

# CITY OF MACKINAC ISLAND

## AGENDA

### PLANNING COMMISSION

Tuesday, November 14, 2023 at 3:00 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.](#) October 10, 2023 Minutes
  - [b.](#) Special Meeting October 31, 2023
- V. **Adoption of Agenda**
- VI. **Correspondence**
- VII. **Staff Report**
  - a. HDC Meeting Summary
  - b. REU Update
  - c. Master Plan Update
- VIII. **Committee Reports**
- IX. **Old Business**
  - [a.](#) R323-008-061 Barnview Contingencies
  - [b.](#) MD23-026-085(H) Rose Gazebo Change of Use and Alterations
  - [c.](#) MD23-011-072(H) MICT Lennox Front Porch
- X. **New Business**
- XI. **Public Comment**
- XII. **Adjournment**

MINUTES

PLANNING COMMISSION

Tuesday, October 10, 2023 at 3:00 PM

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

---

**I. Call to Order**

The meeting was called to order at 3:00 P.M.

**II. Roll Call**

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Evashevski

**III. Pledge of Allegiance**

**IV. Approval of Minutes**

a. September 12, 2023 Minutes

Motion to approve the minutes as written.

Motion made by Myers, Seconded by Mosley.

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

**V. Adoption of Agenda**

Motion to adopt the Agenda as amended. The amendments include tabling Rose Gazebo at the applicants request and add HDC Study Committee update.

Motion made by Dufina, Seconded by Finkel.

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

**VI. Correspondence**

None

## VII. Staff Report

### a. HDC Meeting Summary

Finkel summarized the October 10th HDC meeting.

### b. REU Update

Burt stated he did not have an update for the REU's. All approved projects are moving forward with REU's. Burt gave an update on the start of the construction on the new water plant. Pictures were shown. Myers confirmed that Burt was aware of the Grand project.

### c. Master Plan Update

Myers reported there was a meeting on oct 9th. Meetings are now going to be Mondays before the Planning Commission meetings. Myers stated the survey has been extended until October 15th. The student survey was done at the school and 17 responded. The next meeting is November 13th.

## VIII. Committee Reports

Dufina gave an update on the HDC Study Committee. The Committee has finished the study and approved a final draft. The final draft was submitted to SHPO as required. The public hearing to receive comments is set for November 2 at 10 am. Anyone can comment or bring evidence showing any mistakes made on the draft. The final report will be presented within a year after the public hearing. The report is available on city website under announcements, then city government, then HDC. Pettit asked about the demolition moratorium. Myers stated it expired but City Council said if any applications come in, in the study area, they have to apply to HDC.

## IX. Old Business

### a. MD23-011-067(H) McGreevy Fence

Straus stated the application was approved in HDC today. Finkel stated he failed to mention that Neumann did a favorable review on this item. Myers asked about a site plan. Dombroski stated it is replacing a portion of the current fence therefore a site plan is not required.

Motion to approve.

Motion made by Myers, Seconded by Mosley.

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

b. C23-053-070(H) Trayser Demolition

Straus stated this was denied in HDC. Myers stated there is no action the planning commission can make since it was denied in the HDC. Motion to deny based on there being no grounds to review.

Motion made by Myers, Seconded by Finkel.

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

c. C17-055/56-027(H) Benser Mr. B's Basement Amendment

Dombroski stated that this is due to new FEMA requirements. Mr. B's has a major basement layout change to satisfy FEMA requirements. The basement is much smaller than originally proposed. Straus asked Evashevski about this project. Straus thought that it had expired. Under our ordinance there needs to be a request for an extension. Evashevski quoted section 20.09. Myers thought there was foundation work in the last year. Rocky from Bay recommended no basement and to do piles. The applicant agreed to piles. Rocky does not think anything after the seawall was done. Last year the applicant submitted a new site plan. This is an amendment to that application. Dufina asked if the exterior will be modified based on new basement plan. Dombroski stated that is a good question. Evashevski stated a performance bond is an option but would just have to figure out the purpose and how to implement. The Planning Commission would recommend and City Council would approve. To give the applicant time to join the meeting there was a Motion by Mosley, second by Myers to table the item until the end of the meeting. All in favor. Motion carries. When returning to the review of this item, the applicant still had not joined the meeting. The application is going to expire in the next couple of days. Motion to approve amendment. The file will expire in a couple of days so he will have to reapply starting with existing approvals. The applicant was tried to be reached but he was unable to reached.

Motion made by Myers, Seconded by Pettit.

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

d. Hoban Hill Contingencies

Doud stated the project is not yet condominiumized. It will be some time. Doud went through everything they submitted for the contingencies. Evashevski confirmed that the contingencies as submitted are OK. All agreed. Motion to accept contingencies for A, B, C, and D, and the new site plan for unit C.

Motion made by Myers, Seconded by Martin.

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

e. R121-004-040 Erbel Propane Tank Amendment

Pettit talked to applicant and determined the placement is good. Dombroski believes the tanks will be placed on paving stones.

Motion to approve.

Motion made by Dufina, Seconded by Mosley.

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

f. R423-065-054 Bazinau Shed

Variance was approved. Myers asked if siding was going to be used. Bazinau stated yes, to match the house.

Motion to approve.

Motion made by Finkel, Seconded by Mosley.

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

**X. New Business**

a. MD23-026-085(H) Benser Porter Change of Use Rose Gazebo Building

The applicant requested to table

b. R123-025-088 Jim Murray Fence

Murray stated he would like to install a 48" or less wood fence with 3" space between pickets. The fence will have a curved 4' wide arch gate that swings in. The fence will run to neighbors' lilac and the neighbor has submitted written approval. There will also be a paved walkway. Murray stated the fence will be white with the better side facing out.

Motion to approve a maximum 48" high fence with a gate no higher than 10', that swings in.

Motion made by Mosley, Seconded by Finkel.

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

c. Grand Hotel Retaining Wall Discussion

Straus stated there is a problem with the road at the curve by the Grand Hotel. They are awaiting final engineering report, but will have to install a retaining wall. Michael McHale with Davidson stated they have contracted with Patrick Machin, Architect, and Power Construction. Machin presented the proposed plans so far. Machin

stated that soil borings are being done to identify what is going on. The slope is failing and taking the road with it. Retaining wall is being proposed to be made of Ready-Rock blocks that weigh 2500 to 6000 lbs per piece. Photographs were shown of the proposed stone. Minor stormwater improvements will also have to be done. Planter blocks that have a 16" gap between the wall and blocks that allows for plantings will be placed in strategic locations. A 15' berm will be placed in front of the wall. A new sidewalk and asphalt paving will be built. There will be a slight change to the width of the road. They considered running the sidewalk the whole length but Straus informed them that will further narrow the road, that is already narrow. Straus asked what the backfill will be. Machin stated crushed stone. The wall will be 15' tall and run about 150'. There will be a 15' ledge that runs the whole length. The ledge will be soil, and plantings can be planted. Dufina asked about the concrete rail posts. Machin stated they will be painted white. Rocky addressed how they will get all the material to the site. An area at British Landing will be used for the storage. Rocky will put together all the plans for construction. Pettit asked how many yards of gravel they will need. Machin stated they have not figured that out yet. Rocky stated they can bring 6 or 7 trucks on the barge at a time. Rocky recommended putting the color pigment inside the concrete so they will not need to paint all the time. In addition the plantings will cover some of the block as well. Straus asked how this project will coordinate with the facade project. Rocky stated he is already talking with Spence Brothers to work together. They will video tape the route prior to starting so we can see any damages. Myers asked about the color of the stone. Neumann suggested a texture and color that mimics the natural limestone. The block will have air in the block that will allow for expansion and contraction. Straus asked if they could remove the existing invasive planting. Rocky will work with Trish Martin in selecting the plantings to be used. Myers asked when they will have final plans. Machin stated 2 to 3 weeks. Motion to schedule a special meeting for Tuesday October 31st 9:00 am. to discuss a formal application. Jurcak asked if they could go to council for vehicles. They told him yes. Dufina asked about the posts and railings. Rocky said it is iron and painted black. Jurcak confirmed that they don't need a street cut. Evashevski will confirm.

Motion made by Straus, Seconded by Mosley.

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

d. R423-011-089 MIHC Lot 11 Shed

The applicant would like to build a shed that falls on the lot line between two lots, as show on the site plan. Motion to approve the shed sitting on the lot line.

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

Voting Abstaining: Pettit

e. R423-012-090 MIHC Storage Shed Lot 12

The applicant would like to build a shed that falls on the lot line between two lots, as show on the site plan. Motion to approve the shed sitting on the lot line.

Motion made by Mosley, Seconded by Finkel.

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

Voting Abstaining: Pettit

f. R423-015-091 MIHC Shed Lot 15

The applicant would like to build a shed that falls on the lot line between two lots, as show on the site plan. Motion to approve the shed sitting on the lot line.

Motion made by Dufina, Seconded by Martin.

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

Voting Abstaining: Pettit

g. R423-016-092 MIHC Shed Lot 16

The applicant would like to build a shed that falls on the lot line between two lots, as show on the site plan. Motion to approve the shed sitting on the lot line.

Motion made by Dufina, Seconded by Martin.

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

Voting Abstaining: Pettit

h. R323-007-082 Hoban Hill Demolition

Doud stated all has been submitted. He also has an equipment plan. Myers read aloud section 20.06 regarding posting notice for seven days. The Building Department will provide the sign to post. All three of the buildings are on one of the parcels. Doud stated the sewer line needs to be moved. They would like to start the other work before doing the demolition and confirmed that is OK. One of the buildings is being relocated off island. This is still considered demolition. Myers confirmed that all utilities will be disconnected. Myers went over required steps in the ordinance and confirmed with the applicant that he has a plan for all. Myers confirmed no asbestos. Applicant acknowledged that work will stop if archeological remains are found. Motion to approve.

Motion made by Pettit, Seconded by Dufina.

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

Voting Abstaining: Mosley

i. 2024 Meeting Dates for Approval

Motion to approve dates as presented.

Motion made by Martin, Seconded by Dufina.

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

j. Rosemary Lounsbury Lot Split/Combination

Evashevski stated there is currently no procedure for lot splits. It needs to be approved by Council. This will be signed by the school board. Jason St Onge has reviewed all and is ok with the agreement. This is for a split off school property that is within Lounsbury's fenced yard. Very narrow strip of land that is requesting to be split off the schools Burrough lot and combined with Lounsbury's lot so she does not have any issues selling the property. When Straus asked about the site plan Dombroski stated Pereny was rushed to put the package together and he does not see the site plan, but one was submitted by Neil Hill. Dombroski was able to review it. The lot line was established one foot on the back side of her house. She has been using this for years. Mosley confirmed the school board is good with the plan. Motion to send to council with a positive recommendation and to waive the application fee.

Motion made by Mosley, Seconded by Martin.

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

**XI. Public Comment**

Straus asked Evashevski if the application can be changed to 8.5 x 11. Evashevski confirmed that would be OK and all Commissioners were fine with the change.

**XII. Adjournment**

Motion to adjourn.5:19

Motion made by Martin, Seconded by Myers.

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

---

Michael Straus, Chair

---

Katie Pereny, Secretary



MINUTES

PLANNING COMMISSION SPECIAL MEETING

Tuesday, October 31, 2023 at 9:00 AM

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

---

**I. Call to Order**

The meeting was called to order at 9:05 AM.

**II. Roll Call**

PRESENT

Trish Martin

Jim Pettit

Ben Mosley

Mary Dufina

Lee Finkel

ABSENT

Michael Straus

Anneke Myers

**III. Pledge of Allegiance**

**IV. Adoption of Agenda**

Motion to adopt the Agenda as written.

Motion made by Mosley, Seconded by Dufina.

Voting Yea: Martin, Pettit, Mosley, Dufina, Finkel

**V. Correspondence**

None

**VI. Staff Report**

None

**VII. Committee Reports**

None

## VIII. Old Business

### a. HB23-001-094 Grand Hotel Retaining Wall

Jurcak addressed the Commission regarding the necessity for the retaining wall at the hotel. Jurcak stated that all other projects have been placed on hold this season, other than the facade and carousel mall, so the road issue can be corrected. Pettit asked if the road will be closed all season and Jurcak stated it will be. Dufina asked if anything Jurcak has submitted anything other than what was included in the packet. Patrick Machin addressed the project plans. Finkel asked if they will be repaving the road. Machin referred him to page C4.0 to see the area to be repaved which will be about 2 layers (3"). Machin went over the plans page by page. Pettit asked about the sewer line which he was told is new and will not need to be replaced. None of the project is on State Park, but their roads will be used to transport materials. Dufina asked if the State Park is aware. Jurcak stated he is going to present the plans to Steve Brisson once the Planning Commission has approved the project. Richard Chambers described the material movement plans. Dufina stated we need to have the route plans in writing. Jurcak stated he can provide that today. Dufina pointed out the items that need to be provided per the Site Plan Checklist portion of the application. Chambers stated they will be presenting the plan to the school board on November 16th to bring them up to speed. Jurcak stated they will not be moving anything through the school yard. Dombroski confirmed that plantings will be included on the wall as previously discussed. Motion to approve contingent on the receipt of written responses to items 10, 11, 12, and 13 on the Site Plan Review Checklist which address items 14-16 in the Ordinance, and agreement with the State Park. Dufina asked that the application be corrected which shows Richard Chambers as owner.

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

## IX. New Business

None

## X. Public Comment

None

## XI. Adjournment

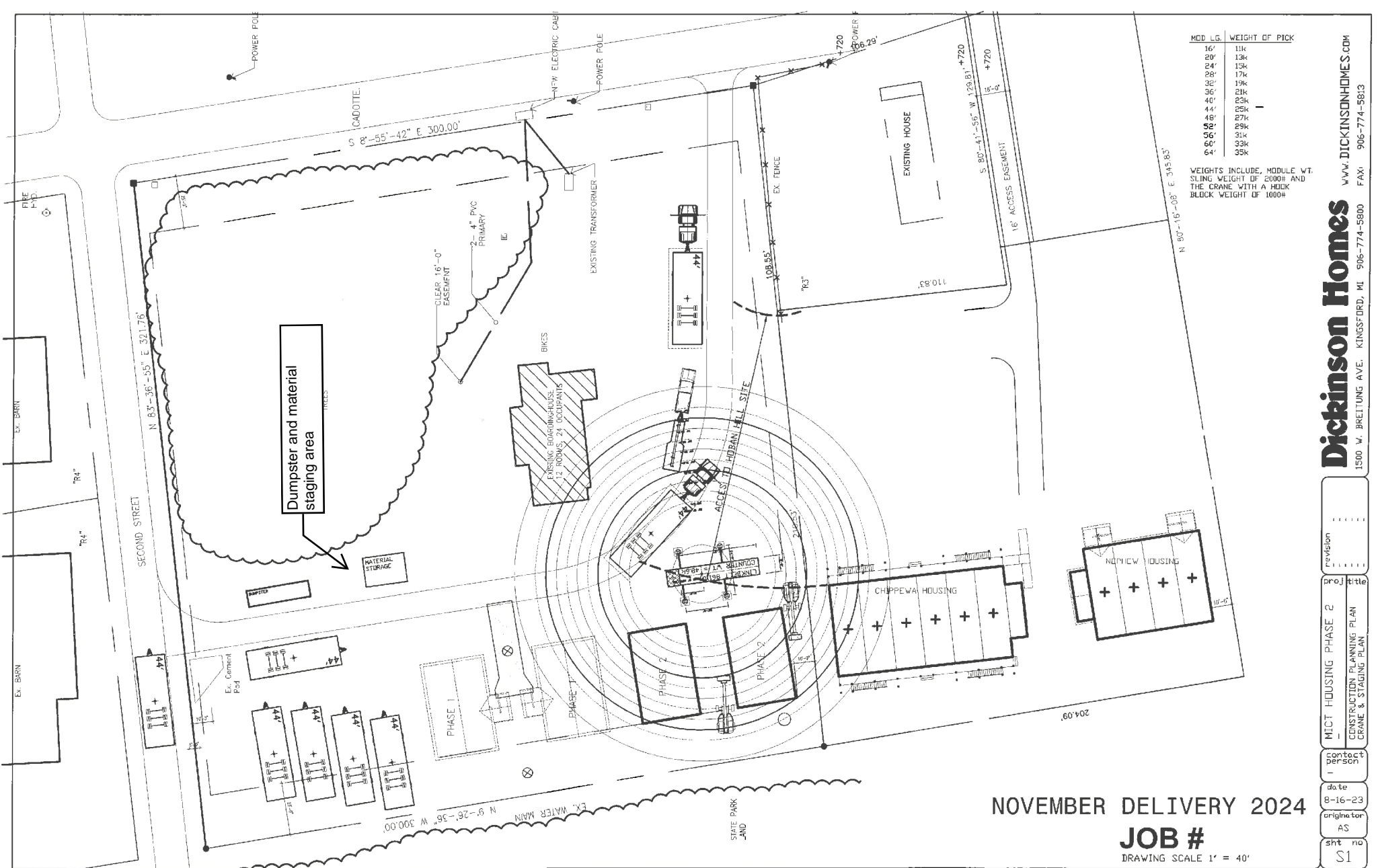
The meeting was adjourned at 9:56 AM

---

Lee Finkel, Acting Chairman

---

Katie Pereny, Secretary



MOD LG.	WEIGHT OF PICK
16'	11k
20'	13k
24'	15k
28'	17k
32'	19k
36'	21k
40'	23k
44'	25k
48'	27k
52'	29k
56'	31k
60'	33k
64'	35k

WEIGHTS INCLUDE, MODULE WT. SLING WEIGHT OF 2000# AND THE CRANE WITH A HOOK BLACK WEIGHT OF 1000#

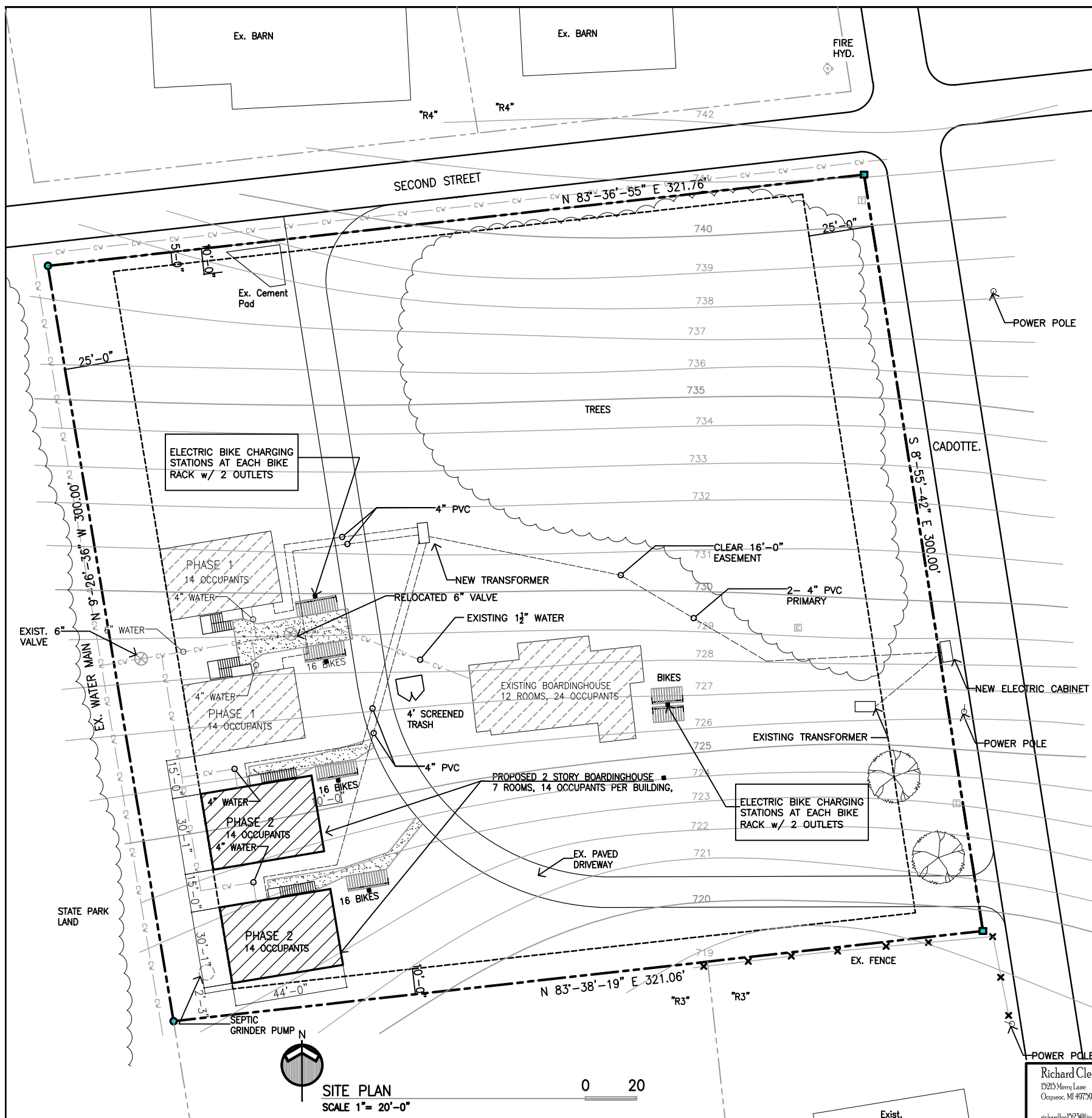
WWW.DICKINSONHOMES.COM  
 1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800  
 FAX: 906-774-5813

**Dickinson Homes**

revision	.....
proj	title
MICT HOUSING PHASE 2	CONSTRUCTION PLANNING PLAN
1	CRANE & STAGING PLAN
designed	.....
checked	.....
date	8-16-23
originator	AS
sheet no	S1

NOVEMBER DELIVERY 2024  
**JOB #**  
 DRAWING SCALE 1' = 40'

H:\DLG\23\44497\CHIPPWA HOUSING 1316\_A1.0\_HH Site Planning, 9/25/2023 10:08:13 AM, Albert Sarber



**SITE INFORMATION:**  
 ZONED: R3

LOT AREA 96,007 s.f = 2.2 ACRES

**PROPOSED PROJECT:** TWO PHASE 2 EMPLOYEE HOUSING UNITS ON THE SITE

**DENSITY CALCULATION:**  
 ALLOWABLE: 1 BOARDER PER 500 S.F. OF SITE AREA

**ALLOWABLE DENSITY** = 96,007 s.f. / 1 per 500 s.f. = 192 ALLOWED.

CURRENT BOARDINGHOUSE OCCUPANTS: 24  
 CURENT PHASE 1 OCCUPANTS: 28  
 PROPOSED PHASE 2 OCCUPANTS: 28 (14 occupants x 2 buildings)  
 TOTAL PROPOSED OCCUPANTS: 80

**ALLOWABLE LOT COVERAGE** = 40% x 96,007 s.f. = 38,402 s.f.

**ACTUAL LOT COVERAGE:**

EXISTING BUILDING	= 2,102 s.f.
PHASE 1 BUILDINGS	= 2,612 s.f.
PHASE 2 BUILDINGS	= 2,800 s.f.
DRIVEWAY/WALKS:	= 6,100 s.f.
TOTAL IMPERVIOUS	= 13,614 s.f. = 14.2%

**LEGAL INFORMATION:**  
 LOT 8, ASSESSOR'S PLAT OF HARRISONVILLE, PRIVATE CLAIM 110, T40N, R3W, MACKINAC ISLAND, MACKINAC COUNTY MICHIGAN.  
 TAX I.D. #: 051-630-008-00

2287 CADOTTE AVE.  
 MACKINAC ISLAND, MI, 49757

- SITE NOTES:**
- BICYCLE PARKING RACKS ARE PROVIDED AT THE EXISTING AND PROPOSED BUILDINGS AT A RATE OF 1 PER OCCUPANT.
  - COMMON SCREENED TRASH, w/ 4'-0" HEIGHT LAPPED SIDING SCREEN WALL w/ GATES.
  - LIGHTING - NO AREA LIGHTING PROPOSED. COACH 15W LED's LIGHTING PROVIDED AT BUILDING ENTRANCES SHIELDED TO CONFINE LIGHT WITHIN THE SITE.
  - STORMWATER HARD SURFACES INCREASE FROM 8.5% PRE DEVELOPMENT TO 14.0% POST DEVELOPMENT AND SHALL CONTINUE TO DRAIN TO AND ABSORB INTO CURRENT GRASS AND VEGETATION. BASED ON LOW IMPERVIOUS TO PERVIOUS RATIO AND WIDE DISPERSION OF HARD SURFACES, NO STORMWATER RETENTION IS DEEMED NECESSARY.

**LEGEND:**

	IRON
	CONCRETE
	ELECTRIC BOX
	TELEPHONE BOX
	FIRE HYDRANT
	PROPERTY LINE
	SETBACK LINE
	FENCE
	EDGE OF TREES
	SANITARY LINE
	WATER LINE
	U.G. ELECTRIC

**SITE PLAN**  
 SCALE 1" = 20'-0"  
 0 20

Richard Clements Architect, PLLC 1520 Merry Lane Oshtemo, MI 49759 richardc@1523@ire.com 989-370-3681	<b>CARRIAGE TOURS EMPLOYEE HOUSING</b>	rev: Oct. 18, 2023 for: E-Bike Charging	prior: July 21, 2022 project: 2203	sheet: A1.0
	2287 CADOTTE MACKINAC ISLAND MI,	rev: Aug. 14, 2023	SITE PLAN	COPYRIGHT © 2023
		rev: Apr. 24, 2023		

# Mackinac Island Travel Route

Section IX, Itema.

## ROUTE FOR ALL BARNVIEW BUILDINGS





## Equipment Needed for Hauling and setting:

- 2 Tractors For Hauling Mods
- 9 Trailers
- 1 Set Truck with Sling Trailer
- 1 Crane
- 1 Semi Truck with Counter Weight for Crane
- 2 Boom Lifts
- 1 Front End Loader
- 1 Police Escort

## Equipment Needed For Foundation and Underground Utilities:

- 1 Excavator
- 1 Mini Excavator
- 2 Dump Trucks
- 1 Skid-steer
- 1 Front end Loader
- 1 Or More Dumpsters

Mackinac Island Carriage Tours Barnview Phase 2 Site Plan Checklist Addendum

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).

See attached route map for building modules and dumpsters.  
See attached anticipated vehicle list.  
We are scheduling the modules to be delivered and installed in the fall to alleviate frost law delays.

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.

See attached Set Plan. A dumpster or 2FTer will be on site at all times. When not available trash will be stored on site out of view from Cadotte Ave. Barrier tape will surround the foundations until the housing modules are placed.

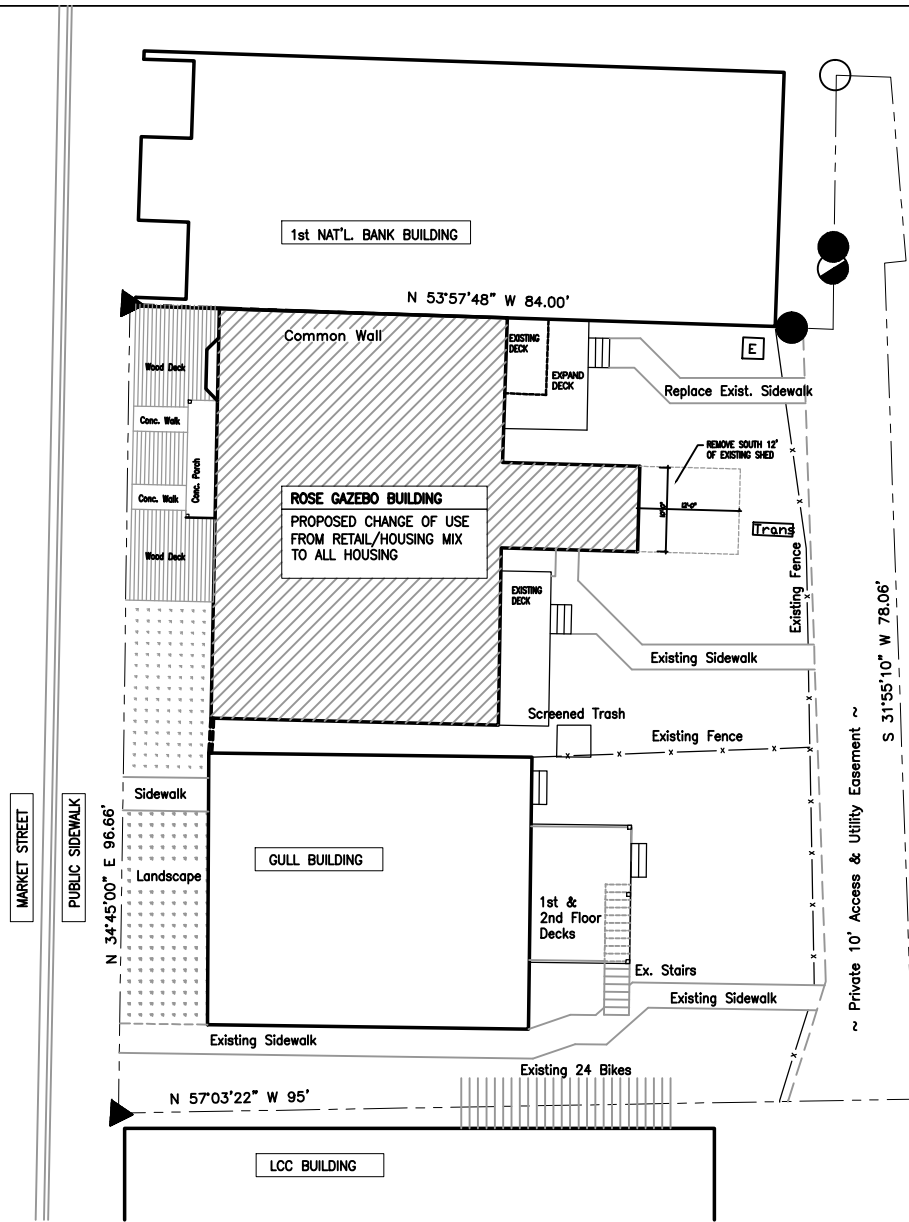
13. Proposed construction start date and estimated duration of construction.

Start Oct. 2024, Finnish May 2025

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

See attached site plan for proposed locations of Ebike charging stations.





- Found Property Iron
- △ Found Nail in Conc
- ▶ Set Nail in Conc
- Set Property Iron #27447

**ZONING INFORMATION:** DISTRICT: MD

SITE PLAN INFORMATION BASED ON A SURVEY BY NEIL E. HILL, P.S. #27447, ST. IGNACE, MICHIGAN.

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN  
PROPERTY # 051-550-026-00

LOT AREA: 8,945 SQUARE FEET (0.20 ACRES)  
NO CHANGE TO HEIGHT.

**LOT COVERAGE:**

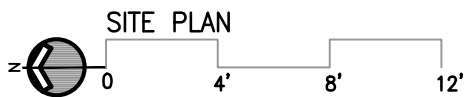
- ROSE BUILDING STOR. AREA REMOVED = -120 Sq. Ft.
- GULL FRONT DECK AREA REMOVED = -255 Sq. Ft.
- ADDED FRONT ROSE DECK AREA = +100 Sq. Ft.
- ADDED REAR ROSE DECK AREA = +85 Sq. Ft.

NET CHANGE TO LOT COVERAGE = 190 Sq. Ft. REDUCTION

ALLOWABLE DENSITY = 1 OCCUPANT per 500 S.F. OF SITE AREA.  
8,945 S.F. / 500 = 17 OCCUPANTS ALLOWED.

**PROPOSED DENSITY:**

- 2 OCCUPANTS AT 1st FLOOR GULL BUILDING
  - 2 OCCUPANTS AT 2nd FLOOR GULL BUILDING
  - 2 OCCUPANTS AT EXISTING UNIT IN ROSE BUILDING
  - 2 OCCUPANTS AT PROPOSED UNIT IN ROSE BUILDING
- 8 OCCUPANTS TOTAL



SITE PLAN

Richard Clements Architect, PLLC

15215 Merry Lane  
Oshtemo, MI 49759

richardlee1523@live.com

989-370-3681

ROSE GAZEBO

7407 MARKET STREET  
MACKINAC ISLAND, MI

date: Oct. 23, 2023

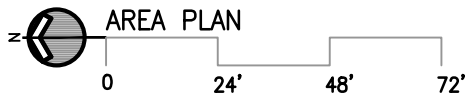
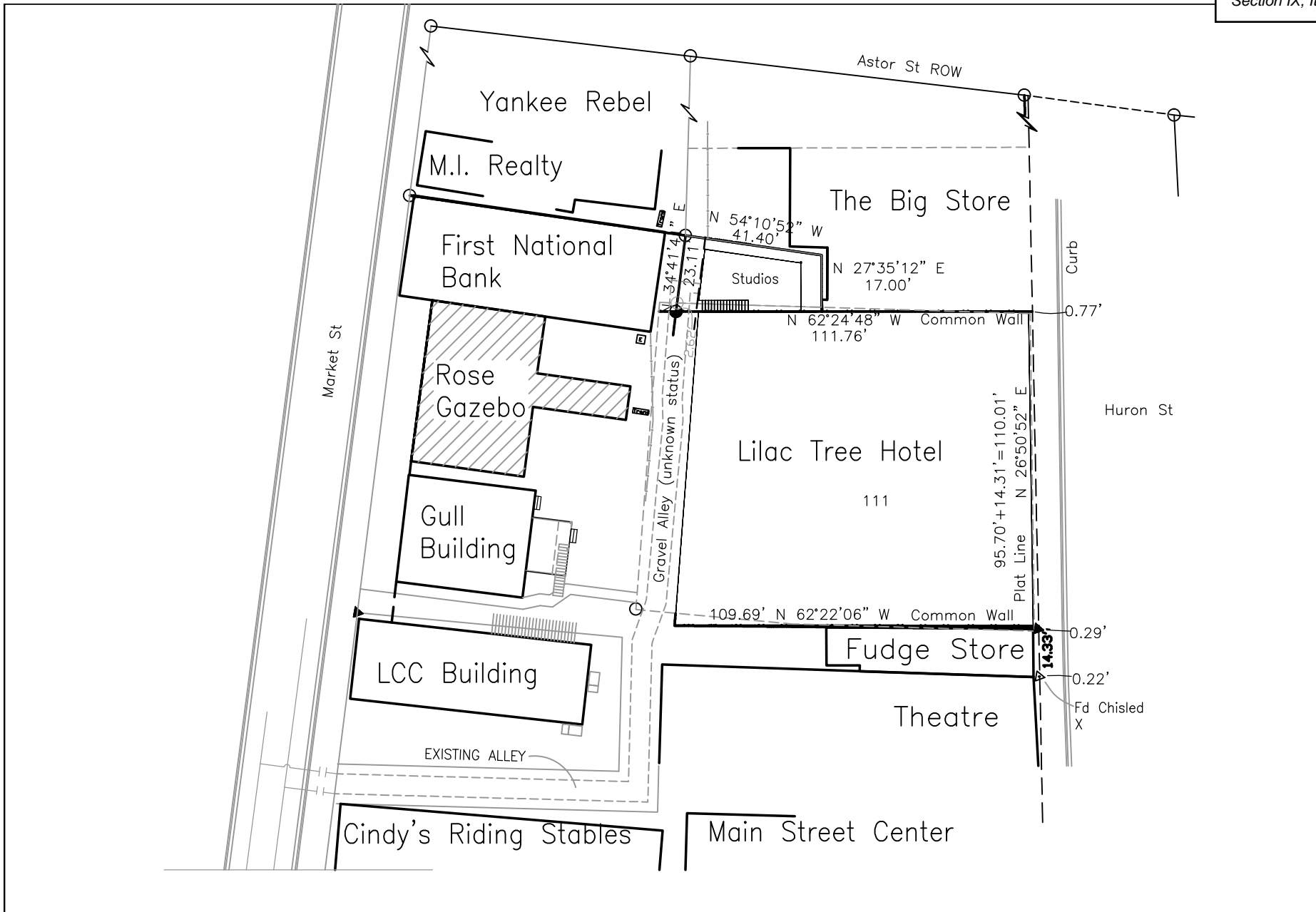
project: 2328

SITE PLAN

sheet:

A0.0

COPYRIGHT © 2023



Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1523@live.com 989-370-3681	ROSE GAZEBO	date: Oct. 23, 2023 project: 2328	sheet:
	7407 MARKET STREET MACKINAC ISLAND, MI	AREA PLAN	A0.1 COPYRIGHT © 2023

BANK BUILDING

EXISTING RETAIL SPACE-700 sf

RETAIL

STOR.

DECK

Wood Deck

Conc. Walk

Conc. Walk

Conc. Porch

STORAGE

Utility

EXISTING UNIT

LIVING

SKYLIGHT

(2 PERSONS)

Laundry

BATH

DECK



EXISTING PLAN

0 4' 8'

MARKET STREET

PUBLIC SIDEWALK

GRASS

BEDROOM

OFFICE

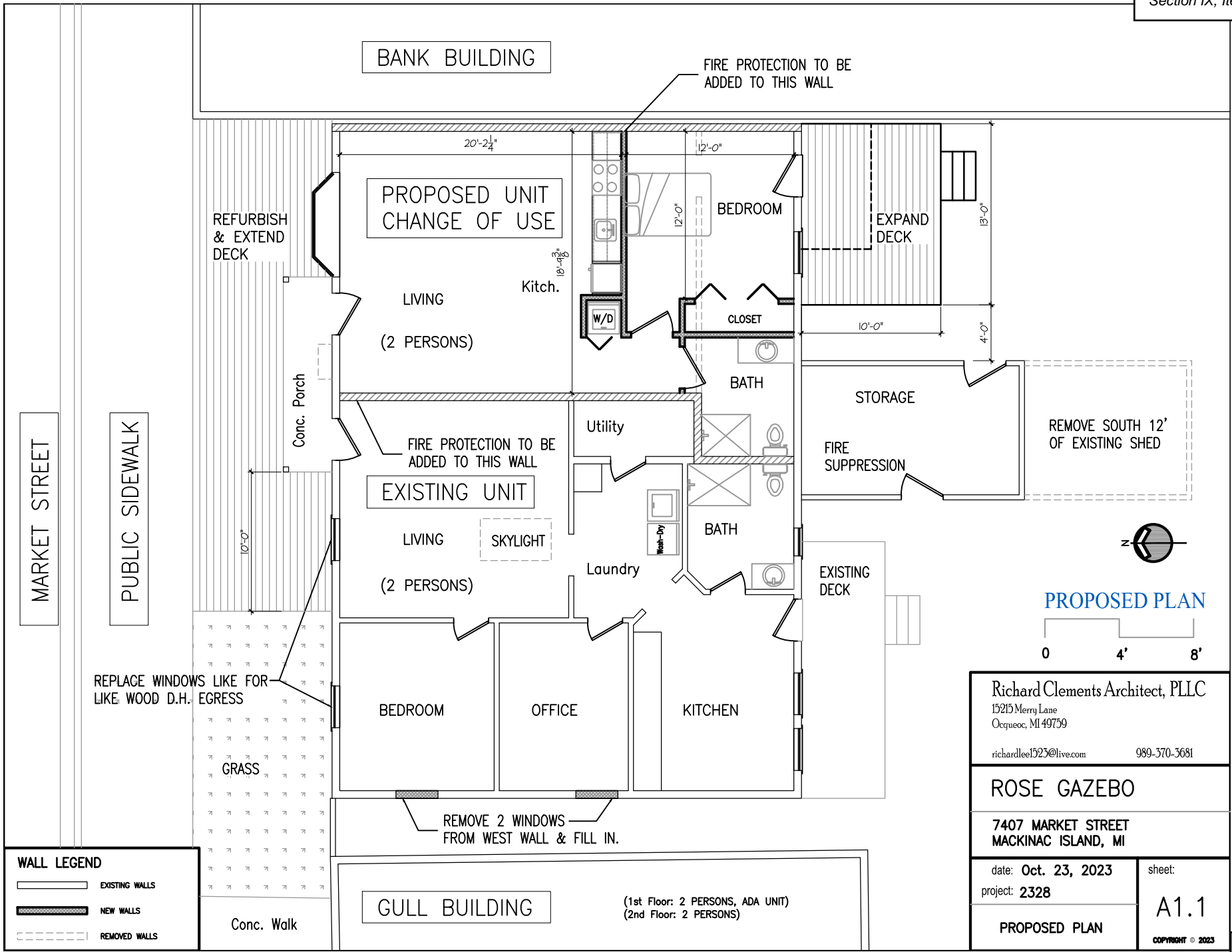
KITCHEN

Conc. Walk

GULL BUILDING

(1st Floor: 2 PERSONS, ADA UNIT)  
(2nd Floor: 2 PERSONS)

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1523@live.com 989-370-3681	
ROSE GAZEBO	
7407 MARKET STREET MACKINAC ISLAND, MI	
date: Oct. 23, 2023	sheet:
project: 2328	A1.0
EXISTING PLAN	
COPYRIGHT © 2023	



MARKET STREET

PUBLIC SIDEWALK

BANK BUILDING

PROPOSED UNIT  
CHANGE OF USE

FIRE PROTECTION TO BE  
ADDED TO THIS WALL

REFURBISH  
& EXTEND  
DECK

LIVING  
(2 PERSONS)

Kitch.

BEDROOM

EXPAND  
DECK

W/D

CLOSET

BATH

STORAGE

REMOVE SOUTH 12'  
OF EXISTING SHED

EXISTING UNIT

LIVING  
(2 PERSONS)

SKYLIGHT

Utility

BATH

FIRE SUPPRESSION

Laundry

Wash-Dry

EXISTING  
DECK

PROPOSED PLAN

REPLACE WINDOWS LIKE FOR  
LIKE WOOD D.H. EGRESS

GRASS

BEDROOM

OFFICE

KITCHEN

REMOVE 2 WINDOWS  
FROM WEST WALL & FILL IN.

GULL BUILDING

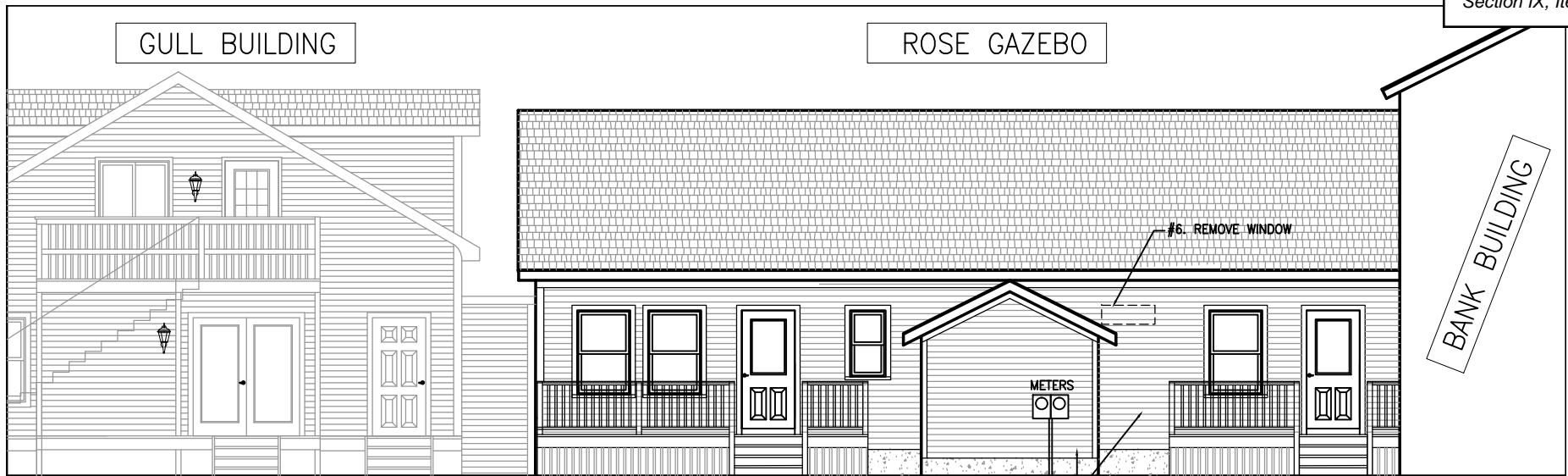
(1st Floor: 2 PERSONS, ADA UNIT)  
(2nd Floor: 2 PERSONS)

WALL LEGEND

- EXISTING WALLS
- NEW WALLS
- REMOVED WALLS

Conc. Walk

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1525@live.com 989-370-3681	
ROSE GAZEBO	
7407 MARKET STREET MACKINAC ISLAND, MI	
date: Oct. 23, 2023	sheet:
project: 2328	A1.1
PROPOSED PLAN	
COPYRIGHT © 2023	



GULL BUILDING

ROSE GAZEBO

BANK BUILDING

SOUTH ELEVATION

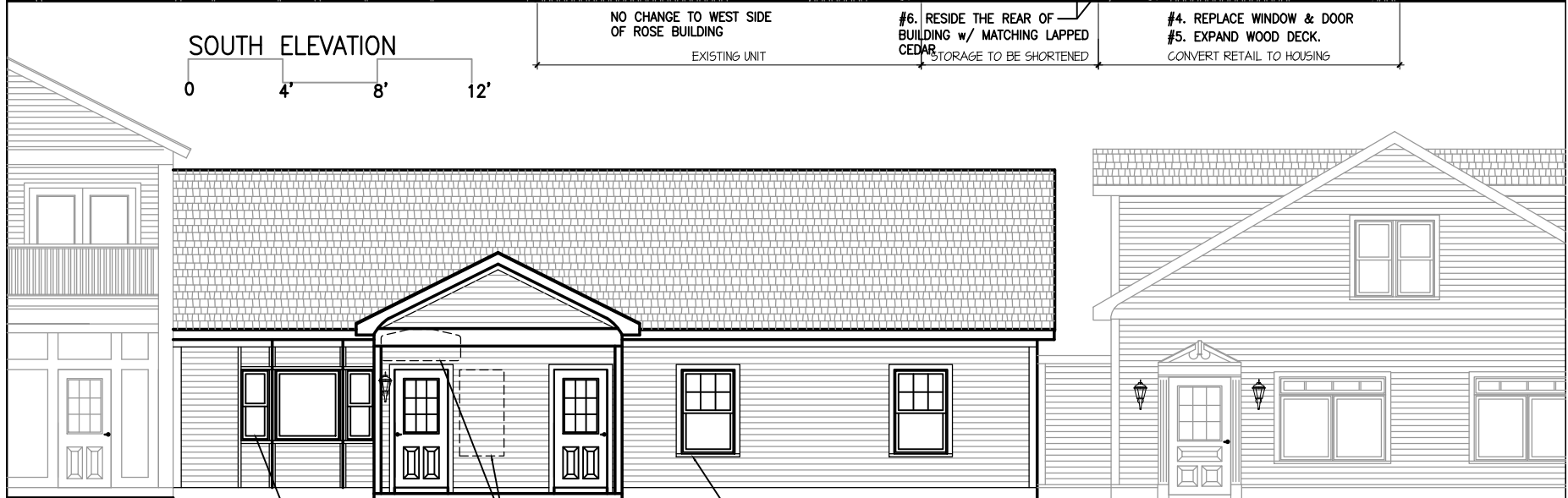
0 4' 8' 12'

NO CHANGE TO WEST SIDE OF ROSE BUILDING  
EXISTING UNIT

#6. RESIDE THE REAR OF BUILDING w/ MATCHING LAPPED CEDAR SIDING & TRIM LIKE FOR LIKE  
STORAGE TO BE SHORTENED

#4. REPLACE WINDOW & DOOR  
#5. EXPAND WOOD DECK.  
CONVERT RETAIL TO HOUSING

#6. REMOVE WINDOW



BANK BUILDING

ROSE GAZEBO

NORTH STREET ELEVATION

0 4' 8' 12'

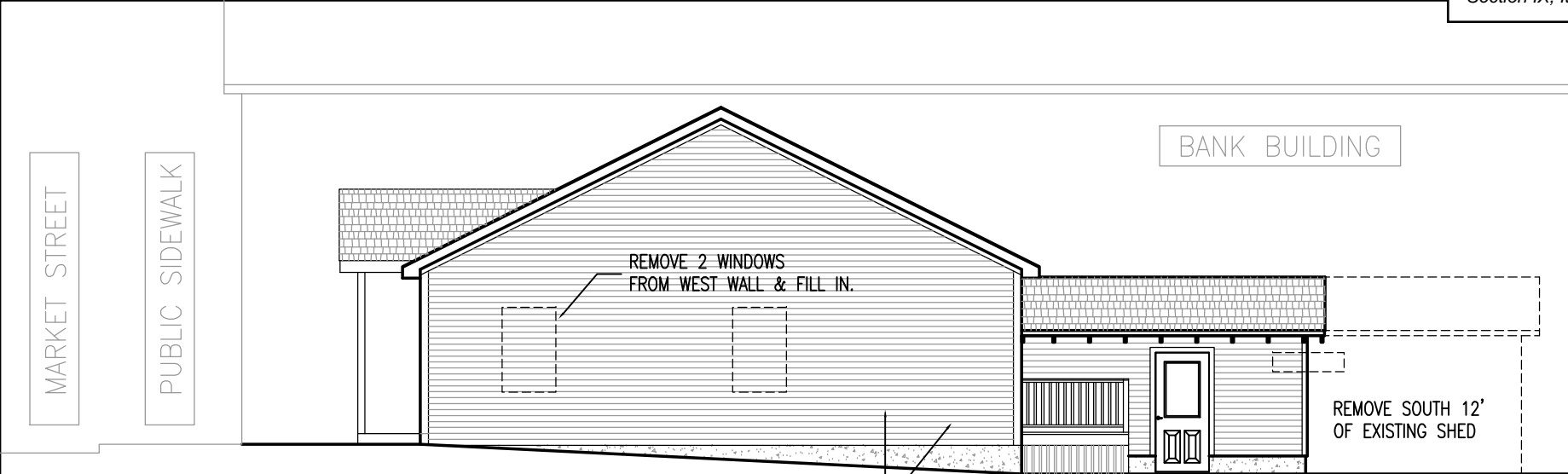
GULL BUILDING

#1. REMOVE RETAIL SIGN & DISPLAY BOX

#2. REPLACE EXISTING WOOD WINDOWS LIKE FOR LIKE, CLEAR GLASS, VLT = 60%+

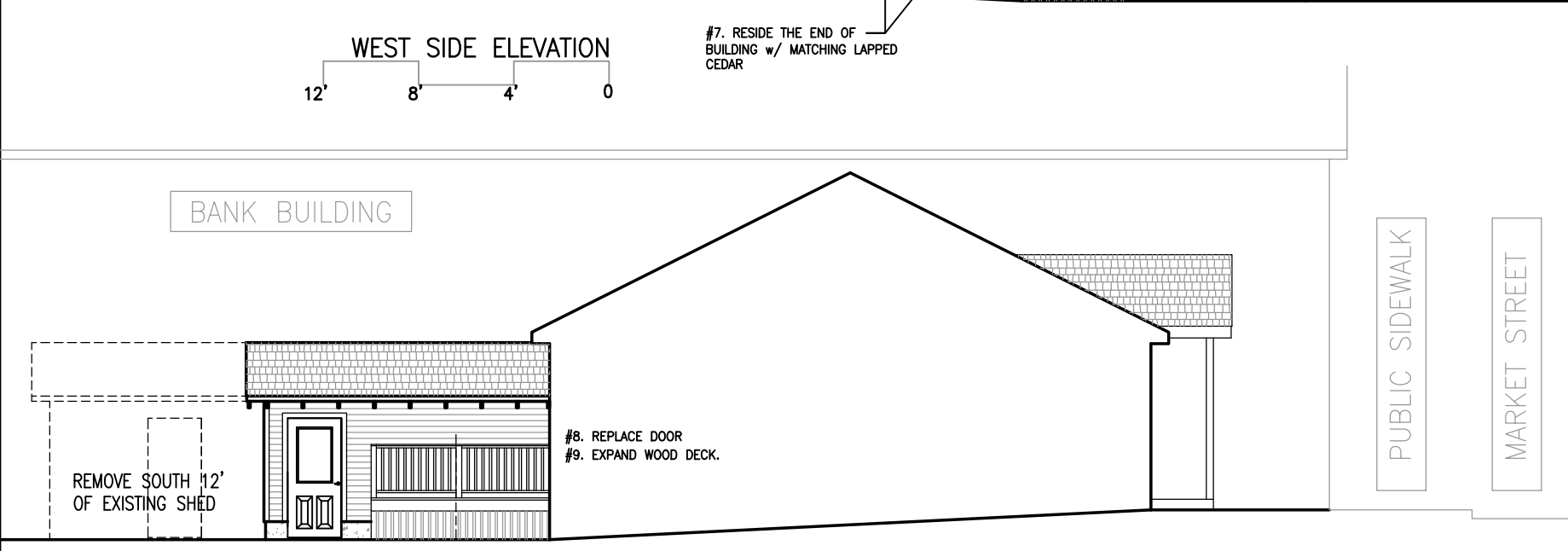
#3. RESIDE w/ PAINTED CEDAR LAPPED SIDING & TRIM LIKE FOR LIKE

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1523@live.com 989-370-3681	ROSE GAZEBO 7407 MARKET STREET MACKINAC ISLAND, MI	date: Oct. 23, 2023 project: 2328 ELEVATIONS	sheet: A1.2 COPYRIGHT © 2019
---	--	--	------------------------------------



WEST SIDE ELEVATION  
12' 8' 4' 0'

#7. RESIDE THE END OF BUILDING w/ MATCHING LAPPED CEDAR



EAST SIDE ELEVATION  
0 4' 8' 12'

Richard Clements Architect, PLLC 15215 Merry Lane Ocqueoc, MI 49759 richardlee1523@live.com 989-370-3681	ROSE GAZEBO	date: Oct. 23, 2023 project: 2328	sheet:
	7407 MARKET STREET MACKINAC ISLAND, MI	ELEVATIONS	A1.3 COPYRIGHT © 2019



STREET VIEW OF ROSE



STREET VIEW OF ROSE



ALLEY VIEW OF GULL



STREET VIEW OF GULL

NO CHANGES TO  
THESE ELEVATIONS

Richard Clements Architect, PLLC  
15215 Merry Lane  
Ocequeoc, MI 49759  
richardlee1523@live.com 989-370-3681

ROSE GAZEBO

7407 MARKET STREET  
MACKINAC ISLAND, MI

date: Oct. 23, 2023  
project: 2328

PHOTOS

sheet:

A2.1

COPYRIGHT © 2023



ALLEY VIEW OF EXISTING ROSE UNIT



ALLEY VIEW OF ROSE RETAIL



ALLEY VIEW OF EXISTING ROSE UNIT



ALLEY VIEW OF ROSE RETAIL AND BANK

Richard Clements Architect, PLLC  
15215 Merry Lane  
Oshtemo, MI 49759  
richardlee1523@live.com 989-370-3681

ROSE GAZEBO

7419 MARKET STREET  
MACKINAC ISLAND, MI

date: Oct. 23, 2023  
project: 2328

PHOTOS

sheet:

A2.2

COPYRIGHT © 2023

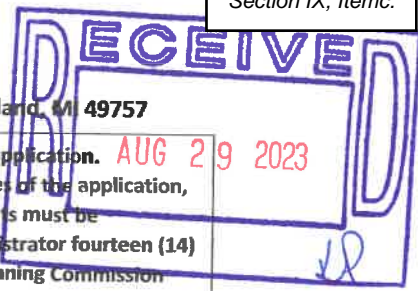


CITY OF MACKINAC ISLAND  
PLANNING COMMISSION & BUILDING DEPARTMENT  
APPLICATION FOR ZONING ACTION

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

**APPLICANT:**  
Mackinac Island Carriage Tours  
PO Box 400 Mackinac Is MI 49757  
906-847-3307 andy@mict.com  
Phone Number Email Address

Please complete both sides of application. **AUG 29 2023**  
The Fee and fourteen (14) 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 & 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? YES  
Are REU's Required? How Many? NO /

**Type of Action Requested:**

Standard Zoning Permit \_\_\_\_\_ Appeal of Planning Commission Decision  
 Special Land Use \_\_\_\_\_ Ordinance Amendment/Rezoning  
 Planned Unit Development \_\_\_\_\_ Ordinance Interpretation  
 Other Variance (Front Setback)

**Property Information:**

A. Property Number (From Tax Statement): 051-550-011-00  
B. Legal Description of Property: Attached  
C. Address of Property: 7396 Market St  
D. Zoning District: Market  
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.): NA  
J. FAA Approval Documents Attached: NA  
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):  
Commercial office/boarding house  
Proposed Use: Commercial office/boarding house

File No. MD23-011-072(H)  
Exhibit A  
Date 8-29-23  
Initials KP

C. If Vacant:  
Previous Use: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_  
Length of Time Parcel Has Been Vacant: \_\_\_\_\_

OFFICE USE ONLY  
FILE NUMBER: MD23-011-072(H) FEE: \$1500-  
DATE: 8-29-23 CHECK NO: 42775 INITIALS: KP Revised Oct 2018

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:

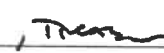
- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with 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 ~~TREASURER~~ (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

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

Brad Chambers   
Please Print Name

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

Signed and sworn to before me on the 29 day of August, 2023.

  
Notary Public

BRENDA BUNKER, Notary Public  
Mackinac County, State of Michigan  
Acting in the County of Mackinac  
My Commission Expires: 07/21/2025

\_\_\_\_\_  
County, Michigan  
My commission expires: \_\_\_\_\_

FOR OFFICE USE ONLY

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

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

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

Revised October 2018

# City of Mackinac Island

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

## Site Plan Review Checklist Please Submit With The Application for Zoning Action

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

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

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

For further information, contact Mr. 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 type="checkbox"/>	<input checked="" 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. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>Natural Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
12. 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"/>
13. Topography of the site with at least two- to five-foot contour intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Proposed alterations to topography or other natural features	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Earth-change plans, if any, as required by state law	<input type="checkbox"/>	<input checked="" type="checkbox"/>

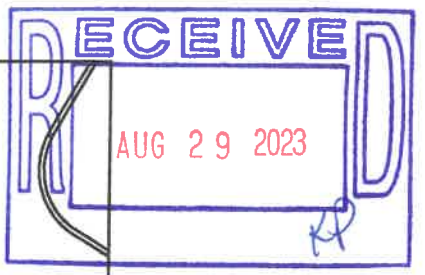
<u>Physical Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
16. Location of existing manmade features on the site and within 100 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- |  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| 18. 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"/> |
| 19. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 20. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 21. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 22. Description of Existing and proposed on-site lighting (see also Section 4.27)  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

<u>Utility Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
23. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand	<input type="checkbox"/>	<input checked="" type="checkbox"/>
24. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
25. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. 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 4.26)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

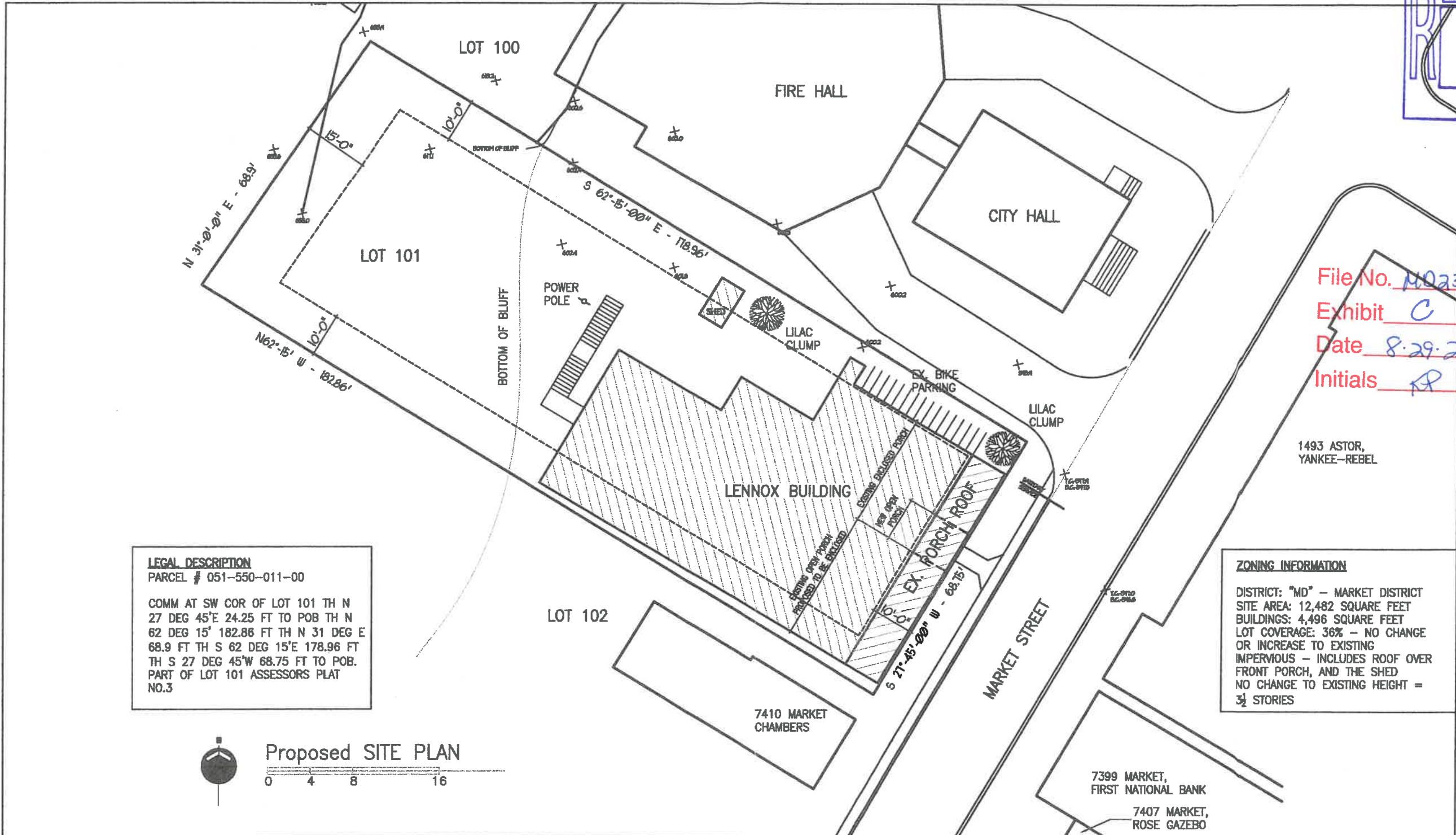
<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<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"/>



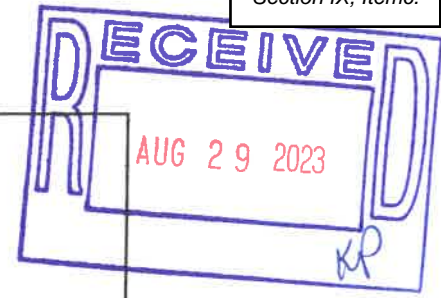
File No. MD23-011-072(H)  
 Exhibit C  
 Date 8.29.23  
 Initials RC

**LEGAL DESCRIPTION**  
 PARCEL # 051-550-011-00  
 COMM AT SW COR OF LOT 101 TH N  
 27 DEG 45'E 24.25 FT TO POB TH N  
 62 DEG 15' 182.86 FT TH N 31 DEG E  
 68.9 FT TH S 62 DEG 15'E 178.96 FT  
 TH S 27 DEG 45'W 68.75 FT TO POB.  
 PART OF LOT 101 ASSESSORS PLAT  
 NO.3

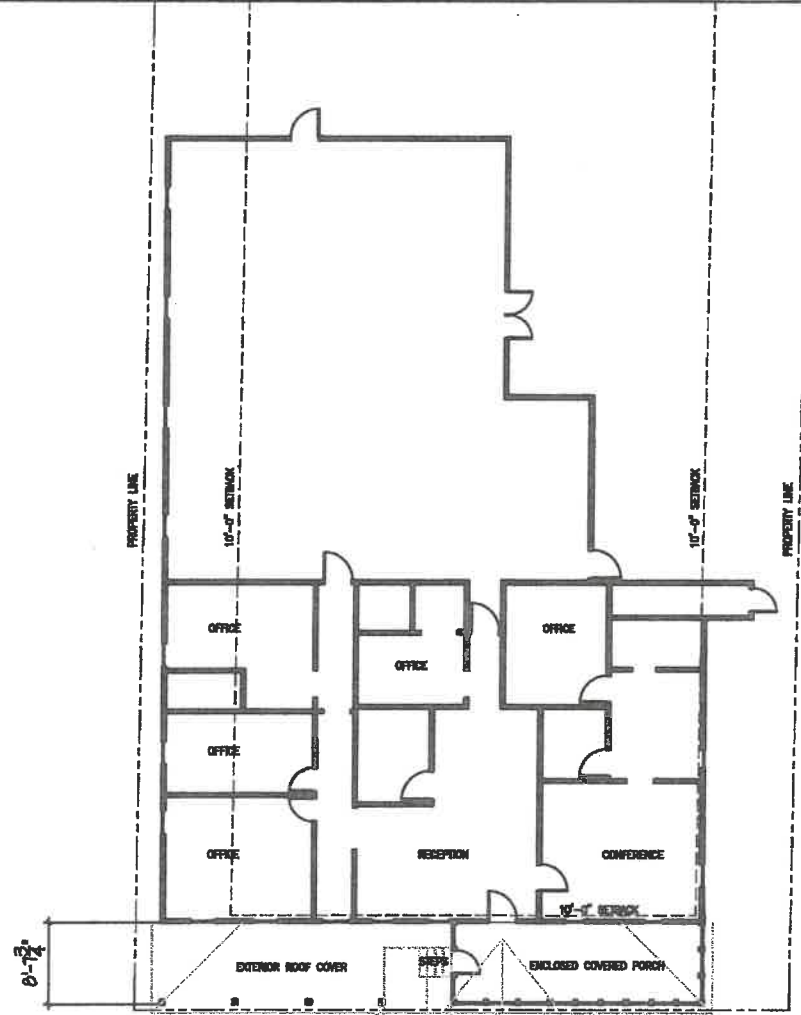
**ZONING INFORMATION**  
 DISTRICT: "MD" - MARKET DISTRICT  
 SITE AREA: 12,482 SQUARE FEET  
 BUILDINGS: 4,496 SQUARE FEET  
 LOT COVERAGE: 36% - NO CHANGE  
 OR INCREASE TO EXISTING  
 IMPERVIOUS - INCLUDES ROOF OVER  
 FRONT PORCH, AND THE SHED  
 NO CHANGE TO EXISTING HEIGHT =  
 3 1/2 STORIES



Richard Clements Architect, PLLC 15215 Merry Lane Okemos, MI 49739 richardlee1523@live.com 989-370-3681	CARRAIGE TOURS LENOX PORCH	date: Aug. 28, 2023 project: 2247	sheet: A1.0
	7396 MARKET STREET MACKINAC ISLAND, MICHIGAN	PROPOSED SITE PLAN	COPYRIGHT © 2023

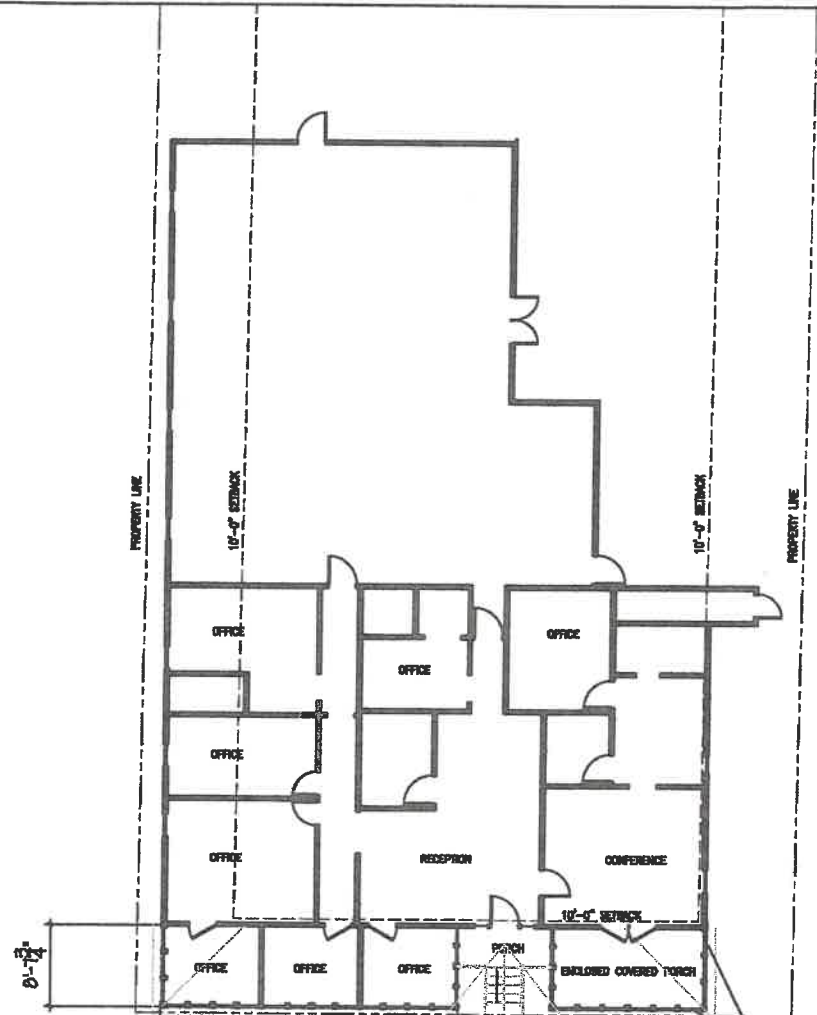


File No. MD23-011-072(4)  
 Exhibit E  
 Date 8.29.23  
 Initials KP



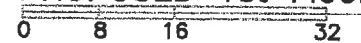
SHEET CURB		10'-1/2"		26'-5 1/2"	
EXISTING OPEN PORCH PROPOSED TO BE ENCLOSED		EXISTING ENCLOSED PORCH		57'-1/2"	

EXISTING 1st Floor Plan



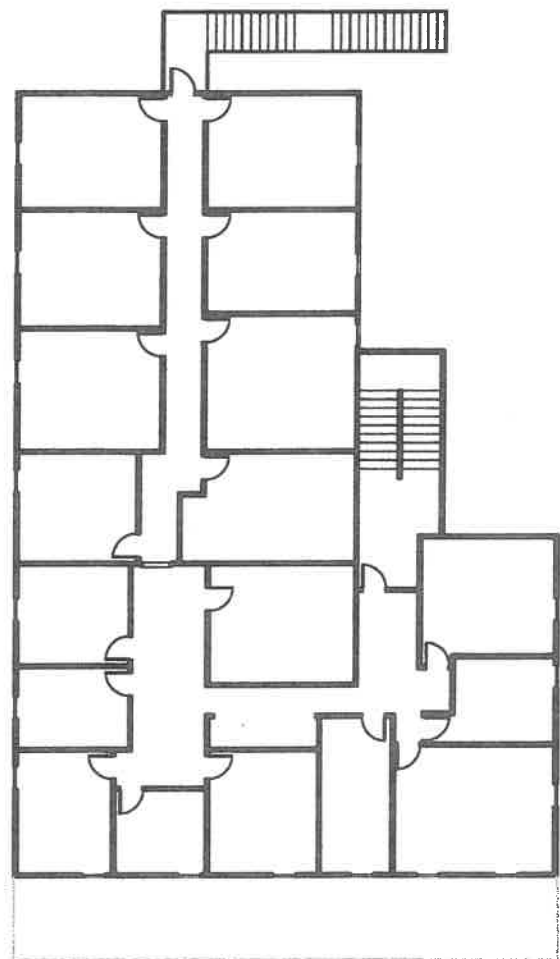
SHEET CURB		10'-1/2"		16'-4"	
EXISTING OPEN PORCH PROPOSED TO BE ENCLOSED		NEW OPEN PORCH		EXISTING ENCLOSED PORCH	
				57'-1/2"	

PROPOSED 1st Floor Plan



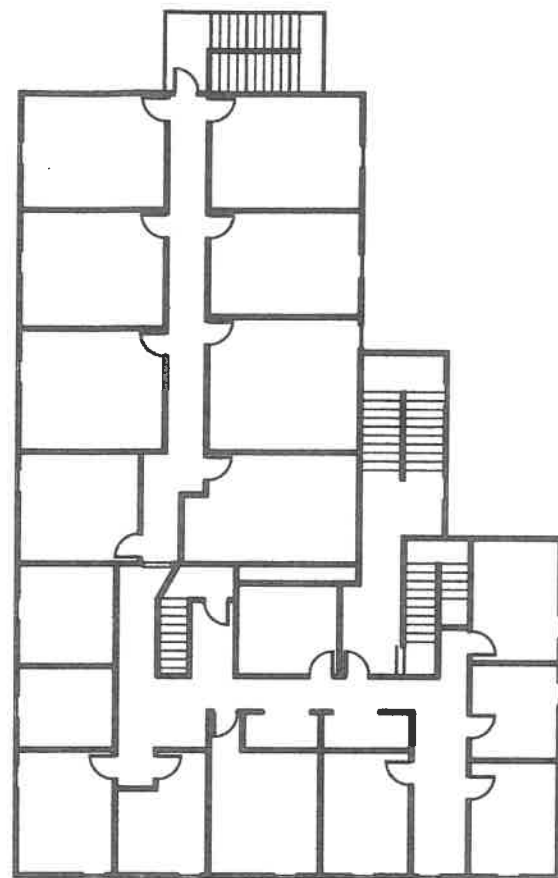
EXISTING WOOD WINDOWS IN EXISTING ENCLOSED COVERED PORCH TO BE REFURBISHED. THIS PORTION IS UNHEATED SEASONAL USE DUE TO EXISTING CONSTRUCTION & SINGLE PANE WINDOWS.

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1523@live.com 989-370-3681	CARRAIGE TOURS LENOX PORCH	date: Aug. 28, 2023 project: 2247	sheet: A1.1
	7396 MARKET STREET MACKINAC ISLAND, MICHIGAN	MAIN FLOOR PLAN	COPYRIGHT © 2023



EXISTING 2nd Floor Plan

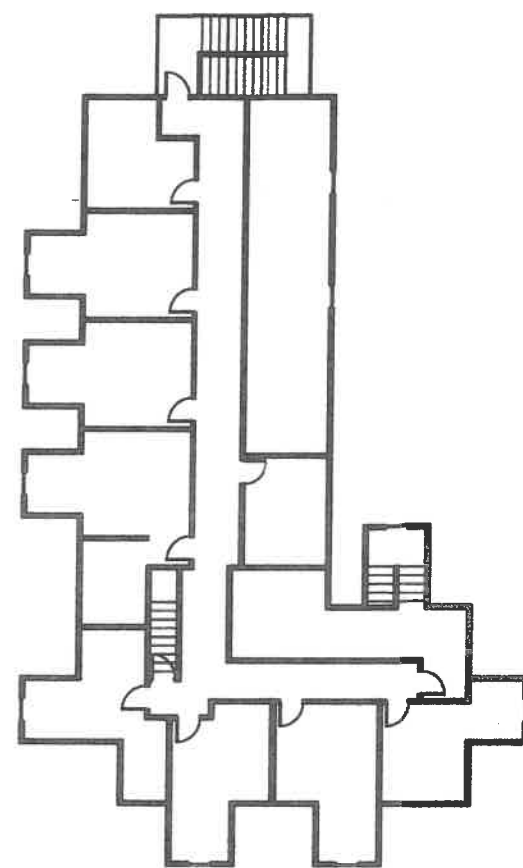
0 8 16 32



NO CHANGES TO LEVELS 2-4

EXISTING 3rd Floor Plan

0 8 16 32

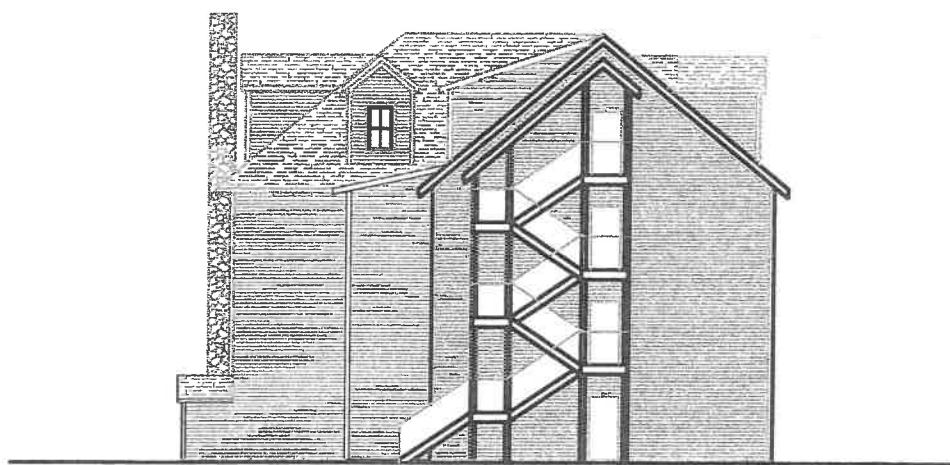


EXISTING 4th Floor Plan

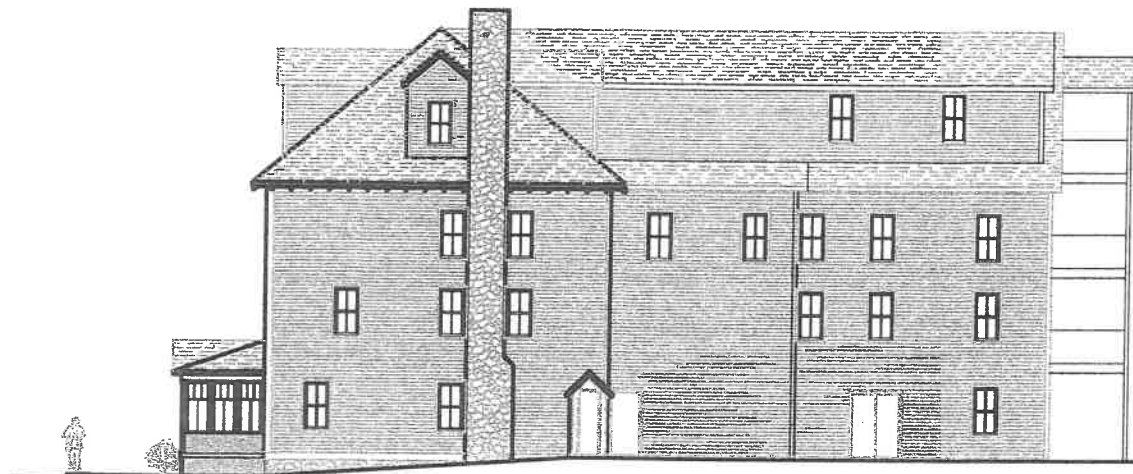
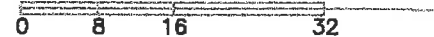
0 8 16 32

Richard Clements Architect, PLLC 15215 Merry Lane Ocuqueoc, MI 49759 richardlee1525@live.com      989-370-3681	CARRAIGE TOURS LENOX PORCH		date: Aug. 28, 2023 project: 2247	sheet: A1.2
	7396 MARKET STREET MACKINAC ISLAND, MICHIGAN		OTHER FLOORS	COPYRIGHT © 2023

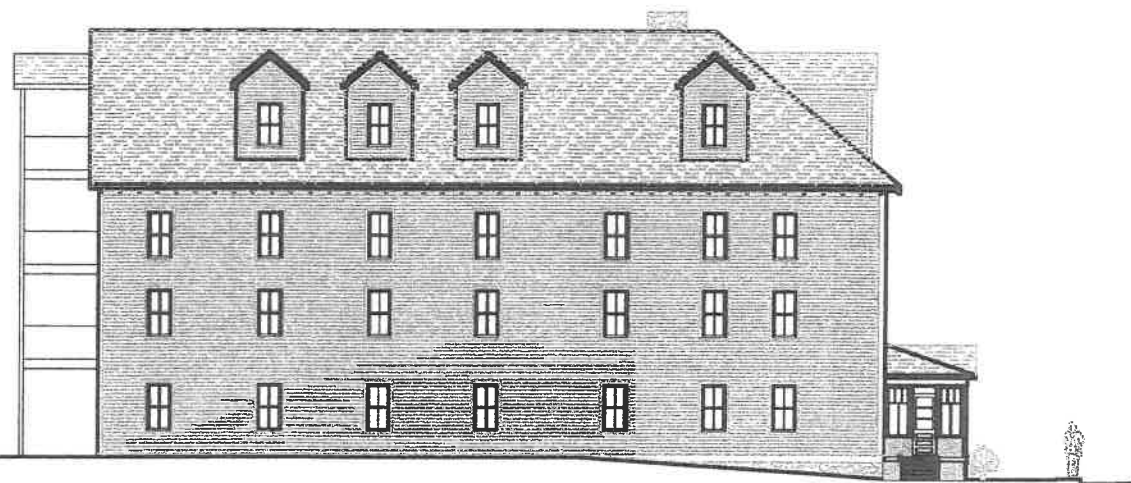
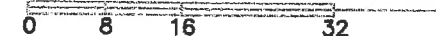




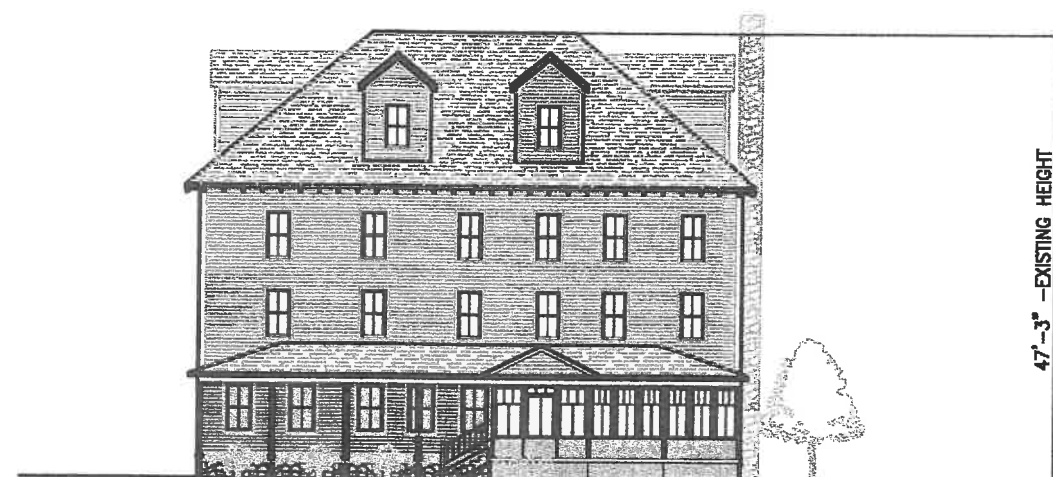
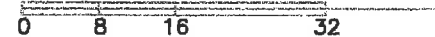
Existing West Elevation



Existing East Elevation



Existing North Elevation



47'-3" - EXISTING HEIGHT

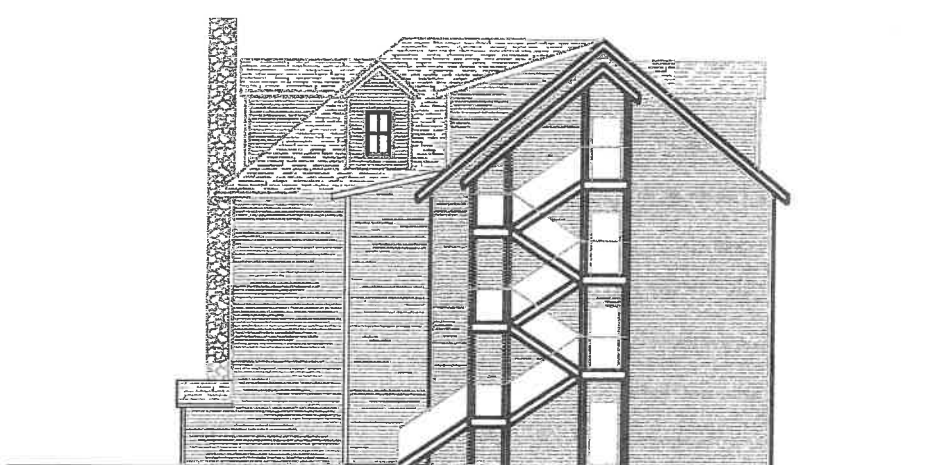
EXISTING OPEN PORCH  
PROPOSED TO BE ENCLOSED

EXISTING ENCLOSED PORCH

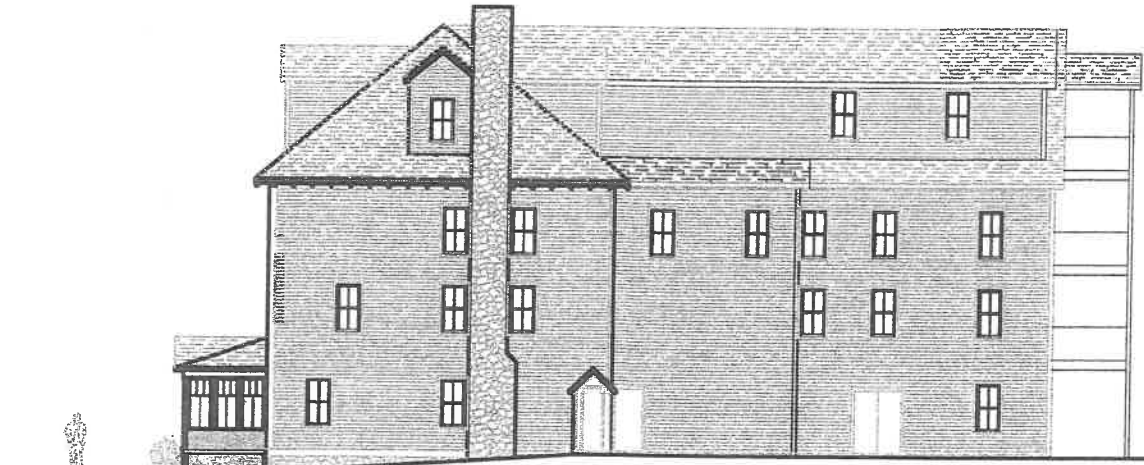
Existing South Elevation



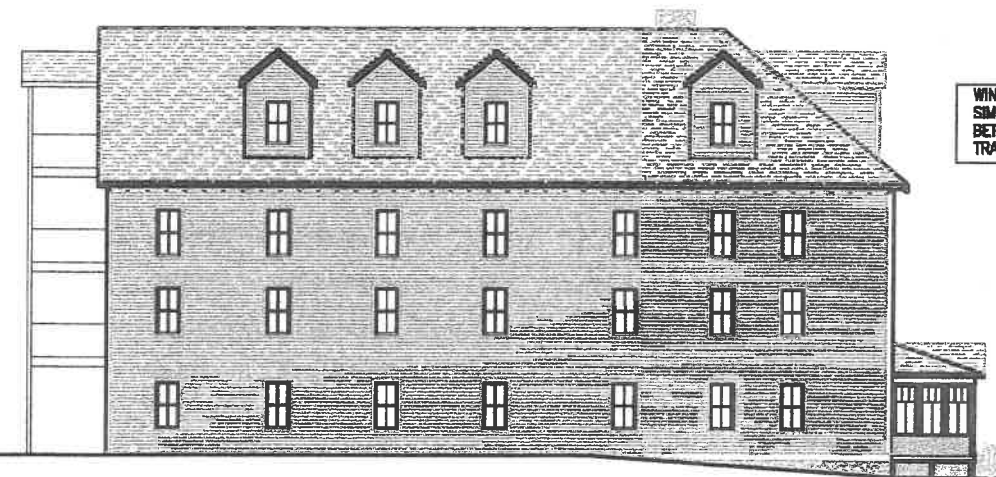
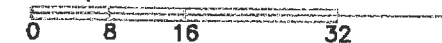
Richard Clements Architect, PLLC 15215 Merry Lane Oscoda, MI 49759 richardlee1523@live.com      989-370-3681	CARRAIGE TOURS LENOX PORCH	date: Aug. 28, 2023 project: 2247	sheet: A1.3
	7396 MARKET STREET MACKINAC ISLAND, MICHIGAN	EXISTING ELEVATIONS	COPYRIGHT © 2023



Proposed West Elevation—No Change



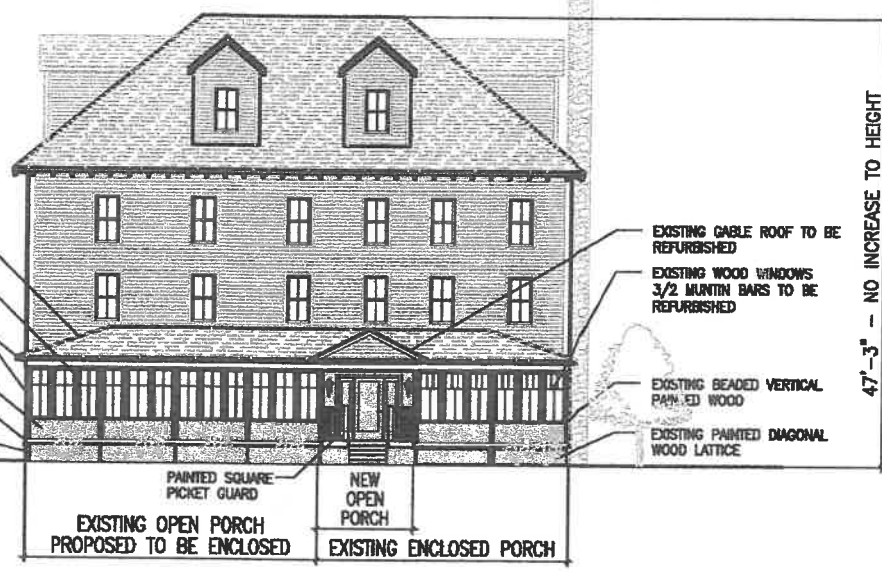
Proposed East Elevation—No Change



Proposed North Elevation



WINDOWS/DOORS: WOOD DOUBLE HUNG WITH SIMULATED DIVIDED LITES BOTH SIDES OF GLASS & BETWEEN PANES, CLEAR GLASS WITH LIGHT TRANSMITTANCE GREATER THAN 60%.



Proposed South Elevation



- EXISTING ASPHALT SHINGLE ROOF
- NEW WOOD WINDOWS 2/2 MUNTINS
- PAINTED CEDAR 1x TRIM
- NEW NON-BEADED VERTICAL PAINTED WOOD
- PAINTED CEDAR 1x TRIM
- PAINTED SQUARE WOOD LATTICE

- EXISTING CABLE ROOF TO BE REFURBISHED
- EXISTING WOOD WINDOWS 3/2 MUNTIN BARS TO BE REFURBISHED
- EXISTING BEADED VERTICAL PAINTED WOOD
- EXISTING PAINTED DIAGONAL WOOD LATTICE

47'-3" - NO INCREASE TO HEIGHT

PAINTED SQUARE PICKET GUARD  
 EXISTING OPEN PORCH PROPOSED TO BE ENCLOSED  
 NEW OPEN PORCH  
 EXISTING ENCLOSED PORCH

**Richard Clements Architect, PLLC**  
 15215 Merry Lane  
 Oshtemo, MI 49759  
 richardlee1523@live.com 989-570-3681

**CARRAIGE TOURS  
 LENOX PORCH**  
 7396 MARKET STREET  
 MACKINAC ISLAND, MICHIGAN

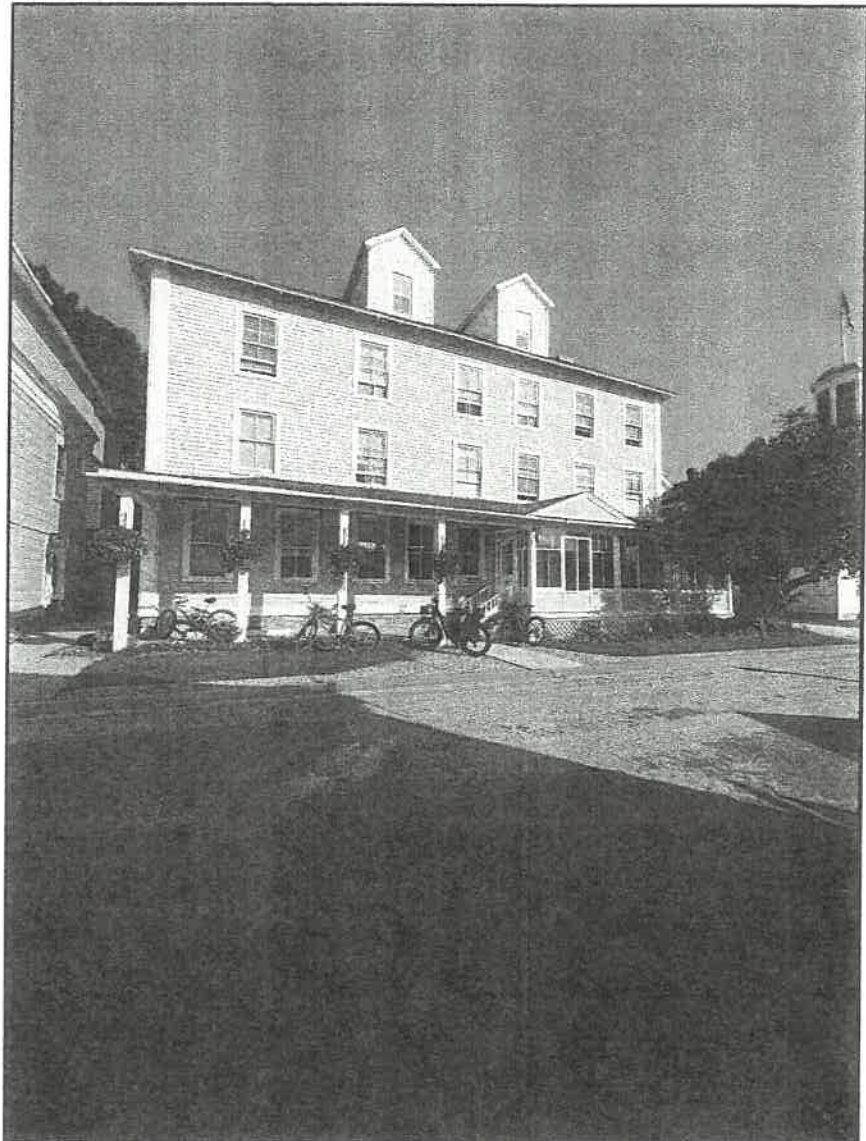
date: Aug. 28, 2023  
 project: 2247

PROPOSED ELEVATIONS

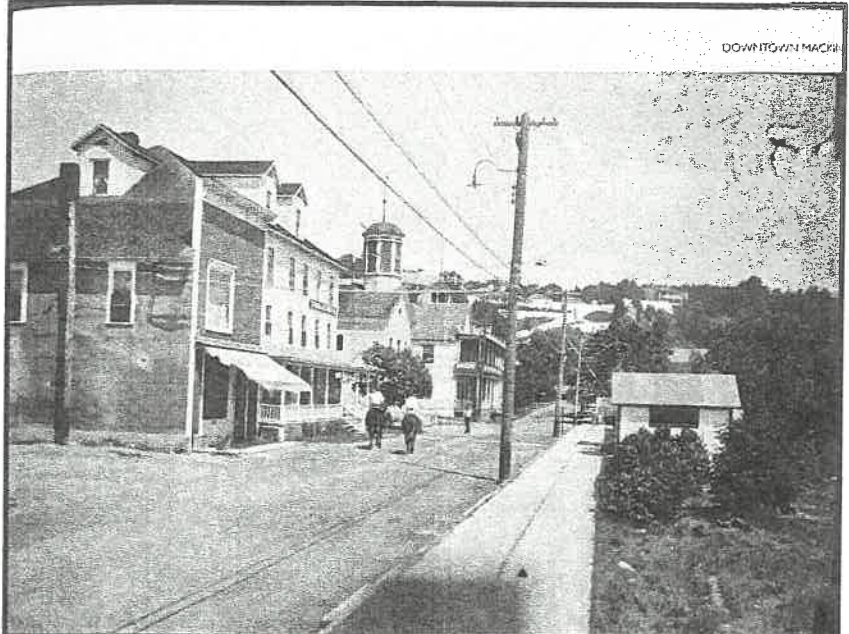
sheet:  
**A1.4**  
 COPYRIGHT © 2023



RECEIVED  
AUG 29 2023  
KR

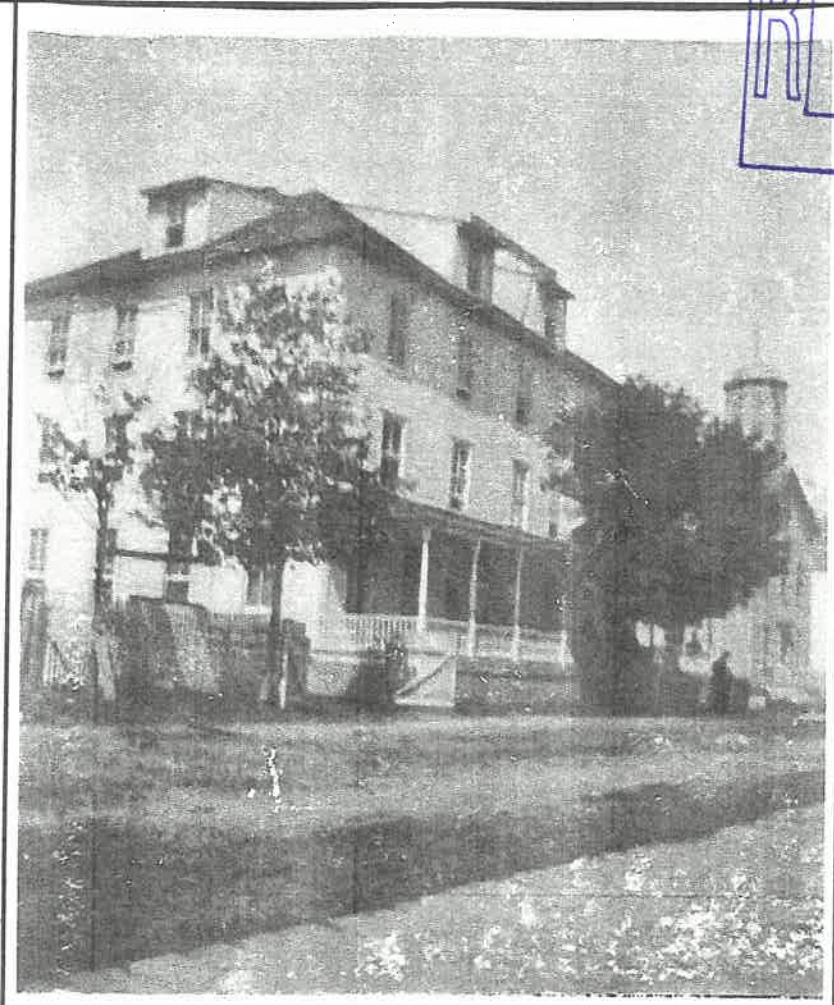


EXISTING LENNOX PHOTO



HISTORIC LENNOX PHOTO

SHOWING ENTIRE PORCH WAS  
ELEVATED 36" AT ONE TIME



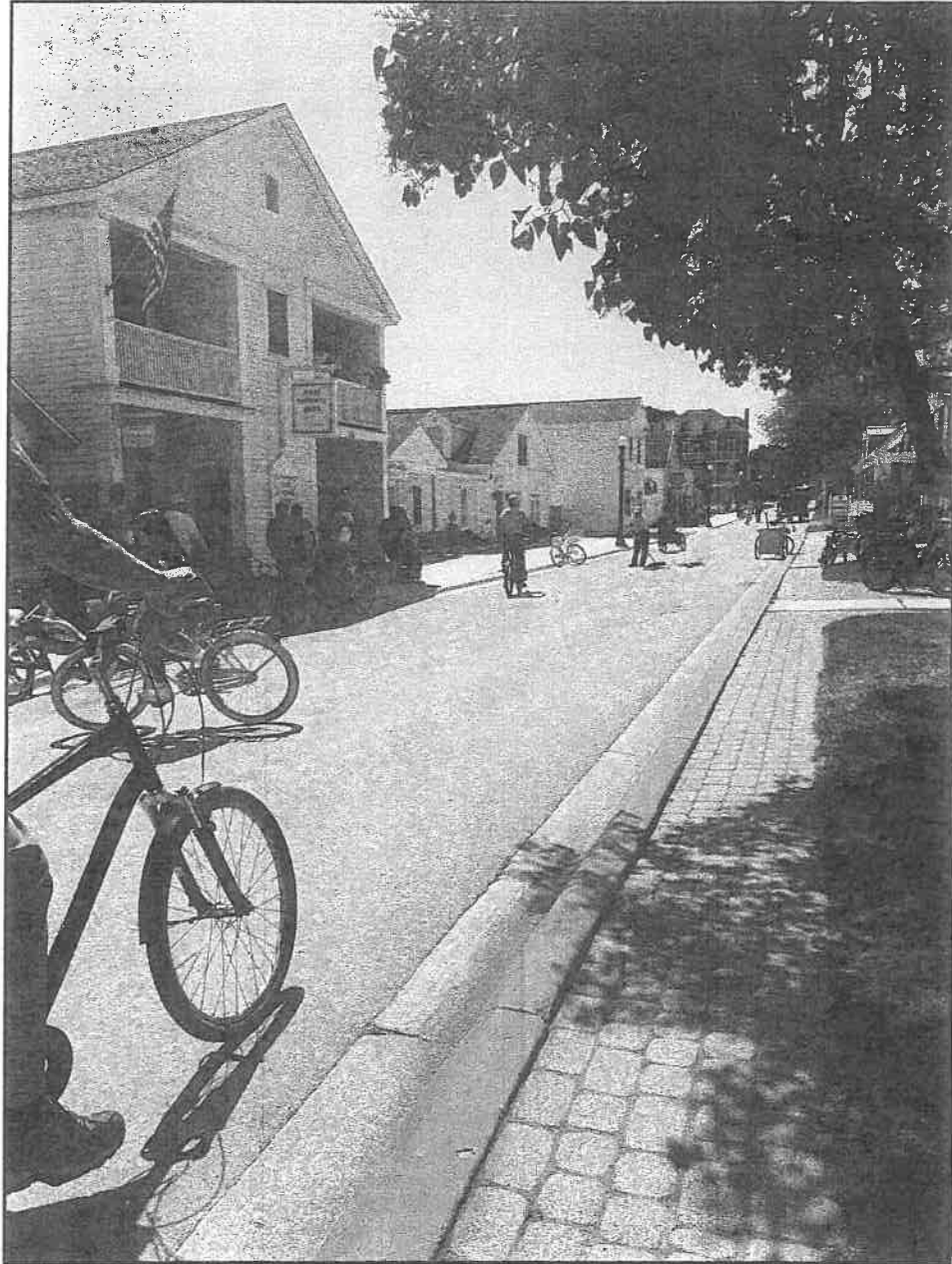
Chicago Hotel, Mackinac.

HISTORIC LENNOX PHOTO

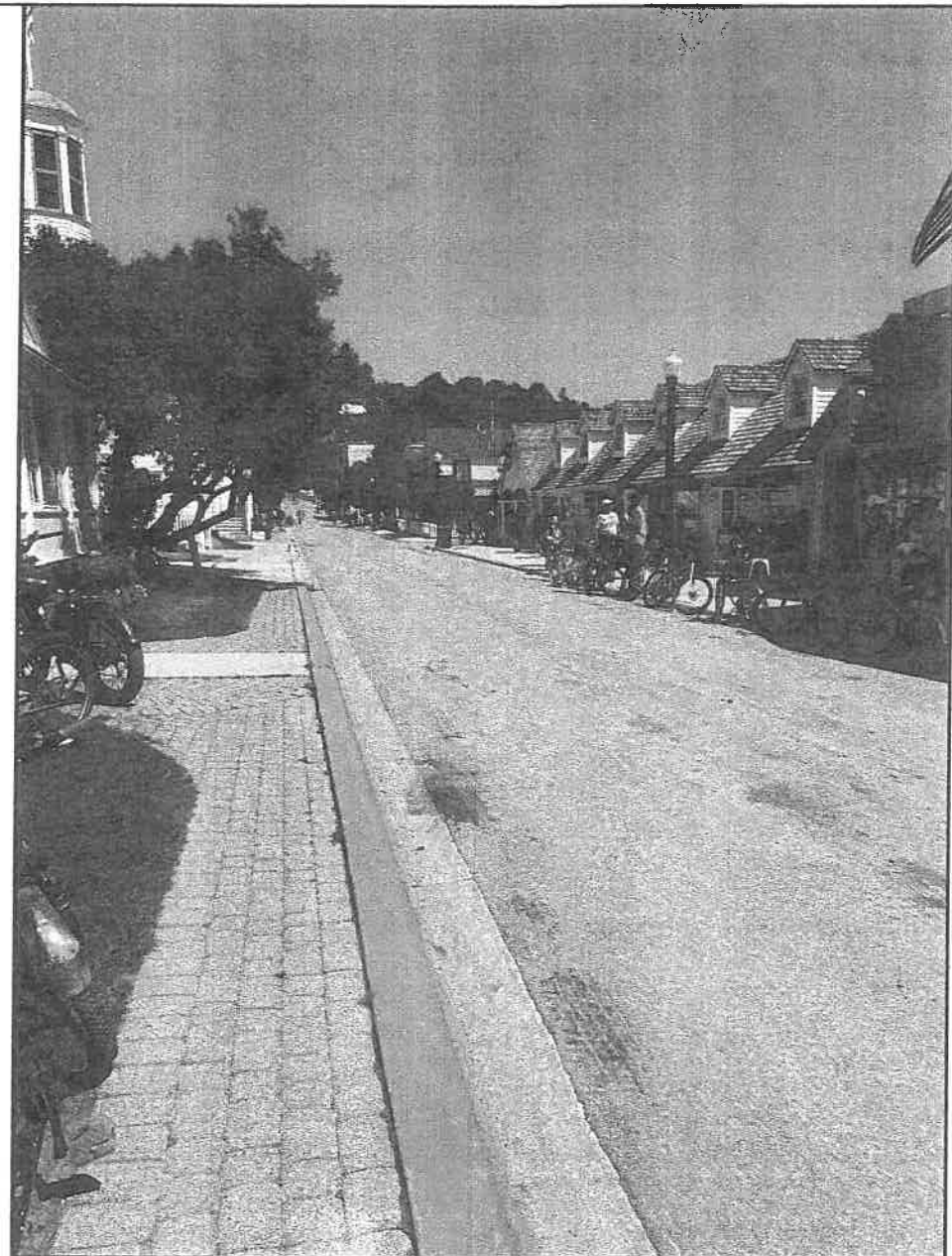
SHOWING ENTIRE PORCH WAS  
ELEVATED 36" AT ONE TIME

File No. MD23-011-072(+)  
Exhibit F  
Date 8.29.23  
Initials KR

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1525@live.com      989-370-3681	CARRAIGE TOURS LENOX PORCH		date: Aug. 28, 2023 project: 2247	sheet: A0.0 COPYRIGHT © 2023
	7396 MARKET STREET MACKINAC ISLAND, MICHIGAN		PHOTOS	



LOOKING WEST FROM LENNOX



LOOKING EAST FROM LENNOX

<b>Richard Clements Architect, PLLC</b> 15215 Merry Lane Ocqueoc, MI 49759 richardlee1523@live.com      989-370-3681	CARRAIGE TOURS LENOX PORCH		date: Aug. 28, 2023 project: 2247	sheet: A0.1
	7396 MARKET STREET MACKINAC ISLAND, MICHIGAN		PHOTOS	COPYRIGHT © 2023

## Katie Pereny

---

**From:** Katie Pereny  
**Sent:** Thursday, November 2, 2023 9:24 AM  
**To:** Katie Pereny  
**Subject:** Fw: City of M.I. ZBA

Put on agenda

---

**From:** City Clerk  
**Sent:** Wednesday, November 1, 2023 4:21:47 PM  
**To:** Katie Pereny  
**Cc:** Andy - Carriage Tours  
**Subject:** City of M.I. ZBA

Hello Katie and Andy,

Just a quick email to let you both know the two (2) variances requested, for a front and side yard variance, at today's Zoning Board of Appeals hearing & meeting were both unanimously approved.

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

*Danielle Leach*

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