

CITY OF MACKINAC ISLAND

AGENDA

PLANNING COMMISSION

Tuesday, April 08, 2025 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. Adoption of Agenda

V. Approval of Minutes

[a.](#) March 11, 2025

VI. Correspondence

[a.](#) Letter re HB 4081 and Opposition Letter Sent

VII. Staff Report

a. HDC Meeting Summary

b. DPW Update

VIII. Committee Reports

IX. Old Business

[a.](#) R124-007-076 Peavey Carriage House Amendment

[b.](#) C25-066-004(H) Mary's Bistro Retractable Awnings

X. New Business

[a.](#) MD25-026-014 Benser/Porter Change of Use to HB

[b.](#) MD25-041-017(H) Market Street Inn A/C Unit Upgrade

[c.](#) MD25-069-018(H) Doud Porch Lattice, Hatch, and Shed Demolition

XI. Public Comment

XII. Adjournment

MINUTES

PLANNING COMMISSION

Tuesday, March 11, 2025 at 1:00 PM

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

I. Call to Order

Acting Chair, Finkel, called the meeting to order at 1:02 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Mary Dufina

Lee Finkel

ABSENT

Michael Straus

Anneke Myers

Ben Mosley

Staff: Erin Evashevski, Dennis Dombroski, David Lipovsky

III. Pledge of Allegiance

IV. Approval of Minutes

a. February 11, 2025 Public Hearing

Motion to approve as written.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Dufina, Finkel

b. February 11, 2025 Regular Meeting

Motion to approve as written.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Dufina, Finkel

V. Adoption of Agenda

Motion to approve as presented.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Dufina, Finkel

VI. Correspondence

None.

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the March 11, 2025 meeting.

b. DPW Update

Dombroski informed the commission about the 6' stockade fence, painted white, that is going to be used at the Jaquiss house for construction fence.

Burt stated he had no pictures to display. Only concrete walls and pipe were installed. Internal safety training was held. Burt was not at the last owners meeting but he believes they are still on track for completion the first week of August. Pettit asked if we are under wight restrictions now. Dombroski said yes. Dombroski spoke with Ken Peterson and Peterson was going to work around this with another plan. Neal Liddicoat stated they have 52.5 yards of concrete on site. Dombroski was not able to say when the weight restrictions may come off. Last year it was in to May.

VIII. Committee Reports

None.

IX. Old Business

a. C25-066-004(H) Mary's Bistro Retractable Awnings

Finkel stated in the HDC meeting the windows were approved but the awnings were not. Dombroski stated the window changes are strictly architectural so not under the purview of the Planning Commission. The awning and lighting would be under the Planning Commission purview. No information has been submitted for lighting and the awnings are going to be changed from a curved awning to a straight awning, as recommended by Neumann. There is a door that connects the exterior bar with the new lounge. Ryan Green stated that door will only be employee access to the bar. Servers will serve the drinks in the new space. Dufina wondered about the construction material storage, transportation, and trash. Dufina wondered if the adjoining property will be disturbed? Dombroski stated the space is too small for a band or any kind of entertainment. Motion to table for better understanding of Use, and the awning design. Dombroski reminded Finkel that in HDC the motion passed gave Dombroski and Neumann the ability to approve. Finkel withdrew his motion. Motion to approve Dombroski and Neumann to approve the awning. Any permanent lighting changes must come back to planning Commission.

Dufina asked if this is supposed to be an application for awnings or also change in use. Dombroski stated just awnings. Dombroski does not anticipate a lot of construction trash. REU's are based on square footage so Burt must look at the drawings and determine if more REU's are needed. Dufina stated the application needs to be corrected to change Greens' title from owner to applicant. Pettit asked if Arnold would be using the dock. Dombroski stated that there is a long term lease to MIFC/dba Arnold Ferry. Corrigan stated that Council will insist it be used due to congestion.

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

X. New Business

a. R325-008-010(H) Doud Fence

Motion to approve contingent on HDC approval and a signature on the application.

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

b. HB25-050/97-011 GHMI Lot Recombination

Jurcak stated this dates back to when Manor V was dissolved. This is to meet the ordinance regarding accessory buildings. There is a little sliver that did not meet the ordinance. Evashevski said if you look at second survey, the square with little dot, on the left side says 28b. When the city and Stonecliffe and Grand all worked out a deal so a boardinghouse was not built on the golf course. It was agreed to combine the parcel with the Woods parcel. The little section off the square with the greenshed building, will be combined with the Woods parcel. The accessory building will be in compliance. Evashevski stated Stakoe has reviewed and has no issues. Dombroski stated this is exactly what needs to happen. All parts will become parcel 2a. Motion to approve the recombination

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

XI. Public Comment

None

XII. Adjournment

Motion to adjourn at 1:50 PM

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

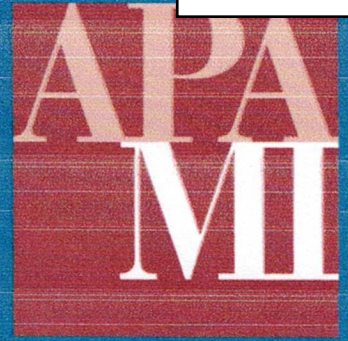
Lee Finkel, Acting Chair

Katie Pereny, Secretary

Michigan Association of Planning

Legislative Alert

URGENT



Legislation Alert | Action Requested | Oppose HB 4081

HB 4081 ([LINK TO BILL](#)) is on the House Committee on Regulatory Reform's agenda for Thursday March 13, 2025 at 9:00 a.m. and action to move it out of committee is expected.

MAP opposes HB 4081 (Rep DeBoyer), Land Divisions, and urges you to reach out to your legislator to oppose the bill, too. The bill circumvents the platting process for a large number of lots in rural areas; allows 10 splits instead of 4 as a starting threshold; allows property owners to create an indefinite additional number of splits with no cap at any time based on local ordinance; and removes important protections that are provided by the platting process.

We urge you to reach out to House Committee members <https://www.house.mi.gov/Committee/REGU/2021-2022> today and oppose this bill.

This bill:

- Has the real potential to create substantially more parcels that cannot meet standards for onsite septic and water, resulting in unbuildable parcels and leaving purchasers wishing to build a home at a loss.
- Could overwhelm local municipal record keeping. Assessors already are challenged to keep up with local divisions, and the bill would make recordkeeping problems worse, and introduce unresolved issues likely requiring court litigation to resolve.
- Will lead to increased infrastructure costs for communities to construct new infrastructure systems or may add increased pressures and costs to maintain and expand undersized or max-capacity systems in rural areas
- Would change the numeric formula that many municipalities have built into their zoning ordinances for the open space provisions of the zoning enabling act.
- Would undermine agricultural and forest protection.
- Would not significantly deter the use of the condominium act.
- Does nothing to bring down the cost of housing.

There are too many unintended consequences to the public and municipalities if this bill is enacted. MAP supports efforts to streamline the platting process in the Land Division Act, but opposes SB 23 because it completely circumvents the platting process while allowing a large number of lots in rural areas. There are methods to improve the Land Division Act that MAP is ready to discuss with partners in the legislature and other stakeholders that would address our deep concerns with the unintended consequences of the bill as drafted.

1919 West Stadium Boulevard, Suite 4
Ann Arbor, MI 48103

Tel: 734.913.2000 | Fax: 734.913.2061 | Email: info@planningmi.org

MACKINAC ISLAND

Section VI, Itema.

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

March 17, 2025

Representative Parker Fairbairn
S-1486 House Office Building
PO Box 30014
Lansing, MI 48909

Dear Representative Fairbairn,

The Planning Commission of the City of Mackinac Island opposes House Bill 4081. The proposed bill has too many unintended consequences to the public and municipalities if it is enacted. The City of Mackinac Island Planning Commission supports the efforts to streamline the platting process in the Land Division Act, but opposes SB 23 because it completely circumvents the platting process while allowing a large number of lots in rural areas. We are deeply concerned with the unintended consequences of the bill as drafted because it circumvents the platting process for a large number of lots in rural areas, allows 10 splits instead of 4 as a starting threshold, allows property owners to create an indefinite additional number of splits with no cap at any time based on local ordinance, and removes important protections that are provided by the platting process..

Sincerely,

Michael Straus/kp

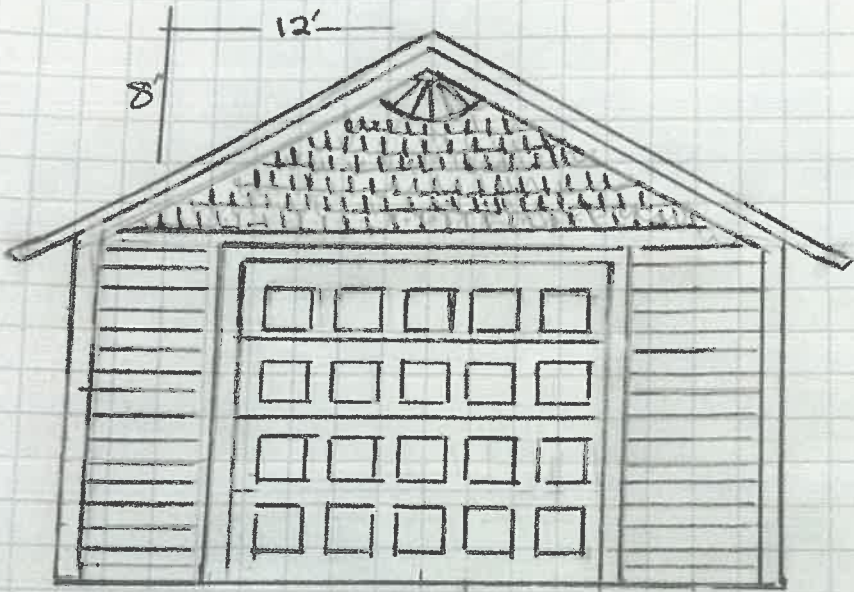
Michael Straus
Chairman, City of Mackinac Island Planning Commission

Environmental Associates, Inc.

JOHNNY PEAVEY

JOB 3718 Cedar Point Lane
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____

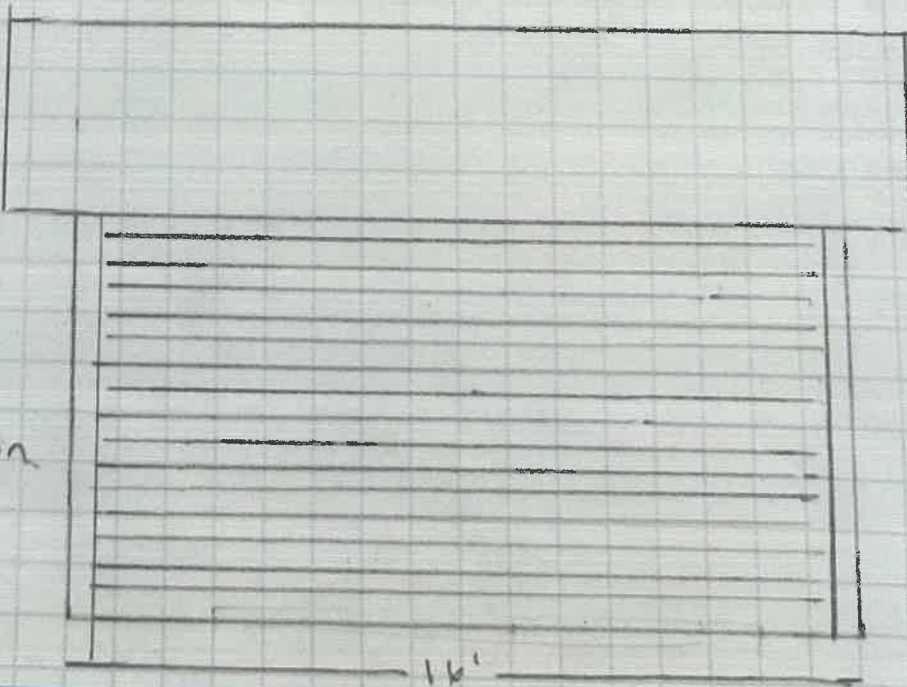
Carrriage House

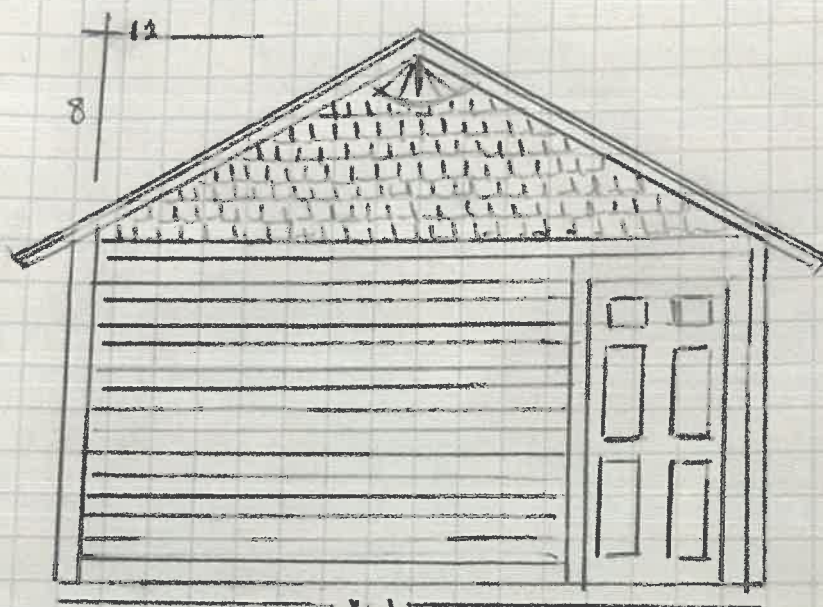


12'
8'
Rear Elevation

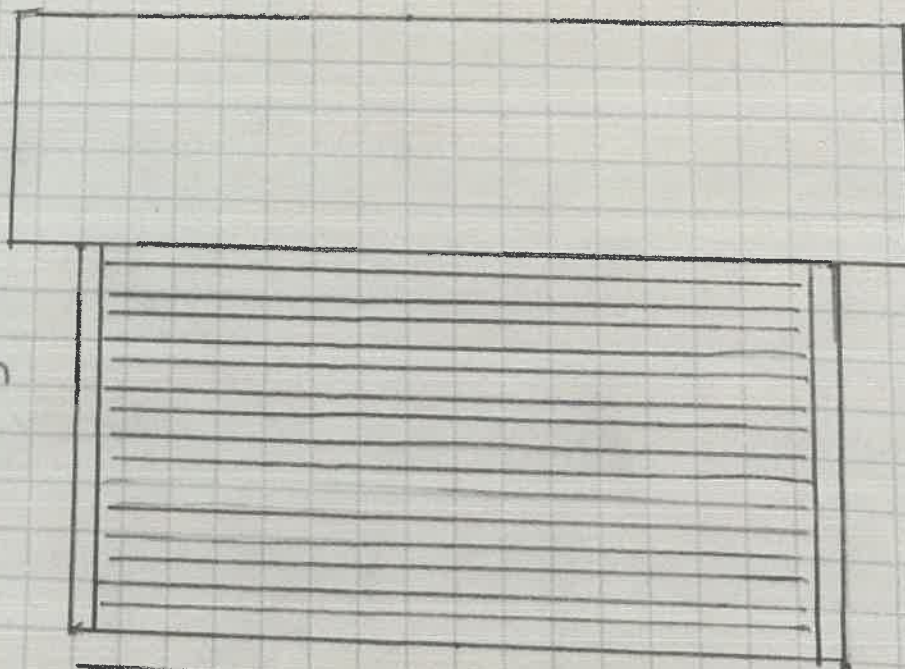
File No. B124.007.076
Exhibit T
Date 3.5.25
Initials KD

Left Side Elevation





16'
Front Elevation



Right Side Elevation



VSP-BASE GSU6888-01G-Layo... Done

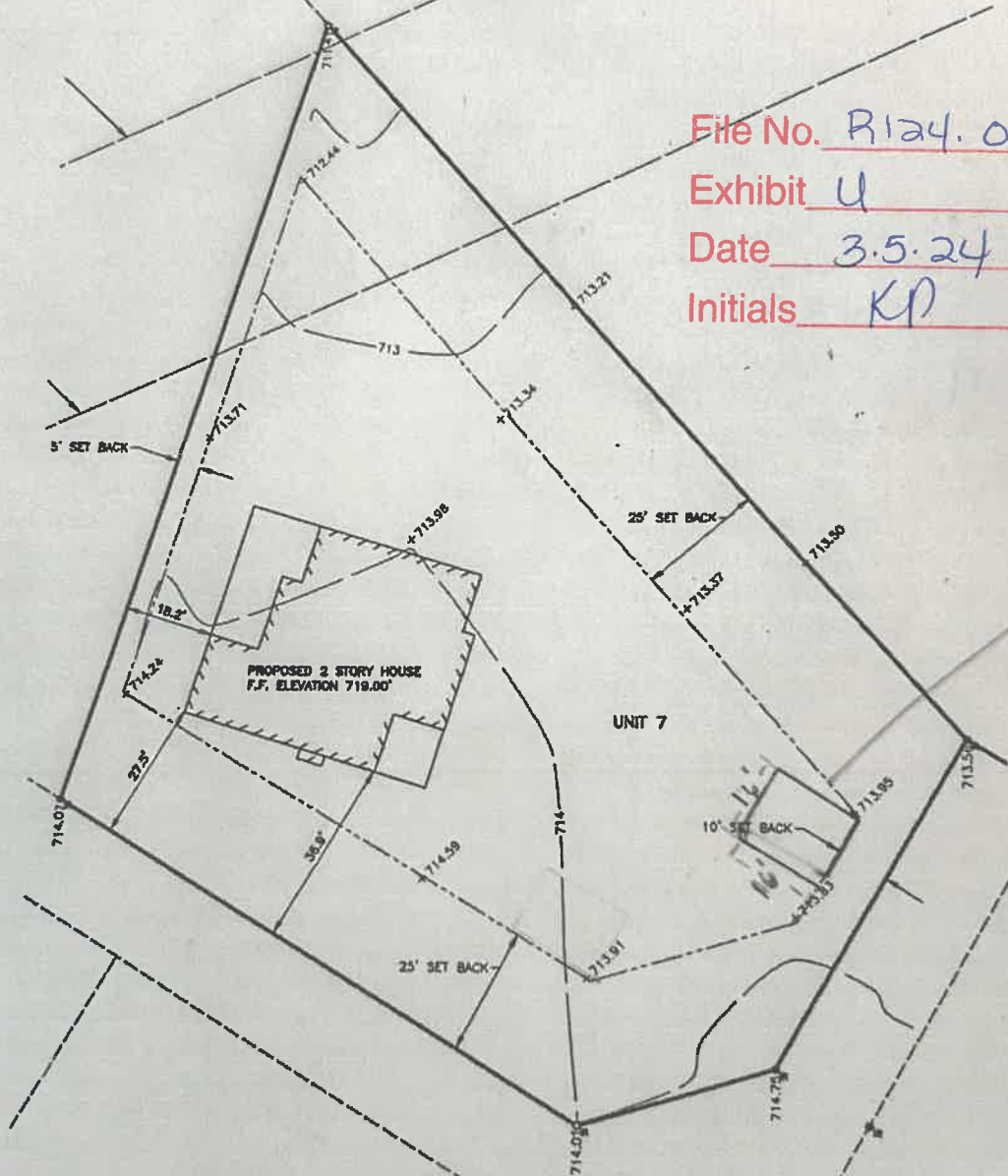
3718 CEDAR POINT
LANE

File No. R124.007-076

Exhibit 4

Date 3.5.24

Initials KP



CARRIAGE
HOUSE
LOCATION
16' x 16'

SETPIC AREA FOR UNITS 1-7.
FOREST BLUFFS CONDOMINIUM



Katie Pereny

From: Johnny Peavey <masterjgpeavey@gmail.com>
Sent: Thursday, March 6, 2025 10:03 AM
To: Katie Pereny
Subject: Carriage house at 3718 cedar point lane

Thank you for letting me know that you received the drawings and HOA approval letter. The exterior of the carriage house will be of the exact same materials as the home. If you have any additional questions or concerns please feel free to contact me.

FOREST BLUFF HOMEOWNERS ASSOCIATION
C/O SHS Group
3900 Centennial Dr., Suite C
Midland, MI 48642
Phone: (989) 495-0140
Fax: (989) 495-0183

March 3, 2025

Johnny Peavey
136 Bell Street
St. Ignace, MI 49781

Re: Lot 7—3718 Cedar Point Ln., Mackinac Island, MI 49757
Parcel Id. No. 051-772-007-00

Mr. Peavey,

We have reviewed your plans for the detached carriage house (attached herewith), and hereby confirm your plans comply with the Architectural Control guidelines, and therefore is approved.

Please advise if you have any questions. Thank you,

Forest Bluff Homeowners' Association


Rick Scharich
Acting President

Katie Pereny

From: Ryan Green <ryan.green@theislandhouse.com>
Sent: Tuesday, March 25, 2025 9:35 AM
To: Katie Pereny

Good morning Katy

Could we please have an extension of time for the Mary's Bistro project. 30 days should be more than enough if possible.
Thank you for your consideration.

Ryan Green, Director of Maintenance

[Island House Hotel](#) | [Ryba's Fudge Shops](#) | [Mackinac Island Dining](#)
mobile: 906.430.0968



**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:Ryan Green906 430 0568

Phone Number

ryan.green@theislandhorse.com

Email Address

Please complete both sides of application.

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

Property Owner & Mailing Address (If Different From Applicant)Todd Callewaert 7742 Main St Mackinac Island Michigan 49757

Is The Proposed Project Part of a Condominium Association?

NO

Is The Proposed Project Within a Historic Preservation District?

YES

Applicant's Interest in the Project (If not the Fee-Simple Owner):

Project Manager

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?

NO

Is a Variance Required?

NO

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 _____**Property Information:**

A. Property Number (From Tax Statement): _____

B. Legal Description of Property: Plot No. 3 Lot 140C. Address of Property: 7463 Main StD. Zoning District: C

E. Site Plan Checklist Completed & Attached: _____

F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) _____

G. Sketch Plan Attached: yes

H. Architectural Plan Attached: _____

I. Association Documents Attached (Approval of project, etc.): NAJ. FAA Approval Documents Attached: NAK. Photographs of Existing and Adjacent Structures Attached: YES**Proposed Construction/Use:**

A. Proposed Construction:

☐ New Building☐ Other, Specify _____☒ Alteration/Addition to Existing Building

B. Use of Existing and Proposed Structures and Land:

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

Proposed Use: Adding retractable Awning

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

Ryan Green
Please Print Name

Please Print Name

Signed and sworn to before me on the 28 day of January, 2025.



Kathryn Pereny
Notary Public
Mackinac County, Michigan
My commission expires: 8.7.30

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: C25-066-004(H)

FEE: \$400 -

DATE: 1.28.25

CHECK NO: _____

INITIALS: KP

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. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review

Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
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 type="checkbox"/>	<input checked="" type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input 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 FeaturesProvidedNot 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 FeaturesProvidedNot 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)

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

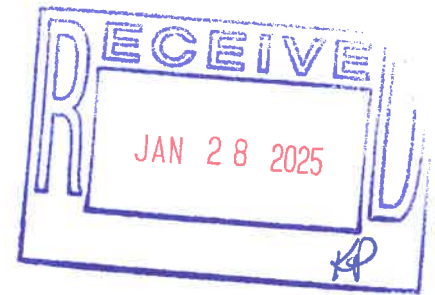
Architectural Review
Informational Requirements (Section 18.05)

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

We would like to add two retractable awnings to
maximize the use of the patio at Mary's Bistro. We w
also like to turn the storage room into a lounge room.

Section IX, Itemb.

Ryan Green



File No. C25.066.004(H)

Exhibit C

Date 1.28.25

Initials KP



File No. C25-066-004(H)

Exhibit D

Date 1-28-25

Initials RG

Section IX, Itemb.

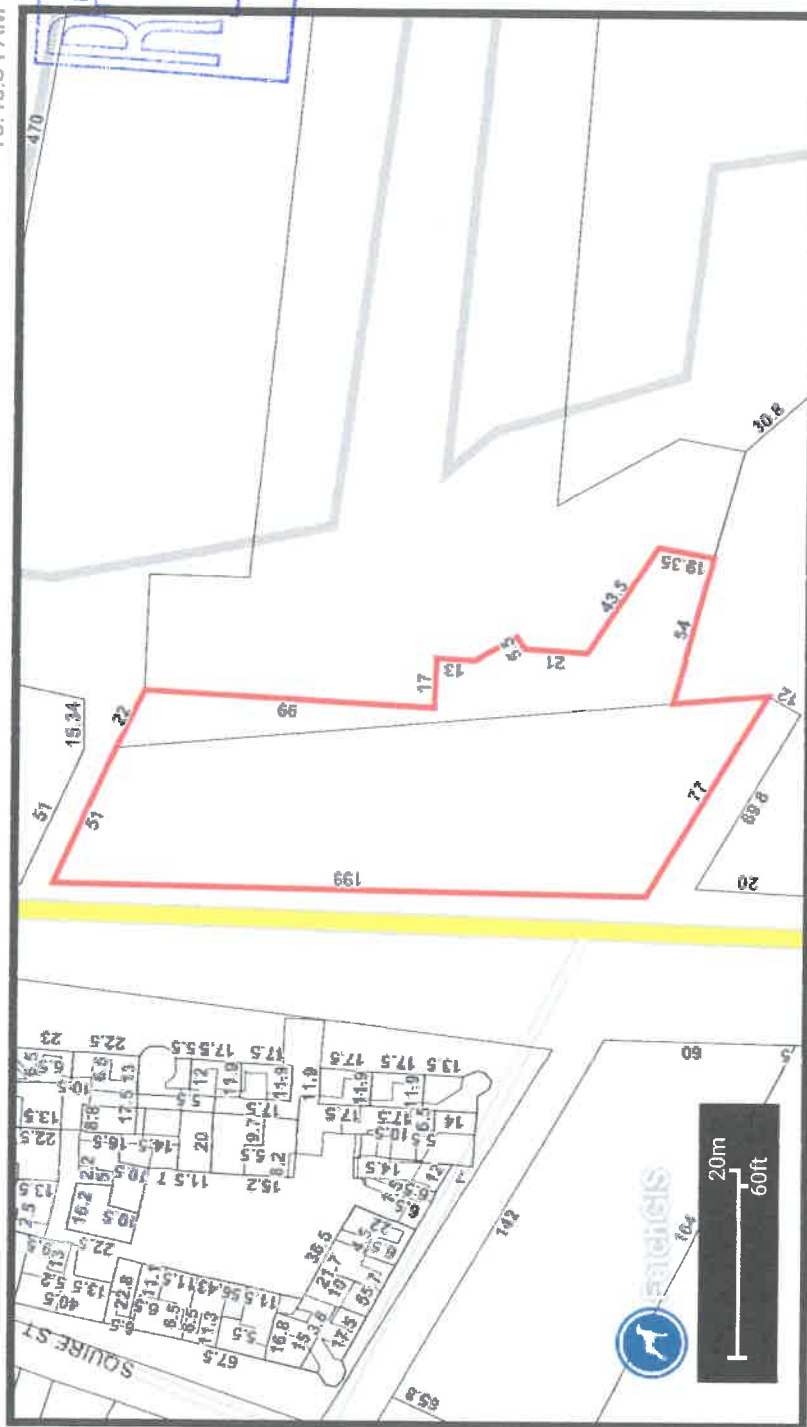
JAN 28 2025



Eastern UP GIS

Parcel Report: 051-550-066-00

1/28/2025
10:46:34 AM



RECEIVED
JAN 28 2025
RP

Property Address

7463 MAIN ST
MACKINAC ISLAND, MI, 49757

Owner Address

RYBA PROPERTIES LLC
PO BOX 516

Unit:

051

Unit Name:

CITY OF MACKINAC
ISLAND

File No. C25.066.004(H)
Exhibit E

Date 1-28-25
Initials RP

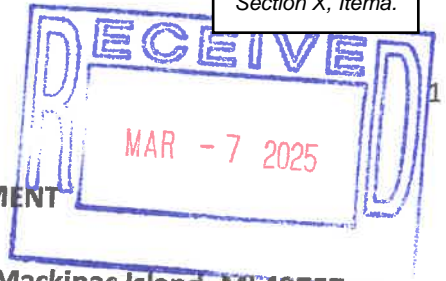
Section IX, Itemb.

MACKINAC ISLAND, MI 49757-0516

Section IX, Itemb.

General Information for 2024 Tax Year

Parcel Number:	051-550-066-00	Assessed Value:
Property Class:	201	Taxable Value:
Class Name:	Commercial 201	State Equalized Value:
School Dist Code:	49110	
School Dist Name:	District 49110	
 PRE 2023:	 0%	
PRE 2024:	0%	

File No. MD25-026-014Exhibit ADate 3-7-25Initials 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:

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.

Roy Shryock
7221 Main Street
231-881-6860 Main: (248) 971-0112
Phone Number Email Address

Property Owner & Mailing Address (If Different From Applicant)

Bob Beaver/Janey Porter
P.O. Box 250
Mackinac Island, MI

Is The Proposed Project Part of a Condominium Association? NoIs The Proposed Project Within a Historic Preservation District? yesApplicant's Interest in the Project (If not the Fee-Simple Owner): Head of maintenanceIs the Proposed Structure Within Any Area That The FAA Regulates Airspace? NoIs a Variance Required? NoAre REU's Required? How Many? No**Type of Action Requested:**☒ Standard Zoning Permit☐ Special Land Use☐ Planned Unit Development☒ Other Change of Use☐ Appeal of Planning Commission Decision☐ Ordinance Amendment/Rezoning☐ Ordinance Interpretation**Property Information:**A. Property Number (From Tax Statement): 051-550-026-00

B. Legal Description of Property: _____

C. Address of Property: 7467 Market StreetD. Zoning District: MD

E. Site Plan Checklist Completed & Attached: _____

F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) yes

G. Sketch Plan Attached: _____

H. Architectural Plan Attached: yesI. Association Documents Attached (Approval of project, etc.): N/AJ. FAA Approval Documents Attached: N/AK. Photographs of Existing and Adjacent Structures Attached: N/A**Proposed Construction/Use:**

A. Proposed Construction:

☐ New Building☒ Other, Specify _____☐ Alteration/Addition to Existing Building

B. Use of Existing and Proposed Structures and Land:

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

Proposed Use: Hotel Weekly Rental

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 Contractor (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.

R. S.
Signature

SIGNATURES

Signature

Roy Shryock
Please Print Name

Please Print Name

Signed and sworn to before me on the 7 day of March, 2025.



Kathryn Pereny
Notary Public

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 2023

OFFICE USE ONLY

FILE NUMBER: MD25-026-014FEE: 0400-DATE: 3-7-25

CHECK NO: _____

INITIALS: RP

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. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input type="checkbox"/>	<input checked="" 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 FeaturesProvidedNot 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 FeaturesProvidedNot Provided
or Applicable

19. Location of existing manmade features on the site and within 100 feet of the site
20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a

☐☒☐☒☐☒

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

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

☐☒☐☒☐☒☐☒

Utility Information

Provided

Not Provided
or Applicable

26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)
29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.

☐☒☐☒☐☒☐☒

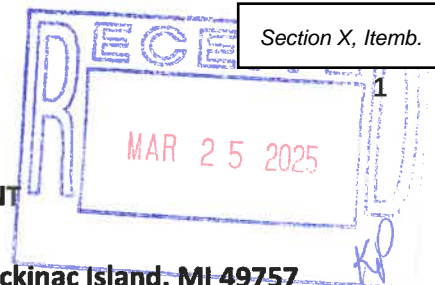
**Site Plan Informational (Demolition)
Requirements (Section 20.04, D)**

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

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

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

**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:

Belonga Plumbing & Heating
P.O. Box 95 St. Ignace, Mi 49781

906-643-9595 spaquinbph18@gmail.com
Phone Number Email Address

Please complete both sides of application.

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

Property Owner & Mailing Address (If Different From Applicant)

Bob Gale
P.O. Box 224 Mackinac Island, Mi 49757

Is The Proposed Project Part of a Condominium Association?

No

Is The Proposed Project Within a Historic Preservation District?

Yes

Applicant's Interest in the Project (If not the Fee-Simple Owner):

Contractor

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?

No

Is a Variance Required?

Unknown

Are REU's Required? How Many?

No /

Type of Action Requested:

X Standard Zoning Permit

 Appeal of Planning Commission Decision

 Special Land Use

 Ordinance Amendment/Rezoning

 Planned Unit Development

 Ordinance Interpretation

 Other

Property Information:

A. Property Number (From Tax Statement): 051-550-041-00

B. Legal Description of Property: LOT 124-B

C. Address of Property: 7237 Market Street Mackinac Island, Mi 49757

D. Zoning District: MD

E. Site Plan Checklist Completed & Attached: ✓

F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) Google Map

G. Sketch Plan Attached: yes

H. Architectural Plan Attached:

I. Association Documents Attached (Approval of project, etc.):

J. FAA Approval Documents Attached:

K. Photographs of Existing and Adjacent Structures Attached: yes

File No. MD25-041-017(H)

Exhibit B

Date 3-25-25

Initials KP

Proposed Construction/Use:

A. Proposed Construction:

 New Building

 Other, Specify

X Alteration/Addition to Existing Building

B. Use of Existing and Proposed Structures and Land:

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

HB

Proposed Use: HB

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 Contractor (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.

Steven Pagin
Signature

SIGNATURES

Signature

Steven Pagin
Please Print Name

Please Print Name

Signed and sworn to before me on the 24 day of March, 2025.

KRISTAN J. LITZNER
Notary Public, State of Michigan
County of Mackinac
My Commission Expires: Nov. 12, 2031

Kristan J. Litzner
Notary Public

Mackinac County, Michigan
My commission expires: November 12, 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: MD25-041-017(H) FEE: 400 -

DATE: 3.25.25 CHECK NO: _____ INITIALS: KD 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. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
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 type="checkbox"/>	<input checked="" type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input type="checkbox"/>	<input checked="" 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. *April 9 - 1 week*
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 FeaturesProvidedNot 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 FeaturesProvidedNot 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 25. Description of Existing and proposed on-site lighting (see also Section 4.27) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**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 type="checkbox"/>	<input checked="" type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Architectural Review
Informational Requirements (Section 18.05)

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

File No. MD25-041-017(+)

Exhibit C

Date 3-25-25

Initials KD

Section X, Itemb.

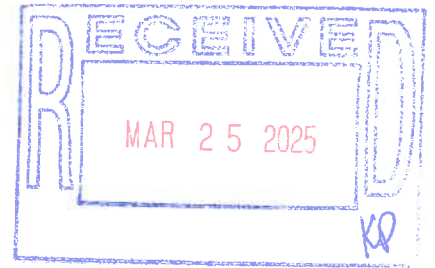
Market street inn

Air conditioning upgrade /addition

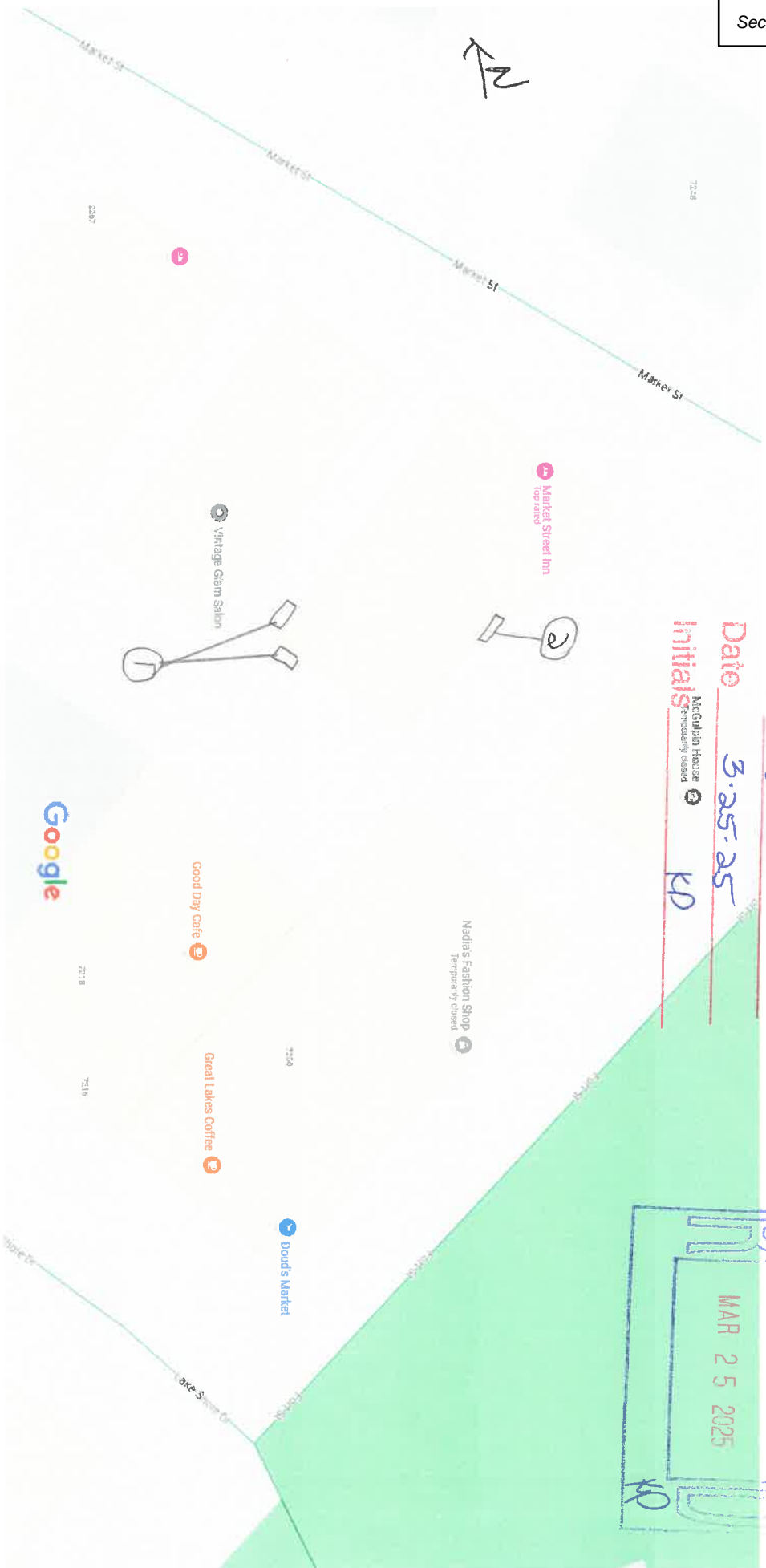
General description of work

Upgrade west side of building by adding 2 indoor a/c units to the existing 4 indoor units utilizing line hide painted to match siding. Route to existing location and install new Panasonic heat pumps in place of old units.

Additional work proposed would include cooling up to 4 additional rooms of east side utilizing line hide painted to match the siding and installing up to 2 outdoor condensers in the rear patio area away from view



Google Maps



File No. MDAS-041-017(4)

Exhibit D

Date 3-25-25

Initials KD

RECEIVED
MAR 25 2025

- ① Existing Unit that are to be upgraded to Permanent
- ② Proposed New Unit to accommodate up grade (Samsung)

Map data ©2025 10 ft

Mult System Outdoor Submittal Data

CU-5E36QBU-5

Multi System Outdoor Unit

Job Name: Market Street Inn

Location: Bob Gale

Engineer: _____

Submitted to: _____

Submitted by: _____

Reference: _____

Approval: _____

Date: _____

Construction: _____

Unit#: _____

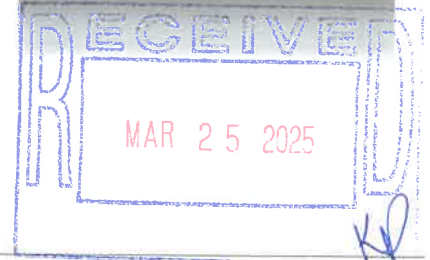
Drawing#: _____

File No. MDA5-041-017(4)

Exhibit E

Date 3.25.25

Initials KP



General Data	
Power [V/P/Hz]	230/208/1/60
Minimum Circuit Ampacity (A)	30
Maximum Overcurrent Protection (A)	45
Compressor	DC Twin Rotary (Inverter Driven)
No. Used	1
Output Power (W)	1.30K
Outdoor Unit	
Fan Type	Propeller
Motor Type	DC Motor (8 poles)
Output Power (W)	90
Airflow (CFM) Cooling/Heating	2,512 Cooling / 2,475 Heating
Coil Type	Aluminum (Blue Coated)
Fin Type - Pipe Type	Corrugated Fin
Coil Type	Aluminum Fin & Copper Pipe
Fin Type - Pipe Type	Corrugated Fin
Rows - F.P.I.	2/19
Tube Size (in)	3/8"
Refrigerant	R410A
R410a Pre Charge	120 oz
Refrigerant Control	Electronic Expansion Valve
Refrigerant Tubing Connections	Flare
Line Length, Max (ft.)	262.4
Elevation Difference, Max (ft.)	49.2'
Line Size (in. O.D. Discharge)	1/4" x 5
Line Size (in. O.D. Suction)	3/8" x 5
Pre-charge, tube length @ shipment	147.6'
Dimensions (HxWxD)	
Outdoor Unit (Uncrated) (in.)	39-11/32 x 37-1/32 x 13-13/32
Weight (lbs.)	
(Outdoor) Net	183 lbs

Performance Data @ ARI Standard Conditions (208/230V)

High Heat @ 47F	37,800
Low Heat @ 17F	28,000
Cooling	
Total Capacity (BTU/H)	36,000 (9,900 - 39,000)
Sensible Capacity (BTU/H)	33,840

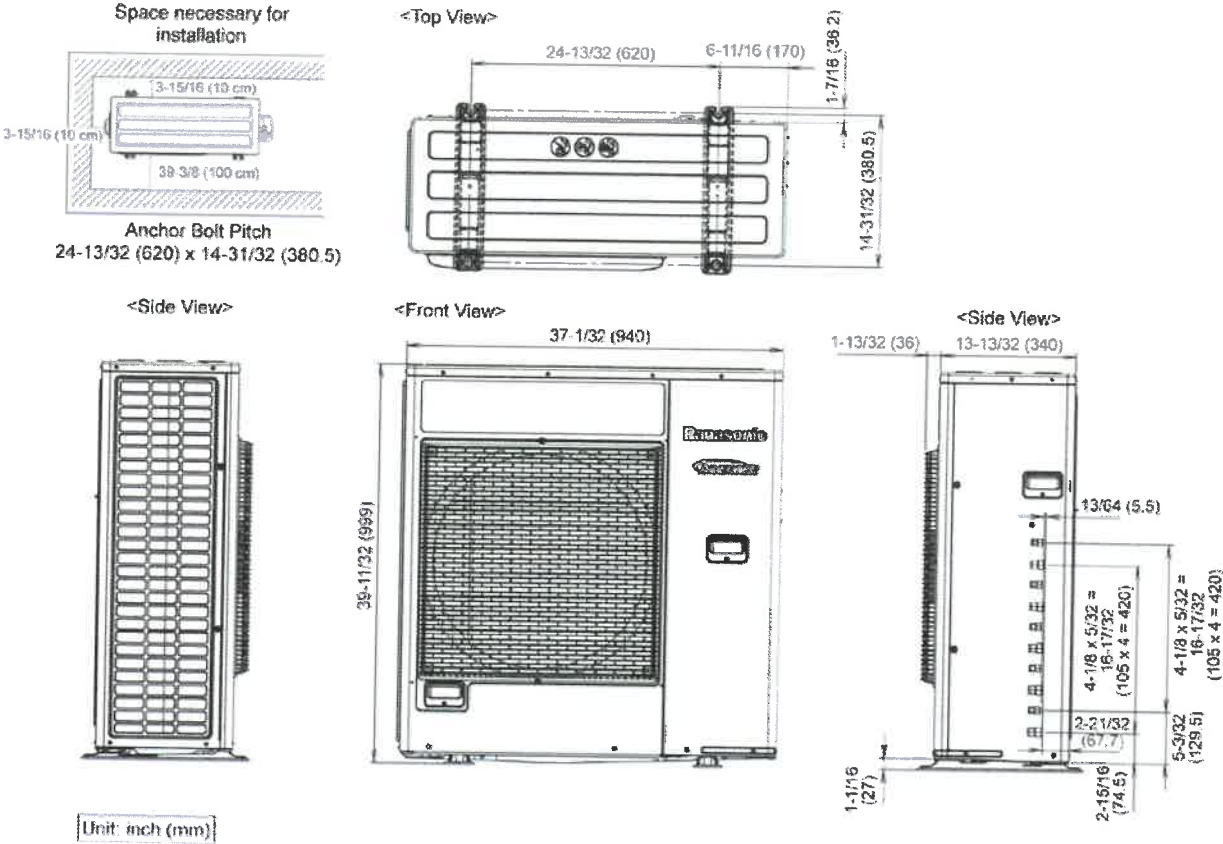


Latent Capacity (BTU/H)	2,160
SEER	18.5
Amps (A)	19.0-17.2
Max. Amps (A)	21.3
Power Inputs (KW)	3.75
Max. Inputs (W)	3,750
Outdoor Sound Rating (dB-A)	55
Heating	
Total Capacity (BTU/H)	37,800 (11,600-49,500)
HSPF	10
Amps (A)	14.8 - 13.4
Power Inputs (W)	2,900
Outdoor Sound Rating (dB-A)	55

Operating Range

Cooling (Max)	114F DB/78F WB
Cooling (Min)	14F DB/ - WB
Heating (Max)	75.2F DB/64F WB
Heating (Min)	-5F DB/-6.8F WB

Dimensions



Samsung FJM Series, 3 Port Condensing Unit

Section X, Itemb.

Job Name Market Street

Purchaser Bob Gale

Submitted to

Unit Designation

Location

Engineer

Reference

Approval

Construction

Schedule #

Model	US Code	JXH24J3B	
	Model Number	AJ024BXJ3CH/AA	
Performance	Capacity (min. / standard / max.)	Cooling (Btu/h)	6,500 / 22,000 / 22,000
		Heating (Btu/h)	4,300 / 25,000 / 29,600
	SEER (Ducted / Mixed / Non-ducted) ¹		17.0 / 18.0 / 19.0
	EER (Ducted / Mixed / Non-ducted) ¹		10.1 / 11.4 / 12.7
	HSPF (Ducted / Mixed / Non-ducted) ¹		9.0 / 9.5 / 10.0
	SEER2 (Ducted / Mixed / Non-ducted) ²		17.5 / 18.5 / 19.5
	EER2 (Ducted / Mixed / Non-ducted) ²		10.1 / 11.4 / 12.7
	HSPF2 (Ducted / Mixed / Non-ducted) ²		8.2 / 8.5 / 8.8
Power	Voltage	(øV/Hz)	1 / 208-230 / 60
	Nominal Current ³	Cooling (A)	8.3
		Heating (A)	8.5
	Max. Breaker	Amps	25
	Minimum Circuit Ampacity (A)		19.5
Dimensions	W X H X D	Inches	34 5/8 X 31 7/16 X 12 3/16
	Weight	lbs.	125.7
Noise Level	Cooling (Max.)	dB (A)	48
	Heating (Max.)	dB (A)	51
Operating Temperatures	Cooling		14 ~ 114.8°F (-10 ~ 46.0°C)
	Heating		5 ~ 75°F (-15 ~ 24.0°C)
Pipe Connections	High Side		1/4" X 3
	Low Side (suction)		3/8" X 1 + 1/2" X 2
	Maximum Individual Line Set Length		82 ft
	Maximum Line Set Length (total)		230 ft
	Maximum Vertical Separation	Outdoor to Indoor	49 ft
		Highest to Lowest Indoor	25 ft
	Included Pipe Adapter		2 - 1/2" X 3/8"
Condenser Fan	Motor		BLDC With Propeller Fan (1)
	Output	Watts / FLA	125 / 1.28
		CFM	1,667
Compressor	Type		Twin BLDC Rotary Inverter
	RLA	Amps	13.3
Heat Exchanger	Type		Aluminum Fin - Copper Tube
Refrigerant	Type		R410A
	Control Method		Electronic Expansion Valve
	Factory Charge		93.44 oz
	Charged for		131 ft
	Additional Refrigerant		0.11 oz/ft over 131 ft
Accessories	Wall Bracket		<input type="checkbox"/> CKN-250
	Wind Baffle	Front	<input type="checkbox"/> WBF-7M
		Back	<input type="checkbox"/> WBB-7M-B
Certifications	Safety		ETL (UL 60335-2-40)
Warranty	10 Years compressor, 10 year parts, 1 year limited labor (registration required)		



General Information

- Auto or manual addressing of indoor units
- The outdoor unit shall supply power individually to the indoor units via 14/3 AWG power wire
- Auto-restart after power loss
- Available maximum current setting option to reduce operating current
- System energy consumption can be viewed using Samsung SmartThings mobile app (not revenue grade, for reference only)
- Soft-start to reduce current demand during compressor start
- Optional snow accumulation prevention setting to prevent snow drifting against idle outdoor units

Construction

- The outdoor unit shall be galvanized steel with a baked on powder coated finish for durability

Heat Exchanger

- The heat exchanger shall be mechanically bonded fin to copper tube

Controls

- Control signal shall be a DDC type signal
- Interconnecting control wire between outdoor and indoor units shall be 16/2 AWG
- The system shall integrate with Samsung Controls Solution without the use of an interface module

Refrigerant System

- The refrigerant shall be R410A
- The compressor shall be hermetically sealed, inverter controlled, Twin Rotary BLDC
- Refrigerant flow shall be controlled by 3 separate electronic expansion valves at outdoor unit

Compatibility

AR**TSFABWKNCV (RNS**ABT): 7,000 – 18,000 Btu/h models
 AR**BSFCMWKNCV (RNS**CMB): 7,000 – 18,000 Btu/h models
 AR**TSFYBWKNCV (RNS**YBT): 7,000 – 18,000 Btu/h models
 AC0**BNNDCH/AA (CNH**NDB): 9,000 – 18,000 Btu/h models
 AC0**BN1DCH/AA (CNH**1DB): 9,000 – 12,000 Btu/h models
 AC0**BNJDCH/AA (CNH**JDB): 9,000 – 18,000 Btu/h models
 AC0**BNLDCH/AA (CNH**LDB): 9,000 – 18,000 Btu/h models
 AC012BNZDCH/AA (CNH12ZDB)
 AJ0**BNHDCH/AA (JNH**HDB): 9,000 - 15,000 Btu/h models

Refer to the engineering Technical Data Book for allowed indoor unit combinations

Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps (excluding ductless systems) must be matched with appropriate coil components to meet ENERGYSTAR criteria. Ask your contractor for details or visit www.energystar.gov

¹Performance data certified by AHRI to AHRI 210-240 (2017) with Addendum 1.

²Performance data certified by AHRI to AHRI 210-240 (2023). Effective January 1st, 2023.

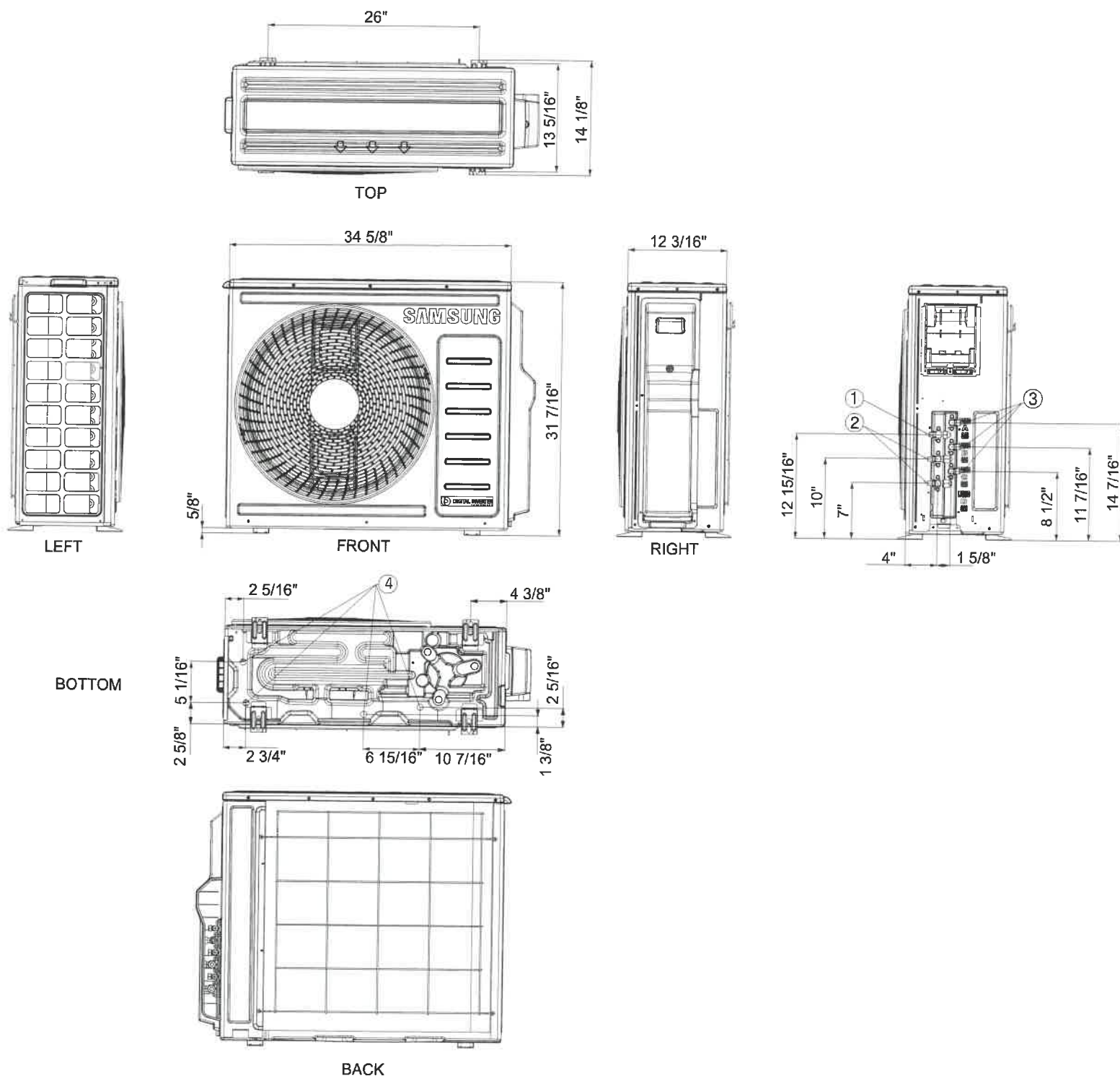
³Rated current based on highest combination ratio of non-ducted indoor units.

This publication reflects both the 1987 Appendix M metric (SEER) and the 2023 Appendix M1 metric (SEER2). Efficiency requirements are published at 10 C.F.R. 430.32(c). Please refer to www.AHRInet.org for more information about updated energy metrics.

Samsung HVAC maintains a policy of ongoing development, specifications are subject to change without notice. Refer to www.AHRIdirectory.org for current reference numbers.

Note: Qualification for ENERGYSTAR requires use of non-ducted indoor units.





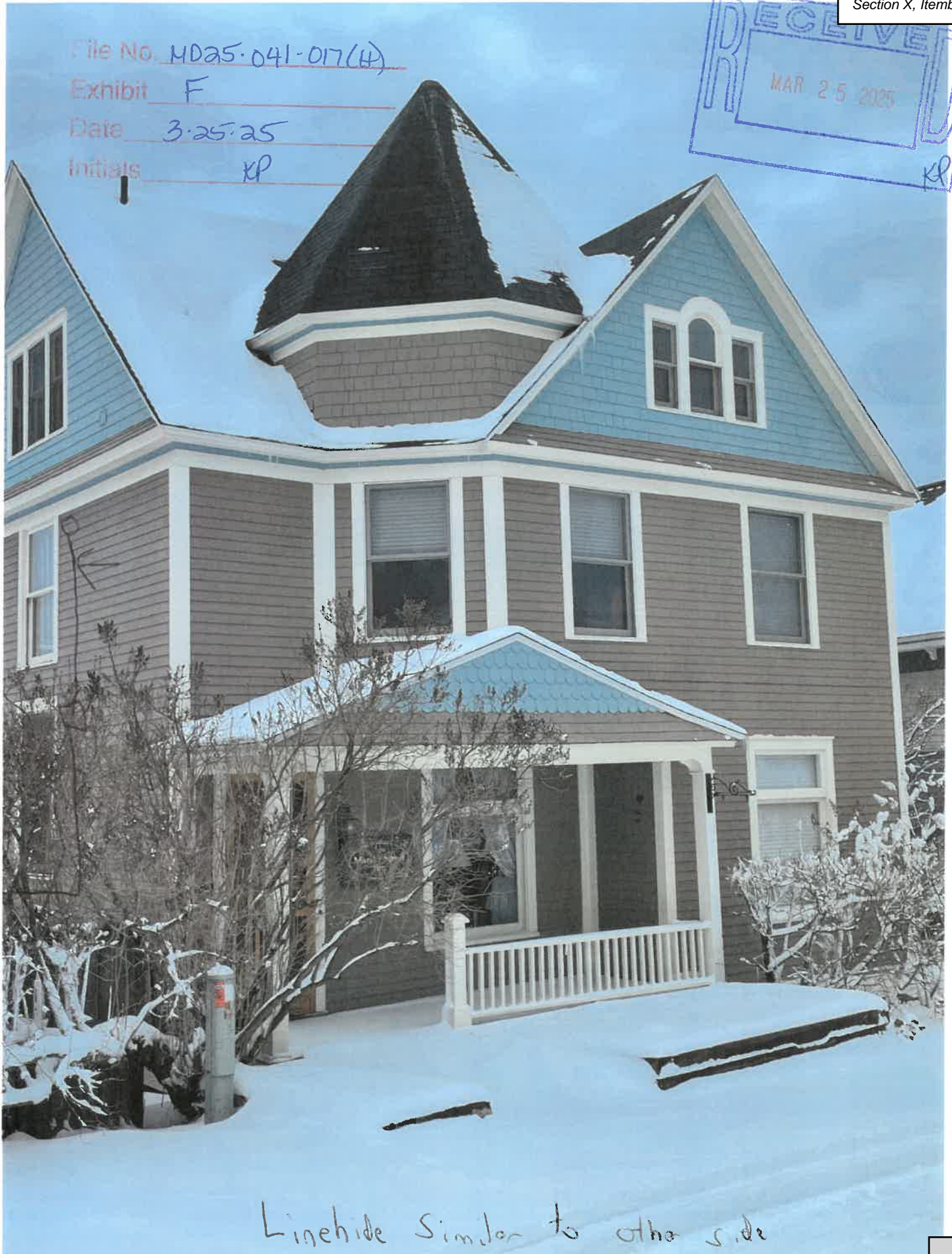
No.	Name	Description
1	Refrigerant suction pipes	ø3/8" x 1 each
2		ø1/2" x 2 each
3	Refrigerant liquid pipes	ø1/4" x 3 each
4	Drain holes	Connection with provided drain fitting

File No. MD25-041-017(H)

Exhibit F

Date 3-25-25

Initials KP



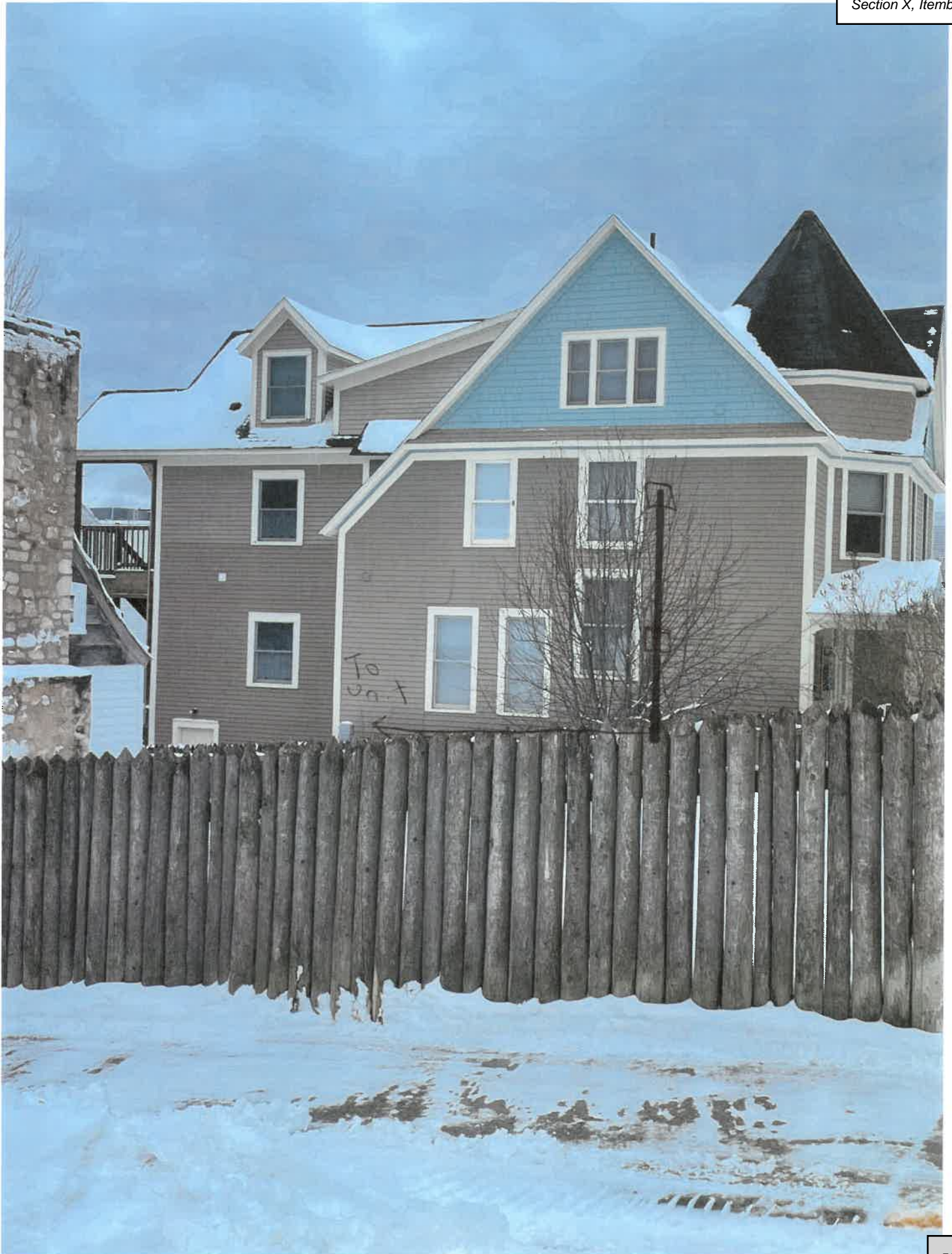
Linehide similar to other side

Section X, Itemb.



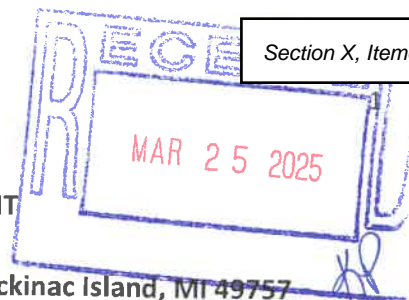
Section X, Itemb.







**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:

Andrew Doud
7587 Market St. Mackinac Island, MI 49757

231-392-6456

info@doudsmarket.com

Phone Number

Email Address

Please complete both sides of application.

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

Property Owner & Mailing Address (If Different From Applicant)

Same

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):

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:☒ Standard Zoning Permit☐ Appeal of Planning Commission Decision☐ Special Land Use☐ Ordinance Amendment/Rezoning☐ Planned Unit Development☐ Ordinance Interpretation☐ Other _____**Property Information:**

A. Property Number (From Tax Statement): 051-575-069-00

B. Legal Description of Property: Lot split in process with County, Part of Lot 16, Assessor's Plat No. 4

C. Address of Property: 1395 Cadotte Ave

D. Zoning District: MD Market

E. Site Plan Checklist Completed & Attached: _____

F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) Yes

G. Sketch Plan Attached: _____

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

File No MD25-069-018(11)

Exhibit B

Date 3.25.25

Initials KL

Proposed Construction/Use:

A. Proposed Construction:

☐ New Building☐ Alteration/Addition to Existing Building☒ Other, Specify Demolition

B. Use of Existing and Proposed Structures and Land:

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

Residential

Proposed Use: Residential

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.**

Angela Strika
Signature

SIGNATURES _____
Signature

Angela Strika
Please Print Name

Please Print Name

Signed and sworn to before me on the 25th day of March, 2025

JILL A CHAPMAN
Notary Public, State of Michigan
County of Livingston
My Commission Expires 05-24-2025
Acting in the County of Mackinac

Jill A. Chapman
Notary Public, Livingston County
Acting in Mackinac County, Michigan
My commission expires: 5/24/25

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: 4025-069-018(H)

FEE: \$150

DATE: 3-25-25

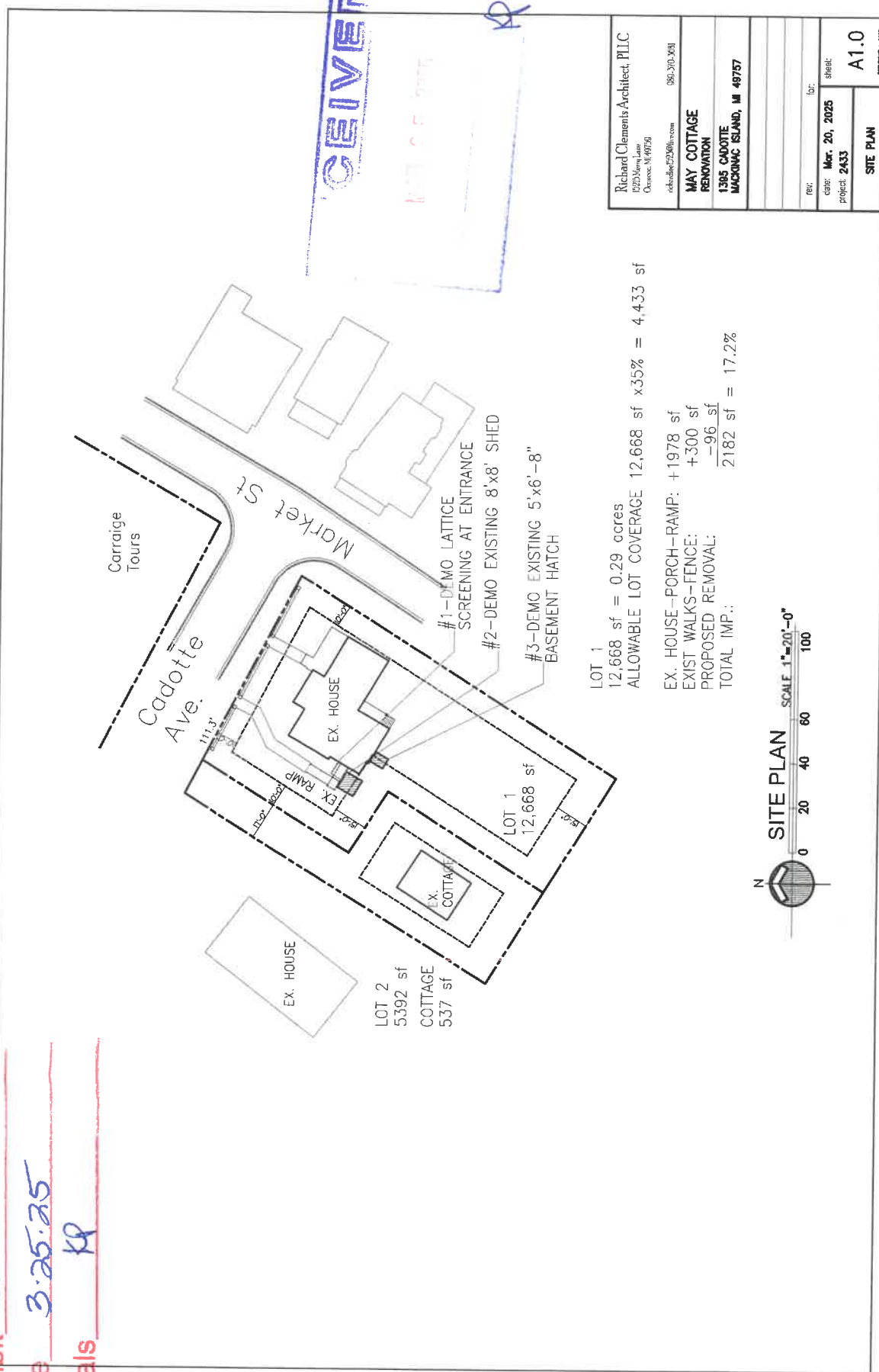
CHECK NO: 8211

INITIALS: KP

Revised October 2023

File No. MD25-069-018(4)

Exhibit C

Date 3.25.25initials 



HDC REQUEST #1:
REMOVE LATTICE
SCREEN ENCLOSURE
& ROOF.

HDC REQUEST #2:
DEMO EXISTING SHED
RESTORE LAWN BELOW

SHED TO BE REMOVED
NOT TO SCALE



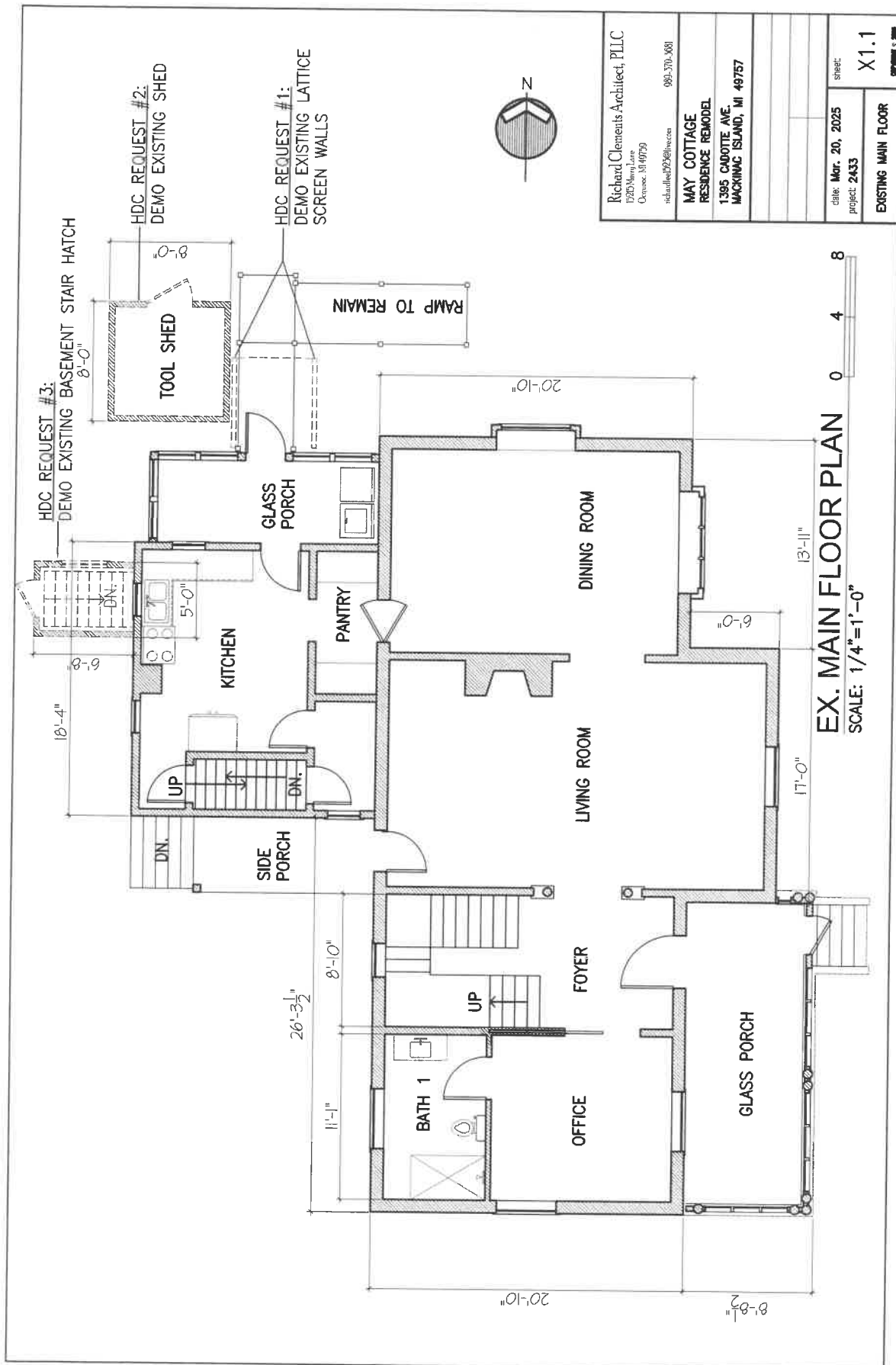
HDC REQUEST #3:
DEMO EXISTING BASEMENT STAIR HATCH
RESTORE SIDING BEHIND HATCH
RESTORE LAWN BELOW

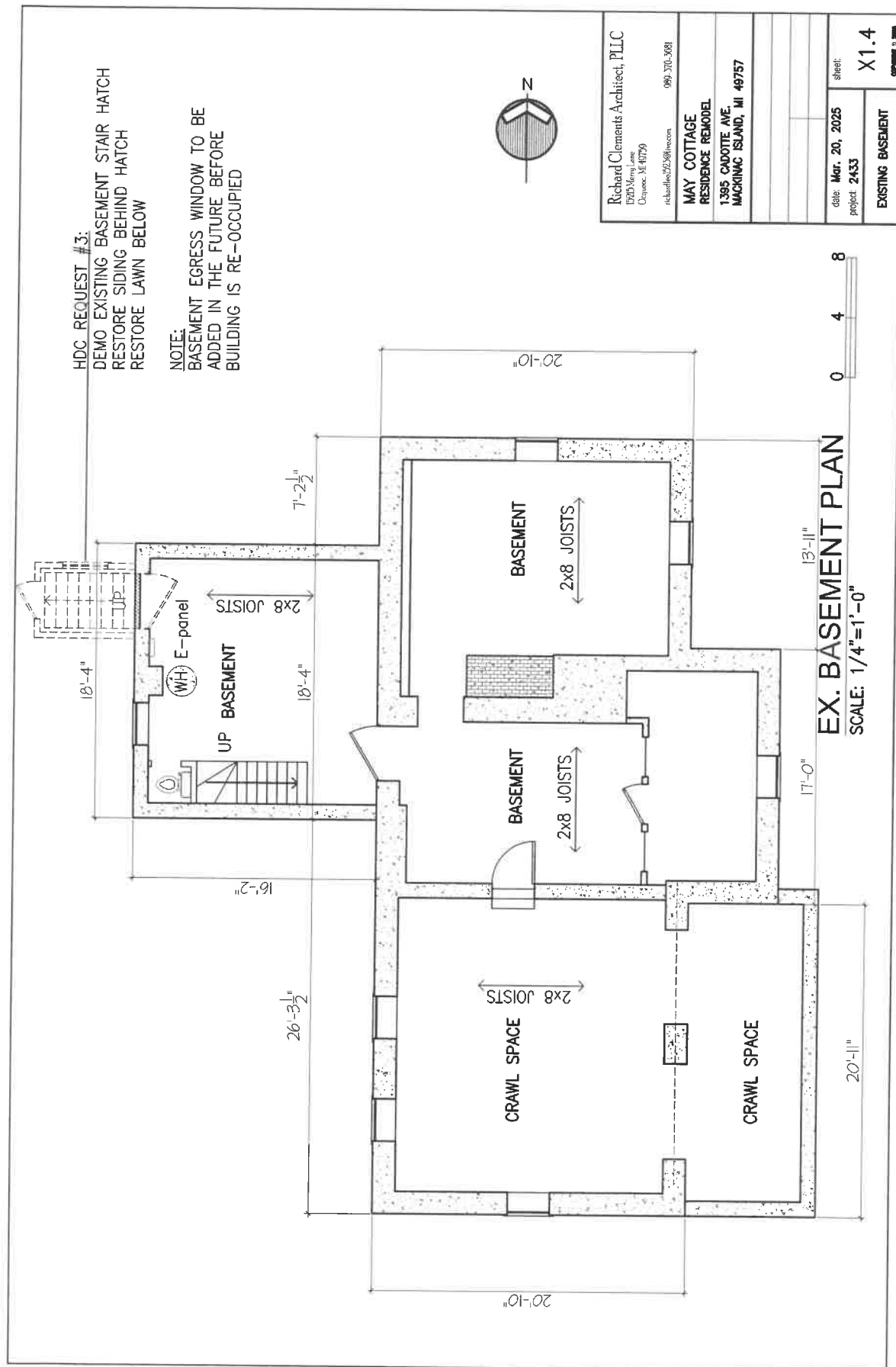
BASEMENT HATCH TO BE REMOVED
NOT TO SCALE



File No. MD25-069-018(H)
Exhibit D
Date 3-25-25
Initials KP

Richard Clements Architect, PLLC 1525 Mary Lane Oshtemo, MI 49759 rc@rclarch.com 680.370.3681	MAY COTTAGE RESIDENCE REMODEL 1395 CAPODITE AVE MACKINAC ISLAND, MI 49757	date: Mar. 20, 2025 project: 2433	sheet: X1.0 COPYRIGHT © 2025
		PHOTOS	







Richard Clements Architect PLLC 15215 Main Lane Cape May, NJ 08204 rich@rclarc.com 908-370-3581	MAY COTTAGE RESIDENCE REMODEL 1395 CADOTTE AVE. MACONAC ISLAND, MI 49757	date: Mar. 20, 2025 project: 2433	sheet: X1.5 drawing © 2025

