

CITY OF MACKINAC ISLAND

AGENDA

PLANNING COMMISSION

Tuesday, October 14, 2025 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.](#) September 9, 2025 Special Meeting

[b.](#) September 9, 2025

V. Adoption of Agenda

VI. Correspondence

[a.](#) Letter from Moira Croghan re Grand Hotel Housing

VII. Staff Report

a. HDC Meeting Summary

b. DPW Update

VIII. Committee Reports

IX. Old Business

[a.](#) R425-098-052 Grand Hotel 12 Dwelling Units

[b.](#) R321-007-008 Hoban Hill Condominiumization

X. New Business

[a.](#) R425-055-56-081 Gough Barn Demo

[b.](#) MD25-069-083(H) GHMI Twilight Building Fence

[c.](#) C25-025-085(H) Verdes Enclose Patio

XI. Public Comment

XII. Adjournment

MINUTES

PLANNING COMMISSION SPECIAL MEETING

Tuesday, September 09, 2025 at 3:00 PM

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

I. Call to Order

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Lee Finkel

Staff: Erin Evashevski, David Lipovsky, Adam Young

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as written.

Motion made by Finkel, Seconded by Martin.

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

V. Committee Reports

None

VI. Old Business

a. Housing Focused Zoning Amendments Discussion

Adam Young shared his screen showing a project update and schedule. Today's objective is to discuss the October community workshop. The current draft of amendments has not changed, dated July 1, 2025. Young is working on one-on-one interviews. Meeting is Oct 13 at 4:00 PM in Council Chambers. The purpose of the workshop is to engage with community members to discuss important zoning/housing topics. Young asked how we should get word out. Straus stated it will be posted and word of mouth. Myers asked for a flyer that can be posted around town and online. Young presented a tentative list of questions. Housing focused zoning amendments he wants to discuss are:

- Residential use allowances by district
- Short-term rentals
- Accessory dwelling units
- Residential care facilities
- Nonconforming uses and structures
- Year-round workforce housing incentives
- Ordinance flexibility/planned unit development

Pettit asked about discussion of definitions in the current ordinance. Pettit wants to add a definition of workforce housing. Currently it is just defined by rules, not a definition. Workforce housing rules are you must live here 11 months a year and work 1500 hours a year and must not own another property here. Evashevski stated Workforce Housing is not a zoning classification. Myers stated this might be a good item for the Master Plan. Myers asked Young if he is familiar with the Brownfield Development Act. He is. Evashevski confirmed there is a Mackinac County Brownfield Authority. Young stated he will touch on that in the workshop. Straus asked that Young email the powerpoint to the Commission. Young will be here by 3:00 and will have the Agenda and packets. he needs a screen and a projector. Straus asked about Section 5 PUD a. Myers didn't agree with adding R1 and CD to the PUD overlay. Straus agrees with Myers . Dufina asked about section 19a.03 which allows some flexibility in requirements. Dufina referred to 4.23 adult foster care facilities. Some changes she suggested are In part B4 refers to landscape, but in section 3 landscape buffer is not referred to. In 5.04a, last sentence, change by to as and add reconstruction after modernization.

VII. Public Comment

None

VIII. Adjournment

Motion to adjourn at 3:45 PM.

Motion made by Martin, Seconded by Myers.

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

Michael Straus, Chair

Katie Pereny, Secretary

MINUTES

PLANNING COMMISSION

Tuesday, September 09, 2025 at 4:00 PM

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

I. Call to Order

Chairman Straus called the meeting to order at 4:00 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Lee Finkel

Staff: David Lipovsky, Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. August 12, 2025

Motion to approve as amended. Change Flush to flesh as stated by Myers.

Motion made by Dufina, Seconded by Straus.

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

V. Adoption of Agenda

Motion to approve as written.

Motion made by Martin, Seconded by Dufina.

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

VI. Correspondence

None.

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the September 9, 2025, HDC meeting.

b. DPW Update

Burt shared his screen to show more construction photos. Trenches and precast walls are going in. Switching gear disconnects that need to go up before the walls are being installed. Catwalks and handrails being put in all around the site. They are looking at March for a start date. End of April or beginning of May for full service.

VIII. Committee Reports

None.

IX. Old Business

a. Zoning Changes/Updates

Evashevski stated she reviewed the language and she and Lipovsky looked at past calculations. Both May and Grand Hotel project are fine for density, but moving forward this should be looked at. Pettit asked if she was referring to the stacked density. Evashevski confirmed that. Pettit asked if she looked at it when it comes to HB and other districts the language is vague and needs to be looked at. Dufina asked if we could schedule a time to discuss this. Myers stated it would be discussed with Adam Young at the next special meeting. Straus stated there will be a Community workshop on Oct 13 at 4:00 regarding housing focused amendments.

b. MD25-069-054(H) Doud Change of Use & Alteration Home to Hotel

Doud submitted a letter addressing the Commission's concerns. He submitted a follow up letter after the City Council meeting. Doud asked if the traffic issue was in relation to 26b. Myers read the section aloud. Doud stated the openings are 41" and 42" and a 9' opening on the Mays property. Small carts and garden carts fit through the current openings. Doud read his letter aloud regarding the traffic concern. Doud does not see traffic issues referred to anywhere in the Planning Commission documents. Straus stated that there is not police staff to monitor all the dangerous corners. We would prefer not to have to put in a sign. This issue does come under the purview of the planning commission. The Planning Commission is just looking for clarification on how traffic will be handled at this location. Doud provided the items the Planning Commission requested and further explained how the traffic will flow which satisfied the "adequate traffic plan" the Commission was looking for. Doud is working with the city to have a possible entrance on Market Street. Doud described the entrance improvements he intends to make. Doud offered to minimize the dray deliveries because they have a lot of storage. Straus asked where he was with the City ROW. Evashevski reached out to MML and they stated there may be a wooden platform until a sidewalk is installed. Government immunity will be provided to the city and no coverage will be provided for the taxi vendor. Evashevski sees no issue with Doud using the ROW. Dufina was concerned with the way the drays and taxis will pull up to the site. Myers stated there are rules to curb rules in the ordinance so if that became a problem something could be done. During construction Mrs. May is allowing Doud to use her property for drays to turn around. Doud submitted a more detailed construction plan, which he went over. Pettit asked if there was an

architectural review done. Myers stated he did one for HDC and the project was approved in HDC last month. Motion to approve application MD25-069-054.

Motion made by Myers, Seconded by Martin.

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

c. C25-057-065(H) Mackinac Market Change of Use and Apartment Reno

Last month there was a discussion on density issues. Evashevski clarified earlier in the meeting that for this application the density works. Motion to approve.

Motion made by Myers, Seconded by Martin.

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

X. New Business

a. R125-008-076 Pierson New Home Stonecliffe Manor 1

Lipovsky reviewed the plans and site plan and everything complies within the building envelope, and all prints he has provided including engineering is good. The only thing missing is the HOA approval. Lipovsky stated on his end it is good to approve. Dufina asked about the building envelope. Lipovsky stated it is shown in the plans. Straus asked about the letter from Dupre but Lipovsky stated he was not sure. Evashevski stated she recommends approving contingent on HOA approval. Evashevski stated there was correspondence included in the packet and the last correspondence from Pierson to HOA was back in July. Evashevski stated based on the timeline she would assume he would be getting a response soon. Jurcak stated that this property requires approval from the Grand. Evashevski asked Jurcak if he has received anything from the HOA for review yet. Jurcak stated no. Evashevski asked Jurcak when they normally reach out to the Grand. Jurcak stated usually when the HOA is ready to approve. Motion to approve pending HOA and Grand Hotel approval.

Motion made by Martin, Seconded by Myers.

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

XI. Public Comment

Allen Burt requested that a letter from DPW be included in the Planning Commission application packet that lets the applicant know what to expect from DPW. Motion to include a letter from DPW outlining charges and what to expect from DPW.

Motion made by Martin, Seconded by Dufina.

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

XII. Adjournment

Motion to adjourn at 4:50 PM.

Motion made by Myers, Seconded by Martin.

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

Michael Straus, Chair

Katie Pereny, Secretary

Katie Pereny

From: City Clerk
Sent: Monday, September 29, 2025 1:11 PM
To: Katie Pereny
Subject: FW: Proposed change in land use density- October 1, 2025 hearing

SEP 29 2025

Hi Katie,

Per Moira's request, could you please forward her email below to the Planning Commission members?

Thank you!

Danielle Leach

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

File No. B425.098.052
 Exhibit K
 Date 9.29.25
 Initials KP

From: Moira Croghan <moiracroghan@gmail.com>
Sent: Monday, September 29, 2025 10:04 AM
To: City Clerk <clerk@cityofmi.org>
Subject: Proposed change in land use density- October 1, 2025 hearing

Hi Dani,
 Please provide this comment to each member of the named bodies, even if the proposal has been put on hold. Thank you very much.

Dear Member of Planning Commission and Member of City Council:

I reside near the parcel for which the Grand Hotel has recently submitted an application for a dramatic increase in property density. This is not a modest adjustment—it is a sweeping, potentially unprecedented transformation that would fundamentally alter the fabric of our neighborhood. The proposed land use stands in stark contrast to the vision laid out in the City Master Plan for Harrisonville and represents an irreversible shift in the character of our community.

Harrisonville has long been appreciated for its quiet, family-oriented atmosphere—a legacy that City officials are entrusted to protect. Approving this proposal would not only undermine that legacy but also set a troubling precedent for future development.

It is worth noting that the applicants possess numerous other properties, including holdings in Woodville, that are far better suited for expansion or redevelopment. There is simply no justification for sacrificing one of the Village's few remaining residential enclaves to accommodate commercial ambitions.

I urge you to reject this proposal and uphold the values that make Harrisonville a place families are proud to call home.

**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:

Tamara Burns
113 S. Fourth Ave, Ann Arbor, MI 48104

734-604-9312 tamara.burns@hopkinsburns.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)

GHMI RESORT HOLDINGS LLC; KSL CAPITAL PARTNERS LLC
100 ST PAUL ST. STE 800, DENVER, CO 80206

Is The Proposed Project Part of a Condominium Association?

NO

Is The Proposed Project Within a Historic Preservation District?

NO

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

ARCHITECT

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:

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

Property Information:

- A. Property Number (From Tax Statement): 051-630-098-00
- B. Legal Description of Property: ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 *OLD NUMBER 625 019 00*
- C. Address of Property: CADOTTE AVE, MACKINAC ISLAND, MI 49757
- D. Zoning District: R-4 HARRISONVILLE RESIDENTIAL
- E. Site Plan Checklist Completed & Attached: YES
- F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) YES
- G. Sketch Plan Attached: YES
- H. Architectural Plan Attached: YES
- I. Association Documents Attached (Approval of project, etc.): N/A
- J. FAA Approval Documents Attached: N/A
- K. Photographs of Existing and Adjacent Structures Attached: YES

File No. R125-098-052

Exhibit A

Date 6.24.25

Initials KP

Proposed Construction/Use:

- A. Proposed Construction:
- ☒ New Building ☐ Alteration/Addition to Existing Building
- ☐ Other, Specify _____

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

Proposed Use:

C. If Vacant:
Previous Use: Vacant Lot
Proposed Use: Multi-family Housing - 12 Units

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 ARCHITECT (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

TAMARA E.L. BURNS, PRINCIPAL
Please Print Name

Please Print Name

Signed and sworn to before me on the 20th day of June, 2025.

LUIS ESCUDERO-FLORES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires 10/23/2026
Acting in the County of Washtenaw

[Signature]
Notary Public

Washtenaw

Washtenaw County, Michigan
My commission expires: 10/23/2026

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: R425.098.052 FEE: 2650 -

DATE: 6.24.25 CHECK NO: 6179 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)

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

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

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

- | | | |
|---|-------------------------------------|-------------------------------------|
| 12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Proposed construction start date and estimated duration of construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission | <input type="checkbox"/> | <input type="checkbox"/> |

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) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Topography of the site with at least two- to five-foot contour intervals | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Proposed alterations to topography or other natural features | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Earth-change plans, if any, as required by state law | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Physical FeaturesProvidedNot Provided
or Applicable

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

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

22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Description of Existing and proposed on-site lighting (see also Section 4.27)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Utility Information</u>	See note regarding "Potential Demand" on cover sheet	
	<u>Provided</u>	<u>Not Provided or Applicable</u>
26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Architectural Review

Informational Requirements (Section 18.05)

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. 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"/>

9/25/2025 1:25:12 PM S:\Projects\Grand Hotel\2025 Manager Housing\Drawings\Sheet\temp copy - 12 unit\4th and CADOTTE-A24_Local_12 units - Copy.rvt

GRAND HOTEL - MANAGER HOUSING

Section IX, Itema.

COVER

2025.09.25

1" = 200'-0"

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

HopkinsBurns
historic preservation & communities by design

22

File No. R425-098-052
Exhibit J
Date 9-29-25
Initials KD



Sheet List

- 00 COVER
- 01 SURVEY
- 02 SITE PLAN
- 03 FIRST FLOOR PLAN
- 04 SECOND FLOOR PLAN
- 05 EXTERIOR ELEVATIONS
- 06 EXTERIOR ELEVATIONS
- 07 SITE PHOTOS
- 08 SITE PHOTOS

Legal Description

ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 *OLD NUMBER 625 019 00*

Zoning

ZONING DISTRICT: R-4 HARRISONVILLE RESIDENTIAL
USE GROUP: SPECIAL LAND USE: BOARDINGHOUSE

Utilities/Services

POTENTIAL DEMAND FOR:
• WATER
• SEWER
• TRASH
UTILITY PLANS MEETING JURISDICTIONAL REQUIREMENTS
WILL BE PROVIDED UPON APPROVAL OF THE PROJECT.

Historic District

NONE

Construction

PROPOSED CONSTRUCTION START DATE: NOV., 2025
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

ARCHITECT

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



OWNER:

GHMI RESORT HOLDINGS LLC
KSL CAPITAL PARTNERS LLC

PROPERTY ADDRESS

CADOTTE AVE.
MACKINAC ISLAND, MI 49757

PARCEL #:

051-630-098-00

Project Description

The project involves the construction of a single building containing 12 single-bedroom apartments, each with front doors out to shared balconies and concrete walks. The East end will have covered bike parking for all occupants and an electrical/mechanical room. Two charging stations will also be provided for electric bikes/scooters.

Requirements

DENSITY	ALLOWED	PROPOSED
OCCUPANTS:	30	24
(PER SECTION 7A.04 E: 1 OCCUPANT PER 500 S.F.)		
LOT SIZE	REQ'D	EXISTING
	10,000 SF	15,000 SF (0.344 AC.)
SETBACKS	REQ'D	PROPOSED
FRONT YARD	25'	25' - 8"
FRONT YARD (CORNER)	25'	30'
SIDE YARD	5'	17' - 6"
REAR YARD	25'	25' - 4 1/2"
HEIGHT	ALLOWED	PROPOSED
STORIES MIN.	1	2
STORIES MAX.	2.5	2
FEET MIN.	12'	31' - 6 1/2"
FEET MAX.	35'	31' - 6 1/2"
LOT COVERAGE	ALLOWED	PROPOSED
SQ. FT. (INCLUDING PORCHES AND DECKS)	6,000	5,929
PERCENTAGE	40%	39.5%
GROSS SQUARE FOOTAGE		PROPOSED
1ST FLOOR		3,970
2ND FLOOR		3,720
TOTAL		7,690



AREA PLAN

1" = 200'-0" SCALE

ITEMS CORRESPONDING TO SCHEDULE B-II

Oil, gas, mineral, and aboriginal interests reserved by the State of Michigan and the terms, covenants and provisions contained in instruments recorded in Liber 102, page 342, as to Parcel 7, 8 and 33.

Item does not reference subject property and is not shown hereon.
This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.

Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 112, page 13, as to Parcel 35.

Item does not reference subject property and is not shown hereon.

Schedule B, Part II items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGEND OF SYMBOLS & ABBREVIATIONS

FOUND SECTION CORNER

FOUND 5/8" IRON

SET 5/8" IRON

POWER POLE

FLAG POLE

LIGHT POLE

ELECTRIC TRANSFORMER BOX

ELECTRIC MANHOLE

GAS METER

TELEPHONE PEDESTAL

ELECTRIC METER

WATER VALVE

FIRE HYDRANT

SANITARY MANHOLE

STORM CATCH BASIN (SQUARE)

STORM CATCH BASIN (ROUND)

STORM SEWER MANHOLE

MAIL BOX

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

UNDERGROUND CABLE TV

UNDERGROUND TELEPHONE

UNDERGROUND GAS

FENCE

BUILDING LINE

GRAVEL

CONCRETE

ZONING INFORMATION

The subject property is zoned "R4" - Harrisonville Residential District of the City of Mackinac Island.

Front Setback: 25' minimum or in line with adjacent residences
Side Setback: 5' minimum on one side and 10' minimum on the other
Rear Setback: 25' minimum
Minimum Lot Coverage: No Requirement Noted
Minimum Lot Width: 75'
Minimum Lot Depth: No Requirement Noted
Minimum Lot Area: 10,000 sq. ft.
Maximum Building Height: No principal building shall be less than 12 feet in height, nor shall any building exceed 35 feet or 2 1/2 stories, in height.
Maximum Floor Area Ratio: No Requirement Noted
Maximum Density: 10 dwelling units/acre
Parking Formula: Motor Vehicles not allowed

The zoning information shown above was provided by NVS Transaction Services - Zoning Division in the Zoning Information Project for (Parcel: 051-630-098-00) Cadotte, Report #7201901836-028 having a date of effect of September 13, 2019, pursuant to Item 6c of Table A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

1. Some features shown on this plat may be shown out of scale for clarity.
2. Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
3. The basis of bearings is N 81°50'36" E being the northern line of 1 of 98, Assessor's Plat of Harrisonville, Liber 4 of Plats, Page 64, 65, 66, 67, 68 and 69.
4. All of the various survey monuments shown on this plat as found and/or used are in good condition apparently undisturbed unless otherwise noted.
5. At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.
6. At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
7. At the time of survey, there was no observable evidence of substantial areas of refuse.
8. At the time of survey, the site is not being used as a cemetery, grave site or burial ground.
9. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
10. Subject parcels contain 0.34 Acres (14,997.59 square feet) more or less.
11. There were 0 regular parking spaces and 0 disabled parking spaces observed in the field. Total parking spaces of 0.
12. Address for subject property is Vacant Cadotte Avenue, Mackinac Island, MI 49757, per documents provided.
13. The subject property has direct access to Cadotte Avenue on the West side of property and 4th Street on the North side of property both of which have a publicly dedicated right of way (No physical driveways).
14. The location of all utilities serving or existing on the surveyed property as depicted were determined by observed above-ground evidence.
15. No wetlands were delineated for the subject property or information provided to surveyor as to the location of any wetlands.
16. There are no gas or gas lines on the surveyed property in relation to its adjacencies.
17. There are no division or party walls with respect to adjoining properties.
18. There were no offsite easements or servitudes disclosed in documents provided or obtained by surveyor other than what is shown.

RECORD DESCRIPTION

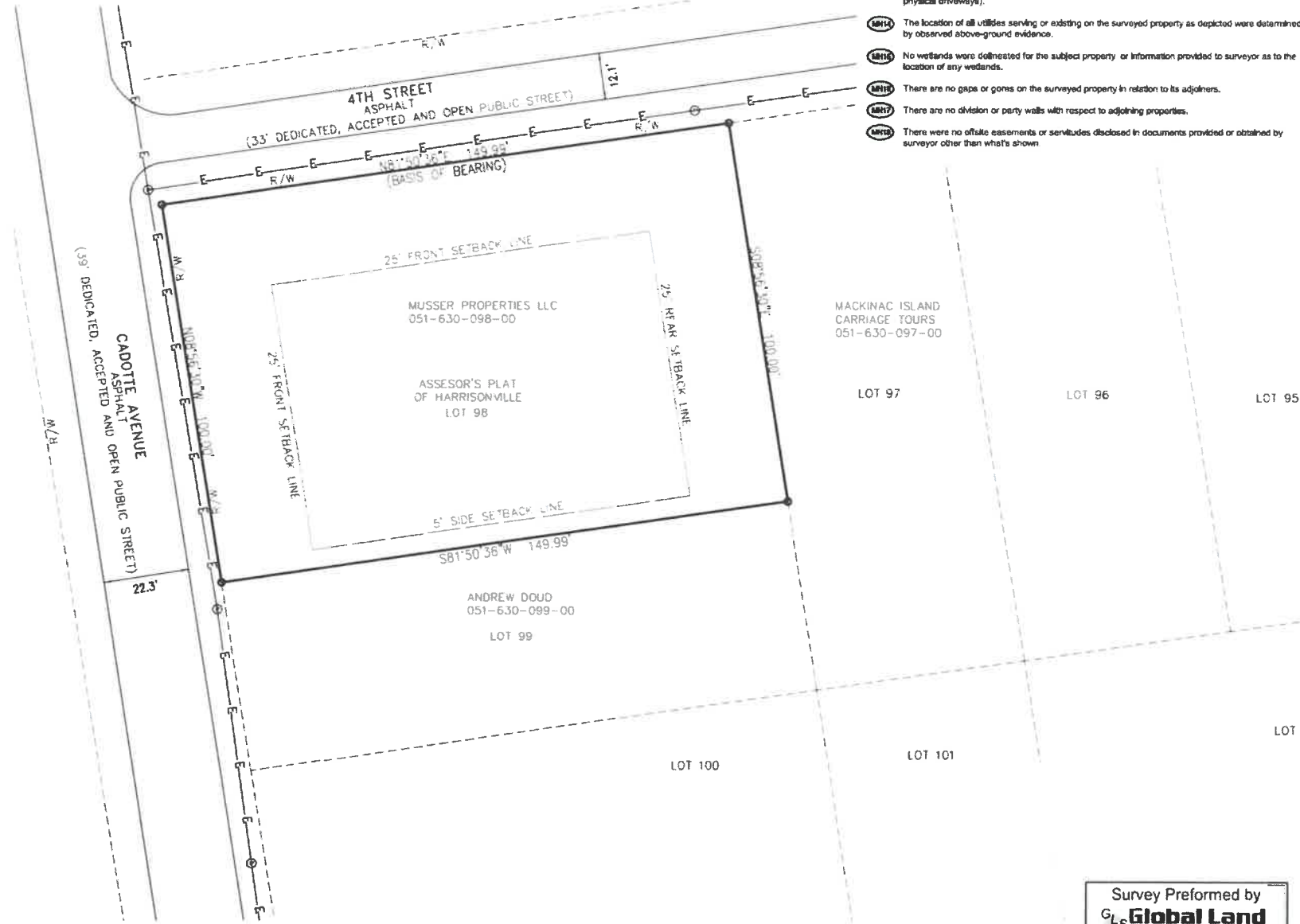
and if the City of Mackinac Island, Mackinac County, MI described as follows:

PARCEL 33, Lot 5 and 6, Block 7 of "HOBAN'S PLAT" OF A PORTION OF PRIVATE CLAIM #116, now known as Lot 98 of ASSESSOR'S PLAT OF HARRISONVILLE, according to the plat thereof as recorded in Liber 4 of Plats, pages 64, 65, 66, 67, 68 and 69, Mackinac County Records.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 855437, DATED AUGUST 06, 2019, 8:00AM.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE ALSO THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 861545, DATED JULY 19, 2019, 8:00AM, AS TO MACKINAC COUNTY, AND JULY 05, 2019, 8:00AM, AS TO INGHAM COUNTY.

Section IX, Itema.



Survey Performed by
Global Land Solutions
J. M. Schwanndt, P.S., J.D.
REGISTRATION NO. 47974
DATE OF FIELD SURVEY: AUGUST 2, 2019
DATE OF LAST REVISION: NOVEMBER 21, 2019
NETWORK PROJECT NO. 201903352-28 AAC

FLOOD NOTE

FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. You can contact your community or the FEMA FMD for more information about flood risk and flood insurance in your community.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
08/22/2019	FIRST DRAFT	10/04/2019	NETWORK COMMENTS
09/16/2019	NETWORK COMMENTS	10/14/2019	NETWORK COMMENTS
09/27/2019	NETWORK COMMENTS	11/21/2019	NETWORK COMMENTS
FIELD WORK: Draw	DRAFTED: CLS	CHECKED BY: JMS	FB & PG:

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT TIME OF FIELD SURVEY.

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NVS COMPANY.
© 2019 BOCK & CLARK CORPORATION, AN NVS COMPANY.

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

ALTA/NSPS LAND TITLE SURVEY

The Grand Hotel

NV5 Project No. 201903352-28

Vacant Cadotte Avenue, Mackinac Island, MI

based upon Title Commitment No. 855437
of First American Title Insurance Company
bearing an effective date of August 06, 2019 8:00AM

Surveyor's Certification

To: Wells Fargo Bank, National Association, as Administrative Agent, for the benefit of itself and the Lenders, and each of its successors and assigns; GHM RESORT HOLDINGS, LLC, a Delaware limited liability company; MUSSEY REALTY CORPORATION, a Michigan corporation; GRAND HOTEL LLC, a Michigan limited liability company; GRAND HOTEL PROPERTIES, LLC, a Michigan limited liability company; MACKINAC HOLDING COMPANY, LLC, a Michigan limited liability company; MUSSEY PROPERTIES, LLC, a Michigan limited liability company; KSL Capital Partners, LLC; Perkins Cole LLP; First American Title Insurance Company and Bock & Clark Corporation, an NVS Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. The Survey was completed on August 2, 2019.

JAY M. SCHWANNDT, P.S., J.D.
REGISTRATION NO. 47974
DATE OF FIELD SURVEY: AUGUST 2, 2019
DATE OF LAST REVISION: NOVEMBER 21, 2019
NETWORK PROJECT NO. 201903352-28 AAC

02-04-2020

DATE



SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company

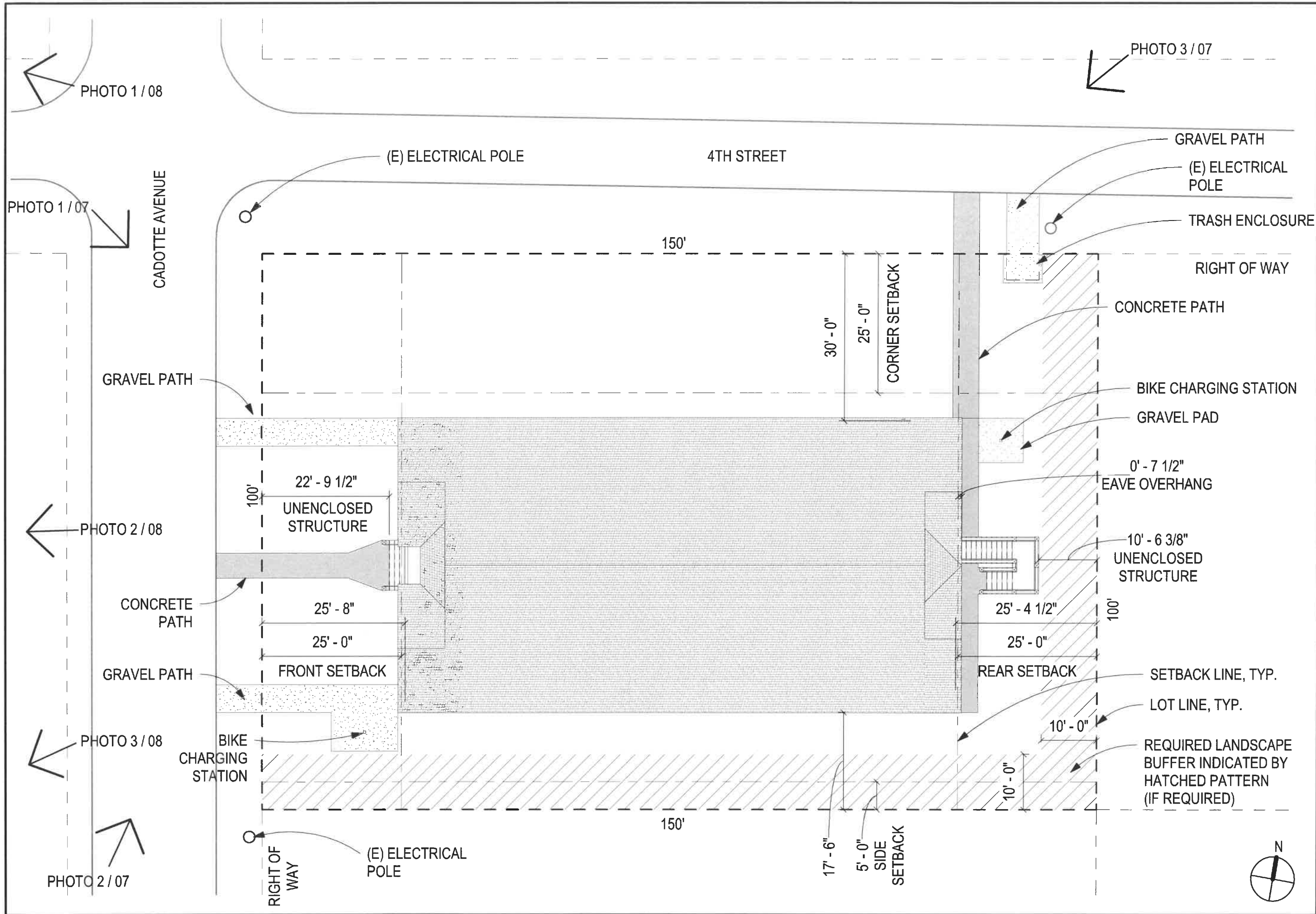
NV5

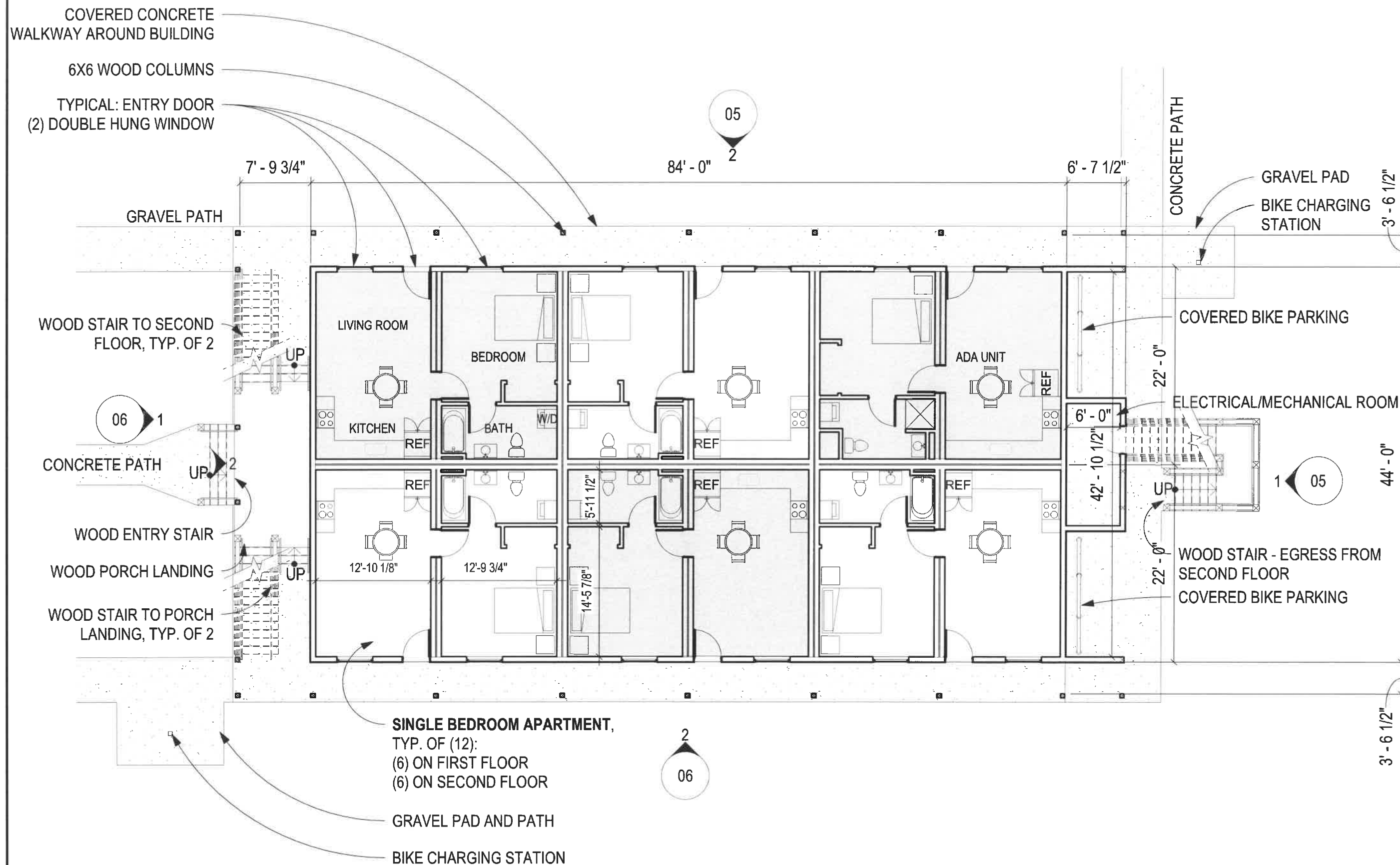
Transaction Services 1-800-SURVEYS (787-8397)

3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

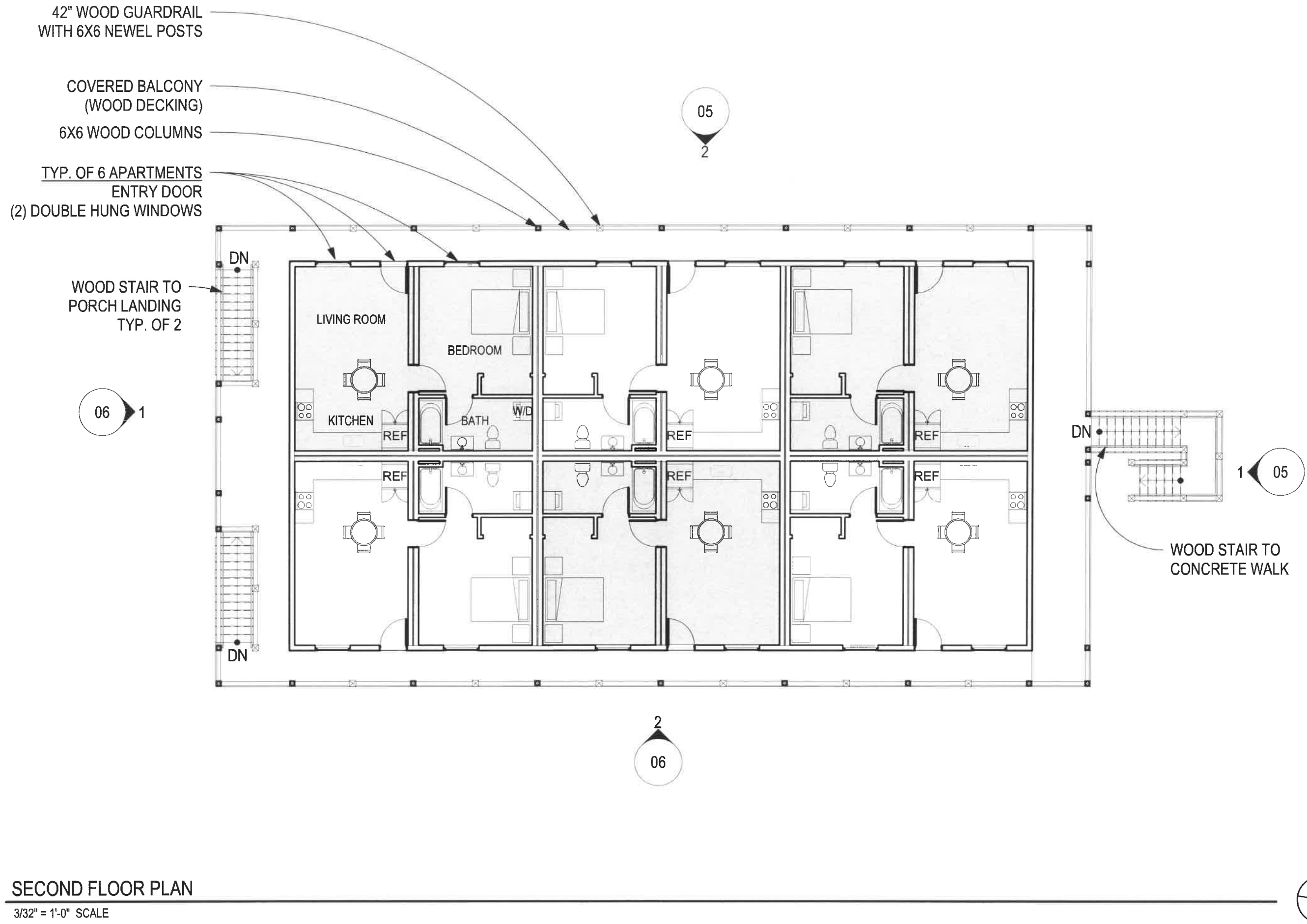




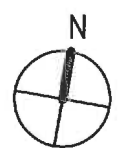
FIRST FLOOR PLAN

3/32" = 1'-0" SCALE



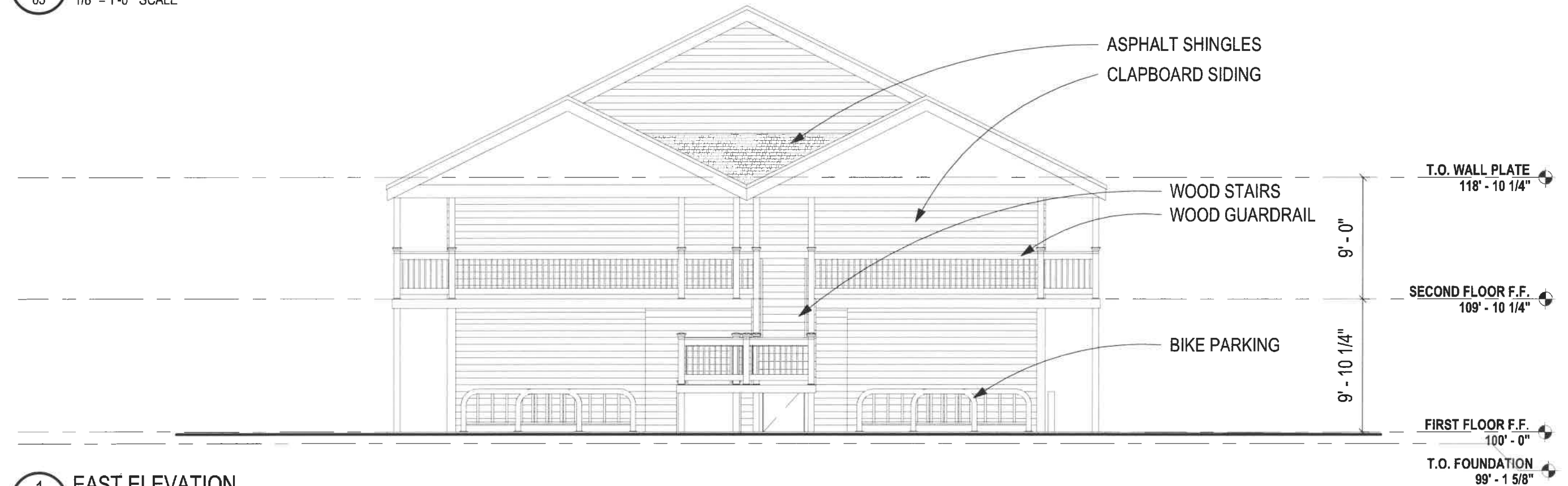


SECOND FLOOR PLAN
3/32" = 1'-0" SCALE



Section IX, Item.	
04	SECOND FLOOR PLAN
<i>Grand Hotel</i>	2025.09.25
SCALE: 3/32" = 1'-0"	
MANAGER HOUSING 4TH ST. & CADOTTE AVE. PLANNING COMMISSION	
HopkinsBurns D	historic preservation communities by design
26	

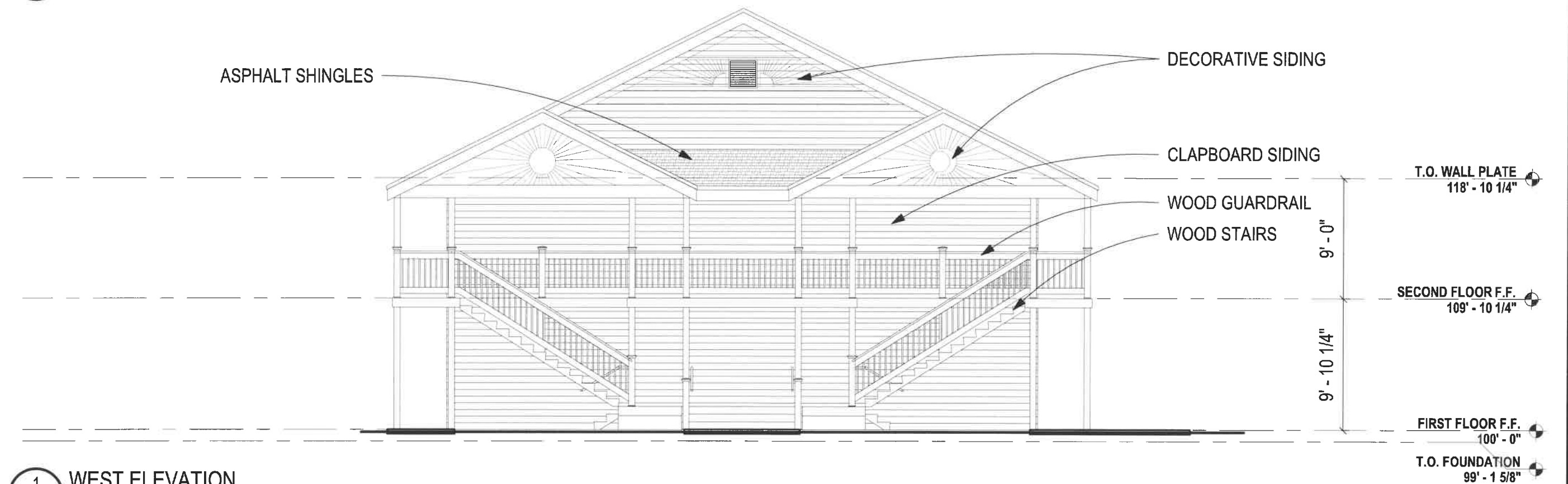
2 NORTH ELEVATION
05 1/8" = 1'-0" SCALE



1 EAST ELEVATION
05 1/8" = 1'-0" SCALE



2 SOUTH ELEVATION
06 1/8" = 1'-0" SCALE



1 WEST ELEVATION
06 1/8" = 1'-0" SCALE





3
07
EXISTING VACANT LOT
TOWARD SOUTH-WEST
NO SCALE



2
07
EXISTING VACANT LOT
TOWARD NORTH-EAST
NO SCALE



1
07
EXISTING VACANT LOT
TOWARD SOUTH-EAST
NO SCALE



5 CADOTTE - CONTEXT - NEARBY
08 NO SCALE



4 CADOTTE - CONTEXT - NEARBY
08 NO SCALE



3 CADOTTE - CONTEXT - SOUTH-WEST
08 NO SCALE



2 CADOTTE - CONTEXT - WEST
08 NO SCALE



1 CADOTTE - CONTEXT - NORTH-WEST
08 NO SCALE

08
SITE PHOTO

Grand Hotel

2025.09.25

SCALE: NO

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

HopkinsBurns
historic preservation & communities by design

**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
7221-103 MAIN STREET MACKINAC IS
231-881-6860 MAIN@MACKINACISLANDMI.COM
Phone Number Email Address

Property Owner & Mailing Address (If Different From Applicant)

Hoban Hill Property L.L.C.
2243 CADOTTE AVE.

Is The Proposed Project Part of a Condominium Association? _____

Is The Proposed Project Within a Historic Preservation District? _____

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

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

Is a Variance Required? _____

Are REU's Required? How Many? _____

no

no

N/A

Type of Action Requested:

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

Property Information:

- A. Property Number (From Tax Statement): 051.630.007.20 / 051.630.007.30 / 051.630.007.00
- B. Legal Description of Property: 2243 / 2255 / 2257 / 2259 / 2261 CADOTTE
- C. Address of Property: _____
- D. Zoning District: R3
- E. Site Plan Checklist Completed & Attached: _____
- F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) _____
- G. Sketch Plan Attached: _____
- 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: _____

Proposed Construction/Use:

- A. Proposed Construction:
- | | |
|---|---|
| <input type="checkbox"/> New Building | <input type="checkbox"/> Alteration/Addition to Existing Building |
| <input checked="" type="checkbox"/> Other, Specify <u>CONDOMINIZATION</u> | |

B. Use of Existing and Proposed Structures and Land:

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

Boarding House
Proposed Use: _____

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 Head of Household (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

Roy Shryock
Please Print Name

Please Print Name

Signed and sworn to before me on the 2 day of October, 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: R321-007-008 FEE: _____
DATE: 10-2-25 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 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 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Proposed construction start date and estimated duration of construction.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Natural Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	<input type="checkbox"/>	<input type="checkbox"/>
16. Topography of the site with at least two- to five-foot contour intervals	<input type="checkbox"/>	<input type="checkbox"/>
17. Proposed alterations to topography or other natural features	<input type="checkbox"/>	<input type="checkbox"/>
18. Earth-change plans, if any, as required by state law	<input type="checkbox"/>	<input type="checkbox"/>
<u>Physical Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
19. Location of existing manmade features on the site and within 100 feet of the site	<input type="checkbox"/>	<input checked="" type="checkbox"/>
20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- | | | |
|--|--------------------------|-------------------------------------|
| 22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) | <input 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

- | | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|--|--------------------------|-------------------------------------|
| 26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4. | <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)

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. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Hoban Hill Condominium

A Building & Site Condominium Exhibit B to the Master Deed

Project Description

Per Survey Recorded in Liber _____ Page _____.

Beginning at the Southeast corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Mackinac County, Michigan;
Thence S 80°16'41" W 345.89 feet, (S 80°16'02" W 345.82' & S 80°16'40" W 345.89' Rec.) along the South line of said Lot 7;
thence N 09°26'40" W 204.28 feet, (N 09°27'29" W 204.30' Rec.) along the West line of said Lot 7;
thence N 83°38'19" E 210.55 feet, (N 83°38'19" E 210.53' Rec.) along the North line of said Lot 7;
thence S 06°21'43" E 110.88 feet, (S 06°21'43" E 110.83' Rec.);
thence N 80°41'56" E 129.82 feet, (N 80°41'56" E 129.81' Rec.);
thence S 17°47'45" E 81.10 feet, (S 17°48'44" E 81.10' Rec.) along the East line of said Lot 7 and the West ROW line of Hobin Ave, to the Point of Beginning.
Containing 51,797 Square Feet in Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Mackinac County, Michigan.
Subject to a relocated 10' Utility Easement, as recorded in Liber _____ Page _____.
Also: A Blanket Easement for electrical power purposes to Cloverland Electric Cooperative, Inc. recorded Liber 944 Page 651, Mackinac County Register of Deeds, Mackinac County, Michigan.
Subject to any Easements, Restrictions or Reservations of Record.

Original Descriptions

As per Survey Recorded in Liber _____ Page _____.

Parcel 1 (051-630-007-00)

Beginning at the Southeast corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;
Thence N 17°48'21" W 81.10 feet, along the East line of Lot 7;
thence S 80°41'56" W 129.81 feet;
thence S 06°21'43" E 81.42 feet, to the South line of Lot 7;
thence N 80°16'08" E 145.99 feet, to the Point of Beginning.
Subject to any Easements, Restrictions or Reservations of Record.

Parcel 2 (051-630-007-20)

Beginning at the Northwest corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;
Thence N 83°38'19" E 210.53 feet, along the North line of Lot 7;
thence S 06°21'43" E 110.83 feet;
thence S 87°29'24" W 103.07 feet;
thence S 60°20'06" W 33.89 feet;
thence S 79°05'24" W 70.14 feet, to the West line of Lot 7;
thence N 09°27'23" W 123.05 feet, along the West line of Lot 7, to the Point of Beginning.
Subject to any Easements, Restrictions or Reservations of Record.

Parcel 3 (051-630-007-30)

Beginning at the Southwest corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan;
Thence N 09°27'23" W 81.24 feet, along the West line of Lot 7;
thence N 79°05'24" E 70.14 feet;
thence N 60°20'06" E 33.89 feet;
thence N 87°29'24" E 103.07 feet;
thence S 06°21'43" E 81.42 feet, to the South line of Lot 7;
thence S 80°16'08" W 199.84 feet, along the South line of Lot 7, to the Point of Beginning.
Subject to any Easements, Restrictions or Reservations of Record.

Developer:

Hobin Hill Property LLC.
2301 Mitchell Park Dr
Petoskey, MI, 49770

Prepared By:

Mackinac Country Land Surveys
Neil W. Hill P.S.
429 Ellsworth St
St. Ignace, MI 49781

Condominium Subdivision Plans shall be numbered consecutively when recorded in the Register of Deeds.
This Condominium Plan shall be designated:
Mackinac County Condominium Subdivision Plan No. _____

These 5 consecutive pages are to be known as Exhibit B to the Master Deed of the Hobin Hill Condominium, originally recorded in Liber _____ Pages _____ Mackinac County Records.

Surveyor's Certificate

I, Neil W. Hill, Registered Land Surveyor of the State of Michigan, hereby certify,
That the subdivision plan known as Mackinac County Condominium Subdivision Plan No. ____ shown on the accompanying drawings, represents a survey on the ground made under my direction, that there are no existing encroachments upon the lands and property herein described.
That the required monuments and iron markers have been located in the ground as required by rules promulgated under section 142 of Act 59 of the Public Acts of 1978.
That the accuracy of this survey is within the limits required by the rules promulgated under section 142 of Act No. 59 of the Public Acts of 1978.
That the bearings, as shown are noted on the survey plan as required under section 142 of Act No. 59 of the Public Acts of 1978.

Vicinity Map

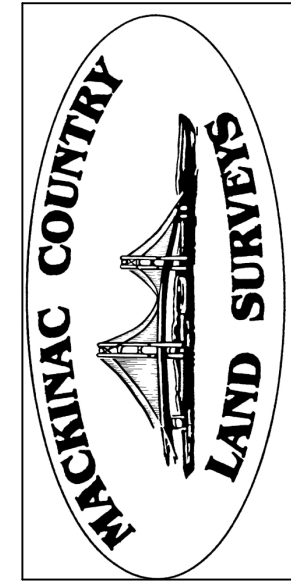


Sheet Index

- 1.----Cover Sheet
- 2.----Survey Plan
- 3.----Site, Section & Utility Plan
- 4.----Floor Plan for Units 1-3
- 5.----Building Sections for Units 1-3

Sheet 1 of 5
Cover Sheet

Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 www.MackinacSurveys.com



Date : September 26, 2025
Order No. : 23099-HHC-7-APH
DRAWN BY: Matthew B Bliss

Hoban Hill Condominium

A Building & Site Condominium

Notes

- As-Built Drawings
- Found & Accepted all original exterior lot corners and replaced with monuments in place
- Elevations From GPS Observation
- No portion of this project lies in a flood plane

Legend

- ① Unit Number
- ① Coordinate Point
- Found Iron
- Set Iron #50439
- ⊠ Set Concrete Monument
- ⊠ Found Concrete Monument
- 123.45' Measured Dimension
- (123.4') Recorded or Previous survey dimension

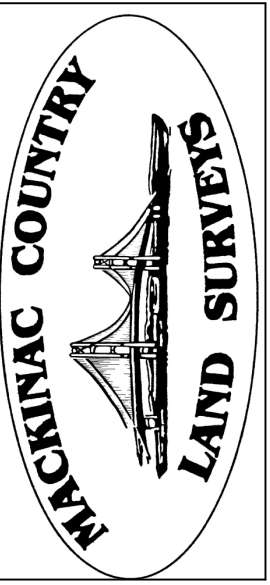
Bearing from
Record Assessor's Plat of
Harrisonville

Scale: 1" = 15'

Coordinate List

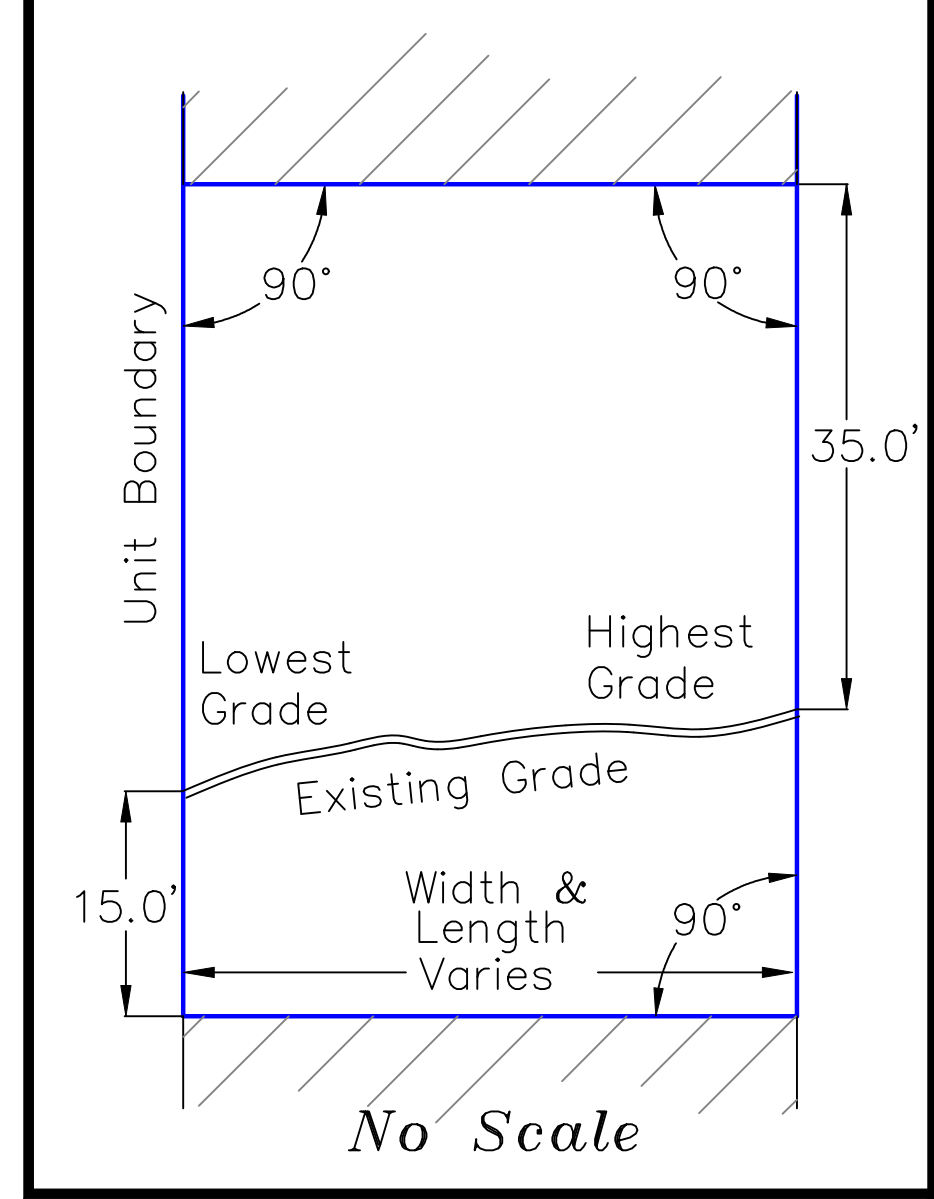
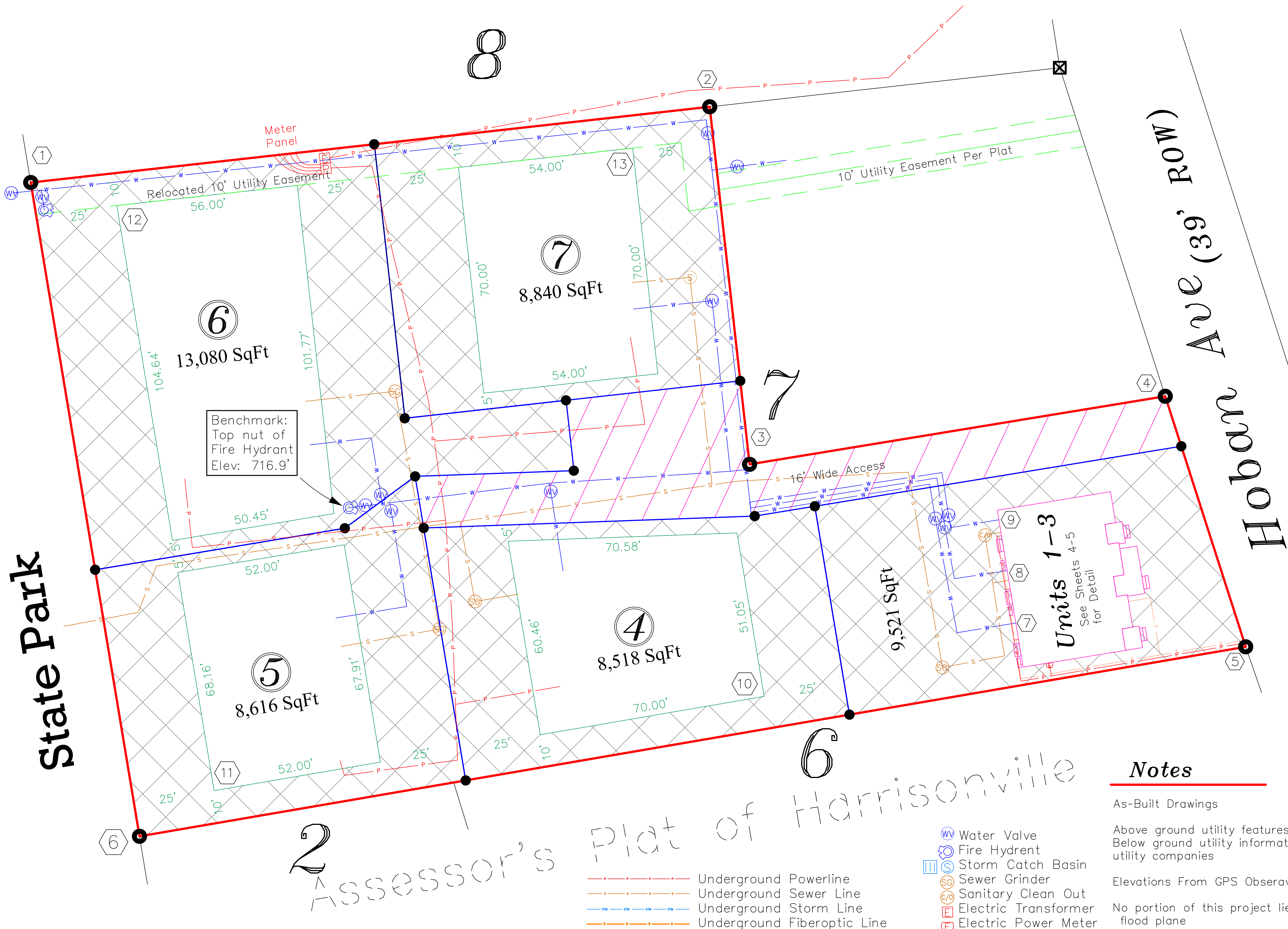
Point	Northing	Easting
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2	4490.695	2284.367
3	4502.981	2174.173
4	4631.099	2195.155
5	4655.885	2117.938
6	4314.957	2059.527
7	4585.151	2127.443
8	4582.512	2143.562
9	4579.877	2159.660
10	4507.488	2102.659
11	4337.958	2073.613
12	4307.962	2253.933
13	4466.957	2271.659

Neil W. Hill P.S.
Professional Surveyor #50439



Hoban Hill Condominium

A Building & Site Condominium



Typical Site Unit Section

Legend

- ① Unit Number
 - ① Coordinate Point
 - Found Iron
 - Set Iron #50439
 - ⊙ Set Concrete Monument
 - ⊠ Found Concrete Monument
 - 123.45' Measured Dimension
 - (123.4') Recorded or Previous survey dimension
- Bearing from Record Assessor's Plat of Harrisonville
- Scale: 1" = 15'
- 0 15 30

- Unit Areas
- General Common Elements
- Limited Common Elements

Notes

As-Built Drawings

Above ground utility features field located. Below ground utility information provided by utility companies

Elevations From GPS Observation

No portion of this project lies in a flood plane

Neil W. Hill P.S.
Professional Surveyor #50439

Section IX, Itemb.

Sheet 3 of 5
Site, Section &
Utility Plan

Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 www.MackinacSurveys.com

MACKINAC COUNTRY
LAND SURVEYS

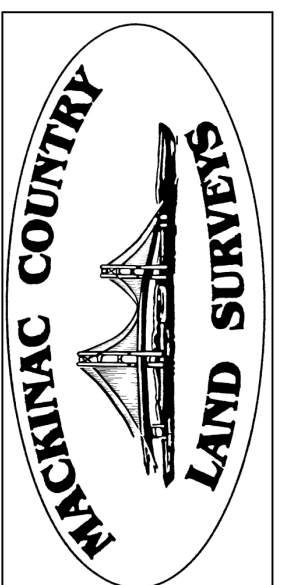
Date : September 26, 2025
Order No. : 23099-HHC-7-APH
DRAWN BY: Matthew B. Bliss

Hoban Hill Condominium

A Building & Site Condominium

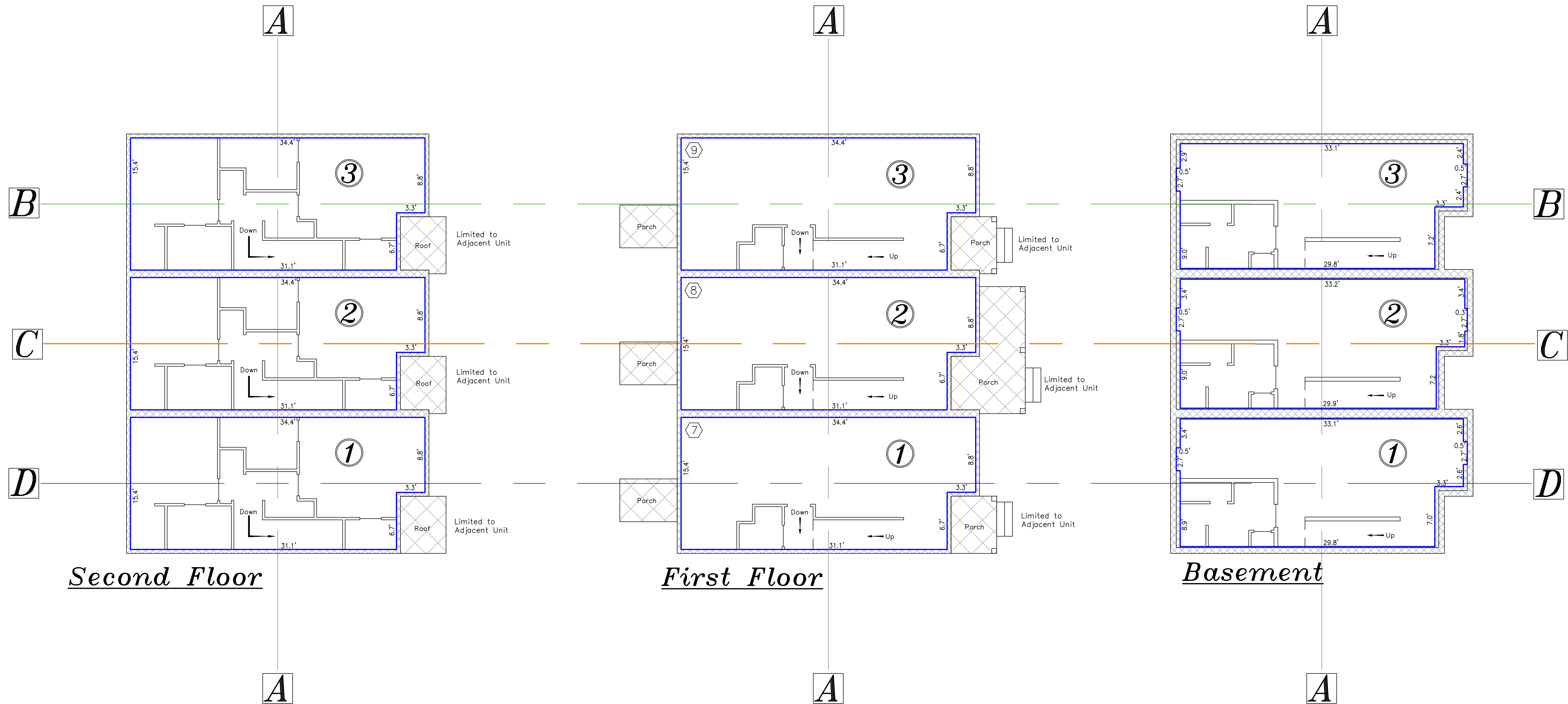
Sheet 4 of 5
Floor Plan

Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 www.MackinacSurveys.com



DATE: September 26, 2025
ORDER #: 23099-HHC-MI
DRAWN BY: Matthew B. Bliss

Neil W. Hill P.S.
Professional Surveyor #50439



Legend

- ① Unit Number
- A Building Section
- Unit Areas
- General Common Elements
- Limited Common Elements

Notes

Existing Building Drawings

Interior walls are depicted for informational purposes only, and are omitted from building sections

Limited Common Elements Limited to Units 1-3

Unit Areas

Floor	Unit 1	Unit 2	Unit 3
Basement	473	480	461
First	509	510	509
Second	509	510	509
Total	1491 SqFt	1500 SqFt	1579 SqFt

Scale: 1" = 6'

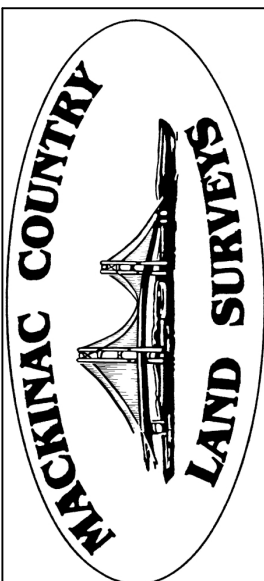
0 6 12

Hoban Hill Condominium

A Building & Site Condominium

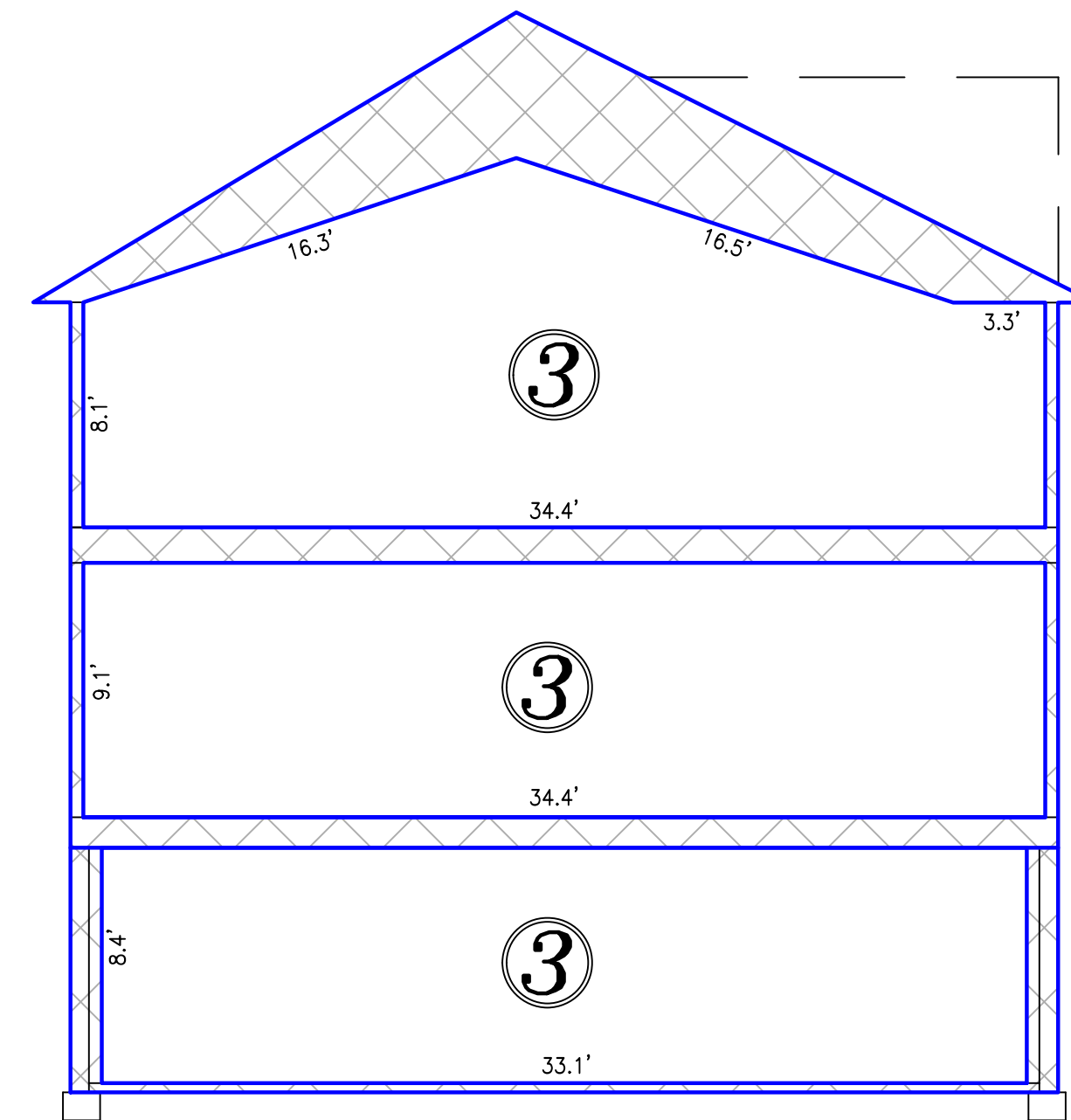
Sheet 5 of 5
Building Sections

Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 www.MackinacSurveys.com

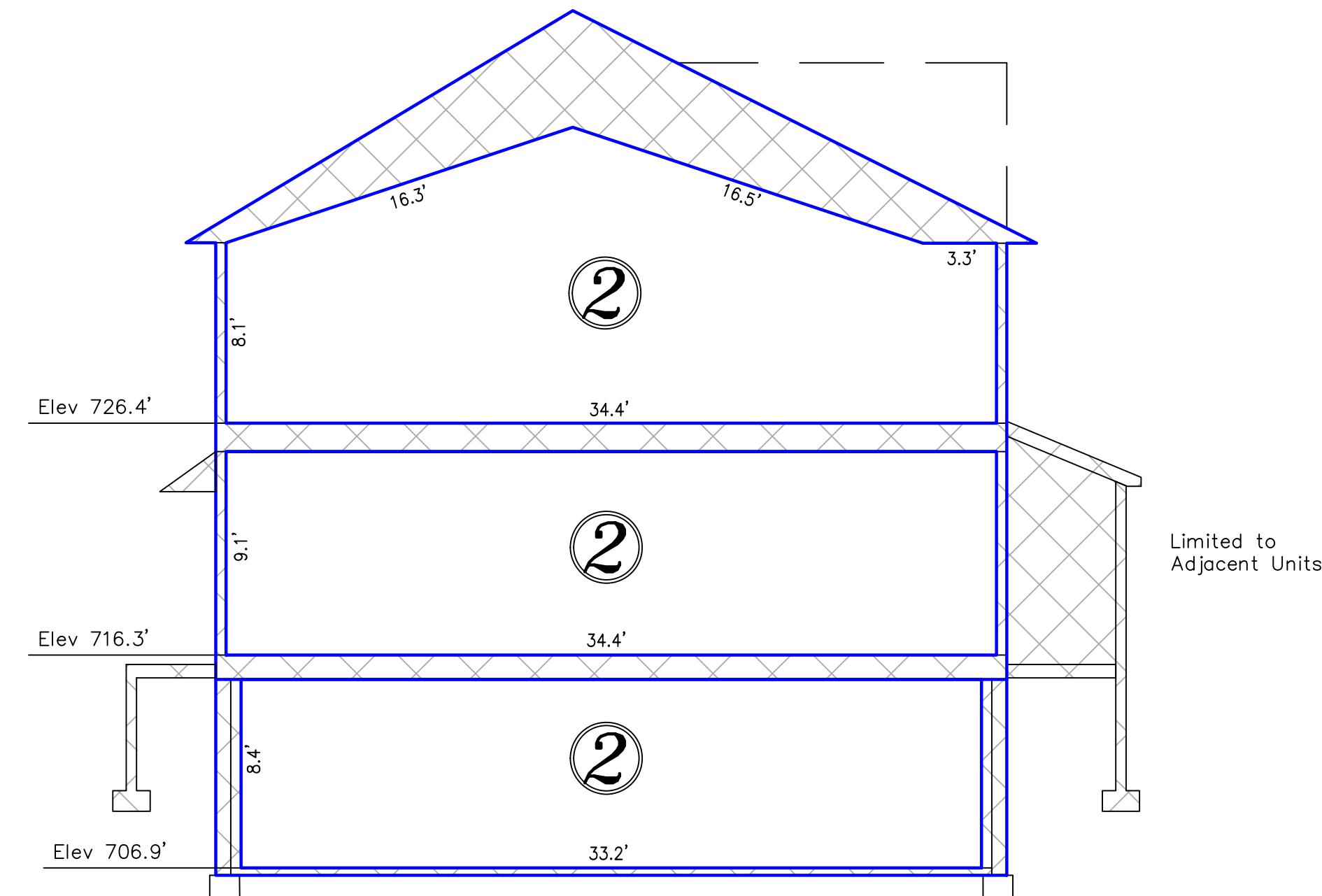


DATE: September 26, 2025
ORDER #: 23099-HHC-MI
DRAWN BY: Matthew B. Bliss

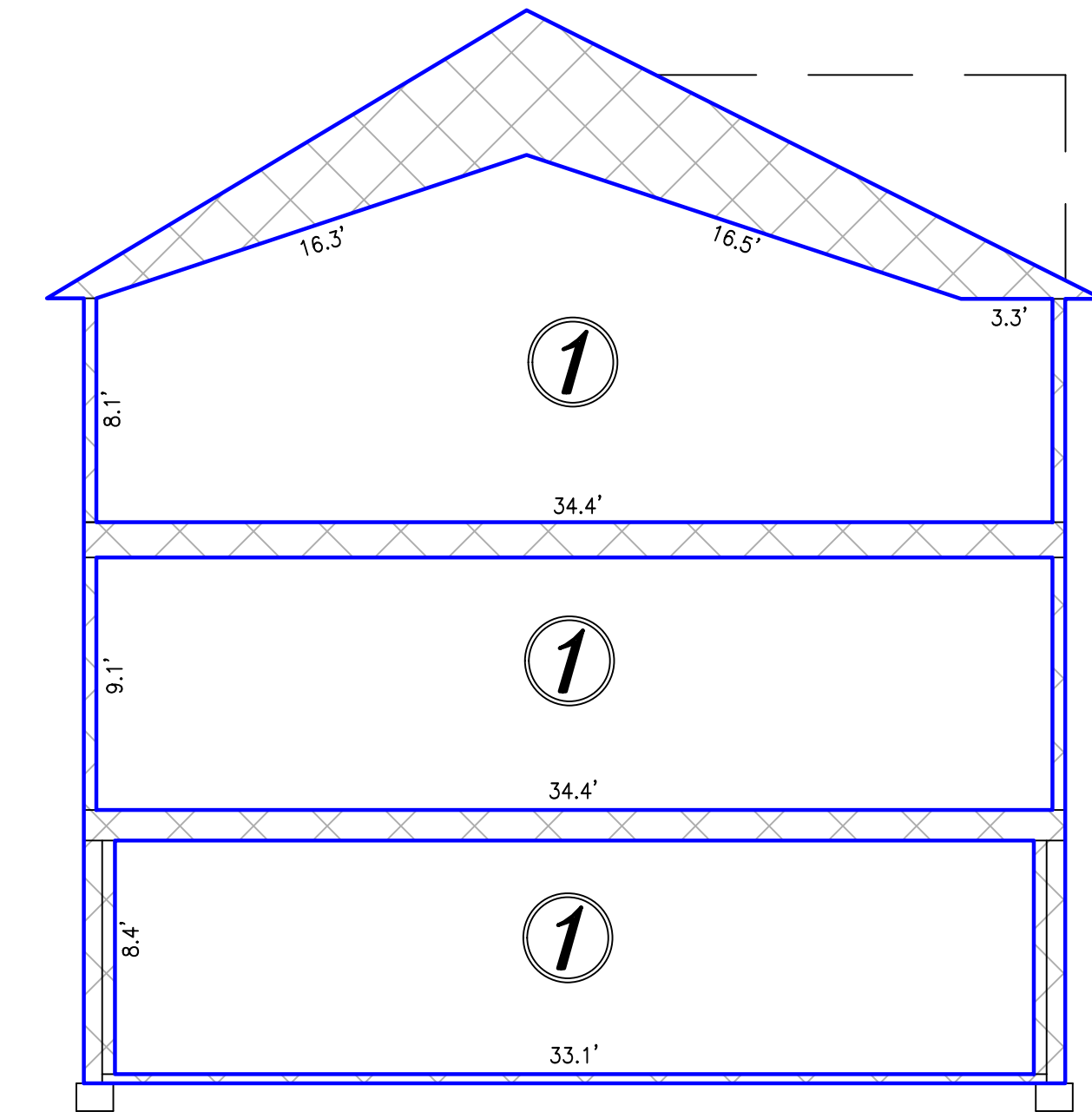
Neil W. Hill P.S.
Professional Surveyor #50439



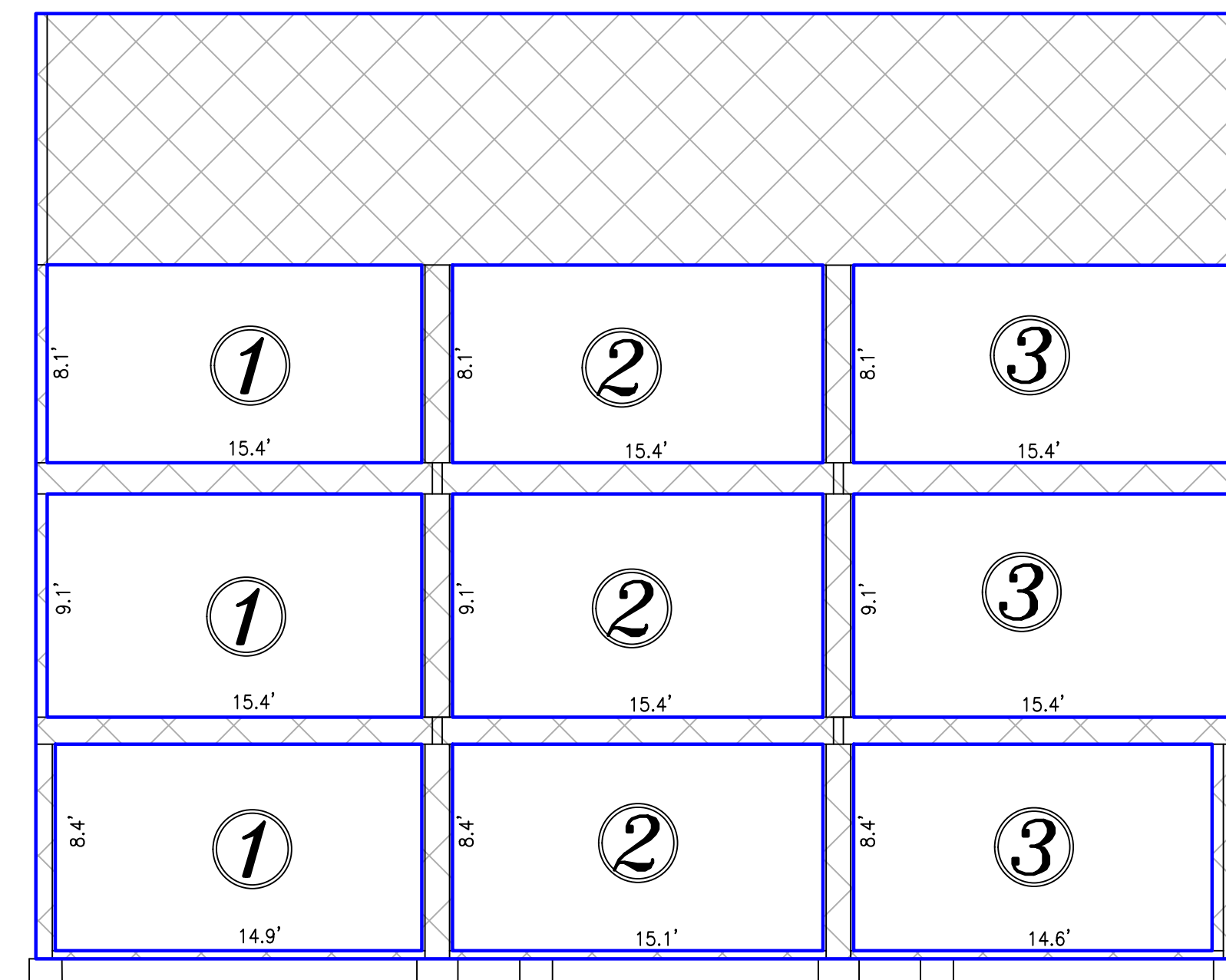
Section B



Section C



Section D



Section A

Legend

- ① Unit Number
- A Building Section
- Unit Areas
- General Common Elements
- Limited Common Elements

Scale: 1" = 6'
0 6 12

Notes

- Existing Building Drawings
- Interior walls are depicted for informational purposes only, and are omitted from building sections
- Limited Common Elements Limited to Units 1-3

File No. 8425-056/57-081

Exhibit A

CITY OF MACKINAC ISLAND

Date 9.24.25

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:

Dale Gough

P.O. Box 351 Mackinac Isl. MI 49757

906-322-3737

Phone Number

Email Address

Please complete both sides of application.

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

Property Owner & Mailing Address (If Different From Applicant)

Is The Proposed Project Part of a Condominium Association? NO

Is The Proposed Project Within a Historic Preservation District? NO

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?

Are REU's Required? How Many? NO

Type of Action Requested:

☐ Standard Zoning Permit

☐ Special Land Use

☐ Planned Unit Development

☐ Other Demolition of BARN

☐ Appeal of Planning Commission Decision

☐ Ordinance Amendment/Rezoning

☐ Ordinance Interpretation

Property Information:

A. Property Number (From Tax Statement): 051-630-056-00

B. Legal Description of Property: 232/516-520 300/43 Lot 56+57

C. Address of Property: 2951 Cadotte Ave

D. Zoning District: R4

E. Site Plan Checklist Completed & Attached: ☒

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

G. Sketch Plan Attached: ☐

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: ☐

Proposed Construction/Use:

A. Proposed Construction:

☒ New Building

☐ Alteration/Addition to Existing Building

☐ Other, Specify Demolition of old BARN

B. Use of Existing and Proposed Structures and Land:

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

Proposed Use: Horse Shelter

C. If Vacant:

Previous Use: Horse BARN / Shop

Proposed Use: Horse Shelter

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 Dale Gough

SIGNATURES _____
Signature

Dale Gough
Please Print Name

Please Print Name

Signed and sworn to before me on the 24 day of September, 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: _____

FEE: _____

DATE: _____

CHECK NO: _____

INITIALS: _____

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.

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Site Plan Informational

Requirements (Section 20.04, B and C)

General Information	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. 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 type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input 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 type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input 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 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 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 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 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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) | <input 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

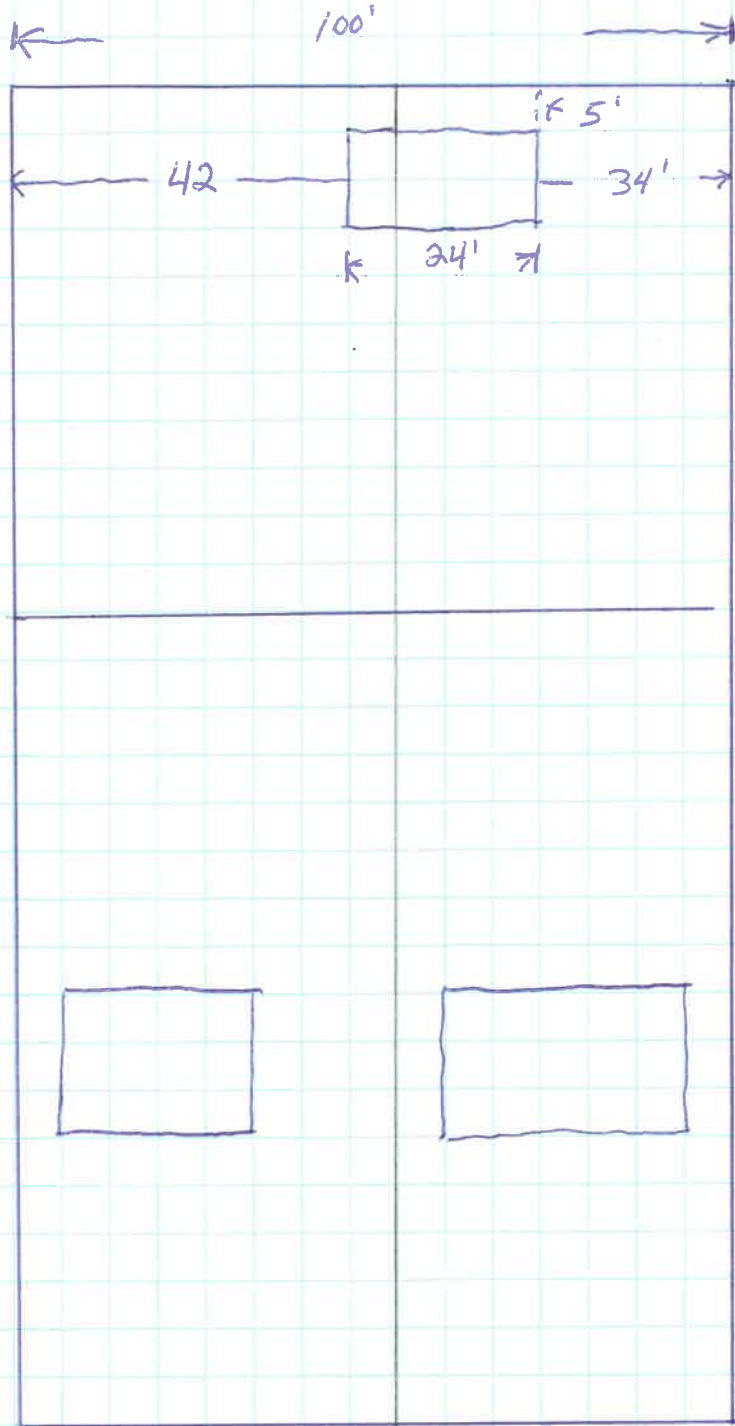
- | | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|--|--------------------------|-------------------------------------|
| 26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4. | <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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2. Legal description of the property	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>



File No. R425.056/57.081

Exhibit C

Date 9.24.25

Initials K

File No. R425.056/57.081

Exhibit D

Date 9.24.25

Initials KP

Section X, Itema.







File No. MD25-069-083(H)

Exhibit B

Date 9-29-25

Initials KP

CITY OF MACKINAC ISLAND

PLANNING COMMISSION & BUILDING DEPARTMENT

APPLICATION FOR ZONING ACTION

www.cityofmi.org

kep@cityofmi.org

906-847-6190

PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

Tamara Burns, HopkinsBurns Design Studio
113 S. 4th Avenue, Ann Arbor, MI 48104

734.424.3322

tamara.burns@hopkinsburns.com

Phone Number

Email Address

Property Owner & Mailing Address (If Different From Applicant)

GHMI Resort Holdings LLC
100 St Paul St. STE 800

Denver, Co, 80206

Is The Proposed Project Part of a Condominium Association?

Is The Proposed Project Within a Historic Preservation District?

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

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

Is a Variance Required?

Are REU's Required? How Many?

No

YES

Architect

No

No

N/A

N/A

Type of Action Requested:

☒ Standard Zoning Permit

☐ Special Land Use

☐ Planned Unit Development

☐ Other _____

☐ Appeal of Planning Commission Decision

☐ Ordinance Amendment/Rezoning

☐ Ordinance Interpretation

Property Information:

A. Property Number (From Tax Statement): 051-550-069-00

B. Legal Description of Property: SEE ATTACHED DRAWING

C. Address of Property: 1391 HOBAN STREET, MACKINAC ISLAND, MI 49757

D. Zoning District: MD-MARKET / HB-HOTEL/BOARDING HOUSE (LOT HAS SPLIT ZONING)

E. Site Plan Checklist Completed & Attached: YES

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

G. Sketch Plan Attached: YES

H. Architectural Plan Attached: YES

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

J. FAA Approval Documents Attached: N/A

K. Photographs of Existing and Adjacent Structures Attached: YES

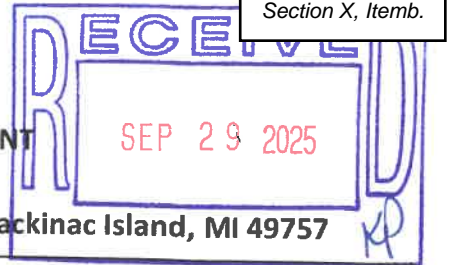
Proposed Construction/Use:

A. Proposed Construction:

☐ New Building

☐ Alteration/Addition to Existing Building

☒ Other, Specify FENCE



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.



B. Use of Existing and Proposed Structures and Land:
Existing Use (If Non-conforming, explain nature of use and non-conformity):
EMPLOYEE HOUSING
Proposed Use: NO CHANGE

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 ARCHITECT (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 _____

Tamara E. L. Burns, FAIA, Principal

Please Print Name

Please Print Name

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



Melissa H Cawthon
Notary Public

Washtenaw County, Michigan
My commission expires: July 05, 2030

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

Inspection	Date	Inspector	Comments
1.			
2.			
3.			

Occupancy Permit Issued _____

Revised October 2023

OFFICE USE ONLYFILE NUMBER: MD25-069-083(4)FEE: \$400-DATE: 9.29.25CHECK NO: 6243INITIALS: 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 type="checkbox"/>	<input checked="" type="checkbox"/>
2. Legal description of the property	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | |
|---|-------------------------------------|-------------------------------------|
| 12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Proposed construction start date and estimated duration of construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Topography of the site with at least two- to five-foot contour intervals | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Proposed alterations to topography or other natural features | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Earth-change plans, if any, as required by state law | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Physical FeaturesProvidedNot Provided
or Applicable

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

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

22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Description of Existing and proposed on-site lighting (see also Section 4.27)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Utility Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.	<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)

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. 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"/>

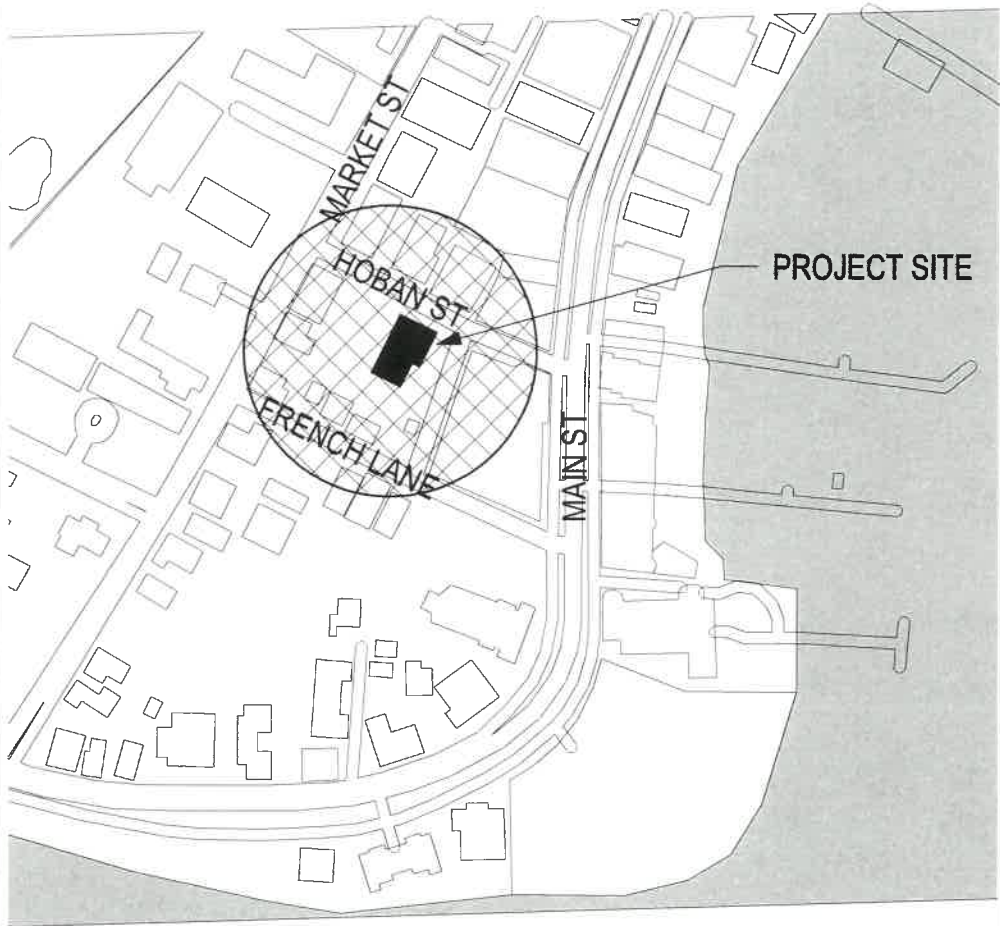
GRAND HOTEL | TWILIGHT FENCE

PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION

Legal Description

PARCEL 15A:
Lot 143, of ASSESSOR'S PLAT NO. 3, according to the plat thereof as recorded in Liber 2 of Plats, page 47, Mackinac County Records.

PARCEL 15B:
Beginning at a point on the Westerly line of Cross Street that is the Southeast Corner of Lot 143, ASSESSOR'S PLAT NO. 3, City of Mackinac Island, Mackinac County, Michigan: Proceeding thence North 72°51' West, along the Northerly line of Lot 144, 80.60 feet; thence South 26°52' West 17.30 feet; thence South 66°1'10" East 83.63 feet to the Northerly line of Cross Street; thence North 18°12' East 27.00 feet to the Point of Beginning; being a portion of Lot 144, of ASSESSOR's PLAT NO. 3, according to the plat thereof as recorded in Liber 2 of Plats, page 47, in the office of the Register of Deeds for Mackinac County, Michigan, reference being had thereto for greater certainty.



LOCATION MAP

1" = 200'-0" SCALE

Zoning

ZONING DISTRICT: "MD" MARKET and "HB" HOTEL / BOARDING HOUSE
HISTORIC DISTRICT: MARKET AND MAIN

PORTION ZONED MARKET

LOT SIZE:	REQ'D 5,000SF	EXISTING 5,057 SF	
SETBACKS	REQ'D	EXISTING	PROPOSED
FRONT YARD	10'	-	NO CHANGE
SIDE YARD	10'	-	NO CHANGE
REAR YARD	15'	-	NO CHANGE

HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MIN.	1	-	NO CHANGE
STORIES MAX.	2.5	-	NO CHANGE
FEET MIN.	12'	-	NO CHANGE
FEET MAX.	30'	-	NO CHANGE

LOT COVERAGE	ALLOWED	EXISTING	PROPOSED
SQ. FT.	1,700 SF	0 SF	NO CHANGE
PERCENTAGE	35%	0%	NO CHANGE

PORTION ZONED HOTEL / BOARDING HOUSE

LOT SIZE:	REQ'D 7,500SF	EXISTING 7,844 SF	
SETBACKS	REQ'D	EXISTING	PROPOSED
FRONT YARD	30'	11.3'	NO CHANGE
SIDE YARD	10'	20'	NO CHANGE
REAR YARD	30'	12.6'	NO CHANGE

EXISTING IS NON-CONFIRMING AT FRONT AND REAR

HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES MIN.	1	3	NO CHANGE
STORIES MAX.	3.5	3	NO CHANGE
FEET MIN.	12'	40'	NO CHANGE
FEET MAX.	40'	40'	NO CHANGE

LOT COVERAGE	ALLOWED	EXISTING	PROPOSED
SQ. FT.	3,138 SF	3,072 SF	NO CHANGE
PERCENTAGE	40%	39.2%	NO CHANGE

GROSS SQUARE FOOTAGE	EXISTING	NEW
BASEMENT	1,856 SF	NO CHANGE
1ST FLOOR	3,017 SF	NO CHANGE
2ND FLOOR	2,126 SF	NO CHANGE
3RD FLOOR	2,126 SF	NO CHANGE
TOTAL	9,125 SF	NO CHANGE

OWNER: GRAND HOTEL
CONTACT: DAVID JURCAK
906.847.3331
PROPERTY ADDRESS 1391 HOBAN STREET
MACKINAC ISLAND, MI 49757
PARCEL #: 051-550-069-00

Statement of Historic Significance

The site of this project includes a historic building listed as a contributing structure in the Mackinac Island National Historic Nomination. Utmost care, sensitivity and respect shall be shown to the building at all times. Carefully respect existing conditions and treat existing materials as irreplaceable. Do not remove, alter or disfigure any original materials, elements or finishes unless indicated on the drawings, or specifications, or directed by the Architect.

Project Description

The proposed changes to the Twilight site include the addition of a 4'-0" tall fence in two locations, each with a gate.

Construction

PROPOSED CONSTRUCTION START DATE: NOV. 2025
ESTIMATED DURATION OF CONSTRUCTION: 3 MONTHS

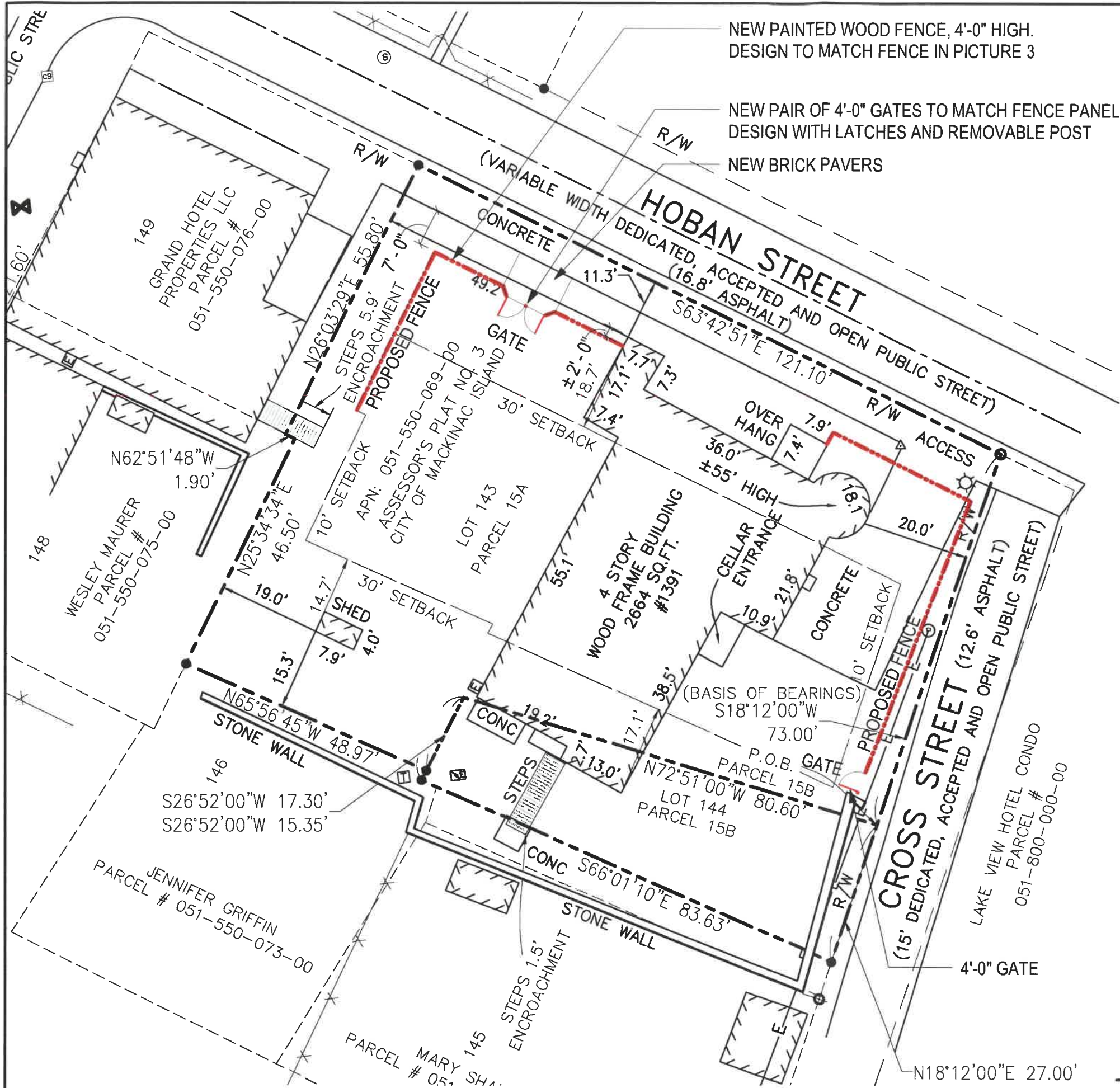
Sheet List

1 COVER
2 PLAN

File No. MD25-069-083(H)
Exhibit C
Date 9.29.25
Initials KP

ARCHITECT

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



SITE PLAN

1" = 20'-0" SCALE

File No. 025-025-085(H)

Exhibit B

Date 9-30-25

Initials 18

www.cityofmi.org

kep@cityofmi.org

906-847-6190

PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

Main Dock 7271

989-657-6911

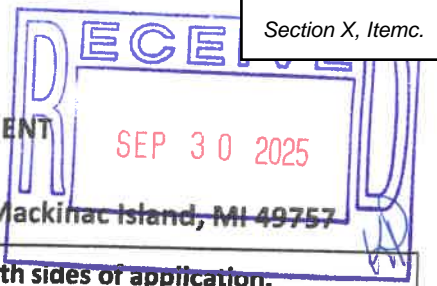
Phone Number

melanie@melanilibby.com

Email Address

Property Owner & Mailing Address (If Different From Applicant)

Main Dock 7271



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.

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):

Fee-Simple Owner

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

No

Is a Variance Required?

No

Are REU's Required? How Many?

No

Type of Action Requested:

☒ Standard Zoning Permit

☐ Special Land Use

☐ Planned Unit Development

☐ Other _____

☐ Appeal of Planning Commission Decision

☐ Ordinance Amendment/Rezoning

☐ Ordinance Interpretation

Property Information:

A. Property Number (From Tax Statement): 051-550-046-00 / 051-440-025-00

B. Legal Description of Property: _____

C. Address of Property: 7263 Main St.

D. Zoning District: _____

E. Site Plan Checklist Completed & Attached: Yes

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

G. Sketch Plan Attached: Yes

H. Architectural Plan Attached: Yes

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

J. FAA Approval Documents Attached: _____

K. Photographs of Existing and Adjacent Structures Attached: _____

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):

Restaurant
 Proposed Use: Restaurant

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.

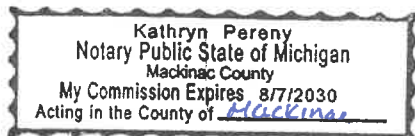
Melanie Libby
Signature

SIGNATURES _____
Signature

Melanie Libby
Please Print Name

Please Print Name

Signed and sworn to before me on the 30 day of September, 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: _____

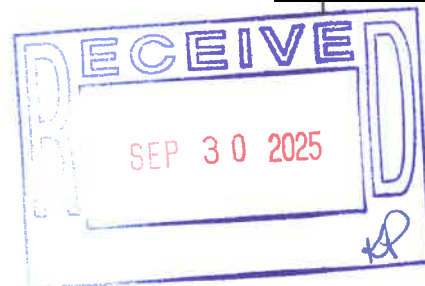
FEE: _____

DATE: _____ CHECK NO: _____ INITIALS: _____

Revised October 2023

City of Mackinac Island

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

File No. 025-25-085(H)Exhibit BDate 9.30.25Initials KP**Site Plan Review Checklist****Please Submit With The Application for Zoning Action**

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

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

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

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

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

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

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

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

- | | | |
|---|-------------------------------------|--------------------------|
| 12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Proposed construction start date and estimated duration of construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Natural 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) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Topography of the site with at least two- to five-foot contour intervals | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Proposed alterations to topography or other natural features | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Earth-change plans, if any, as required by state law | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Physical FeaturesProvidedNot Provided
or Applicable

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

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

- | | | |
|--|-------------------------------------|-------------------------------------|
| 22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features | <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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Utility Information</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
| 26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13) | <input checked="" type="checkbox"/> | <input 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)**

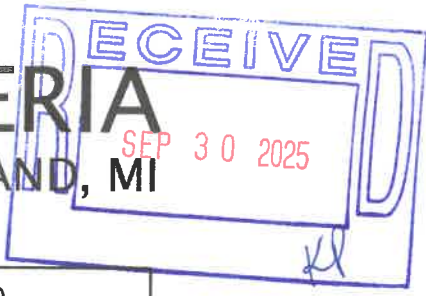
<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

1. The plan shall be drawn to [a] scale of not greater than one inch equals 20 feet for a development of not more than three acres and a scale of not less than one inch equals 100 feet for a development in excess of three acres with north point and scale shown on the plan drawing. See sheet C1.0 & C1.1 for plans and north arrows.
2. The plan shall show an appropriate descriptive legend. North arrow, scale, date of preparation and the name and address of the individual or firm preparing the same. See attached plans.
3. The property shall be identified by lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property. See attached C1.1.
4. The topography of the site with at least two- to five-foot contour intervals and all natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features shall be shown. N/A.
5. Existing manmade features upon the site and within 100 feet of the same shall be identified. All features have been identified on C1.0 & C1.1.
6. The location, proposed :finished floor and grade line elevations, size of proposed main and accessory buildings, the relationship of buildings to one another and to any existing structures on the site, the height of all buildings and square footage of floor space therein shall be disclosed. Site plans for multiple family residential development shall also include 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. See sheet A2.0.
7. All proposed and existing streets, driveways, sidewalks and other bicycle or pedestrian circulation features upon and adjacent to the site shall be shown, together with the location, size and number of on-site parking areas, service lanes thereto, and parking and delivery or loading areas. See C1.0 & C1.1.
8. The location, use and size of open spaces together with landscaping, screening, fences, walls and proposed alterations of topography or other natural features shall be indicated. No changes proposed to any landscaping or topography.
9. The proposed operations on the site shall be described, in writing, in sufficient detail to indicate the effect, if any, upon adjoining lands and occupants with any special features which are proposed to relieve any adverse effects to adjoining land and occupants. Any potential demands for future community services will be described, together with any special features which will assist in satisfying such demands. See C1.1 for project description, no changes in demands for services.
10. Any earth-change plans required by state law shall also be submitted with the application. N/A
11. On site lighting, surface water drainage for the site, proposed sanitary sewage disposal, water supply, solid waste storage and disposal, other utility services (i.e., propane tanks, electrical service, transformers), and utility easements shall be included in the plans. N/A no change

12. A general description and location of stormwater management system shall be shown on the grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features. **N/A no change**
13. Any feature of the proposed development that would directly or indirectly impact a public right-of-way, public utility, or adjoining property. **There is no change that will impact public right of way, public utility or adjoining property.**
14. 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). **Any materials, equipment, construction debris, and any trash will be stored within the building / and adjacent bike rental company site which is under the same ownership. All debris will be hauled by Drey pickup to be scheduled with Mackinac Island Service company as necessary.**
15. 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 C1.1 for construction staging area. The adjacent bike rental property is under the same ownership.**
16. Proposed construction start date and estimated duration of construction. **Construction to begin winter of 2025 and be completed by spring of 2026.**
17. Such other information as may be determined to be necessary by the planning commission



VERDE'S TAQUERIA

7263 MAIN ST. MACKINAC ISLAND, MI

PROJECT DESCRIPTION

PROJECT TO BE ADDING WALLS / WINDOWS / ROOF TO ENCLOSE EXISTING RESTAURANT PATIO. EXISTING AWNING OVER PATIO TO BE REMOVED. STRUCTURE OF PATIO FLOOR TO REMAIN AND REINFORCED TO ACCOMMODATE NEW STRUCTURE.

GENERAL NOTES

- NO CHANGE TO EXISTING FREIGHT DELIVERY SYSTEM OR EXISTING TRASH COLLECTION SYSTEM
- NEW DOORS ARE WOOD WITH CLEAR INSULATED GLASS. NEW TRIM IS WOOD (PAINTED)
- NEW WINDOWS ARE ALUMINUM CLAD WOOD WINDOW UNITS WITH CLEAR INSULATED GLASS. ALL NEW TRIM IS COMPOSITE (PAINTED).
- CONSTRUCTION TO BEGIN WINTER OF 2025 AND BE COMPLETE BY SPRING OF 2026
- ALL LOCAL, STATE, AND FEDERAL PERMITS WILL BE OBTAINED PRIOR TO CONSTRUCTION
- NO CHANGE TO EXISTING TOPOGRAPHY
- NO CHANGE TO EXISTING SITE LIGHTING
- NO CHANGE TO EXISTING ELECTRIC / WATER / SANITARY LINES

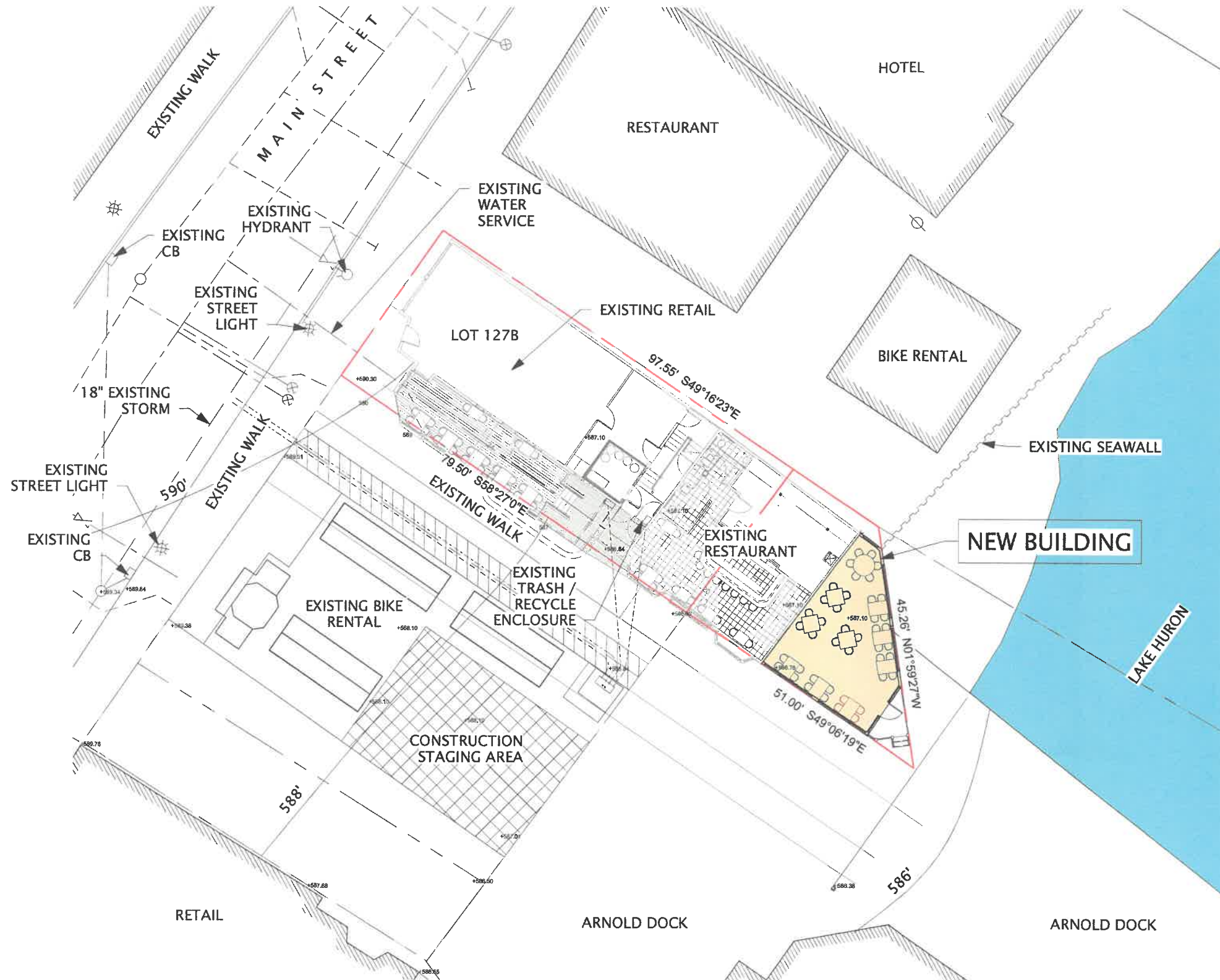
SITE DATA

SITE AREA: 3,738 S.F. (0.09 ACRES)
ZONING: COMMERCIAL / MARINE

EXISTING RESTAURANT AREA 1,022 S.F.
NEW RESTAURANT AREA 528 S.F.

File No. C25-025-085(H)
Exhibit C
Date 9.30.25
Initials KP

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	<p>C1.1</p> <p>9/29/2025</p>



SITE PLAN
1" = 20'-0"

VERDE'S TAQUERIA

7263 MAIN ST. MACKINAC ISLAND, MI



PROJECT LOCATION
SCALE: 1" = 1500'-0"

LEGAL DESCRIPTION

SITUATED IN THE CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN:

LOT 127B, ASSESSOR'S PLATE NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE(S) 47, MACKINAC COUNTY RECORDS;

INCLUDING A PARCEL OF LAKE HURON BOTTOM LAND SITUATED OPPOSITE, ADJACENT AND CONTIGUOUS TO LOT 127B, ASSESSOR'S PLATE NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE(S) 47, MACKINAC COUNTY RECORDS DESCRIBED AS: COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 127B; THENCE SOUTH 58°27' EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 79.5 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 31°30' WEST 33.00 FEET TO THE SOUTH SIDE OF SAID LOT; THENCE SOUTH 58°27' EAST ALONG THE SOUTH SIDE OF SAID LOT 50.00 FEET; THENCE NORTH 11°41'30" WEST 45.30 FEET TO THE NORTH OF SIDE OF SAID LOT; THENCE NORTH 58° 27' WEST 19.00 FEET TO THE POINT OF BEGINNING.

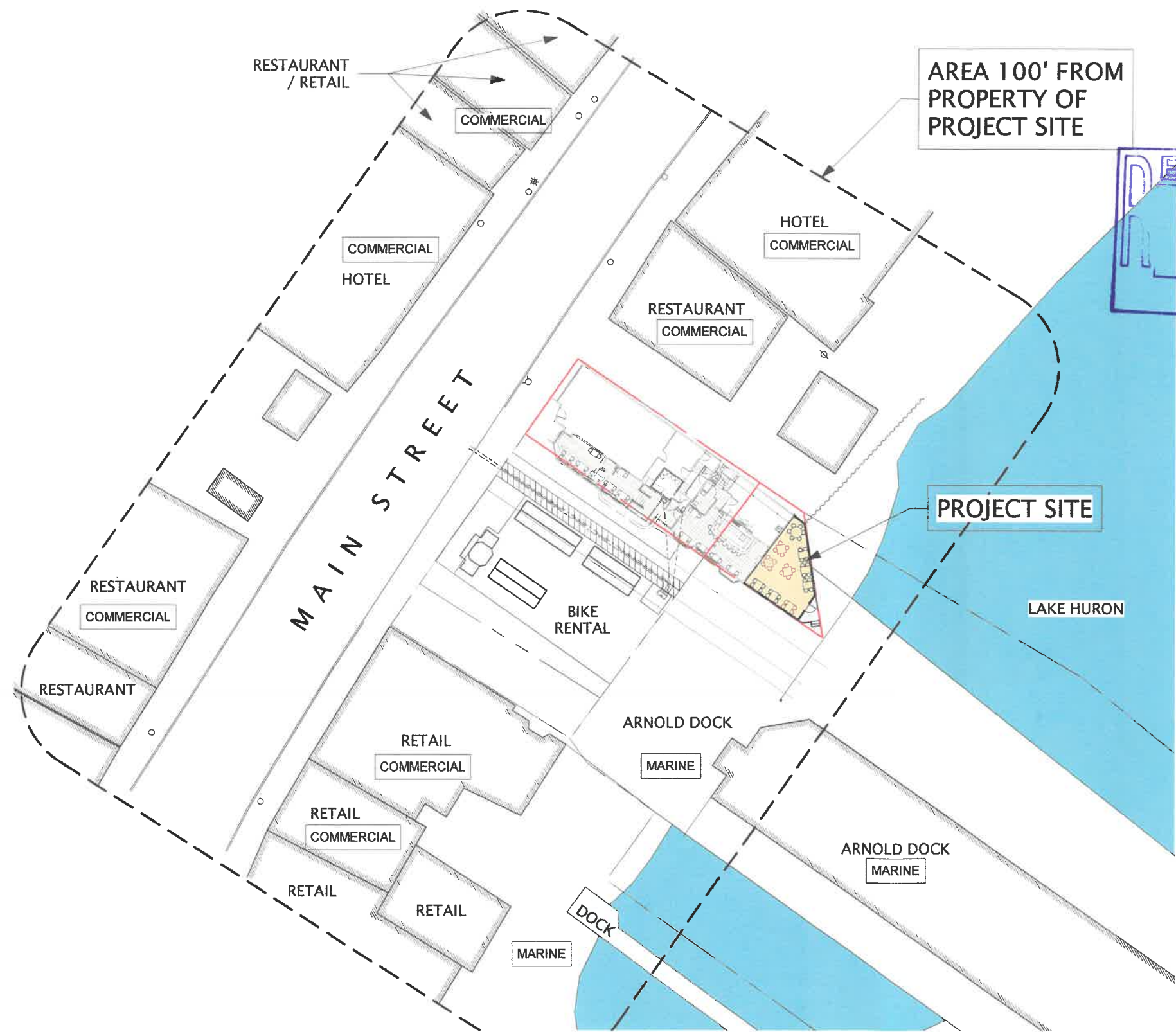
ALSO A PARCEL DESCRIBED AS: LOT 128, ASSESSOR'S PLATE NO. 3, ACCORDING TO THE PLATE THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE(S) 47, MACKINAC COUNTY RECORDS.

INCLUDING A LEASE OF GREAT LAKES BOTTOM LANDS FOR MARINA PURPOSES.

A PARCEL OF UNPATENTED LAKE HURON BOTTOMLANDS, ADJACENT AND CONTIGUOUS TO LOT 127, 128 AND 129, ASSESSOR'S PLAT NO. 3, CITY OF MACKINAC ISLAND, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 128; THENCE SOUTH 52°42' EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 76.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 29° 30' EAST, 11.10 FEET; THENCE SOUTH 48° 08' EAST, 30.00 FEET; THENCE SOUTH 41°52' WEST, 30.00 FEET; THENCE SOUTH 48°08' EAST, 688.00 FEET; THENCE NORTH 42° 10' EAST, 123.10 FEET; THENCE NORTH 44° 44' WEST, 595.00 FEET; THENCE NORTH 52° 05' WEST, 112.84 FEET; THENCE SOUTH 03° 13' WEST, 45.30 FEET; THENCE NORTH 49° 59' WEST, 50.00 FEET; THENCE SOUTH 42° 33' WEST, 80.87 FEET TO THE POINT OF BEGINNING, CONTAINING 2.34 ACRES, MORE OR LESS.

DRAWING INDEX

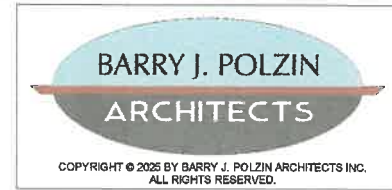
C1.0	COVER
C1.1	SITE PLAN
A1.0	FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
R1.0	RENDERING
EX1.0	EXISTING DOCUMENTATION



NEIGHBORHOOD PLAN
1" = 40'-0"

OWNER:
MAIN DOCK 7271 LLC
7271 MAIN ST.
MACKINAC ISLAND, MI
989-657-6911

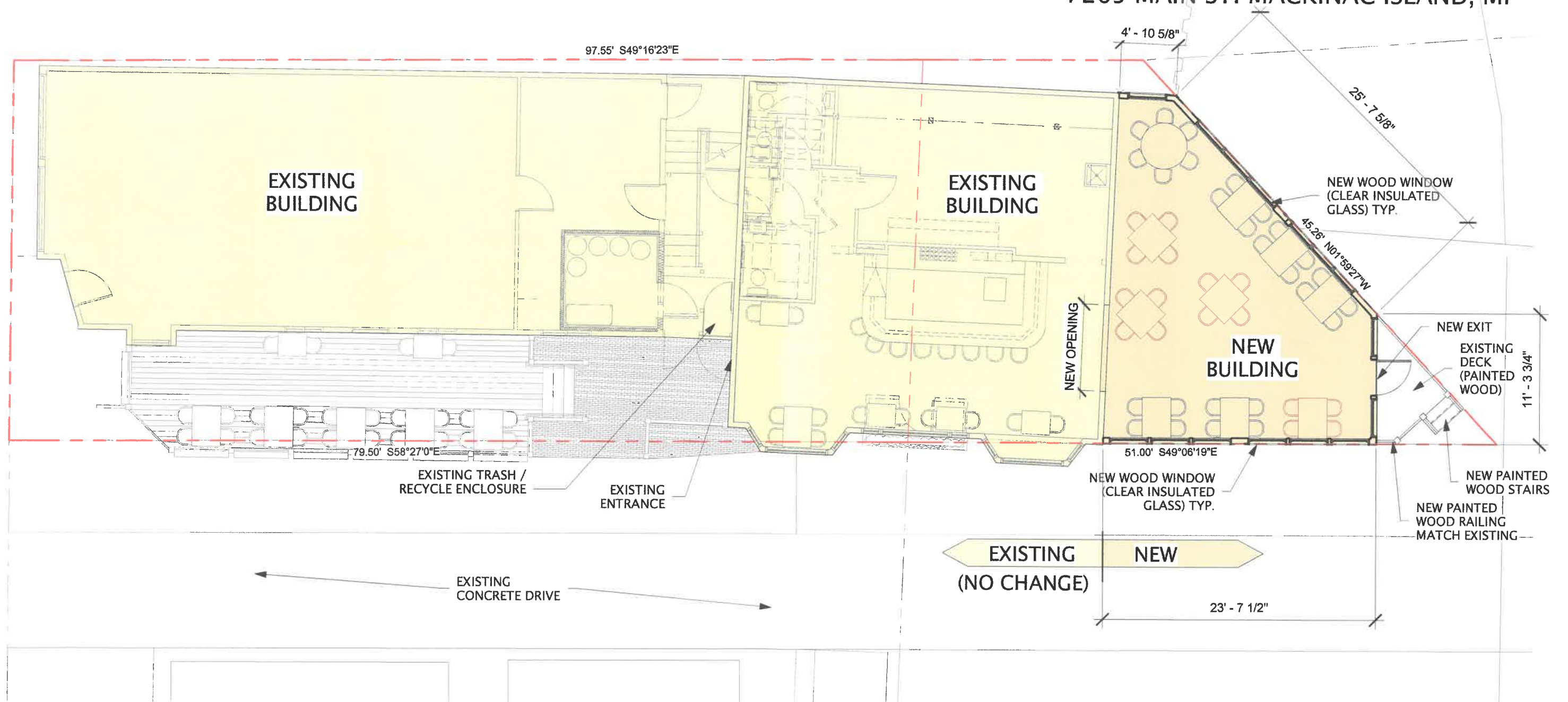
ARCHITECT:
BARRY J. POLZIN ARCHITECTS
101 N. LAKESHORE BLVD.
MARQUETTE, MI 49855
906-226-8661



SHEET:
C1.0
9/29/2025

VERDE'S TAQUERIA

7263 MAIN ST. MACKINAC ISLAND, MI



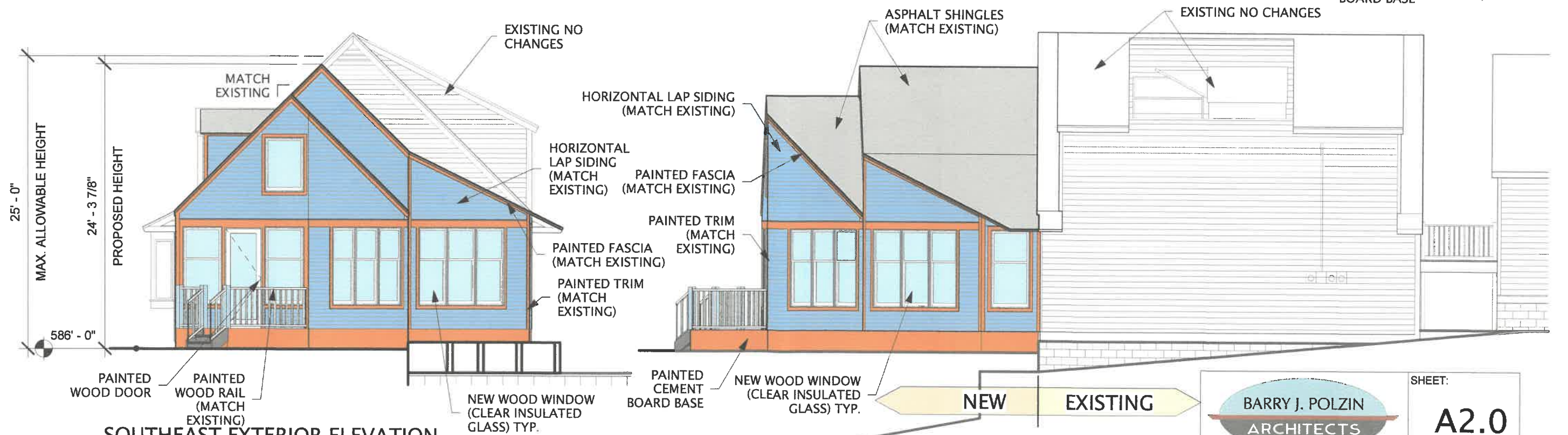
FIRST FLOOR PLAN
1/8" = 1'-0"



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	A1.0
	9/29/2025



SOUTHWEST EXTERIOR ELEVATION
1/8" = 1'-0"



SOUTHEAST EXTERIOR ELEVATION
1/8" = 1'-0"

NORTHEAST EXTERIOR ELEVATION
1/8" = 1'-0"

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	A2.0
	9/29/2025

VERDE'S TAQUERIA

7263 MAIN ST. MACKINAC ISLAND, MI



RENDERING FROM ARNOLD DOCK

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	R1.0
	9/29/2025

VERDE'S TAQUERIA

7263 MAIN ST. MACKINAC ISLAND, MI



VIEW FROM BIKE RENTAL



VIEW FROM ARNOLD DOCK



VIEW FROM BIKE RENTAL



VIEW FROM LAKESHORE DRIVE

EXISTING CONDITIONS

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--	--

