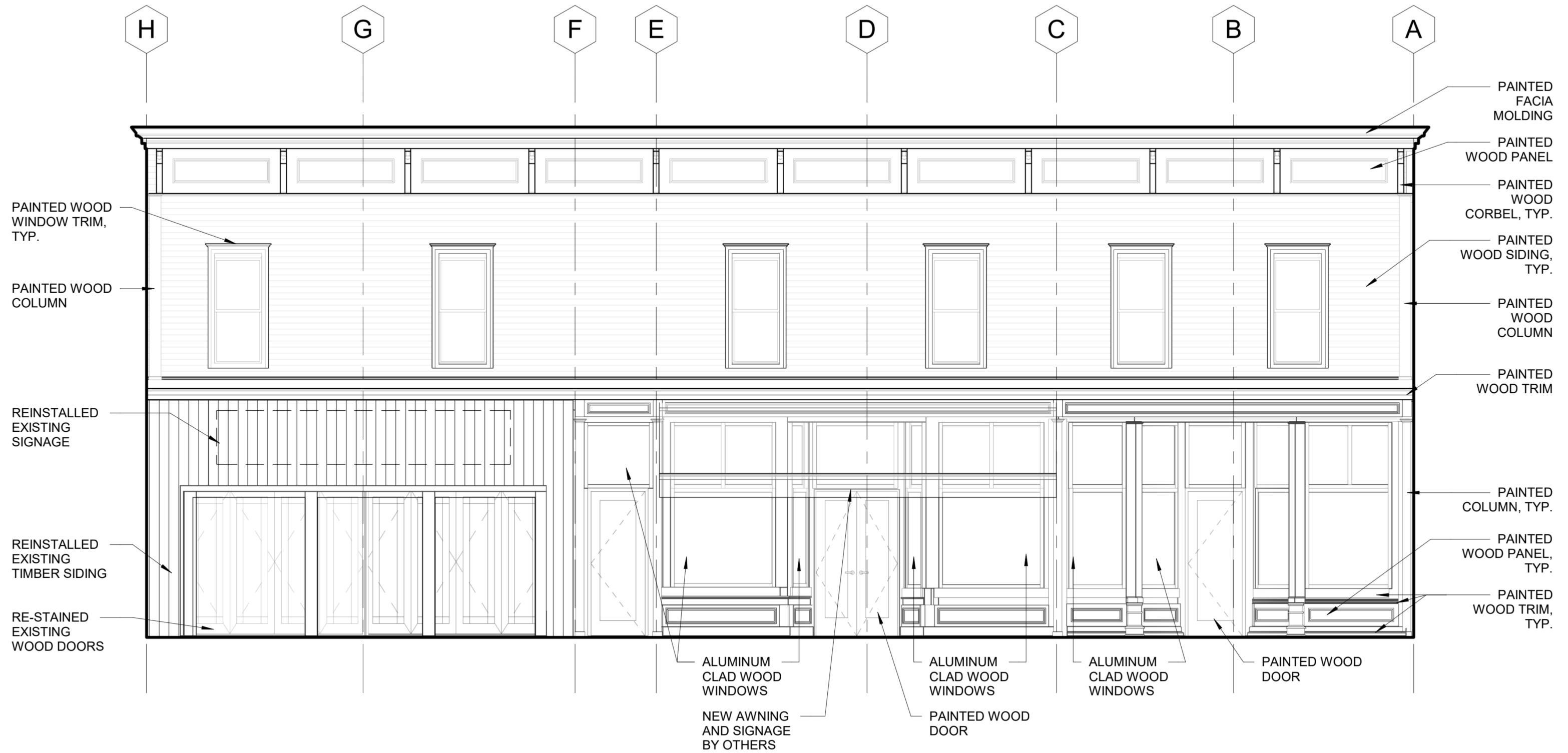
EXISTING ELEVATION - EAST



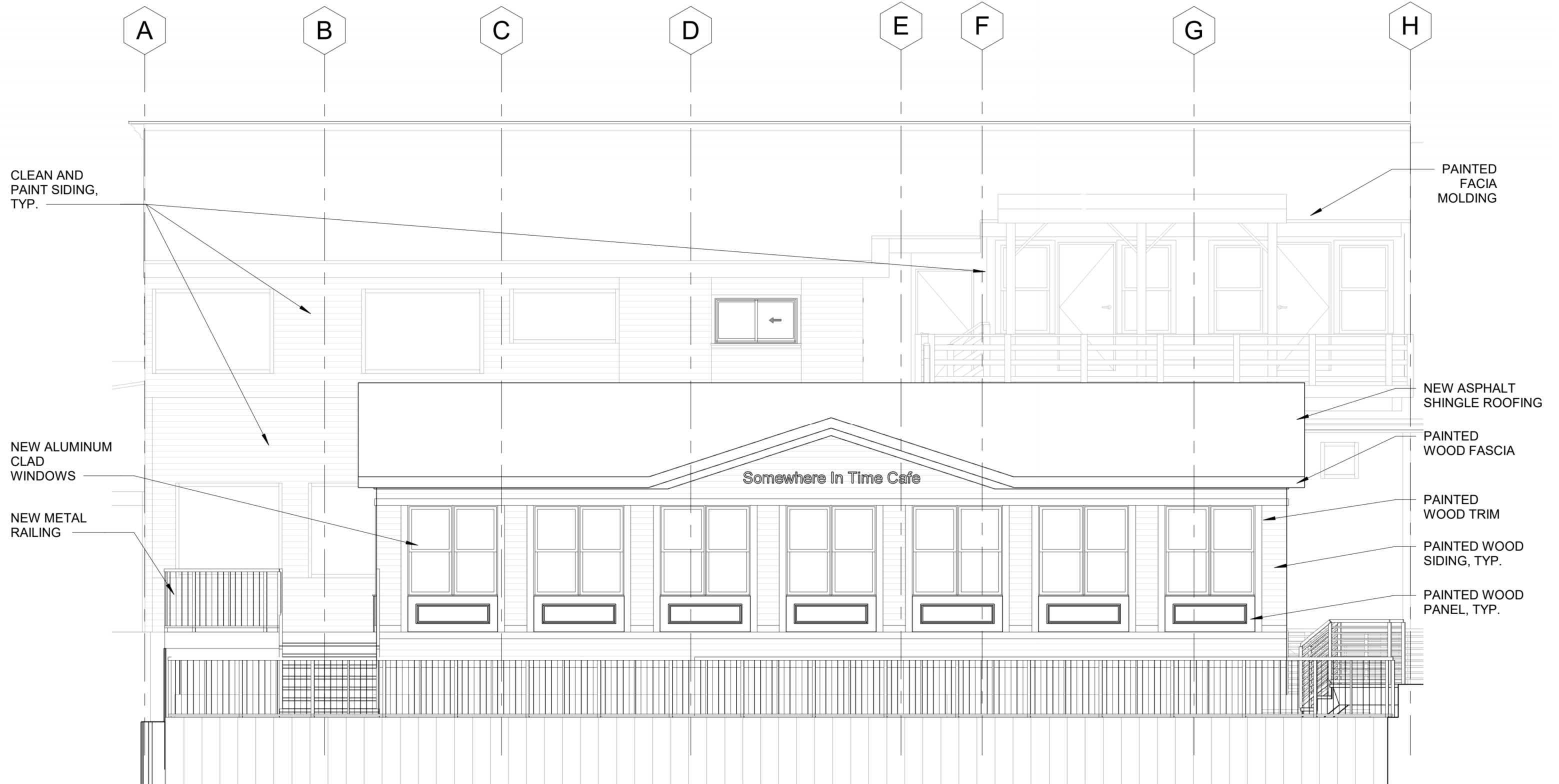
DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

PROPOSED ELEVATION - NORTH

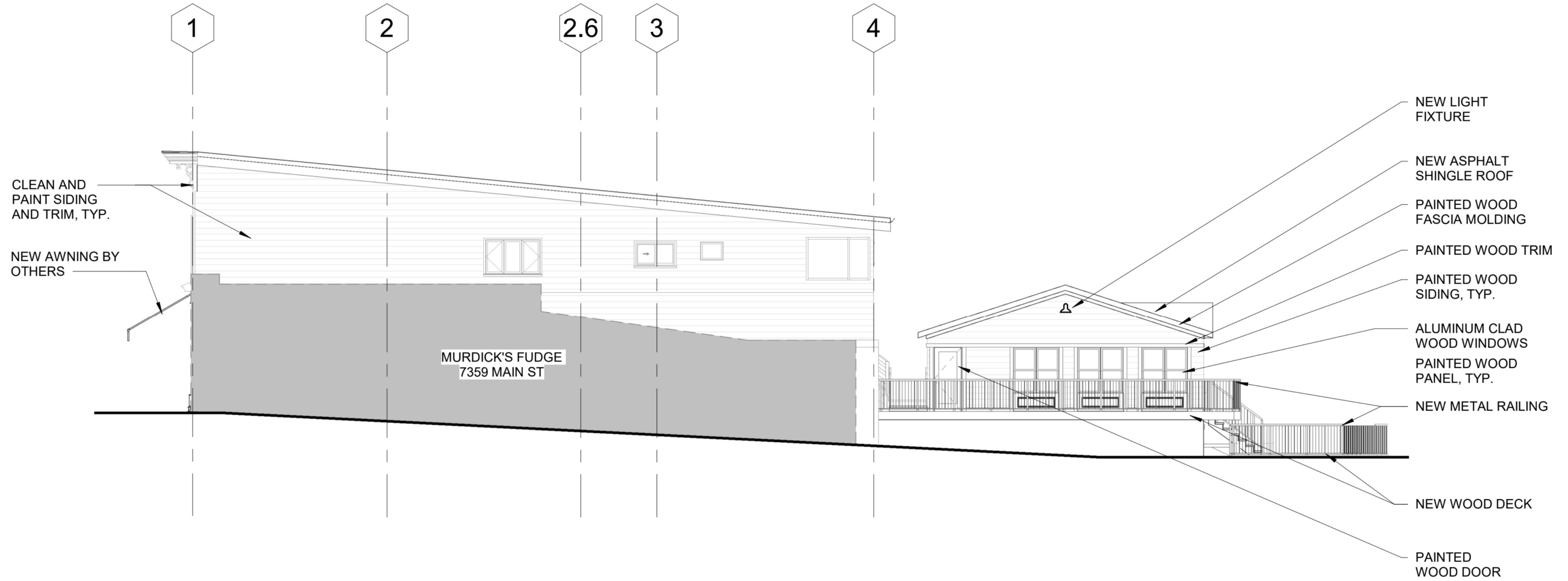


PROPOSED ELEVATION - SOUTH



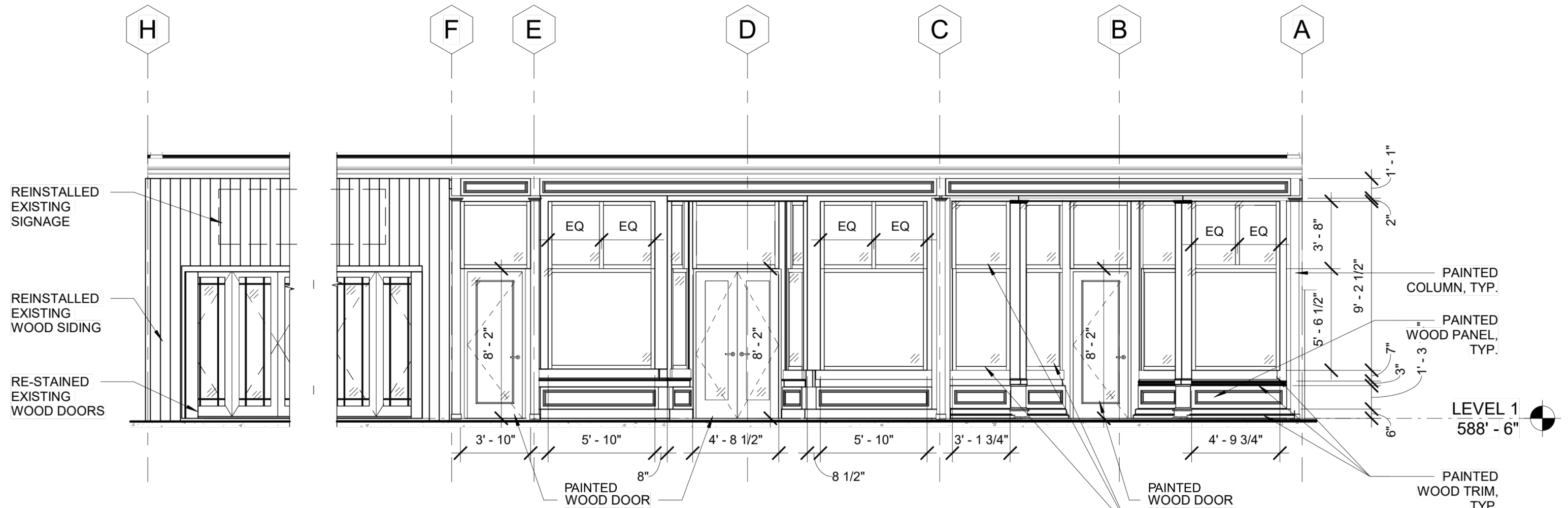
0 5 10
SCALE: 3/16" = 1'-0"

PROPOSED ELEVATION - WEST

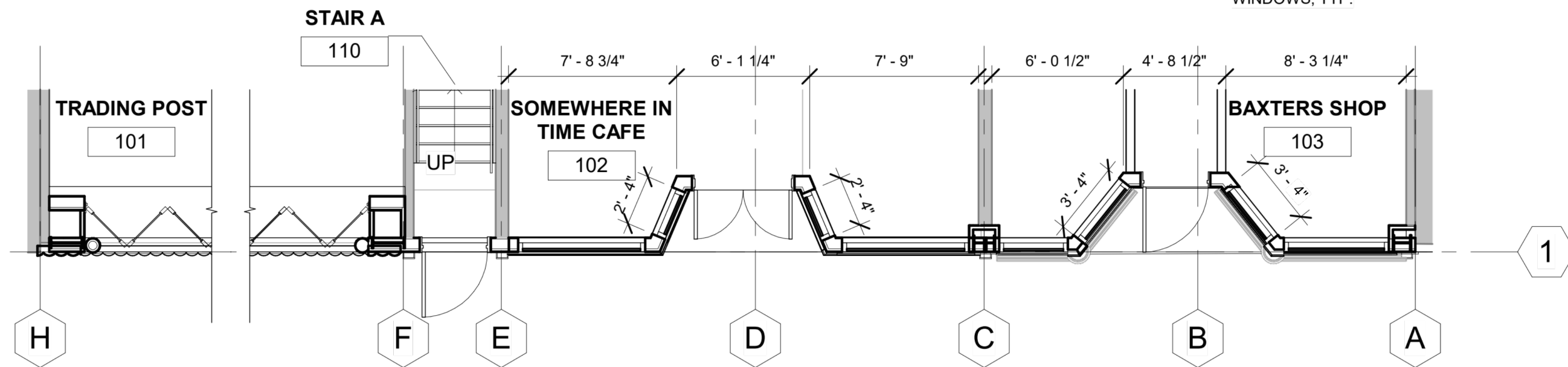


0 10 20
 SCALE: 3/32" = 1'-0"

PROPOSED ELEVATION & PLAN - ENLARGED NORTH



PROPOSED ELEVATION - ENLARGED

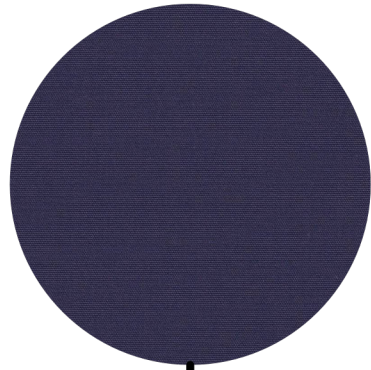


PROPOSED PLAN - ENLARGED

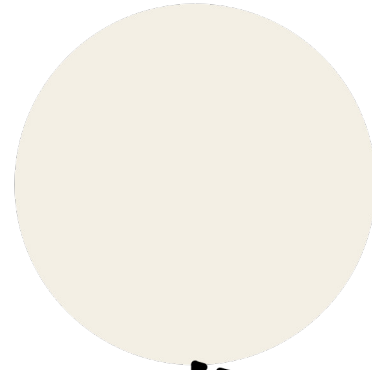


MATERIAL SHEET - SOUTH FACADE

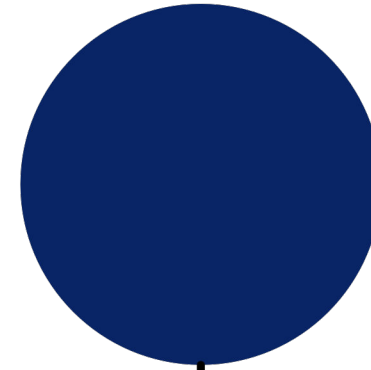
UMBRELLA FABRIC:
CANVAS NAVY



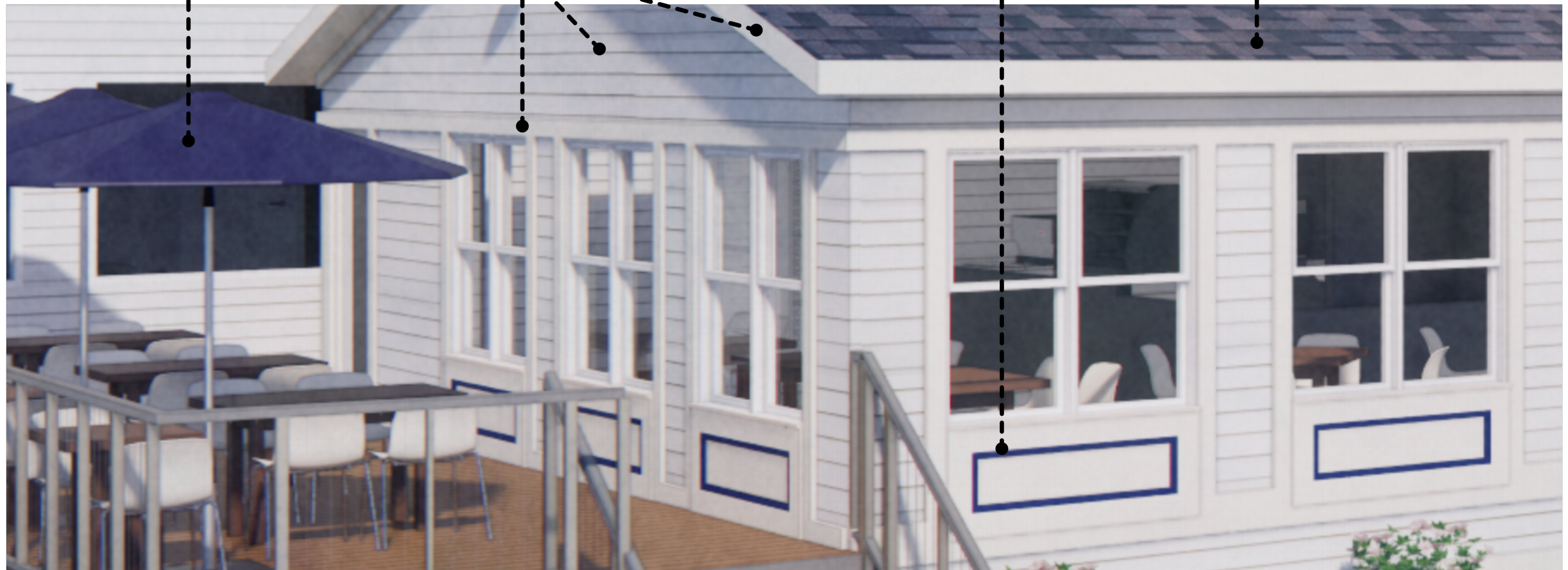
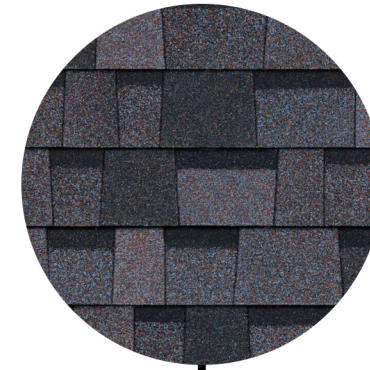
PAINT: SHERWIN WILLIAMS
WHITE FLOUR



PAINT: BENJAMIN MOORE
PATRIOT BLUE



ROOF: 3-TAB SHINGLES,
ASH



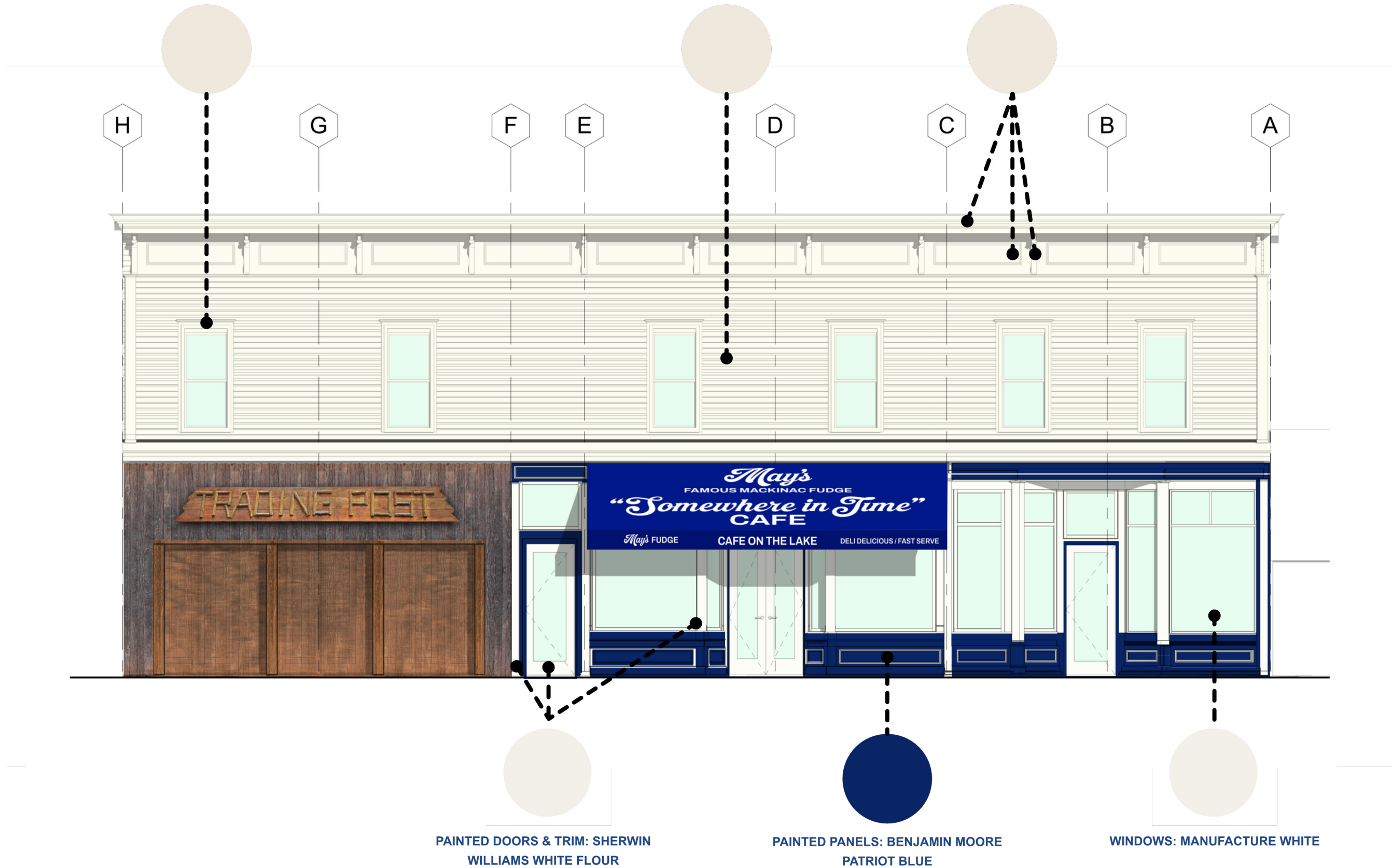


PROPOSED ELEVATION RENDER

PAINTED WINDOW TRIM: SHERWIN WILLIAMS WHITE FLOUR

PAINTED SIDING: SHERWIN WILLIAMS WHITE FLOUR

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





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 SHOP
CAFE ON THE LAKE
DELI DELICIOUS / FAST SERVE

May's FUDGE 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:

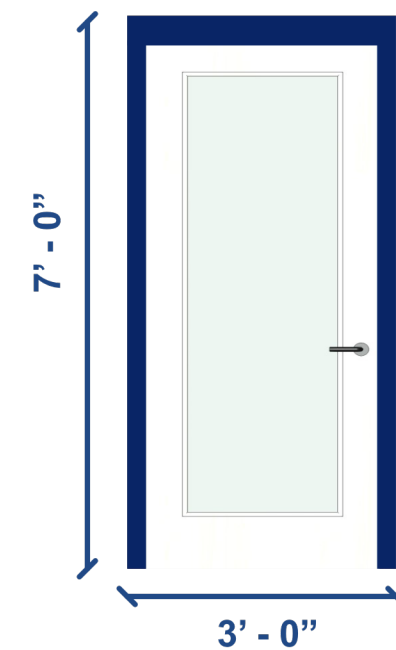
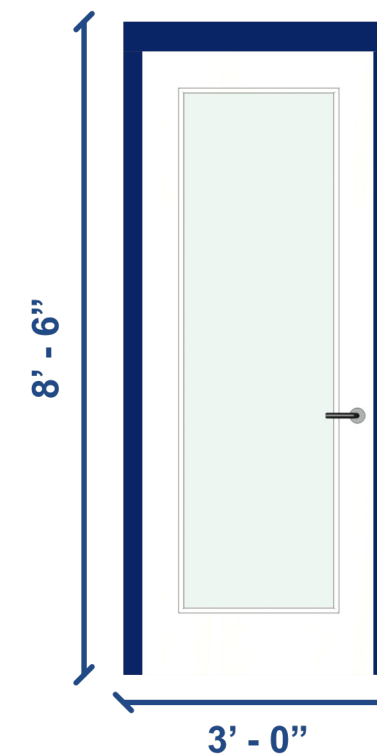
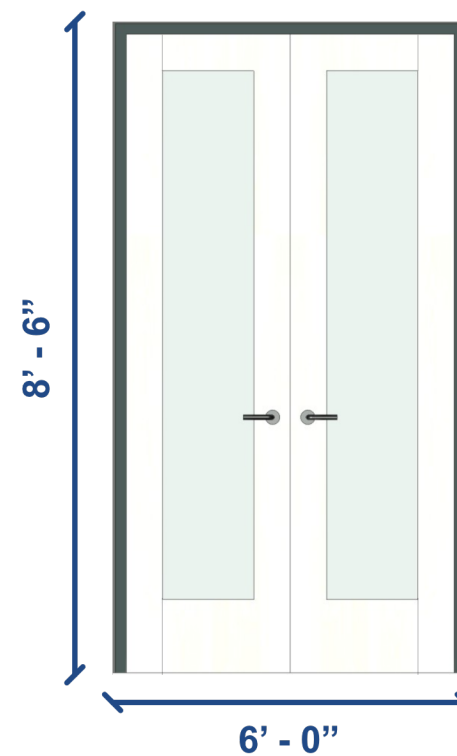
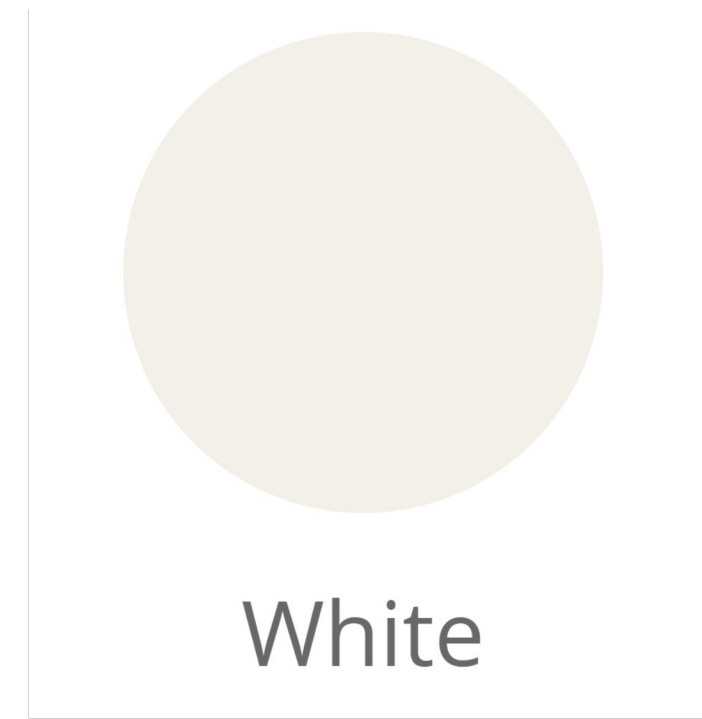
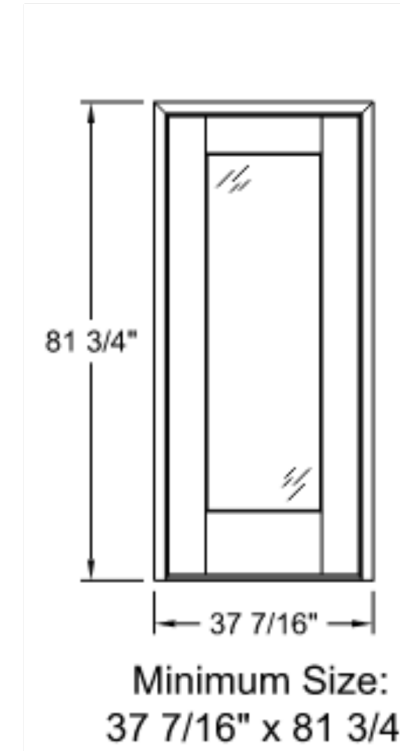
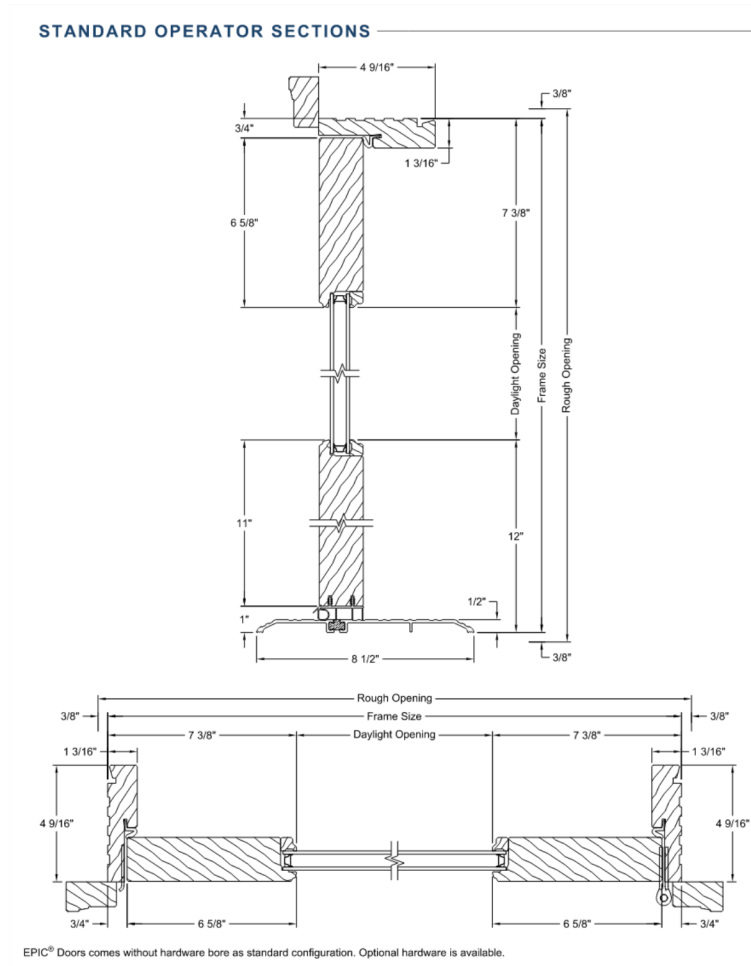
- Low-E4/Low-E Tempered Glass

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:

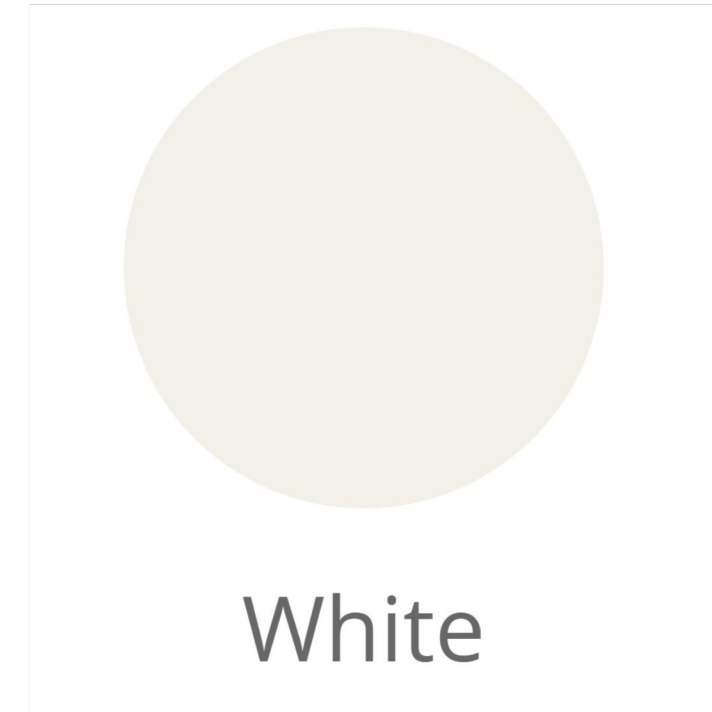
- Interior wood with thick aluminum cladding
- White finish color

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.

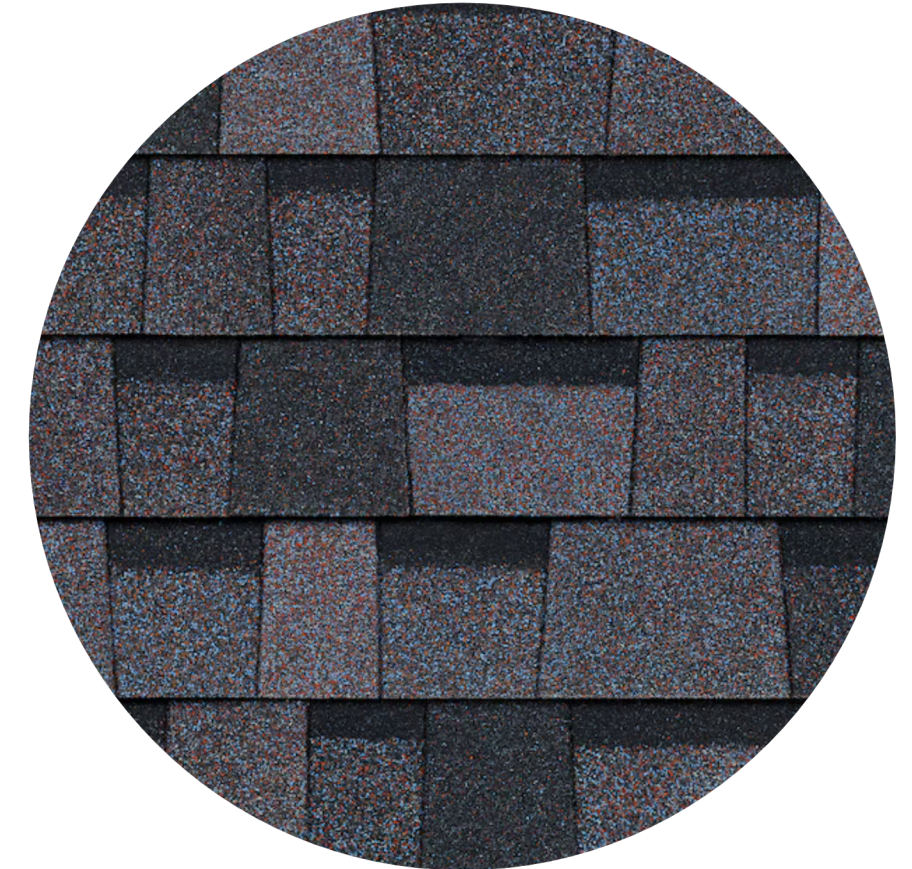
"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

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.

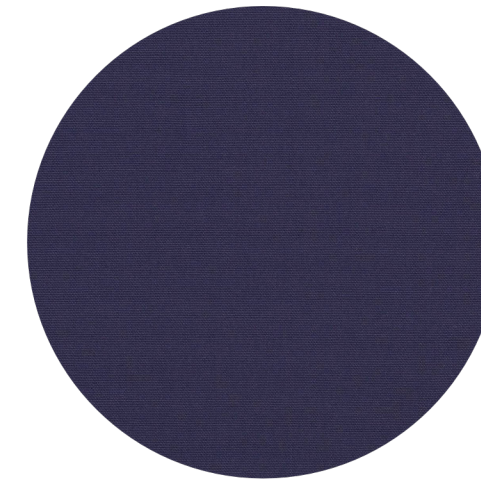


SUNBRELLA A PATIO UMBRELLA

- 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

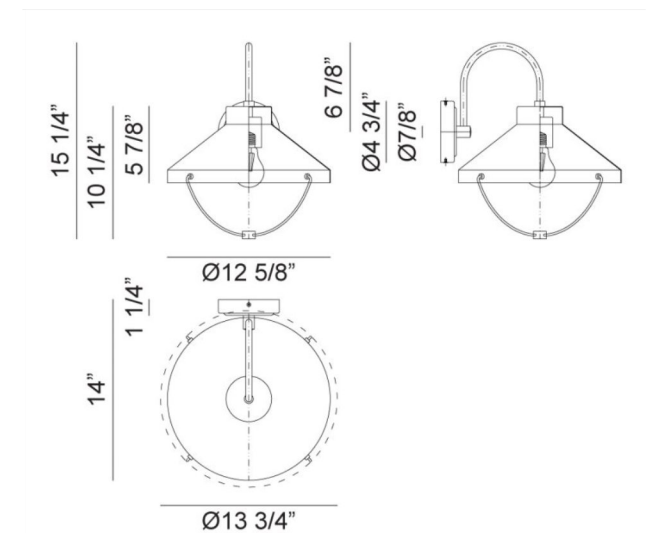
Dimensions: Ø13 3/4" x 15 1/4"H x 14"E

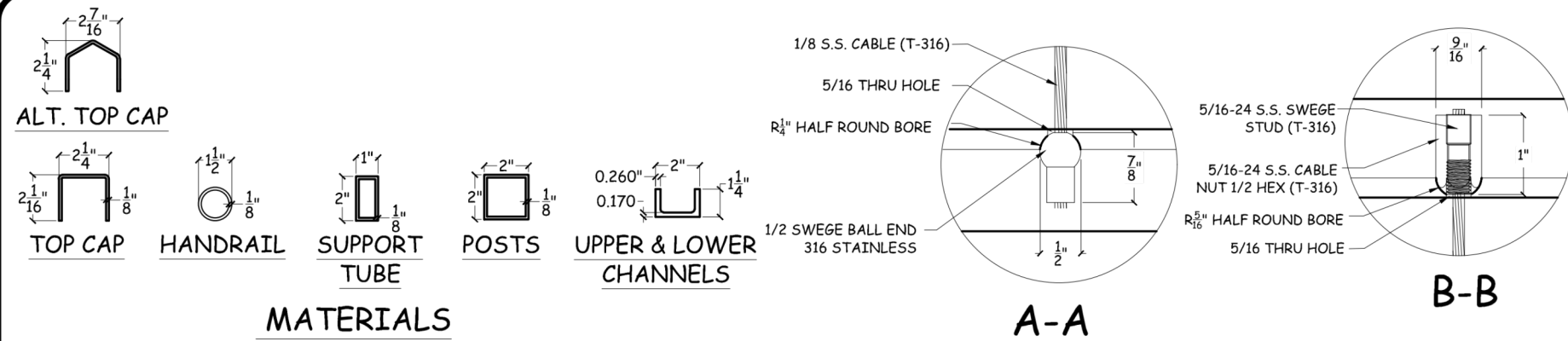
Lamping: 1 x 60W Medium Base-E26 120V (Bulb not included)

Finish: Matte Black

Canopy: Ø4 3/4" x 1 1/4"E

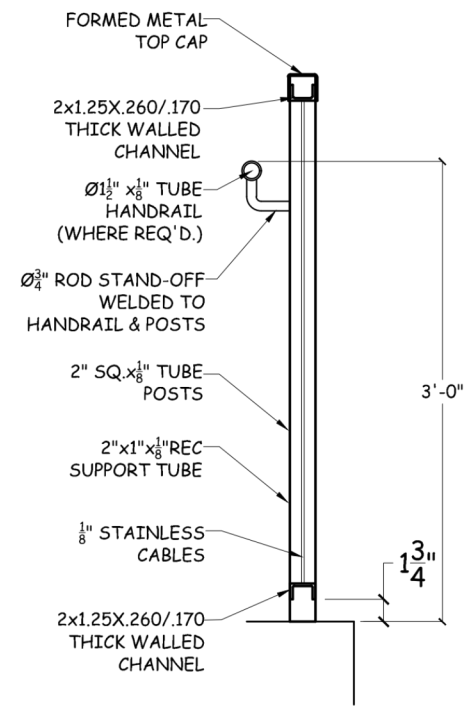
Canopy Color: Matte Black



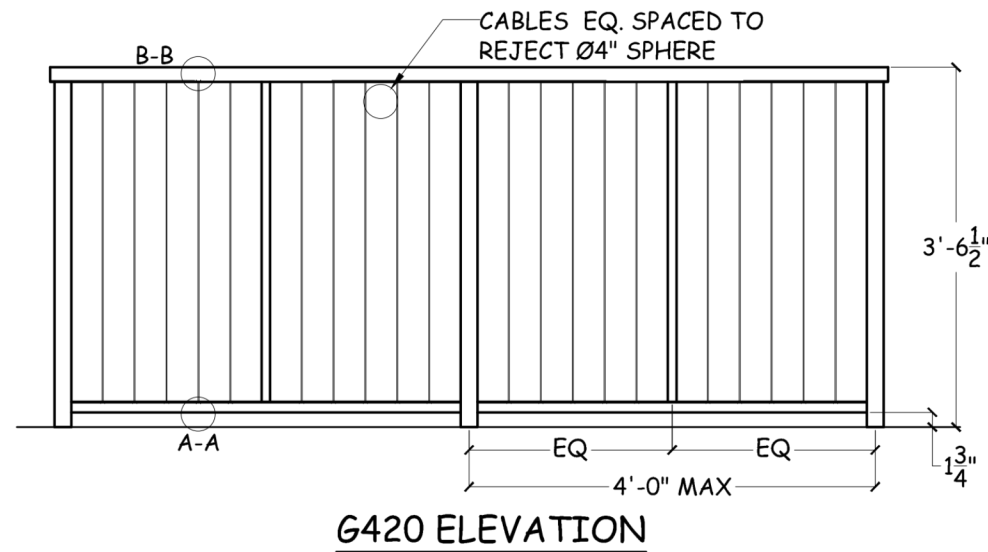


MATERIALS

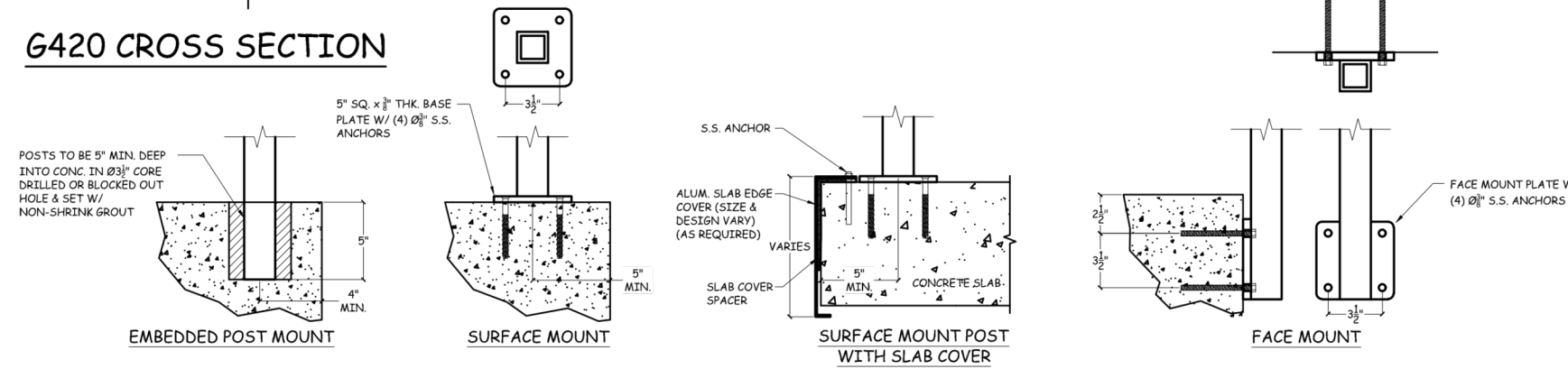
AVAILABLE IN ALUMINUM AND STAINLESS STEEL



G420 CROSS SECTION



G420 ELEVATION



MOUNTING OPTIONS

General Notes

No.	Revision/Issue	Date

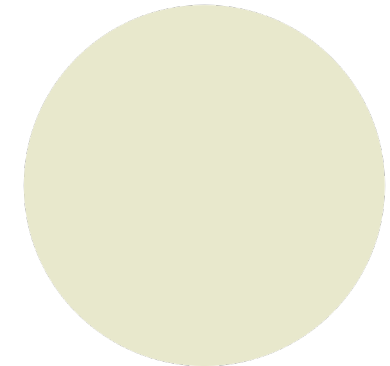
GRECO
A CSW Industrials Company
9410 EDEN AVE. HUDSON, FL 34667
Phone 727-372-1100 Fax 727-863-2724
www.GrecoRailings.com

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





EAT

RESTAURANT

FRANK SHAMA
GIFTS
Poetry in China
SOUVENIRS

AAA

LAKE VIEW

COCKTAIL BAR

VILLAGE INN
COCKTAILS
GIANT
SANDWICHES

LEATH
GIFTS CO





































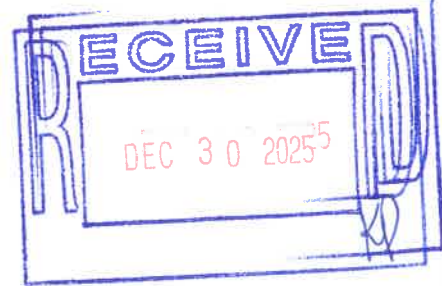
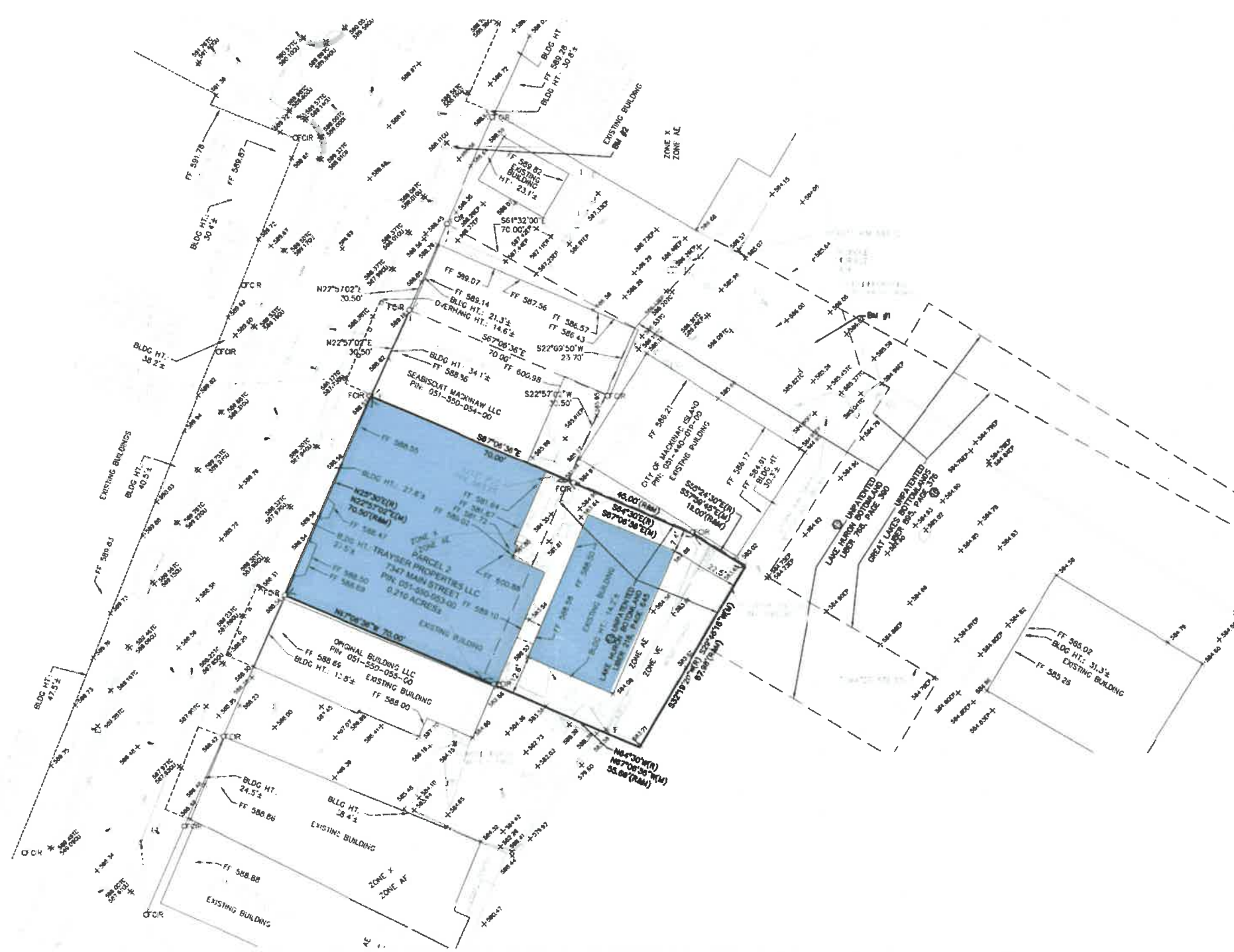
HISTORIC DISTRICT COMMISSION APPLICATION - REVISED
TRAYSER'S TRADING POST RENOVATION

THANK YOU

EXISTING CIVIL SITE PLAN

SITE PLAN LEGEND

	PROJECT BUILDING
	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

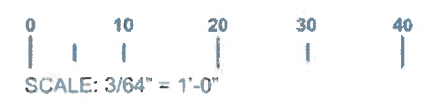
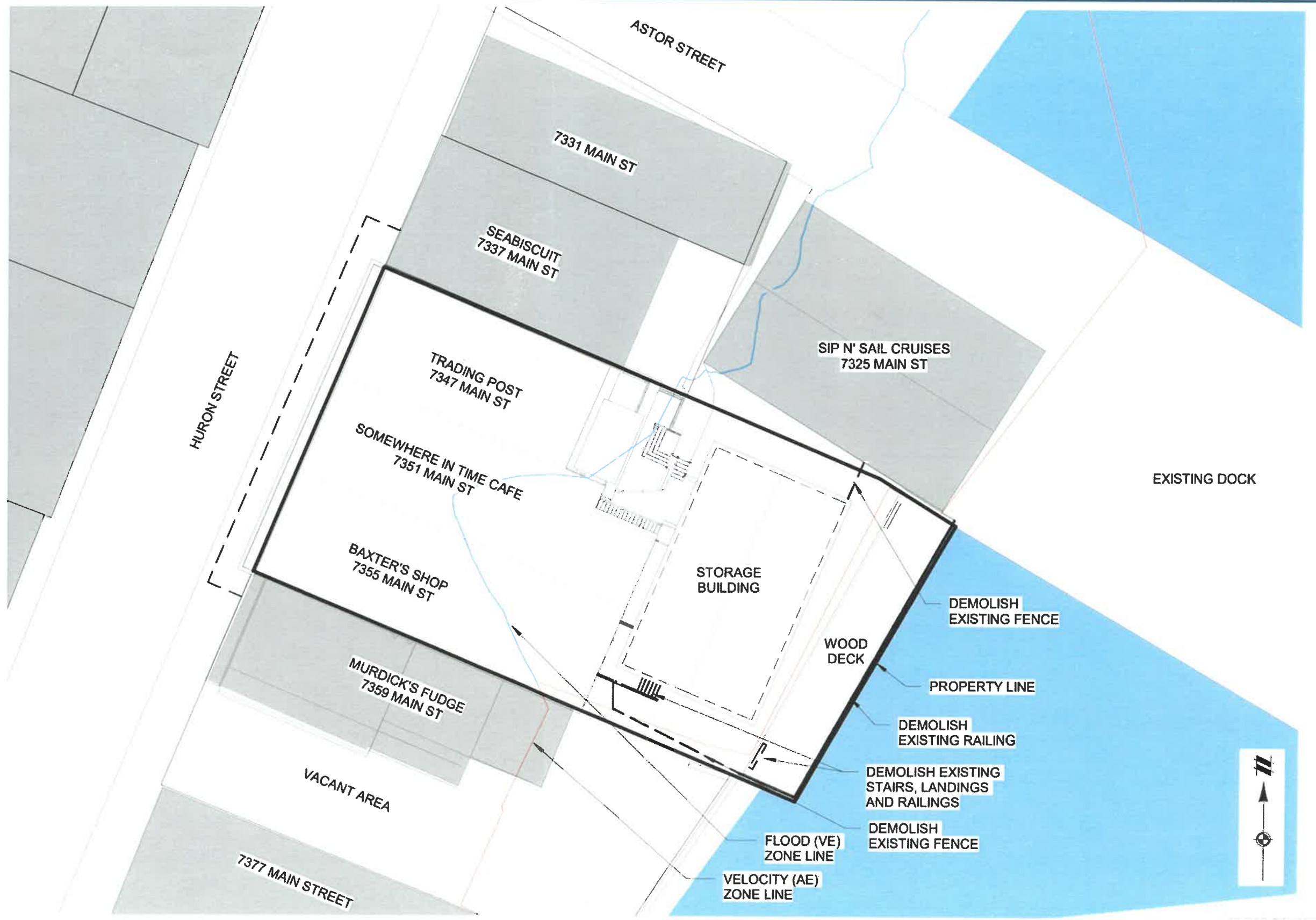


ATWELL
 866.850.4200 www.atwell.com
 TWO TOWNE SQUARE, SUITE 700
 SOUTHFIELD, MI 48076
 248.447.2600

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"

31 March 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)



31 March 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 1st 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 2nd 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.



31 March 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.

Additionally. We understand that the front sidewalk must be fully restored by May 1st, and that any required asphalt restoration related to utility work must be completed in the spring timeframe. We will ensure our general contractor is aware of these requirements.

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 a skid steer and the excavator for the basement work as well as **two** dump trucks for moving bulk materials to and from the British Landing Dock.

Construction materials and equipment will be brought to the project directly from the Coal Dock.

Trash and construction debris will be brought to the Coal Dock in 2 yard dumpsters.

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

Additionally. The logistics of transport to and from the British Landing Dock will be worked out with the Mackinac Island Police Department. It is our intent to hire Belonga Excavating for the work. See attached for the Draft Freight Hauling Plan.

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, materials, equipment, construction debris, and trash will be stored inside the building, in the rear yard, or taken off the island.

Additionally. It is our intent to hire Belonga Excavating for the work. Vehicles will be removed from Main Street as required by city ordinance during festivals and other public events. Vehicles will be stored off-site at locations that Belonga Excavating has previously negotiated. See attached for the Draft Staging Plan. The street will never be fully blocked off by the proposed work. The owner and his contractors will assist with any required snow removal.

As materials are brought to and from the site, they are typically unloaded and staged at the British Landing Dock. Materials leave the island as barge space becomes available. Materials are brought from the dock to the site in 10-20 yard batches and stored on our side of the street. Everything will be barricaded off overnight and on days when no active work is planned.

31 March 2026

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

Construction Start Date: November 1st, 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.

Hours of Operation: We anticipate normal operating hours of approximately 8:00 AM to 10:00 PM during peak season. Actual hours may vary depending on seasonal demand, staffing, and weather conditions, but we do not anticipate operating later than 10:00 PM.

In-Season Operations: Primary seasonal operations are planned from May 1 through Oct 31.

Off-Season Operations: Limited off-season activity may occur, including mail-order fudge preparation and related business functions, which would involve minimal customer traffic.

Bar / Liquor: The property does not have a liquor license. There is no intent to sell alcohol.

Exterior Lighting – Number: The current plans indicate one new exterior light. If additional lighting is ever contemplated, it will be submitted for Planning and Historic District Commission approval prior to installation.

Exterior Lighting - Hours: from dusk until approximately 10:00 PM for safety and visibility of deck seating areas. No high-intensity or nuisance lighting is proposed.

Project Contractors: the owner is bidding the project out to the following General Contractors:

- 2x4 Construction, St. Ignace MI 906.298.0149
- BC Contractors Services, Mackinac Island MI, 906.430.1100
- K+B Contracting LLC, Oxford MI, 248.895.8966
- Maverick Construction, Moran MI, 906.643.9220
- North Point Building & Development, 269.998.2680
- Sean O’Boyle, Mackinac Island MI, 906.306.3625
- Spence Brothers, Traverse City MI, 734.239.4611

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.

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



31 March 2026

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.



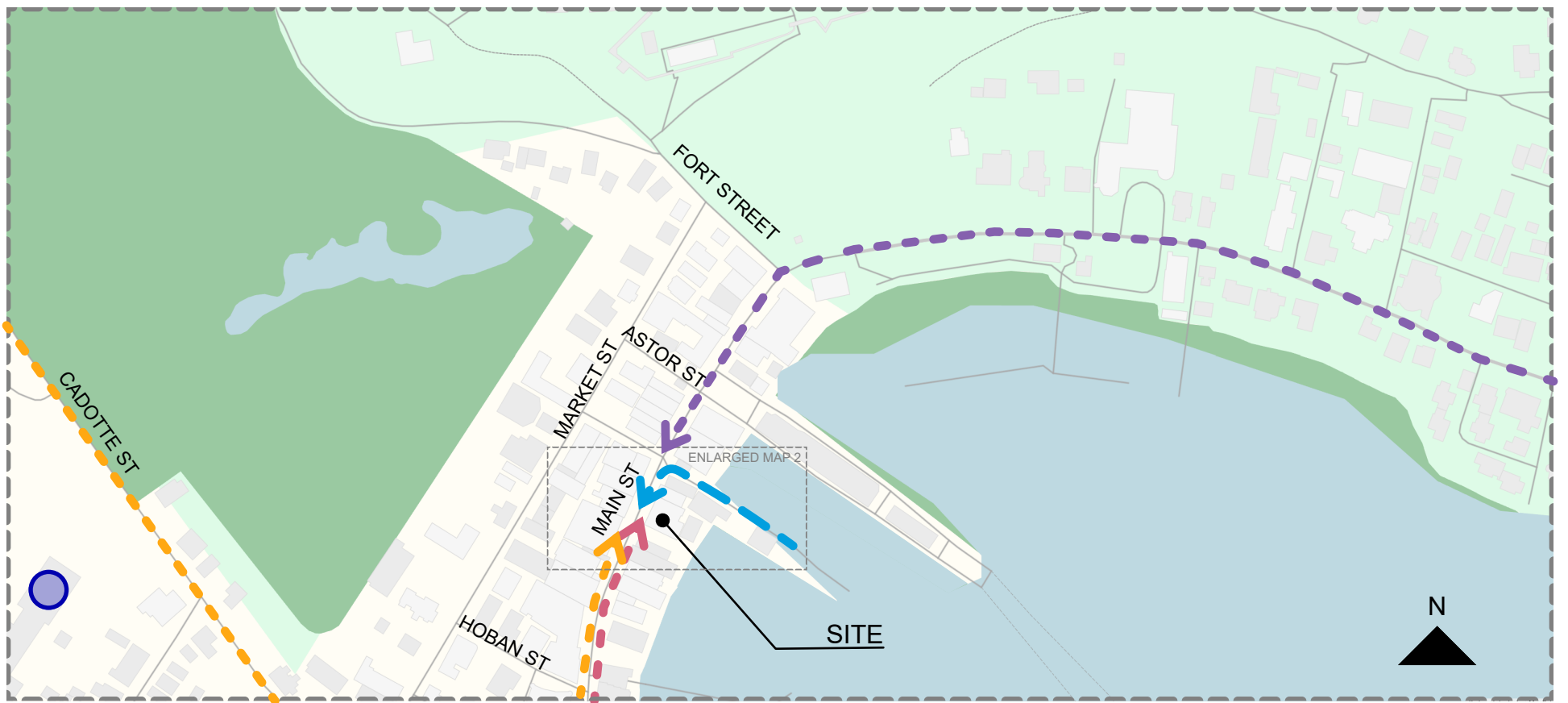
KEY

- - - - - ➔ HAULING ROUTE FROM NEIGHBORING COAL DOCK
 - - - - - ➔ PRIMARY HAULING ROUTE FOR BULK ITEMS
 - - - - - ➔ FIRST ALTERNATE HAULING ROUTE FOR BULK ITEMS IF INTERIOR ROADS ARE ICY
 - - - - - ➔ SECOND ALTERNATE HAULING ROUTE FOR BULK ITEMS IF INTERIOR ROADS ARE ICY
- MACKINAC ISLAND PUBLIC SCHOOL

TRAYSER'S TRADING POST RENOVATION

HAULING DIAGRAM





- KEY
- - - - - → HAULING ROUTE FROM NEIGHBORING COAL DOCK
 - - - - - → PRIMARY HAULING ROUTE FOR BULK ITEMS
 - - - - - → FIRST ALTERNATE HAULING ROUTE FOR BULK ITEMS IF INTERIOR ROADS ARE ICY
 - - - - - → SECOND ALTERNATE HAULING ROUTE FOR BULK ITEMS IF INTERIOR ROADS ARE ICY
 - MACKINAC ISLAND PUBLIC SCHOOL

ENLARGED MAP 1
HAULING DIAGRAM



- KEY
- SITE AREA
 - EXTENT OF FENCING
 - FENCED AND LOCKED EXTERIOR SITE STORAGE WHEN INTERIOR STORAGE IS NOT POSSIBLE
 - LOCKABLE GATE

TOTAL EXTERIOR STORAGE AREA AVAILABLE: **1,480 SF**

ENLARGED MAP 2
STAGING DIAGRAM

7347, 7315, AND 7355 MAIN STREET RESEARCH SUMMARY

EXECUTIVE SUMMARY

The scope of services as outlined for this project includes a brief historic context for the subject building and research into historic photographs. The building was built ca. 1900. It appears on maps and in a number of photographs, but no source clearly and conclusively shows the storefront facade before the current Trading Post application, which dates to ca. 1948.

BRIEF BUILDING DESCRIPTION

The subject building is located at 7347-7355 Main Street on Mackinac Island, Michigan (Figure 1-1). The building is sited on a rectangular lot south of the junction of Main Street and Astor Street. The rear (southeast) of the site abuts Lake Huron. The subject building is a ca. 1900, two-story wood-frame building with a rectangular footprint and three commercial storefronts. It is clad in wood and has a stone foundation with a flat, sloping roof. The cornice has decorative brackets. Windows are one-over-one, double-hung, aluminum-clad wood units. The building currently houses the Trading Post in the northernmost storefront, May's Fudge in the center, and Baxter's in the southernmost storefront.



Figure 1-1. Aerial view of the subject building within the red circle (Google Maps, 2023).

The Trading Post has rustic log cladding and a wide entrance with log supports. The door is a large-scale wood accordion door. The southern two storefronts have more traditional, early twentieth-century storefronts with wood or concrete bulkheads and large fixed-pane windows with transoms.

Known alterations include the log storefront, which dates to ca. 1948. The log cladding was extended to cover the stairway entrance to the south ca. 1998. Continuing to the south, the bulkhead of May's Fudge was replaced with cinderblock and other changes to the windows were made due to damage that occurred ca. 1960. The facade of Baxter's was altered for the filming of "Somewhere in Time" ca. 1980.

A storage building was constructed on the rear of the site in 1987. Other known changes to the building include an addition dating to ca. 1969 on the rear (southeastern) elevation, which was changed again with the wood porch and deck added in 1995. The interiors of the first-floor commercial spaces and the second-floor living spaces have been modified several times since the original construction.

METHODOLOGY

Research into the building was completed between September and October 2023. Historic plat maps and city directories, which may have informed the business history more completely, were unavailable. Many of the commercial buildings along Main Street on Mackinac Island have had significant alterations over time as tenants changed. Several fires have also affected the buildings along the street, many of which are wood-frame construction and located in close proximity to one another.

Additional research limitations included errors in the deed abstract and incomplete county records. An e-mail requesting further information from newspaper columnists Frank Straus and Karen Gould, both of whom have previously referenced the building history in various columns in the *Town Crier*, was sent October 23, 2023. At the time of writing there has been no response to the inquiry. An e-mail requesting information on historic building permits was sent October 24, 2023, to Katie Pereny, the Secretary of Building, Zoning, Planning and Historic District Commission at the City of Mackinac Island. The required Freedom of Information Request Form was submitted to the City Clerk, who provided known building permit records dating back to the 1990s. There are no known older records at the City pertaining to the building.

Repositories:

- Mackinac State Historic Parks Archives
- Mackinac Island Public Library
- Michilimackinac Historical Society
- City of Mackinac Island
- Mackinac County

Primary Sources:

- Deed abstract for subject property
- Mackinac County Assessor tax records
- Sanborn Fire Insurance Maps (1890, 1900, 1923)
- Historic aerials
- Historic photographs
- *Mackinac Island Town Crier* archives
- Interviews with Anthony Trayser

Secondary Sources:

- Brisson, Steve. *Downtown Mackinac Island: An Album of Historic Photos*. Mackinac Island, Mich.: Mackinac State Historical Parks, 2015.
- Brisson, Steve. *Wish You Were Here: An Album of Vintage Mackinac Island Postcards*. Mackinac Island, Mich.: Mackinac State Historical Parks, 2002.
- Petersen, Eugene T. *Mackinac Island, Its History in Pictures*. Mackinac Island State Park Commission, 1976.
- North, Tom. *Images of America: Mackinac Island*. Arcadia Publishing, 2011.
- *Preliminary Historic District Study Committee Report for the Market and Main (Huron) Historic District*. 2011.

DEVELOPMENTAL HISTORY

In the early twentieth century, the business district on Mackinac Island began to develop along Main (Huron) Street. The 2011 Preliminary Historic District Study Committee Report for the Market and Main (Huron) Historic District describes the area during this time period using the subject building as a typical example:

The business district is composed predominantly of attached frame buildings one- to three-stories tall, often with false fronts, dating from the late nineteenth to early twentieth centuries. Most of the buildings are relatively plain, with decoration limited to a

Figure 1-2. 1895 Sanborn Fire Insurance Map indicating the building has not yet been constructed. The location of the future building is noted in red (Mackinac State Historic Parks Archives).

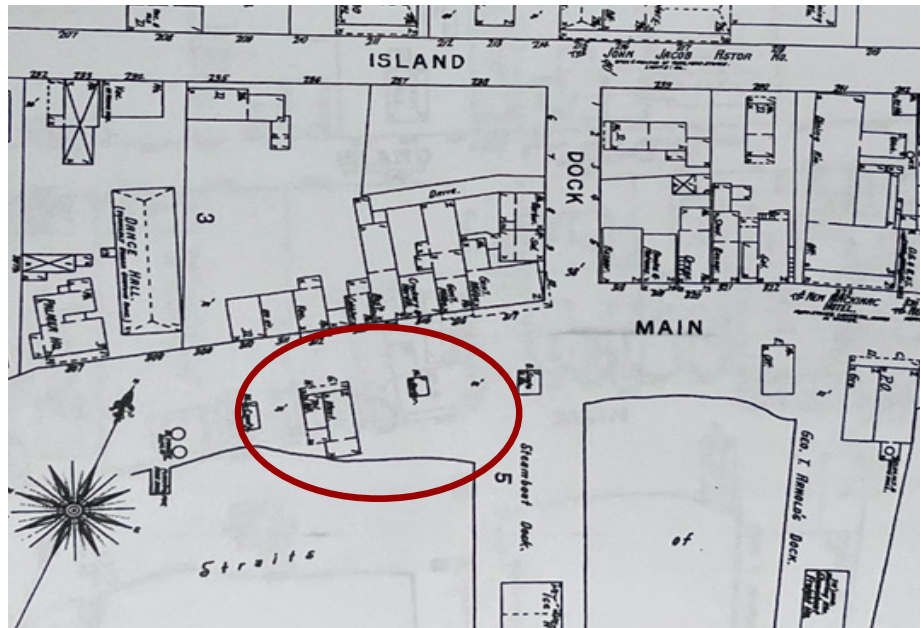


Figure 1-3. 1900 Sanborn Map showing what appears to be the buildings noted in red (Mackinac State Historic Parks Archives).

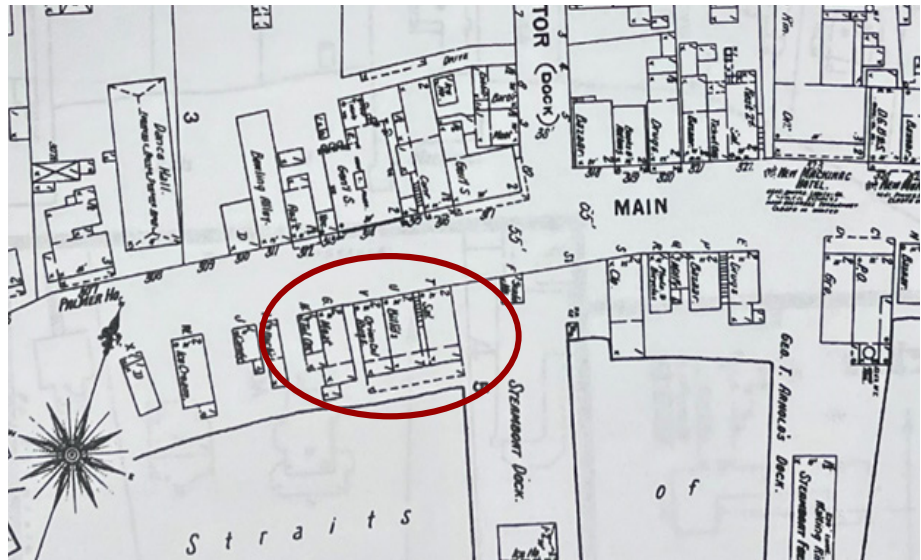


Figure 1-4. Sanborn Fire Insurance Map of Mackinac Island, 1923, with what appears to be the building noted in red (Mackinac State Historic Parks Archives).



bracketed or dentillated cornice. The commercial block at 7347–55 Huron Street (ca. 1900...) is typical...¹

The earliest known detailed map of the location of the subject building is an 1895 Sanborn Fire Insurance Map.² The map depicts several small-scale low-rise (one-to-two-story) wood-frame buildings with wood shingled roofs in the approximate location of the subject building (Figure 1-2).

The 1900 Sanborn Fire Insurance Map indicates that the subject building was constructed by this time.³ The three storefronts are labeled from northeast to southwest as “saloon”, “billiards” and “oriental rugs.” The roof is composite, as denoted by the black dot. There appears to be single-story back-of-house space in all three stores, and a covered porch or balcony on the rear (Figure 1-3).

The building is depicted on the Sanborn Fire Insurance Map in 1923 with three storefronts separated by a wood frame wall, similar to today’s configuration.⁴ The storefront at 7355 Main Street (Baxter’s) is noted as a Western Union Telegraph location. The other two businesses are not named but are noted as stores (labeled with the “S”) (Figure 1-4).

An undated property tax map provided by Anthony Trayser shows the building location as the “Bogan Block”. An article published in 2011 in the *Mackinac Island Town Crier*, written by Karen Gould, indicates that the subject building was constructed by the Bogan family in 1926 and known as “The Majestic”.⁵ While it seems likely the building was constructed by the Bogan family, the additional information in the newspaper article could not be verified by any other source and conversations with several long-time local residents and Anthony Trayser did not indicate any knowledge of this. An October 23, 2023, e-mail requesting more information from Karen Gould about the source for this information has not received a response by the time of this document. The Sanborn Fire Insurance Maps and historic images from the 1920s indicate that the building was in all likelihood constructed ca. 1900 rather than the 1926 date.

¹ Preliminary Historic District Study Committee Report, Market and Main (Huron) Historic District, 2011, <https://www.mackinacislandnews.com/wp-content/uploads/styles/MarketMain%20District%20Study%20Report.pdf>

² Sanborn Fire Insurance Map, Mackinac Island City, 1895, Mackinac State Historic Parks Archives.

³ Sanborn Fire Insurance Map, Mackinac Island City, 1900, Mackinac State Historic Parks Archives.

⁴ Sanborn Fire Insurance Map, Mackinac Island City, 1923, Mackinac State Historic Parks Archives.

⁵ Nancy Gould, “New Design Guidelines Provide Blueprint for Island Buildings”, *Mackinac Island Town Crier*, May 28, 2011.

Figure 1-5. Looking northeast at Main Street from closer to Hoban Street, with the subject building on the right. The Western Union sign is visible. Ca. 1920 (Mackinac State Park Archives).



Figure 1-6. Similar view looking northeast at Main Street from closer to Hoban Street, with the subject building on the right. Again the Western Union sign is visible, but the building to the south has changed. Ca. 1920 (Mackinac State Park Archives).



Figure 1-7. Sutton's linen store in the subject building on the left side of the image. Ca. 1945 (Mackinac State Park Archives).





Figure 1-8. Looking east at the Trading Post facade. Ca. 1950 (Mackinac State Park Archives).



Figure 1-9. The Trading Post facade ca. 1990 (Mackinac State Park Archives).

There is a newspaper reference to a Western Union located on the island in 1930, though it does not indicate the exact address.⁶ Both ca. 1920 photos of the building depict the Western Union in the southeastern storefront (Baxter's) (Figure 1-5 and Figure 1-6). In one of these photos (Figure 1-6), longtime tenant Murdick's candy store is clearly visible in the current May's Candy Shop storefront.

Based on the historic images and interviews with Anthony Trayser, Sutton's linen shop was located in the Trading Post storefront in the mid-to-late 1940s (Figure

⁶ "Looking Back", Mackinac Island Town Crier, May 29, 2010, <https://www.mackinacislandnews.com/articles/looking-back-74/>.

1-7).⁷ According to the deed abstract, the Bogan family sold the property to Henry Sutton in 1944. The Traysers purchased the building from Sutton ca. 1947 and changed the Trading Post facade to its current appearance ca. 1948.

In the ca. 1950 photograph in Figure 1-8, the door to the stairway south of the Trading Post did not have the current log cladding application. The stairway appears on the 1900 Sanborn (Figure 1-3) and was likely simply excluded from the 1923 Sanborn drawing (Figure 1-4). Based on this, the stairway door is likely what is visible on the right side of Figure 1-7. In 1998, the log cladding was extended to incorporate the stair entry (Figure 1-9).

CONCLUSION

Research indicates the building was constructed ca. 1900, likely by the Bogan family. It has always had three distinct commercial storefronts, likely with residential or office space on the second floor. The earliest businesses included a saloon, billiards room, and oriental rug shop. Other known businesses in addition to the current businesses include the Western Union, Murdick's candy store, and Sutton's linen store. While the building appears on maps and in historic photographs, a clear image of the building as it was originally constructed has not been found. However, due to the style and use of the subject building and block, a series of alterations over time is expected because of frequent ownership and tenant changes.

⁷ Anthony Trayser's conversations with the author and Devan Anderson of Quinn Evans, September–October 2023.

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.

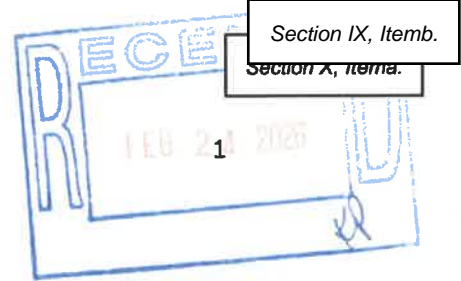
We do not think there will be any street closures.

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

APPLICANT NAME & CONTACT INFORMATION:

1500 ASTOR
Andrew DAVD
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. Thorsen
 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.

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

<u>Natural Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
18. Earth-change plans, if any, as required by state law	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>Physical Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
19. Location of existing manmade features on the site and within 100 feet of the site	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a dwelling schedule showing the unit type and number of each such units	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features
- 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"/>

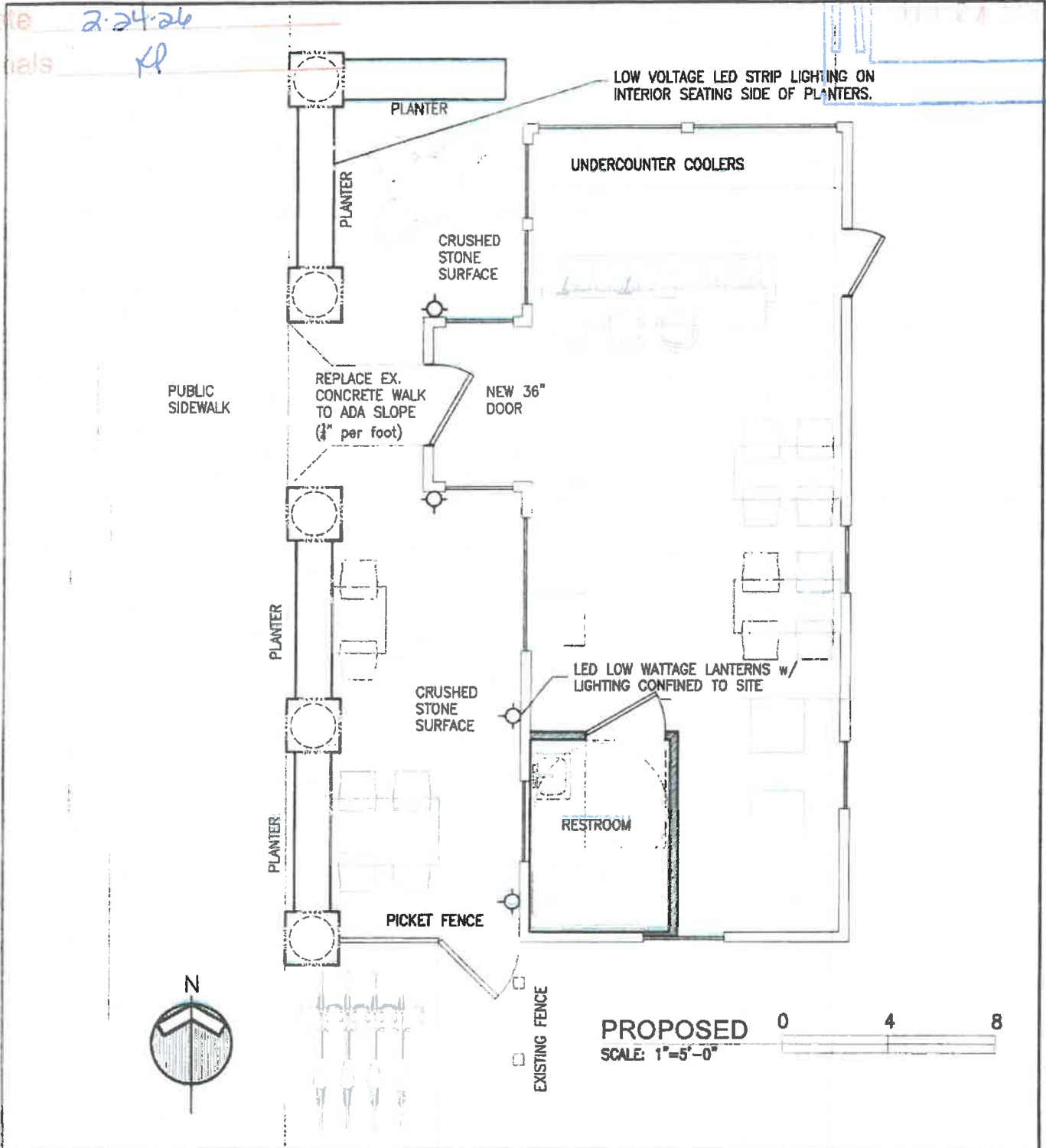
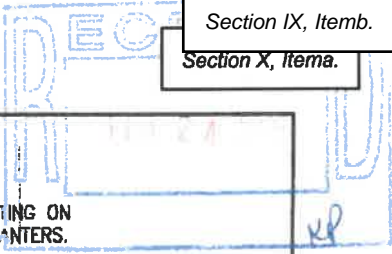
File No. MDa6-031-012(4)

Exhibit F

Date 2-24-26

Initials KP

Section IX, Itemb.
Section X, Itema.



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
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PROPOSED WEST ELEV.

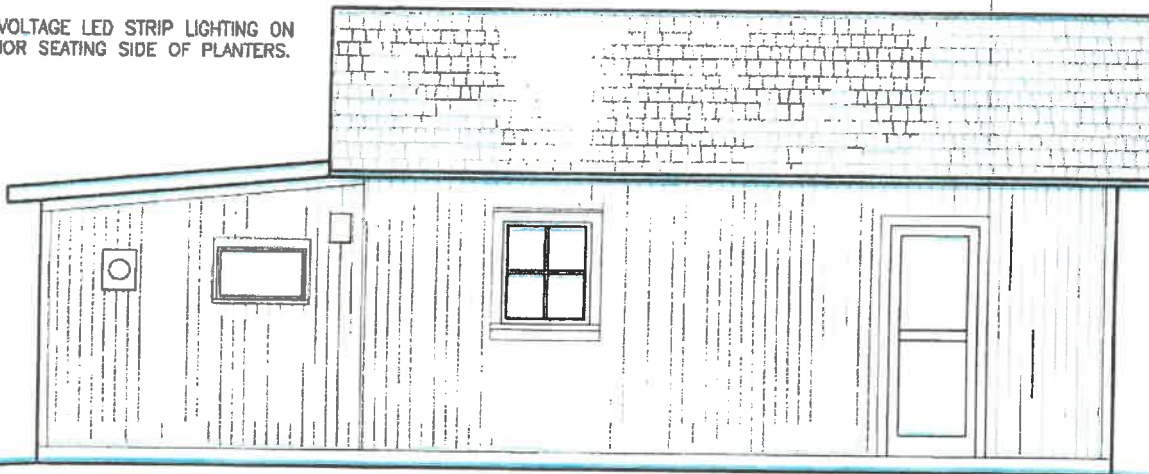
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PROPOSED WOOD PLANTER BOXES
 24"x24" WOOD TRIM PIERS &
 4'-0" HEIGHT x16" WIDE PLANTERS
 WOOD TRIM w/ BEAD BOARD.

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

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 Oshtemo, MI 49759

989-370-3681

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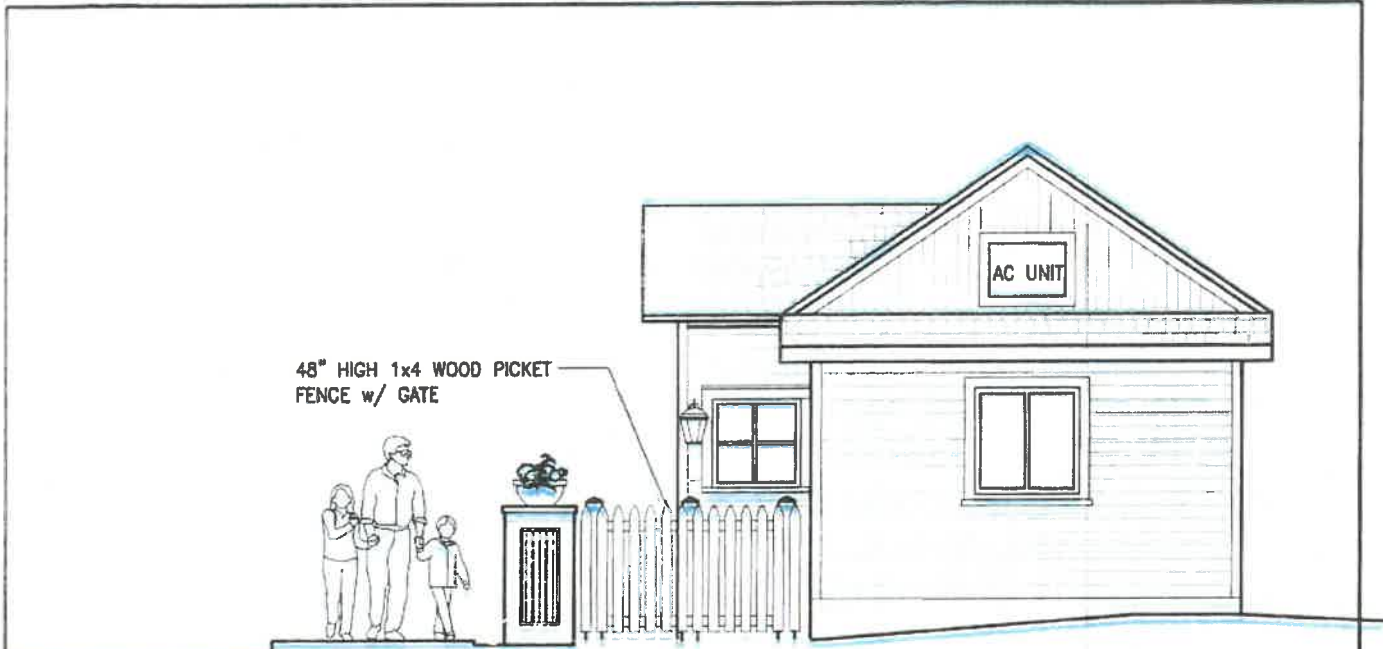
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48" HIGH 1x4 WOOD PICKET FENCE w/ GATE

AC UNIT

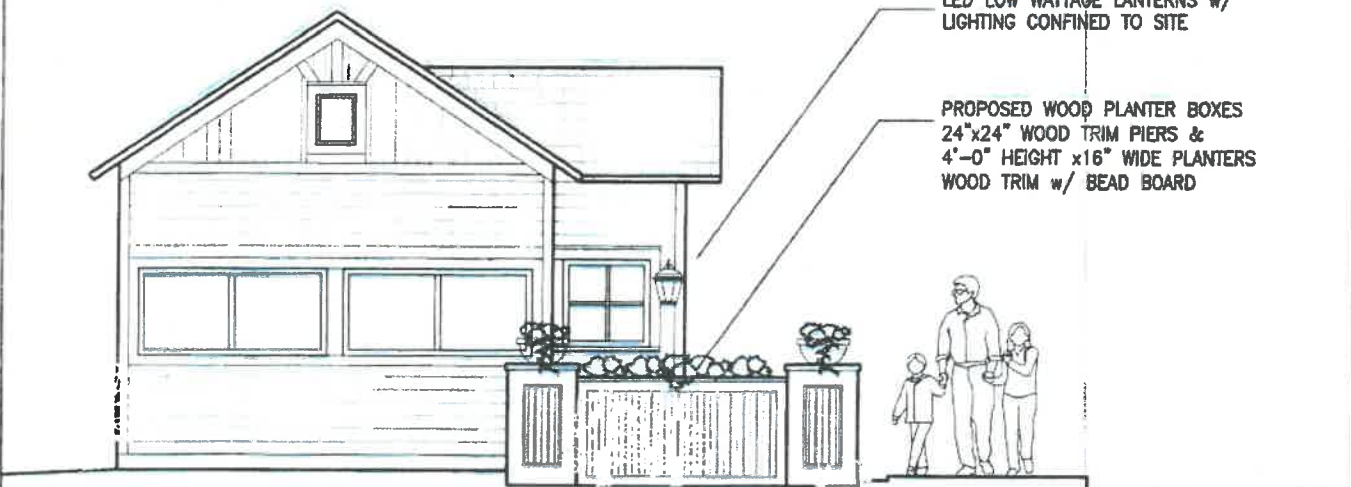


ASTOR STREET

SIDEWALK

PROPOSED SOUTH ELEV.

SCALE: 1"=6'-0"



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"



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<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>
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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

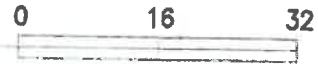
ASTOR STREET

MUSTANG



EXISTING SITE PLAN

SCALE: 1"=20'-0"



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

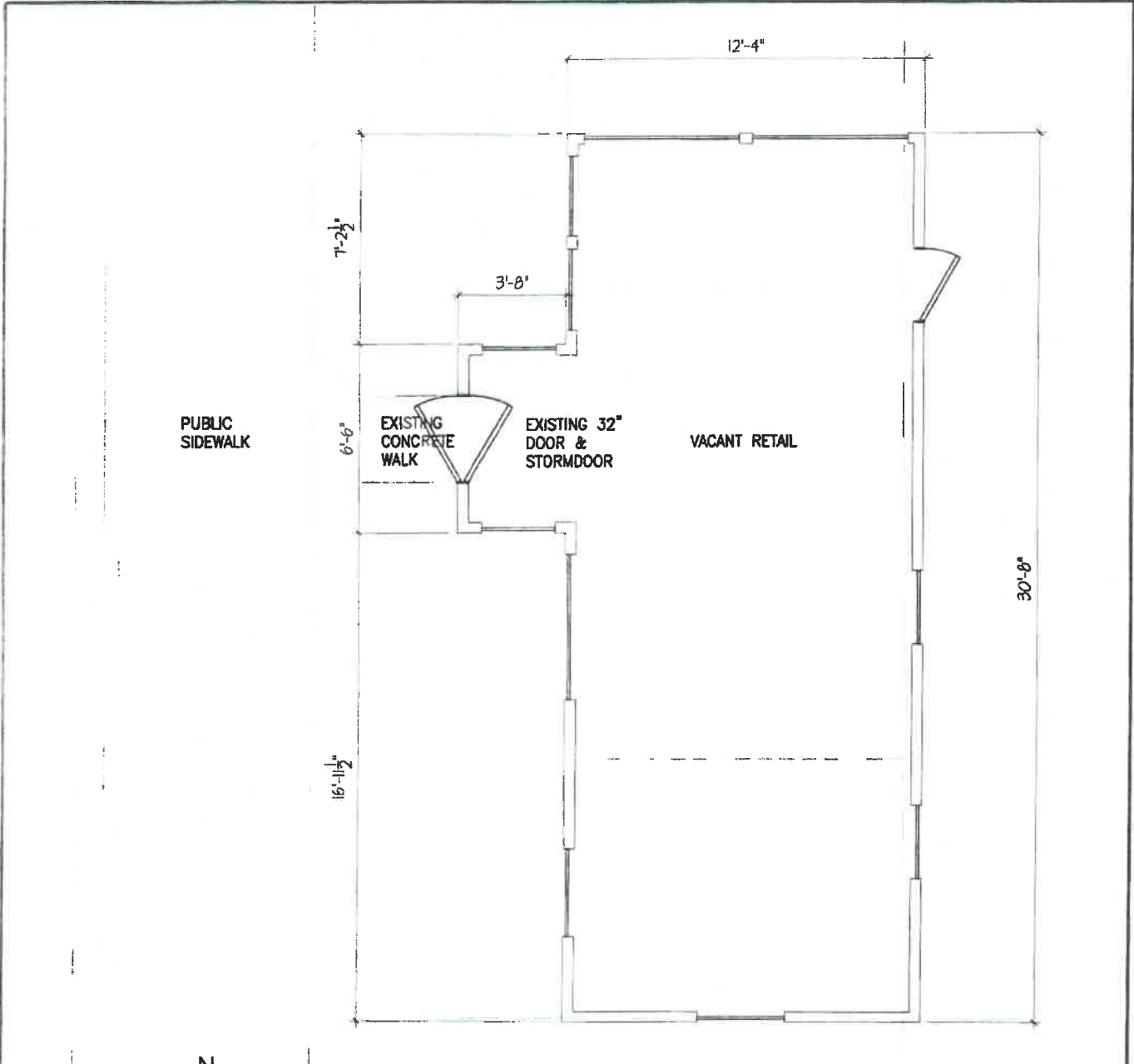
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EXISTING FLOOR PLAN
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		date: Feb. 24, 2025	
		project: 2606	



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

0 4 8



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

0 4 8

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Oshtemo, MI 49759

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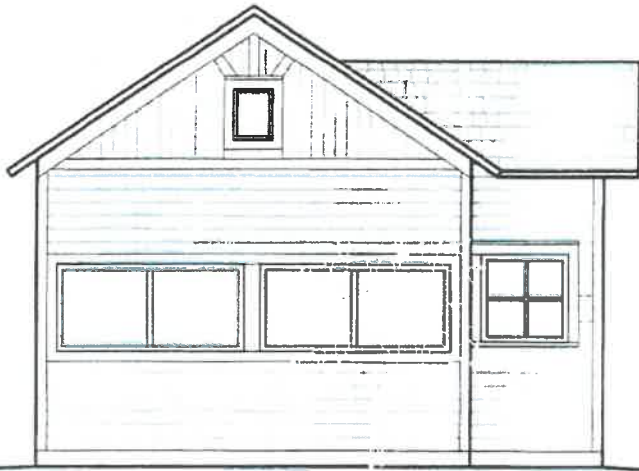
ASTOR STREET

SIDEWALK

EXISTING SOUTH ELEV.

0 4 8

SCALE: 1"=5'-0"



SIDEWALK

ASTOR STREET

EXISTING NORTH ELEV.

0 4 8

SCALE: 1"=5'-0"

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Orquoc, MI 49759
989-370-3681

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Exhibit E

Date 2-24-26

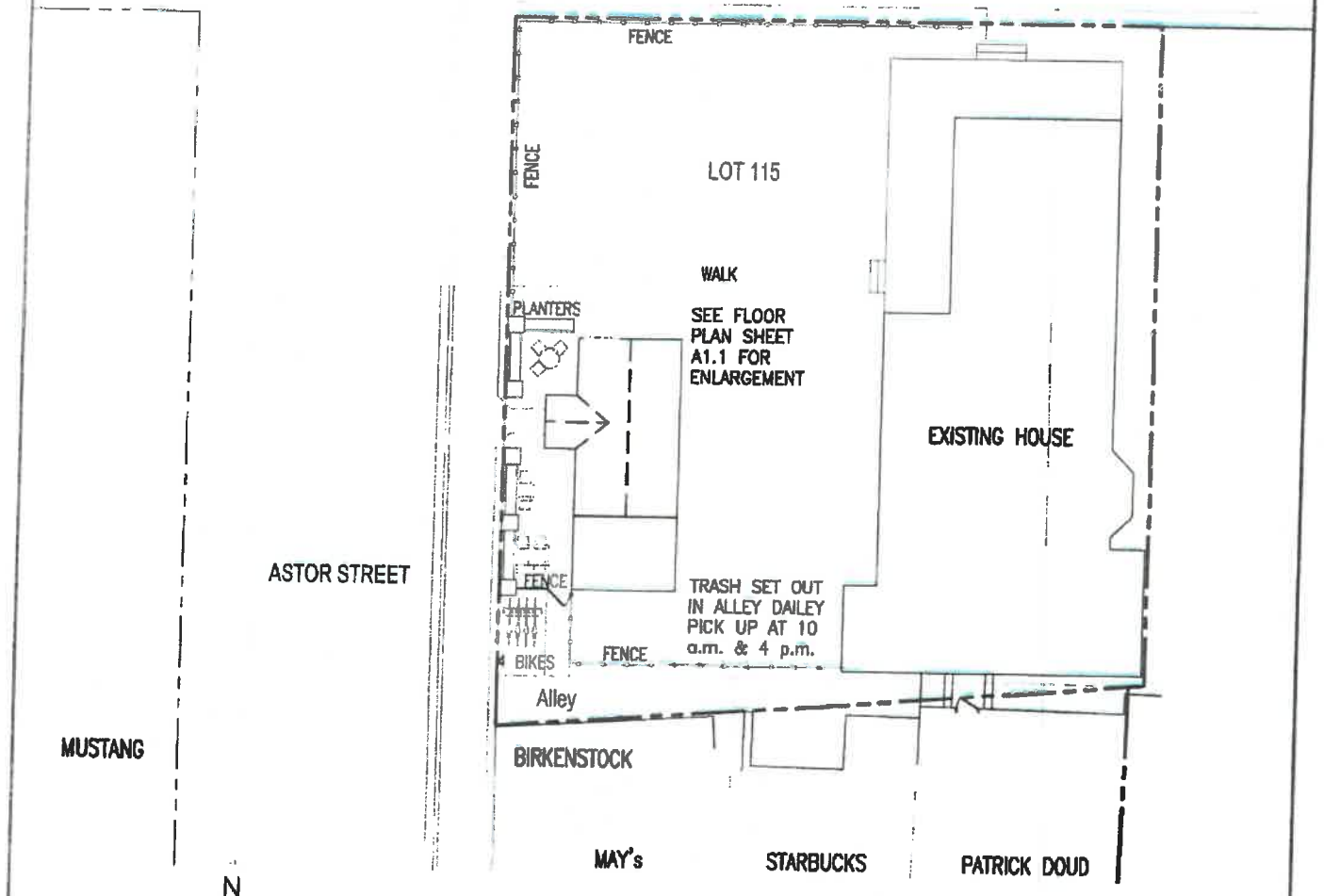
Initials RP

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

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Oshtemo, MI 49759

989-370-3681

PATRICK DOUD PUB
BEER GARDEN

1500 ASTOR STREET
MACKINAC ISLAND, MI

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Exhibit D

Date 2-24-24

Initials KP



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Section IX, Itemb.

Section X, Itema.



Section IX, Itemb.
Section X, Itema.



Section IX, Itemb.

Section X, Itema.





ASTOR STREET PHOTO

REAR YARD PHOTO



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

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BEER GARDEN
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MARKET STREET PHOTO

ALLEY SIDE YARD PHOTO



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Section IX, Item b.

Section X, Item a.

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 28st 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 15th 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 15th 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 15th 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, lightning, flood, 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 the following damage to elect by notice to Lilac House to repair, reconstruct, or replace 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.

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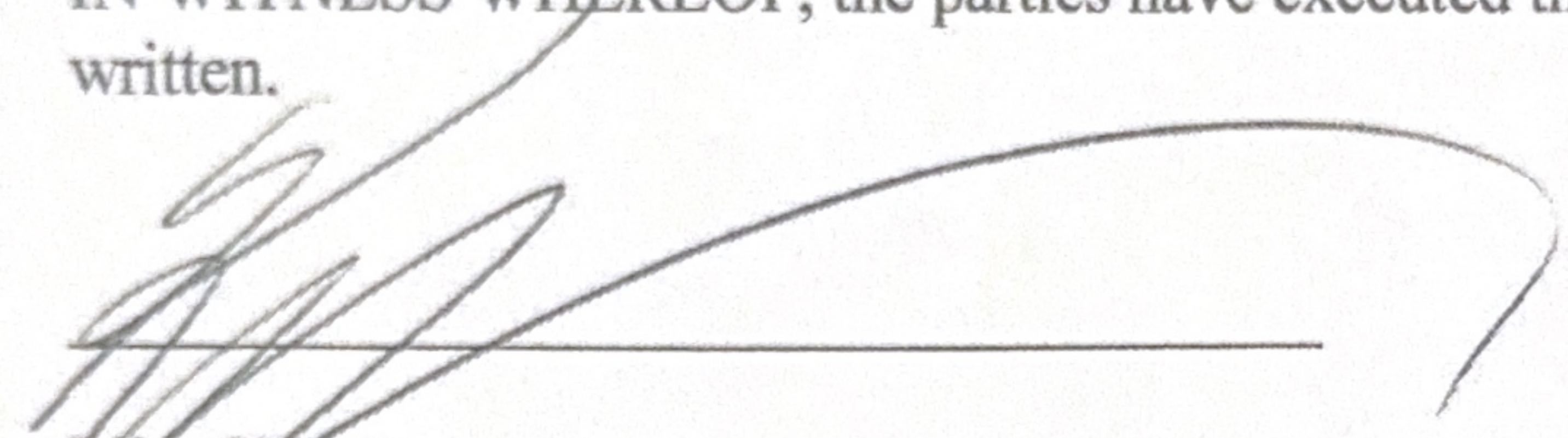
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PDL and Lilac House each shall comply with all rules, laws, orders, ordinances and other public requirements now or hereafter affecting the Agreement Premises.

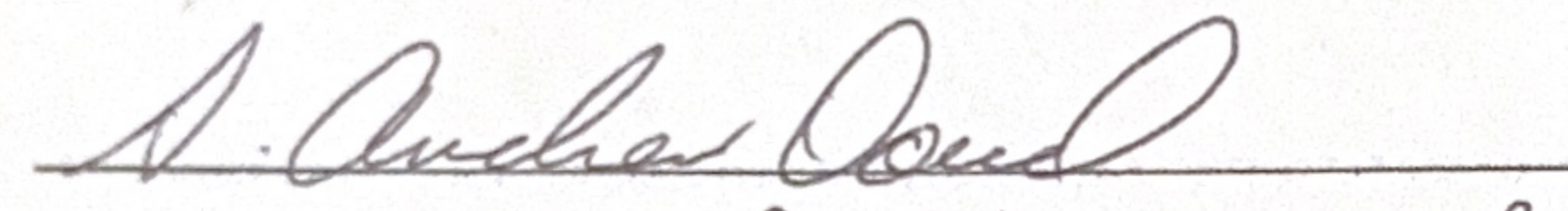
Final Agreement.

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 IX, Itemb.

Ted

Theodore Orm

Michigan Liquor Control Commission

305 Ludington St.

Escanaba, MI 49829

Phone (906) 250-1064

www.michigan.gov/lcc

**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 ~~mayor city council~~ may appoint, and the city council may confirm, 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: _____

**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 mayor may appoint, and the city council may confirm, to the zoning board of appeals not more than two alternate members for the same term as regular members. 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: _____

City Clerk

From: erinevashevskilaw@gmail.com
Sent: Tuesday, March 31, 2026 4:50 PM
To: City Clerk; Mayor's Assistant
Subject: Zoning Ordinance ZBA Makeup Recommendation
Attachments: Amendment to Zoning Ordinance ZBA Redline.doc; Amendment to Zoning Ordinance ZBA 2026.doc

Dear Council Members,

At the Ordinance Committee meeting, the committee made the recommended that the City Council send a letter with an updated draft of the Zoning Amendment attached hereto, which would allow the mayor to appoint and city council to confirm the alternates of the ZBA, rather than specify the individuals to be appointed.

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

Disclaimer: This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient, please contact the sender and delete/destroy all copies.

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 7301 MAIN STREET (Number) (Street) 051-560-049-00 (Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: LOT 120, ASSESSOR'S PLAT No. 3, CITY OF MACKINAC ISLAND, MACKINAC COUNTY (Attach supplement pages as needed)

ESTIMATED PROJECT COST: \$2,000,000.00

APPLICANT/CONTRACTOR (Applicant's interest in the project if not the fee-simple owner): CONTRACTOR

Name: SEAN O'BOYLE Email Address: Address: 1 Arrowhead Drive Marquette MI 49855 Telephone: 906-360-3625 906-249-8390 906-249-8406

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief.

Signature: Sean O'Boyle Date: 3-25-26

PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY This includes mortgagees, easement holders, and lien holders. You may be asked to provide a title search of the property and if the estimated is in excess of \$250,000 you are required to do so. Attach additional pages listing the person(s) or entity(ies) with legal interest(s) in the property and the nature of the legal interest(s).

Name: 7301 MAIN STREET LLC Email Address: MICHAEL.H.BENJAMIN@GMAIL.COM

Address: 10 GRANT PL. LEXINGTON MASSACHUSETTS 02420-3719 Telephone: 617-319-8521

The undersigned certify(ies) and represent(s)

- 1. That he/she, it or they is (are) all of the fee title owner(s) of all of the property involved in the application; and
2. That he/she, it or they has (have) attached a list which identifies all parties with a legal interest in the property at issue other than the undersigned owner(s) and has (have) identified the nature of each legal interest; and
3. That the answers and statements herein attached and materials provided are in all respects true and correct to the best of his, her, its or their information, knowledge and belief. The undersigned hereby further certify(ies) and represent(s) that he/she, it or they has (have) read the foregoing and understand(s) the same.
4. That the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531.

SIGNATURES Michael Benjamin Date: 3-27-26

Signed and sworn to before me on the 25 day of March, 2026.

THERESA ANDREWS Notary Public, Marquette County, Michigan My commission expires June 5, 2029 Acting in the County of Marquette

Sharon Andrews Notary Public Marquette County, Michigan My commission expires: 6/5/2009

1 The decision by the Historic District Commission may be in the form of Restrictions to which such Parties may be required to agree. (revised 04/17)

Handwritten notes: C26-049-020(H), 3-27-26, \$600 -

Historic District Application Checklist

Brief Description of the nature of the work proposed and the materials to be used.*

Photographs - Clear photographs of entire project site, streetscape, water view (if applicable), surrounding context and all elevations of the existing structure(s). Property address should be identified on all photographs.*

Site Survey/Plan (to scale) – with the following information: Lot dimensions, **existing & proposed** structures, **existing & proposed** setback and yard lines, fences, walls, easements, public rights of way, utilities, driveways, and other relevant information.

Floor Plans & Elevations – Floor plans, building elevations and where relevant to the proposed work, sections, must include dimensions, material notes, window and door details, topography, foundation height, porch details and other relevant information as requested. For additions, the existing structure and proposed addition must be clearly shown.

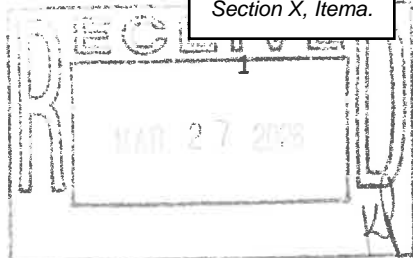
Include detail on drawings of all materials proposed to be used and their dimensional and property characteristics.

Provide drawings, product literature, specifications, product photographs, or similar, for all new elements. Items include, but are not limited to, windows, doors, siding, trim, columns, railings, louvers, shutters, and roofing.

Identify on drawings where any existing materials and architectural features will be removed or replaced.

*** Only the first two items are required for Like for Like projects.**

Note: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.



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:**

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.

SEAN O'BOYLE-O'BOYLE & COMPANY

Phone Number Email Address

Property Owner & Mailing Address (If Different From Applicant)
7301 MAIN STREET LLC
MICHAEL BENJAMIN
10 GRANT PL., LEXINGTON MA., 02420-3719

File No. C26-049-020(41)
Exhibit B
Date 3-27-26
Initials KP

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):
CONTRACTOR

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

Is a Variance Required?
Yes. To permit kitchen in boardinghouse

Are REU's Required? How Many?
YES / 2

Type of Action Requested:

- | | |
|-------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Standard Zoning Permit Decision | <input type="checkbox"/> Appeal of Planning Commission |
| <input type="checkbox"/> Special Land Use | <input type="checkbox"/> Ordinance Amendment/Rezoning |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Ordinance Interpretation |
| <input checked="" type="checkbox"/> Other <u>Variance, Kitchen in boardinghouse</u> | |

Property Information:

- A. Property Number (From Tax Statement): 051-550-049-00
- B. Legal Description of Property: LOT 130, ASSESSOR'S PLAT No. 3, CITY OF MACKINAC ISLAND, MACKINAC COUNTY
- C. Address of Property: 7301 MAIN STREET
- D. Zoning District: C- 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: NO
- H. Architectural Plan Attached: YES
- I. Association Documents Attached (Approval of project, etc.): NOT APPLICABLE
- J. FAA Approval Documents Attached: NOT APPLICABLE
- 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):

EXISTING (2) RETAIL SHOPS AND EMPLOYEE HOUSING

Proposed Use: EXISTING (2) RETAIL SHOPS AND EMPLOYEE HOUSING AND (2) FAMILY RESIDENTIAL UNITS

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 _____ (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

MICHAEL BENJAMIN
Please Print Name

SIGNATURES [Signature]
Signature

SEAN L. O'BOYLE
Please Print Name

Signed and sworn to before me on the 25 day of March, 2026.

Theresa Andrews
Notary Public, Marquette County, Michigan
My commission expires June 5, 2029.
Acting in the County of Marquette

[Signature]
Notary Public
Marquette County, Michigan
My commission expires: 6/5/2029

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

OFFICE USE ONLY

FILE NUMBER: C26-049-020 (+1) Variance Zoning FEE: 1500 + 400 = 1900

DATE: 3.27.26 CHECK NO: 4581 INITIALS: [Signature] 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.

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

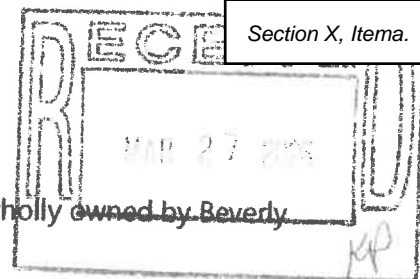
- 26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand
- 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)
- 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 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 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"/>



Item 1.

Applicant/Developer is **7301 Main Street LLC** which is a Michigan-based LLC wholly owned by Beverly Benjamin and managed by Michael Benjamin.

Address:

7301 Main Street LLC,
7301 Main Street
PO Box 497
Mackinac Island, MI 49757

Michael Benjamin
617 319 6521

Winter address

10 Grant Place
Lexington, MA 02420

Summer address

7664 Main Street
PO Box 497
Mackinac Island, MI 49757

Michael Benjamin is the Power of Attorney for Beverly Benjamin under terms of a Durable Power of Attorney agreement dated Oct 30, 2017.

File No. C26-049-020(41)
Exhibit C
Date 3-27-26
Initials KP

Item 9

The building at 7301 Main street was built prior to 1905 using techniques and materials of the day. Proposed modifications will accomplish the following goals:

- Provide a fire suppression/sprinkler system for the building.
 - Upgrade the structure to meet fire codes
 - Upgrade the basement to include a pump room for the sprinkler system, secure dry storage areas for the gift shops, a sump system, and bicycle storage area. Install a wall on the beach side of the basement similar to the wall behind JoAnn's
 - Upgrade the existing employee housing area
 - Install two apartments facing the water that have balconies.
 - Remove exterior stairway on the back of the building and install an interior back stairway serving the beach facing apartments, the stores, the basement, and providing exit to the beach.
 - Minimal changes will be made to the two gift shops which occupy the first floor. Two small bathrooms used by the staff will be replaced by one accessible bathroom for staff of the two stores.
 - No changes will be made to the main street facing facade

RECEIVED
MAR 27 2026
KR



REAR FROM HARBOR



STREETSCAPE



REAR YARD



REAR

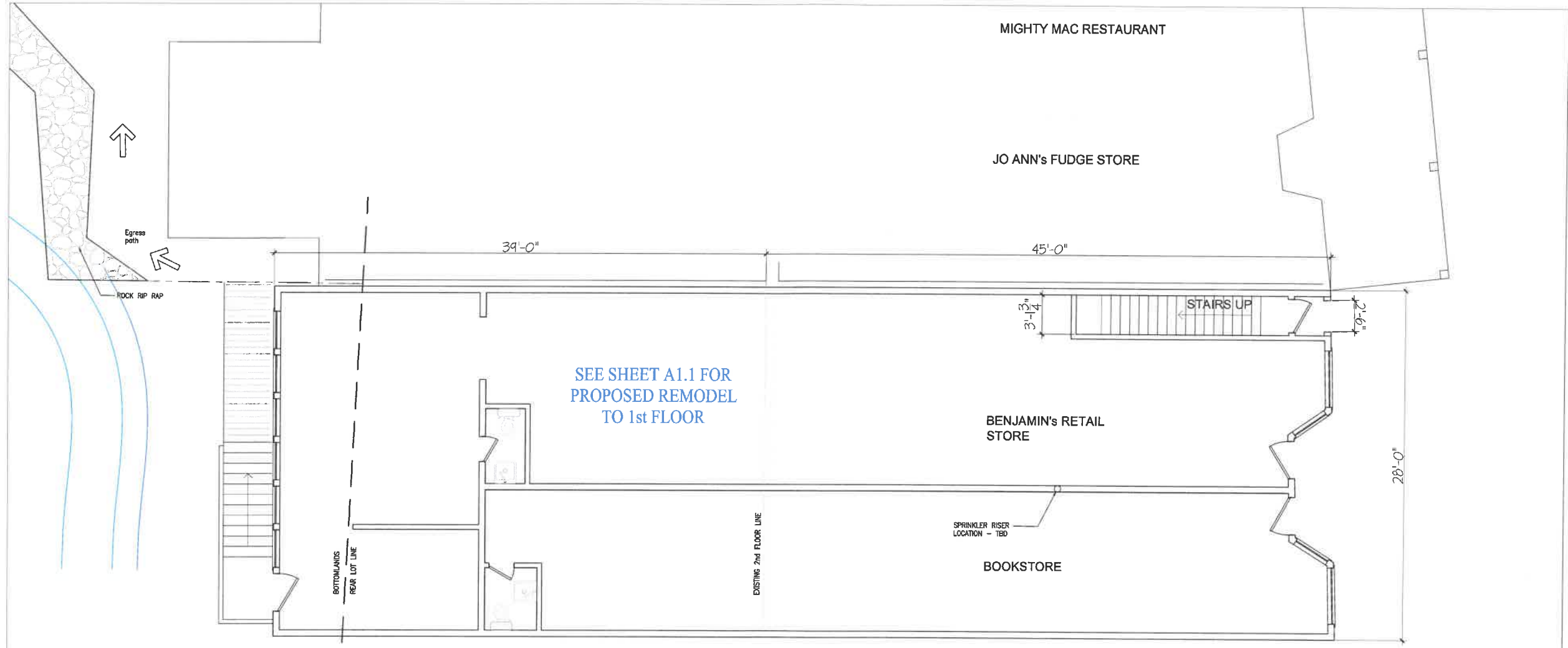
File No. C26-049-020(H)
Exhibit D
Date 3.27.26
Initials KR

Richard Clements Architect, PLLC
1520 Merry Lane
Oshtemo, MI 49759
989-370-3681

BENJAMIN of MACKINAC
BUILDING REHAB
7301 MAIN STREET
MACKINAC ISLAND, MI

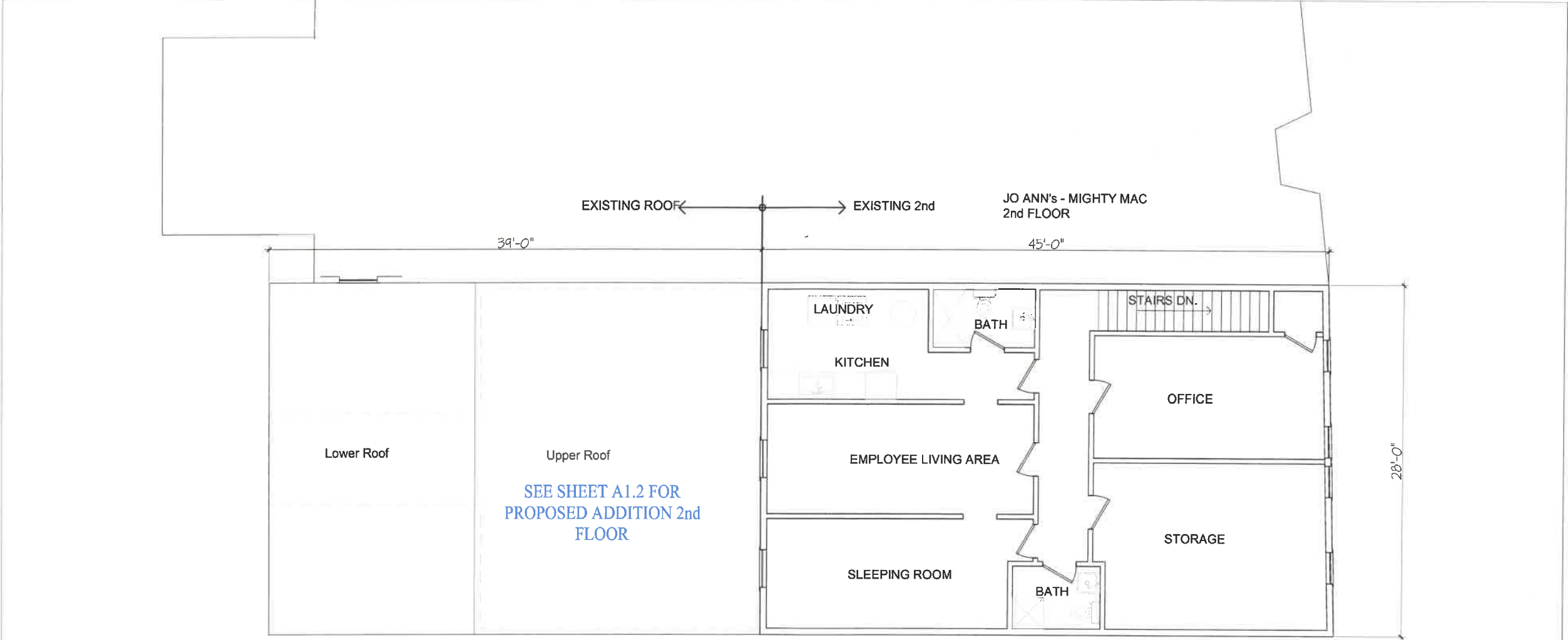
EXISTING
NOT FOR CONSTRUCTION

revised:
date: MAR. 25, 2026 sheet:
project: 2440 X1.0
AREA PHOTOS

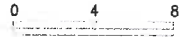


Exist. 1st FLOOR PLAN
 SCALE: 1/4"=1'-0"
 0 4 8

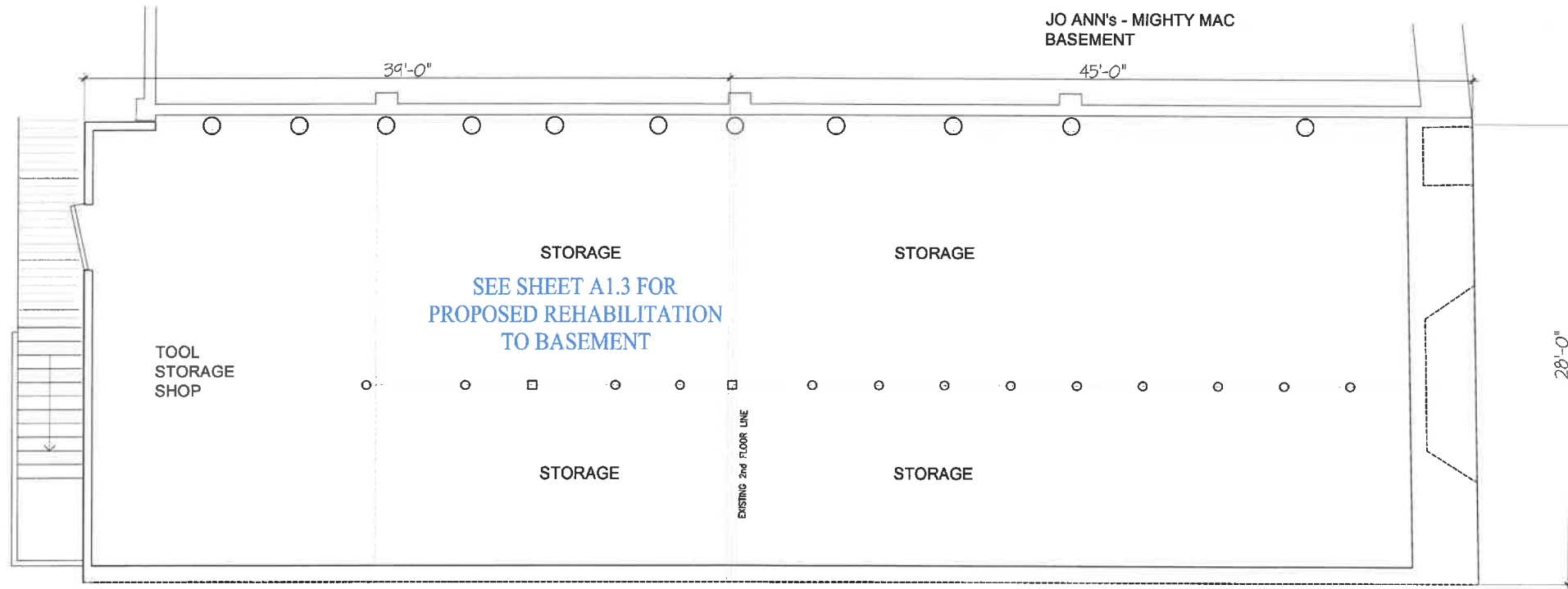
Richard Clements Architect, PLLC 19205 Merry Lane Okemos, MI 49729 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: X1.1
			EX. 1st FLOOR PLAN	copyright © 2026



Exist. 2nd FLOOR PLAN
 SCALE: 1/4"=1'-0"



Richard Clements Architect, PLLC 2325 Merry Lane Okemos, MI 48864 989-370-3661	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: X1.2 <small>copyright © 2024</small>
			EX. 2nd FLOOR PLAN	



Exist. BASEMENT PLAN
SCALE: 1/8"=1'-0"

Richard Clements Architect, PLLC 1225 Merry Lane Okemos, MI 48869 989-570-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*EXISTING* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: X1.3 copyright © 2026
			EX. BASEMENT PLAN	



SEE SHEET A2.4 FOR PROPOSED CHANGE TO SOUTH ELEVATION

CANN-MIGHTY MAC

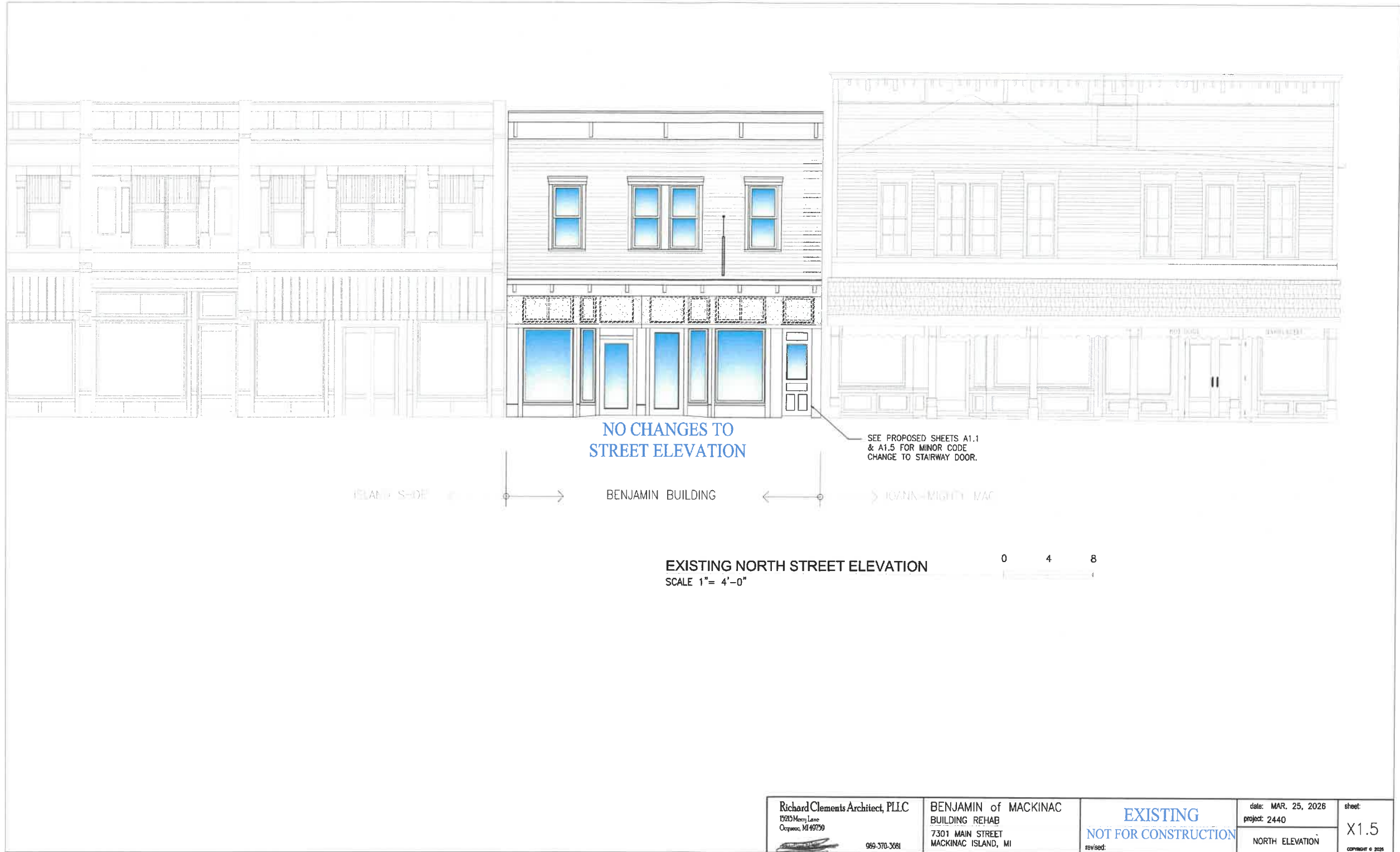
BENJAMIN BUILDING

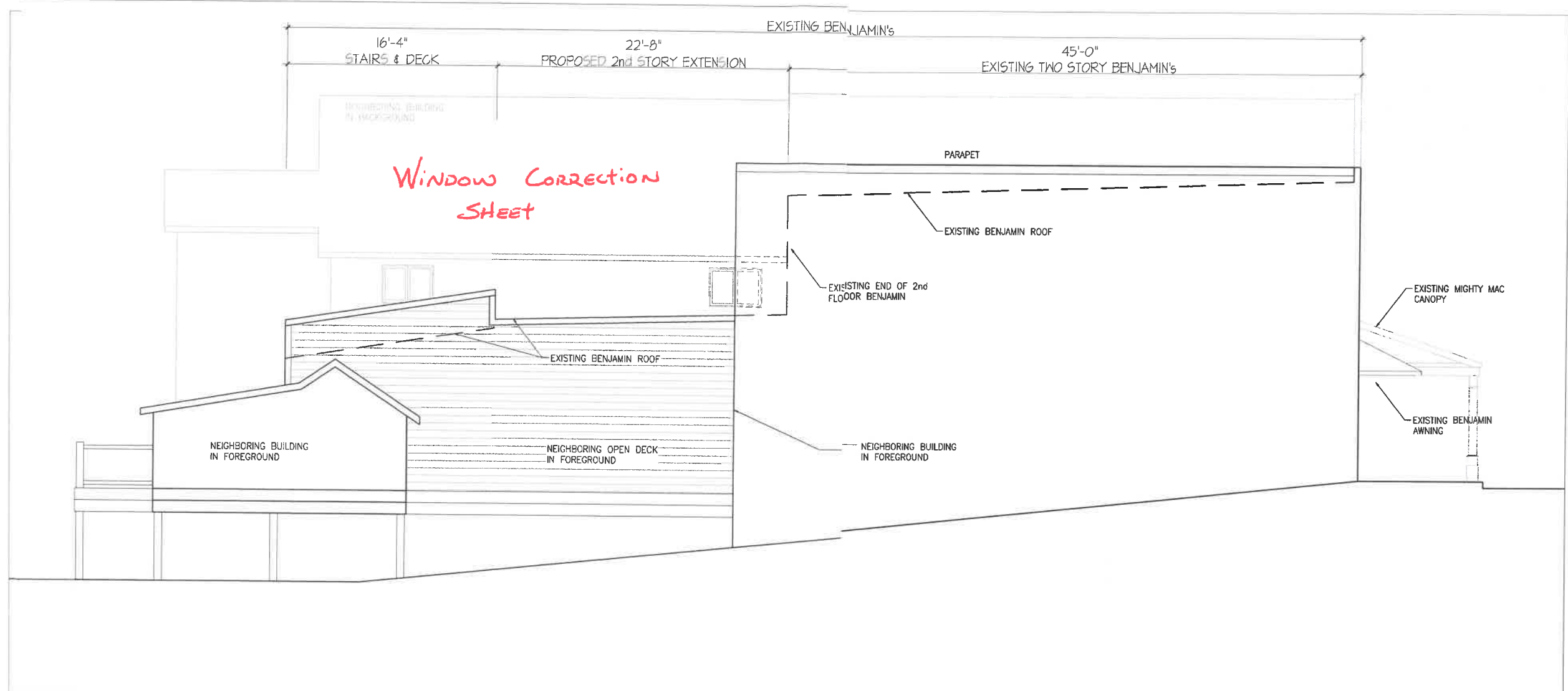
ISLAND SHOP

EXISTING SOUTH HARBOR ELEVATION
SCALE 1"= 4'-0"



Richard Clements Architect, PLLC 19213 Merry Lane Oshtemo, MI 48879 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: X1.4 <small>copyright © 2025</small>
			SOUTH ELEVATION	





EXISTING EAST ELEVATION
 SCALE 1" = 4'-0"

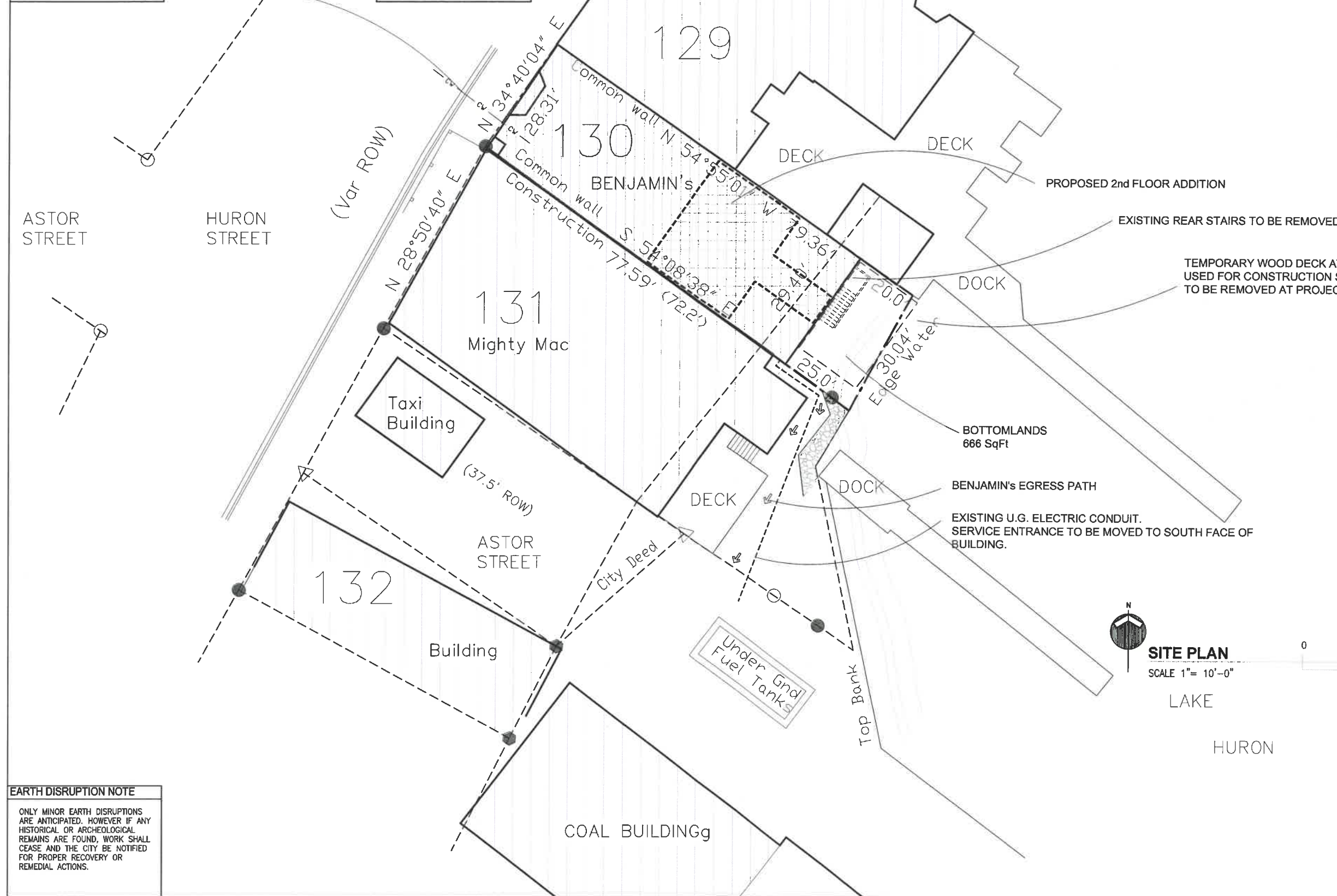
Richard Clements Architect, PLLC 19215 Henry Lane Okemos, MI 48869 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	EXISTING NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: X1.6 <small>COPYRIGHT © 2025</small>
			EAST ELEVATION	

R.O.W. DISRUPTION NOTE
 PROPOSED WATER TAP FOR NEW FIRE SUPPRESSION. SIDEWALK, CURB & STREET TO BE RESTORED TO CITY SPECIFICATIONS.

SEWER
 EXISTING SEWER LINE TO BE UTILIZED.

LOT 130 = BENJAMIN'S & ISLAND BOOKS
 See sheets A2.1 thru A2.4 for proposed project detail.

ZONING INFORMATION	
DISTRICT:	C COMMERCIAL
SITE AREA:	
UPLANDS:	= 2,263 S.F.
BOTTOMLANDS:	= 666 S.F.
TOTAL SITE AREA:	= 2,929 S.F.
BLDG. AREA:	
EXISTING:	2,360 S.F.
ADDED TO FOOTPRINT:	0 S.F.
TOTAL:	2,360 S.F.
2nd FLOOR ADDITION:	755 S.F.
LOT 130, ASSESSOR'S PLAT NO.3 CITY OF MACKINAC ISLAND MACKINAC COUNTY, MI TAX ID: 051-550-049-00	



EARTH DISRUPTION NOTE
 ONLY MINOR EARTH DISRUPTIONS ARE ANTICIPATED. HOWEVER IF ANY HISTORICAL OR ARCHEOLOGICAL REMAINS ARE FOUND, WORK SHALL CEASE AND THE CITY BE NOTIFIED FOR PROPER RECOVERY OR REMEDIAL ACTIONS.

CONSTRUCTION SCHEDULE
 START DATE: NOVEMBER 1 2026
 COMPLETION: MAY 15, 2027

SITE NOTES
 GARBAGE-RECYCLES TO BE STORED IN BASEMENT AND SET CURBSIDE TWICE WEEKLY AT ARRANGED PICK UP TIMES.
 NO SITE LIGHTING BEYOND COACH LITES ADJACENT TO DOORS w/ 10 WATT LED WALL MOUNT FIXTURES SHIELDED TO CONFINES OF THE SITE.
 BICYCLE PARKING PROVIDED IN BASEMENT AT THE RATE OF 1 BIKE PER BEDROOM.

STORM WATER NOTE
 ROOF TO DRAIN TO RAIN GUTTER & DOWNSPOUTS TO UNDERGROUND PVC PIPE WITH OVERFLOW TO LAKE. NO INCREASE TO EXISTING IMPERVIOUS AREA.

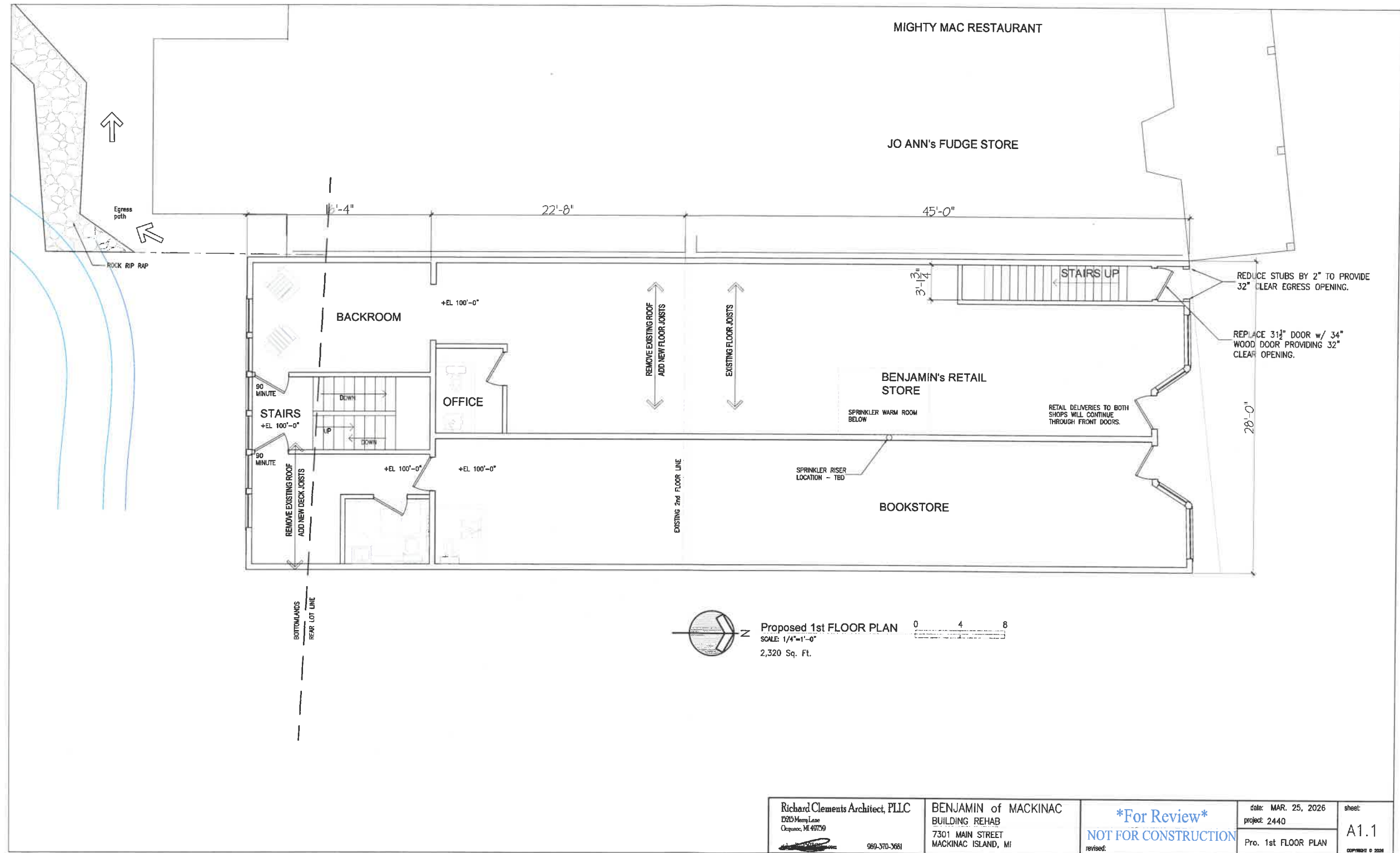
SITE PLAN
 SCALE 1" = 10'-0"

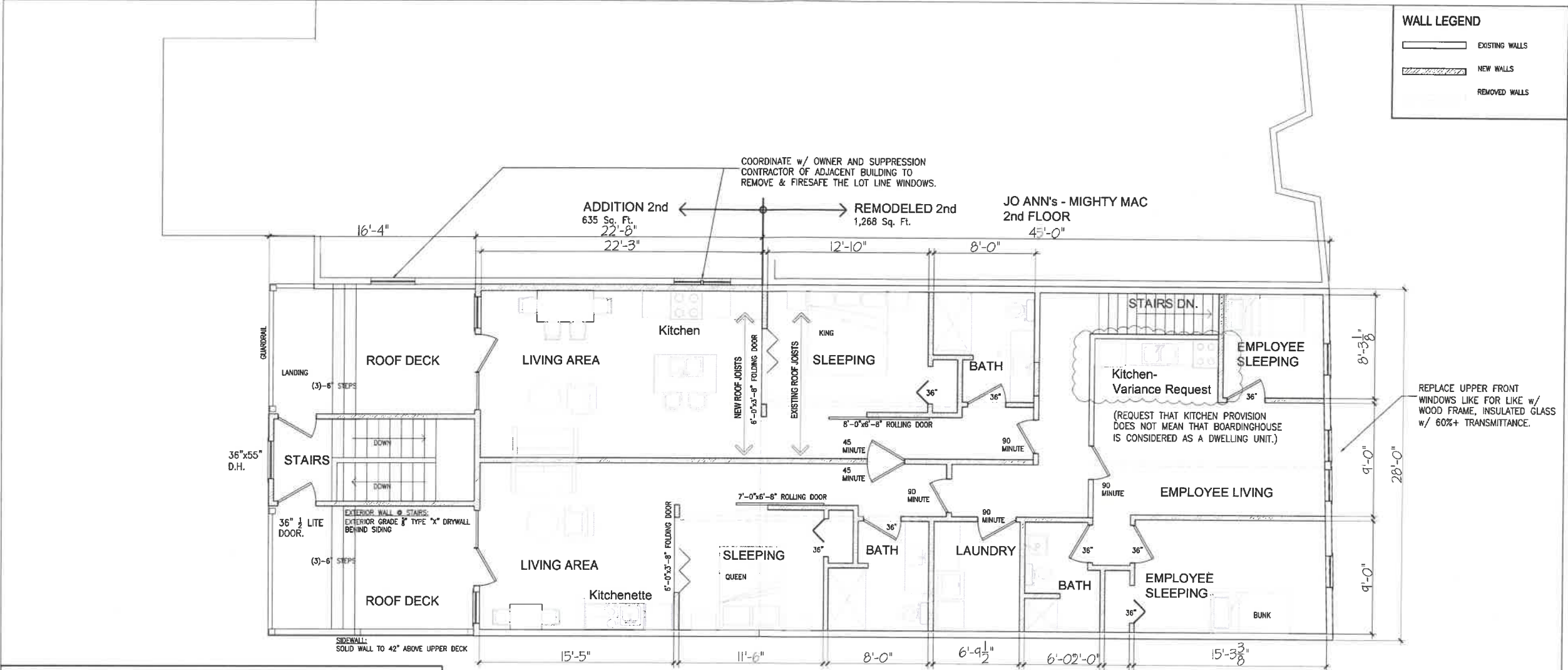
Richard Clements Architect, PLLC
 15215 Merry Lane
 Okemos, MI 49729
 989-370-3681

BENJAMIN of MACKINAC BUILDING REHAB
 7301 MAIN STREET
 MACKINAC ISLAND, MI

For Review
NOT FOR CONSTRUCTION

revised:
 date: MAR. 25, 2026 sheet:
 project: 2440
 SITE PLAN A1.0
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WALL LEGEND

	EXISTING WALLS
	NEW WALLS
	REMOVED WALLS

COORDINATE w/ OWNER AND SUPPRESSION CONTRACTOR OF ADJACENT BUILDING TO REMOVE & FIRESAFE THE LOT LINE WINDOWS.

JO ANN'S - MIGHTY MAC
2nd FLOOR
45'-0"

REPLACE UPPER FRONT WINDOWS LIKE FOR LIKE w/ WOOD FRAME, INSULATED GLASS w/ 60%+ TRANSMITTANCE.

Kitchen-Variance Request
(REQUEST THAT KITCHEN PROVISION DOES NOT MEAN THAT BOARDINGHOUSE IS CONSIDERED AS A DWELLING UNIT.)

Proposed 2nd FLOOR PLAN
SCALE: 1/4"=1'-0"

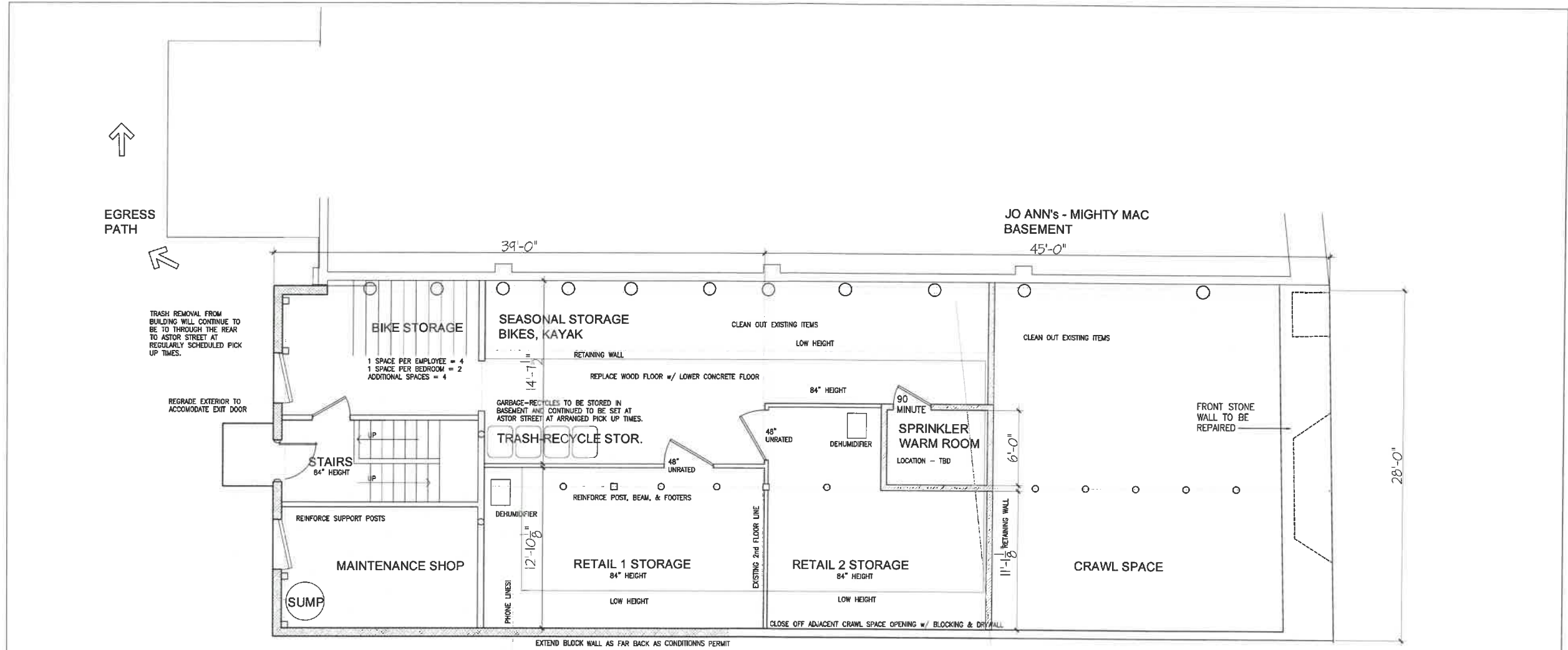
BUILDING AREAS

SITE AREA:	CURRENT LOT 130 = 2263 SQ. FT.
	BOTTOMLANDS APP. IN PROGRESS: = 666 SQ. FT.
	TOTAL BENJAMIN'S SITE AREA: = 2929 SQ. FT.
FIRST FLOOR:	REMAINS ENTIRELY AS RETAIL - 2320 SQ. FT.
BASEMENT:	REMAINS ENTIRELY AS RETAIL STORAGE - 1626 SQ. FT.
SECOND FLOOR:	HOUSING FOR 3 TO 4 EMPLOYEES IN NORTH UNIT - 545 SQ. FT.
	APARTMENT UNIT 1 - 626 SQ. FT. □ BOTH UNITS COMBINED 1144 SQ. FT.
	APARTMENT UNIT 2 - 518 SQ. FT. □
	(COMMON SPACE: NORTH & SOUTH STAIRS & HALL & LAUNDRY - 335 SQ. FT.)

BUILDING DENSITY

ALLOWABLE FAMILY RESIDENTIAL = SITE AREA: 2929 S.F. = 0.0672 ACRES x 30/ ACRE = 2 UNITS ALLOWED, 2 ACTUAL.
ALLOWABLE EMPLOYEE BOARDING = SITE AREA MINUS APARTMENTS/Common FLOOR AREA = 2929 S.F. - 1479 S.F. = 1450 S.F. REMAINING DIVIDED BY ONE EMPLOYEE PER 250 S.F. = 5 EMPLOYEE BOARDERS ALLOWED, 4 ACTUAL.

Richard Clements Architect, PLLC 19215 Merry Lane Okemos, MI 49739 989-370-3681	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*For Review* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026 project: 2440	sheet: A1.2
			Pro. 2nd FLOOR PLAN	copyright © 2026



Proposed BASEMENT PLAN
SCALE: 1/8"=1'-0"

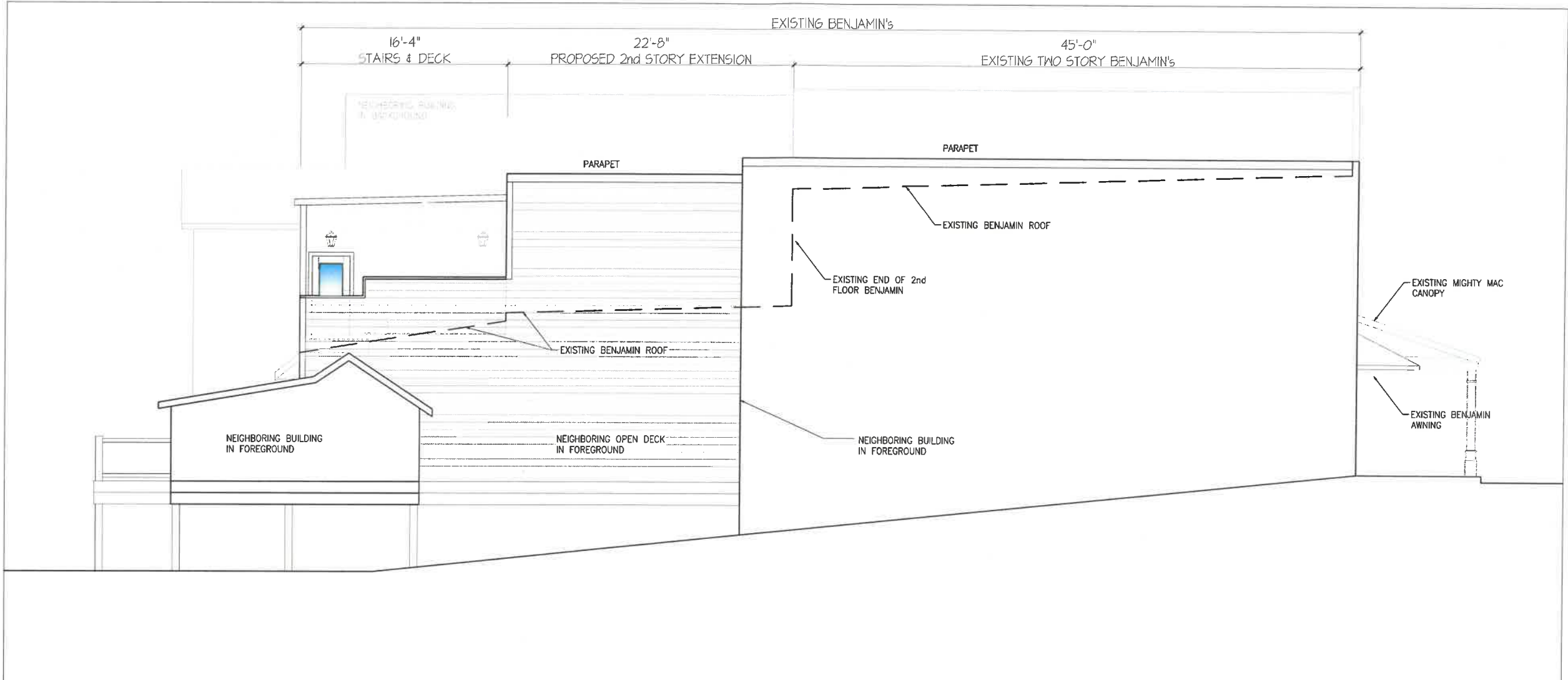
Richard Clements Architect, PLLC 12810 Merry Lane Okemos, MI 48869	BENJAMIN of MACKINAC BUILDING REHAB 7301 MAIN STREET MACKINAC ISLAND, MI	*For Review* NOT FOR CONSTRUCTION revised:	date: MAR. 25, 2026	sheet:
			project: 2440	A1.3
			Pro BASEMENT PLAN	copyright © 2026



PROPOSED SOUTH HARBOR ELEVATION
 SCALE 1" = 4'-0"

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			SOUTH ELEVATION	





PROPOSED EAST ELEVATION
 SCALE 1" = 4'-0"



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			EAST ELEVATION	

