

CITY OF MACKINAC ISLAND

AGENDA

PLANNING COMMISSION

Tuesday, May 12, 2026 at 4:00 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. April 14, 2026 Public Hearing
 - b. April 14, 2026
- V. **Adoption of Agenda**
- VI. **Correspondence**
 - a. Email from Andrew Doud regarding Zoning Permit
- VII. **Staff Report**
 - a. DPW Update
- VIII. **Committee Reports**
- IX. **Old Business**
 - a. C25-053-110(H) Trayser New Cafe
- X. **New Business**
 - a. R126-014-009 Steensma New Windows
 - b. Standards Discussion Requested by Andrew Doud
 - c. Discussion on Downtown Density
- XI. **Public Comment**
- XII. **Adjournment**

MINUTES

PUBLIC HEARING OF THE PLANNING COMMISSION

Tuesday, April 14, 2026 at 12:30 PM

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

I. Call to Order

Chairman Straus called the hearing to order at 12:30 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

ABSENT

Lee Finkel

STaff: Erin Evashevski, David Lipovsky

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as presented.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers

V. Correspondence

Straus read aloud the letter from Neal Liddicoat. Motion to place on file.

Motion made by Martin, Seconded by Dufina.

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

VI. New Business

a. Proposed text amendments to Article 22, Section 22.01

Evashevski stated the change is for alternates to the ZBA. The alternates would serve the same term as the members. The ZBA is appointed annually so Evashevski is going to check on that. Evashevski believes that in the annual appointments the ZBA is included. Andrew Doud stated he doesn't understand this change. Evashevski clarified to Doud that due to the Zoning Enabling Act members

could not be appointed to Planning Commission and be elected to City Council and serve as a ZBA member. The concern in having 5 members, if one or two had to recuse themselves there would only be 3 members voting. Evashevski is trying to determine if Myers could be replaced with one of the alternates. Myers then stated maybe there should be 5 members, instead of 6, that would eliminate the possibility of a tie. France confirmed that the ZBA is not on the annual list of appointments. Straus stated he likes Myers' suggestion. Evashevski stated the possible language to add would be 5 members appointed by the Mayor and confirmed by City Council. Evashevski needs to check on whether more than one council member could be appointed. Lindsey White believes the alternate language should eliminate the elected requirement. Myers stated in the last committee meeting it was agreed to eliminate the elected part for the alternates. All Commission members agreed with Myers' suggested language. Pettit asked for clarification on the language, which Evashevski read aloud. Pettit suggested putting the alternate decision in writing. In this divisive world having a set way to determine the alternate would be preferred.

VII. Public Comment

Brad Conkey brought up the instance of a tie. Straus stated this was discussed and the 5 member board was decided

VIII. Adjournment

Chairman Straus adjourned the Public Hearing at 1:02 PM.

Michael Straus, Chairman

Katie Pereny, Secretary

MINUTES

PLANNING COMMISSION

Tuesday, April 14, 2026 at 1:00 PM

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

I. Call to Order

Chairman Straus called the meeting to order at 1:03 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

ABSENT

Lee Finkel

Staff: David Lipovsky, Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. March 10, 2026

Motion to approve as written.

Motion made by Dufina, Seconded by Myers.

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

V. Adoption of Agenda

Motion to approve as amended. Move New Business between B and C due to Straus having to leave at 3:00. Pettit would like to add Code Enforcement at the end.

Motion made by Martin, Seconded by Dufina.

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

VI. Correspondence

None.

VII. Staff Report

a. HDC Meeting Summary

Lindsey White summarized the HDC meeting.

b. DPW Update

Allen Burt shared his screen. Most work this month has been moving snow and finding equipment. Work has slowed but is starting to pick up again. They are starting to bypass pumps to pipe in the new ones. We have filed notice with EGLE that the plant will start up in 60 days. They will start establishing the organisms soon. Still on schedule and no budget changes. The project will continue through the summer in the old facility. Let Run order for water has been lifted.

VIII. Committee Reports

None.

IX. Old Business

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

Straus stated this was approved by HDC. Lipovsky gave an update to the coal dock egress. His concern is how easily that egress could be blocked off. The alley question is who owns it and is it actually an alley. If you go down the alley past the choke point, Seabiscuit has a cooler there and when loading the cooler the food would block the access. Myers stated it is on the life safety plan. Lipovsky does not have a problem with what they propose but isn't sure on the egress. Myers said we cannot approve without written agreement on the alley use. Myers asked Lipovsky how many points of egress are needed. Based on the travel distance, they would need all three that they are currently showing. Myers asked where in the ordinance that is required. Lipovsky stated that is required on the building end of that. Evashevski stated the ordinance adopts the building code. Pettit confirmed signage would be required for exits. Devan Anderson stated in terms of egress the exits are for out of the building, and if your out on the deck, your already out of the building. Lipovsky did not agree with that. If the cafe is on fire, and you are on the deck, how do you escape the fire. Anderson stated the ends are graded and they could create paths for exit. Anderson stated they have given up on the coal dock egress and are relying on the building exits and the alley. They are willing to get an agreement in writing to allow the use of the alley. Straus is concerned with only having a small alley for exit. It is a narrow space if alot of people need to get out. Pettit believes the coal dock was the best exit but Anderson stated there was alot of problems associated with using that. Evashevski stated there are alot of people involved. They were not saying it isn't possible, but the process of getting that approved would probably be expensive and the City does not want to pay for that. Evashevski wanted to be clear that she or the Planning Commission do not have the ability to say yes or no, for the City. Evashevski stated the City has an escrow ordinance for situations like this. Anderson stated they are willing to keep the conversation open but it seemed a deal breaker. A possible alternate egress would be off the back deck. Anderson stated there was a question about capacity. The size

of the egress has a capacity of 150 people. Lipovsky agreed with that. Anderson stated there is a maximum capacity of 100 that would be using that alley. Straus asked about EMS and the gurney going through the building. Lipovsky was not able to find the answer on that. Myers read aloud the section relating to this. Anderson stated help would take place on the street side of the building. Pettit stated this sounds like a huge project. They are likely to find bones and if they have a month long shut down, half the sidewalk would be shut down for the summer season. How can they make sure they have a plan in this event. Anderson has reached out to the State historic office and they have people and processes for excavation. They have a plan B and plan C. Trayser stated he also has a great relationship with the tribe. Myers stated they would just have to shut the project down. Myers stated the applicant has not wanted to make changes on the interior but they may have to, to accommodate a stretcher. Anderson stated as shown on page 34 there are multiple straight shots to take a stretcher. Dufina suggested the applicant meet with EMS to see what they need. Myers asked Evashevski if the alley presents any issues with the City. She sees more issues with the coal dock, but there would also be issues that would need to be arranged with the city on the coal dock. Evashevski is not sure how it is currently being used. Myers stated the Seabiscuit has been using it and Trayser is looking for the same use. Evashevski thinks there will have to be discussions with the city and the Callewaert family on the alley. Her major concerns are the same as Lipovsky and being able to get through there. Myers would like to see an amended plan showing egresses. The Commission could approve contingent on Lipovsky approving egress, or table until further egress information is provided. Motion to table for another month to give the attorney time to work on the alley issue and Lipovsky and Anderson to work on egress and EMS answers.

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

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

Andrew Doud addressed the issues from last month. Doud stated he thought the only issue was the liquor control map. Doud was not able to get that but will send tomorrow. The only place that alcohol will be served is in the area in the front. There will be no area in the back of the building that could be used. The A/C unit will be removed and Myers asked Doud to remove it from the plan. The alley is part of the property of the Lilac House. Myers requested a map showing the property, and a drawing without the A/C. Doud would like it part of the minutes that he will remove the A/C. Motion to approve the pub, contingent on removing the ac unit and the applicant providing the liquor control map.

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

c. Zoning Ordinance Amendment re ZBA Alternate Members

Motion for a recommendation to adopt the presented change with some other items the Council should consider:

1-adopt procedures for the ZBA alternate member appointment process

2-how alternates would be used

3-recommend an odd number of members to avoid a tie. suggest possibly 5 people. if allowed by zoning enabling act, 5 city council members.

Motion made by Myers, Seconded by Pettit.

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

X. New Business

- a. C26-049-020(H) Benjamin Density Variance & Standard Zoning for two new Apartments

Myers stepped down from the table.

Mike Benjamin stated the building built before 1905, needs alot of work. Fire suppression is being added to the entire building. Wall on the back side of basement to block the lake from entering the basement. The variance is because there has been employee housing since the 70's. That apartment has always had a little kitchen. In reading of the rules, boarding houses don't have kitchens. Evashevski stated that they can't have cooking facilities, it is a kitchen makes a dwelling. You can have a dwelling with boardinghouse use. With the kitchen you have a limited number of dwellings due to allowable density. Adding two more apartments takes this over density. The issue here is you can have two apartments and also have boardinghouse with no kitchen. Benjamin stated they believe that is a bad idea. If they do not provide a way to cook, the employees will find a way to cook which is not safe. The variance would be to have 3 dwelling units. Straus stated they are trying to promote boardinghouses above businesses and would love to find a way to make it work. Evashevski stated an easy solution is to just add one apartment. Evashevski stated this was discussed for many months. The concern here was the possibilities of the options that could be done here. If there is a kitchen, it is considered a dwelling unit, however it is being used. Benjamin asked for the process of the variance. Straus told him the process. If the applicant would like to proceed with a variance we need to know what exactly the variance is. The variance is for 3 dwelling units in a building that permits 2. Motion to send to ZBA with no recommendation. Due to no support the motion died. Motion to send variance request with the recommendation to approve due to the need for employee housing and to encourage employee housing on Main Street above businesses which is consistent with the Master Plan. This particular housing has been in use before the Zoning Ordinance. Pettit voted no because the applicant stated he could make more money if he had a second apartment. So that would be so he could make more money which is not allowed for the variance.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Straus, Dufina

Voting Nay: Pettit

Voting Abstaining: Myers

Evashevski stated the next ZBA meeting is in June. We have 100 days to act on this application. We need to make sure we have a written extension if they cannot be on the June ZBA meeting. Benjamin agreed to extend and Evashevski is to come up with the wording needed from the applicant. She suggested 180 days. April 27th is deadline to get on June ZBA meeting.

The applicant wanted the Commission to review the buildings today, contingent on the ZBA decision. The staging was shown with arrows on the plans. Matt Myers stated there will be a 2-footer by the taxi stand and on the street. This would be removed for Bazaar. They will be excavating under the building for foundation work. No work on the seawall. Benjamin stated it is similar to what they did with the Mighty Mac. Materials could be staged behind the business. Martin asked for a written reply to the staging plan. The plan presented shows the staging plan and retracts what he just said about staging. Matt Myers stated they should go by the plans presented. Dufina asked about getting materials to the site. The material would be stored on the coal dock and then moved to the site when needed. A small piece of equipment will be brought in for the excavating. There were no concerns by Lipovsky. Pettit asked for a drawing for the disposal of gravel. Motion by Dufina, second by Martin, to approve the zoning contingent on the results of the ZBA and for the written construction and staging plan including removal. Roll call vote: Ayes: Straus, Dufina, Martin, Myers. Nays: Pettit. Abstain: Myers. Majority in favor. Motion carries.

Myers returned to the table.

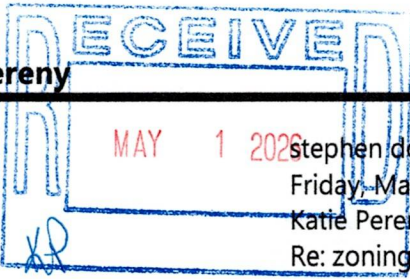
Straus stepped down from the table at 2:50 to catch the last boat.

XI. Public Comment

Pettit brought up the garbage ordinance. 10:00 and 4:00 and 4:00 includes recyclables. The goal is to limit the amount of time garbage is visible to the public. Pettit is once again asking for the ordinance to be included with the business license applications. Myers stated those have already gone out. Pettit suggested doing things like taking pictures of garbage left out and send to business owner. Pettit suggested having someone in charge of enforcing this ordinance. Doud stated even though the time is 4:00, they sometimes don't come until 6. Pettit isn't sure of the answer but thinks someone should be made in charge of this. Myers said we could write a letter to the chief telling him about the ordinance and suggest he work with Carriage Tours with pick up times throughout town. Maybe set up zones. Doud wanted to address the winter schedule as well. The ordinance only refers to the summer. Myers suggested asking council to put this on streets and sidewalks committee agenda before going to the Chief. Motion to send letter to City Council asking them to set a streets and sidewalks meeting to discuss how to better facilitate trash pickup and to Involve the Chief and Carriage Tours.

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

Katie Pereny



From: stephen doud <doudstep2000@yahoo.com>
Sent: Friday, May 1, 2026 1:15 PM
To: Katie Pereny
Subject: Re: zoning permit expiring

File No. R325-008-010(H)
Exhibit N
Date 5-1-26
Initials KP

Hi Katie.

I would like to extend the fence project for another year. We would like to start the project in November. Thank you for the heads up on the dates. Greatly appreciated

Have a great weekend!
Andrew
Sent from my iPhone

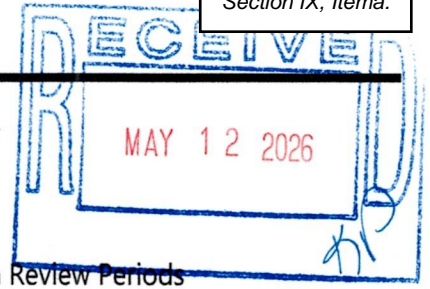
On May 1, 2026, at 11:26 AM, Katie Pereny <kep@cityofmi.org> wrote:

Andrew,

Your zoning permit for a fence at 1264 Mission Street is going to expire on May 13, 2026. Bam said that the project was never done. If you still want to do this project you need to request an extension of the permit before it expires. Thank you.

Katie Pereny
City of Mackinac Island
Building, Zoning, Planning and Historic District
906-847-6190

Katie Pereny



From: Devan Anderson <devan.anderson@quinnevens.com>
Sent: Tuesday, May 12, 2026 3:01 PM
To: Katie Pereny
Cc: heymack@aol.com; David Lipovsky; Erin Evashevski
Subject: Re: Mackinac Island Planning and Historic Commission Review Periods

Honorable Commissioners,

We agree to extend the review period by another 60 days from 160 days to 220 days at the Planning Commission for our applications for work at 7347 Main Street, Mackinac Island - Trayer's Trading Post Renovation.

Cordially.



Devan Anderson, AIA 
Associate Principal
(he/him)
313 261 0478 direct

File No. C25-053-110(A)
Exhibit X
Date 5-12-26
Initials KA

From: Devan Anderson <devan.anderson@quinnevens.com>
Sent: Tuesday, March 24, 2026 9:53 AM
To: Katie Pereny <kep@cityofmi.org>
Cc: heymack@aol.com <heymack@aol.com>
Subject: Mackinac Island Planning and Historic Commission Review Periods

Honorable Commissioners,

We agree to extend the review period by 60 days from 100 days maximum to 160 days at both the Planning Commission and Historic District Commission for our applications for work at 7347 Main Street, Mackinac Island - Trayer's Trading Post Renovation.

Cordially.



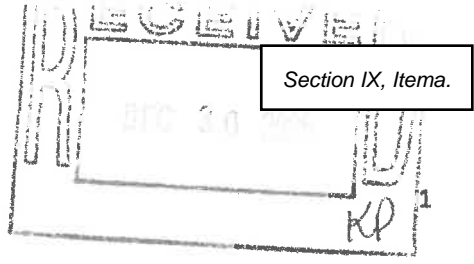
Devan Anderson, AIA 
Associate Principal
(he/him)
313 261 0478 direct

File No. C25-053-110(4)

Exhibit A

Date 12-30-25

Analyst KD



Section IX, Itema.

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

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

APPLICANT NAME & CONTACT INFORMATION:

Anthony Trayser

944 West State St. Cheboygan, MI 49721

231-633-6093

Phone Number

Email Address

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

Property Owner & Mailing Address (If Different From Applicant)

- Is The Proposed Project Part of a Condominium Association? No
- Is The Proposed Project Within a Historic Preservation District? Yes
- Applicant's Interest in the Project (If not the Fee-Simple Owner): _____
- Is the Proposed Structure Within Any Area That The FAA Regulates Airspace? No
- Is a Variance Required? No
- Are REU's Required? How Many? No / _____

Type of Action Requested:

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

Property Information:

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

Proposed Construction/Use:

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

B. Use of Existing and Proposed Structures and Land:

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

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

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

C. If Vacant:

Previous Use: _____

Proposed Use: _____

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

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

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

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

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

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

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

→ [Signature]
Signature

SIGNATURES _____
Signature

→ Anthony M. Trayser
Please Print Name

Please Print Name

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

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

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

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

Revised October 2023

OFFICE USE ONLY

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

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

order

City of Mackinac Island

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

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

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

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

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

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

Optional Preliminary Plan Review Informational Requirements (Section 20.03)

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

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

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

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

Natural Features

Provided

Not Provided or Applicable

- 15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)
- 16. Topography of the site with at least two- to five-foot contour intervals
- 17. Proposed alterations to topography or other natural features
- 18. Earth-change plans, if any, as required by state law

Physical Features

Provided

Not Provided or Applicable

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

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

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

Utility Information

Provided

Not Provided or Applicable

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

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

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

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

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



20 February 2026

TRAYSER’S TRADING POST RENOVATION

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

Mackinac Island Planning Commission – Article 20 Summary

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

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

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

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

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

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

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

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

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

ALSO:

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

B3. The area of the subject parcel of land.

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

B4. The present zoning classification of the subject parcel.

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



20 February 2026

B5. A general description of the proposed development.

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

B6. Condominium subdivision project site plans shall also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.

Not Applicable

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

C7. Regarding delivery and loading areas:

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

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

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

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

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

And no “special features” are being proposed.

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

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

No changes to the existing grading are currently being proposed.



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C12. A general description and location of stormwater management system shall be shown on the grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features.

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

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

Any impacts would be incidental to the development.

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

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

C14. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).

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

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

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

C15. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.

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

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

Construction Start Date: November 1st, 2026.

Construction Duration: 12 months.

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

None requested.

D1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.



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

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

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

D4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.

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

D5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.

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

D6. Acknowledgement:

Let it herewith be acknowledged that if any unknown historic or archeological remains are discovered while accomplishing the activity authorized by a permit granted by the city, all work must immediately stop and notification of what was discovered must be made by the applicant to the city as well as any other required offices. The city will initiate the federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.



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

FEBRUARY 20, 2026
MEETING DATE: MARCH 10, 2026

"Main Street" Mackinac Island

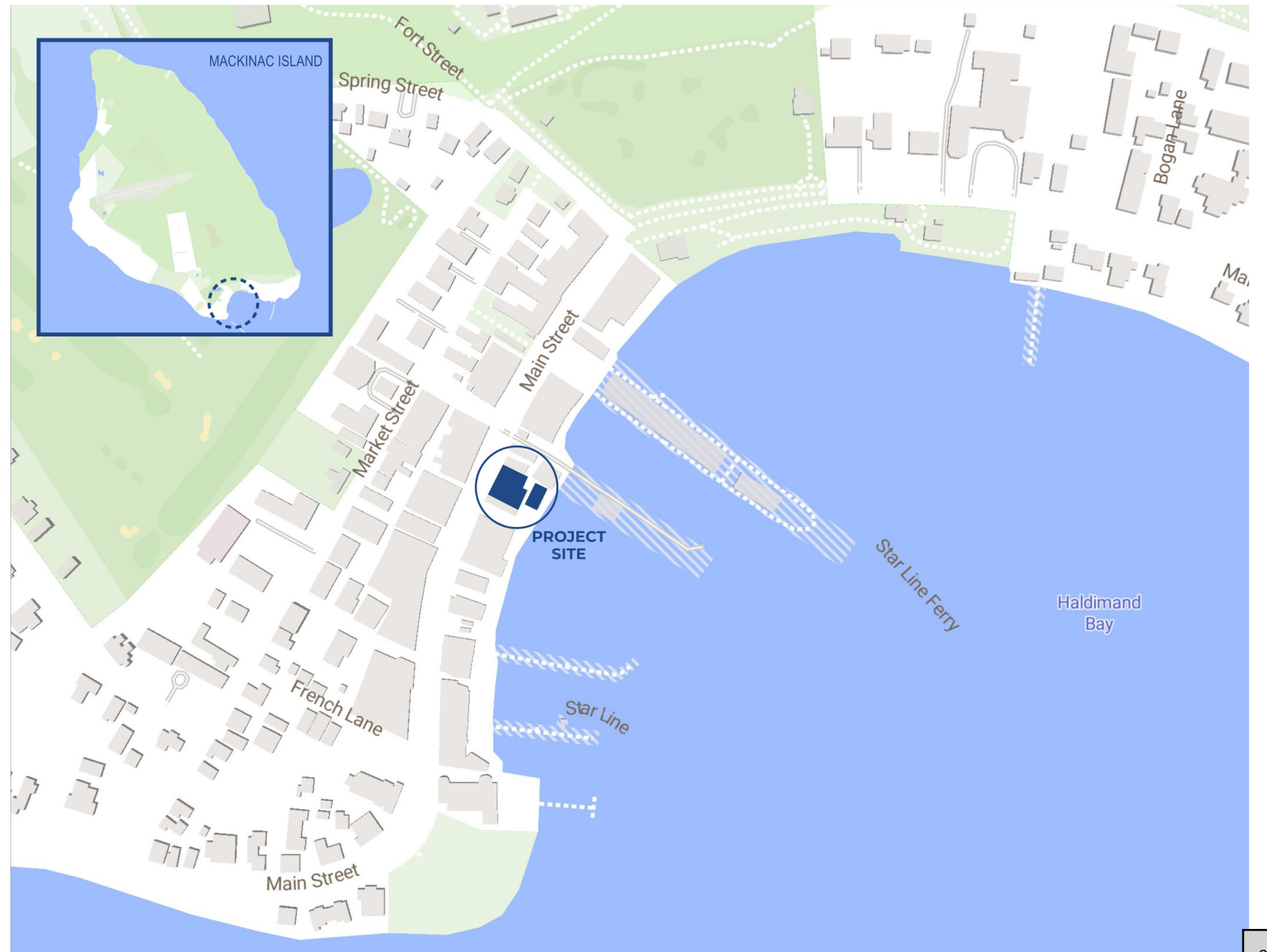


PROJECT SUMMARY

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

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

LOCATION PLAN



HISTORIC CONTEXT IMAGES



MACKINAC ISLAND FROM PIER LOOKING AT CHIPPEWA HOTEL



MACKINAC POST CARD - PROJECT BUILDING ON RIGHT SIDE



MACKINAC POST CARD - PROJECT BUILDING ON LEFT SIDE



MACKINAC ISLAND FROM PIER LOOKING AT HOTEL IROQUOIS

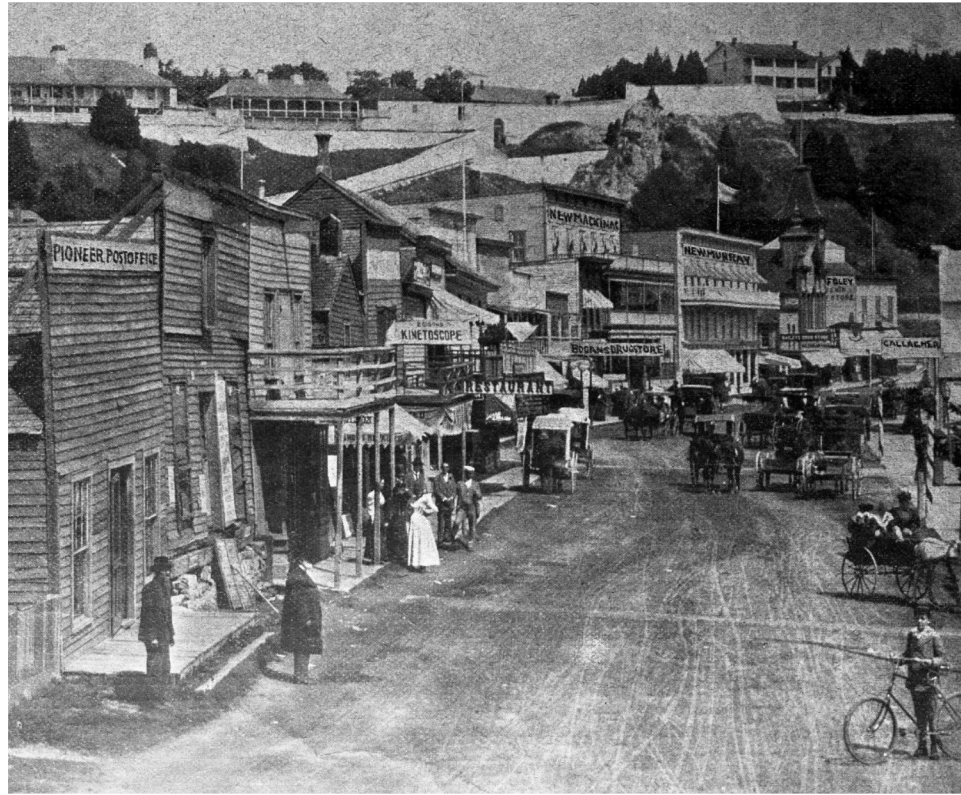


MACKINAC ISLAND MAIN STREET LOOKING SOUTH FROM FORT STREET



MACKINAC ISLAND MAIN STREET LOOKING NORTH FROM ASTOR STREET

HISTORIC MAIN STREET AWNINGS & SIGNAGE



MAIN STREET - 1800s



MAIN STREET - 1900



MAIN STREET - 1960s



FENTON TOWER BUILDING MAIN STREET, 1946.



MAY'S CANDY SHOP - DATE UNKNOWN



MURDICK'S STORFRONT - 1887

HISTORIC BUILDING PHOTOS



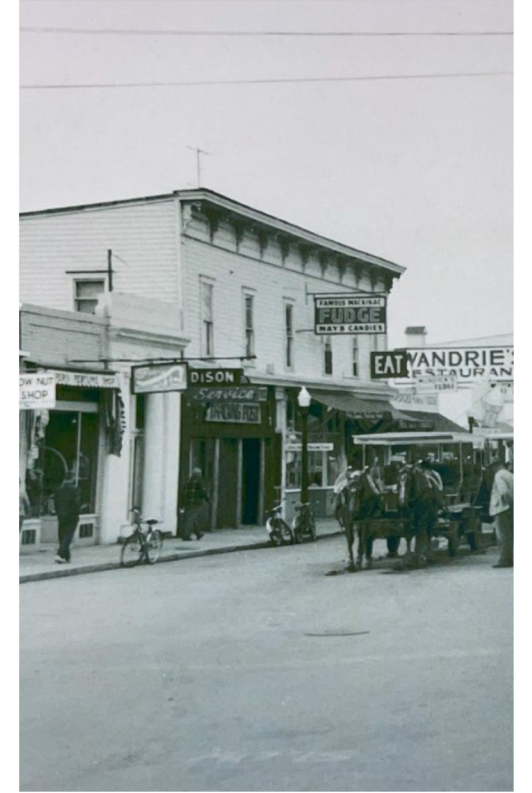
MAY'S CANDY SHOP ca. 1960



MAY'S CANDY SHOP (date unknown)



MAY'S CANDY SHOP ca. 1940



PROJECT BUILDING 1975



TRADING POST ca. 1950-60



PROJECT BUILDING ca. 1920



PROJECT BUILDING (date unknown)

EXISTING PHOTOS - FRONT FACADE

PHOTOS TAKEN SEPTEMBER 2023



EXISTING PHOTOS - REAR FACADE

PHOTOS TAKEN SEPTEMBER 2023



EXISTING SHED AND SEA WALL, LOOKING NORTH



EXISTING DECK SOUTH OF SEA WALL, LOOKING WEST



CORNER OF EXISTING SHED, LOOKING NORTHWEST



CORNER OF EXISTING SHED, LOOKING NORTHEAST



EXISTING UPPER PORCH AND EXISTING SOUTH EXTERIOR WALL, LOOKING NORTH



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

EXISTING PHOTOS - LAKE VIEW

PHOTOS TAKEN SEPTEMBER 2023



NEIGHBORING BUILDING, LOOKING SOUTHEAST FROM DECK



LAKE HURON, LOOKING SOUTH FROM DECK



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



MACKINAC ISLAND HARBOR LOOKING NORTHWEST



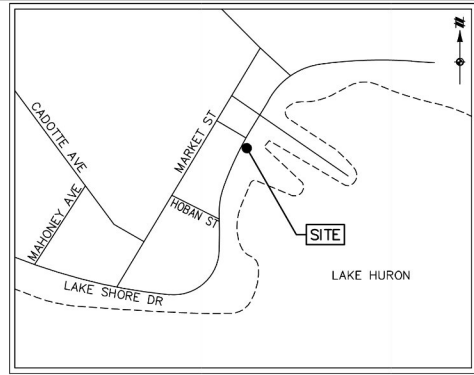
EXISTING BUILDING, SHED AND SEAWALL, LOOKING NORTHEAST



MACKINAC ISLAND HARBOR LOOKING NORTHEAST



EXISTING CIVIL SITE PLAN - DESCRIPTIONS & KEY



VICINITY MAP
NOT TO SCALE

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

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

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

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

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

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

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

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

LEGEND

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

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

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



DATE: 10/20/2025

ZONING:

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

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

SITE BENCHMARKS:

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

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

NOTES:

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

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

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

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



Know what's below.
Call before you dig.

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





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

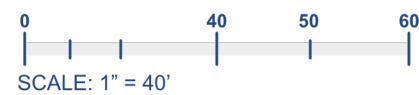
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EXISTING CIVIL SITE PLAN

SITE PLAN LEGEND

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



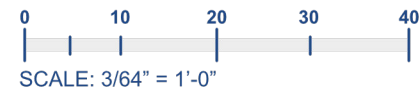
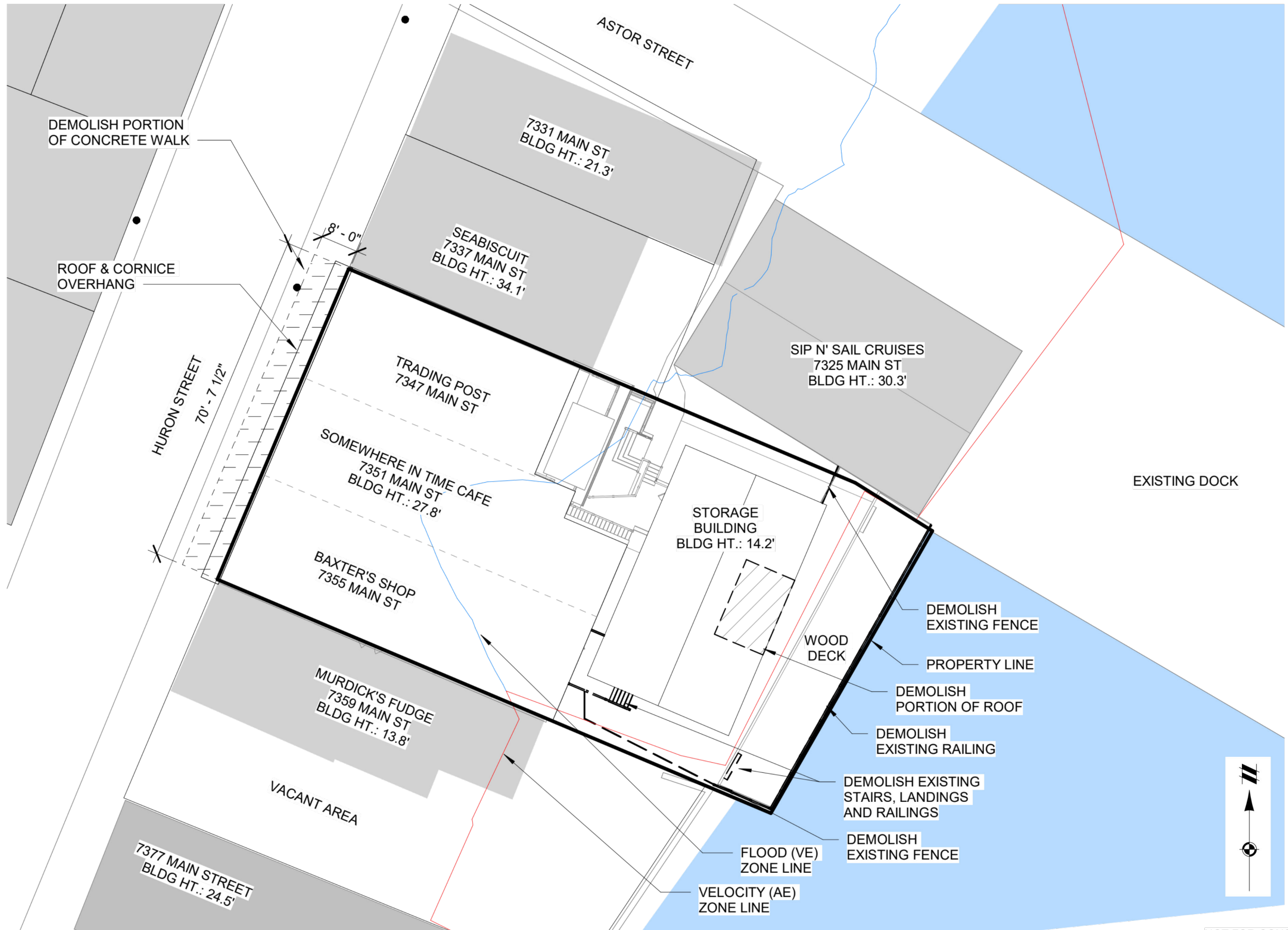
ATWELL
866.850.4200 www.atwell.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

DEMOLITION SITE PLAN

DEMO SITE LEGEND

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

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



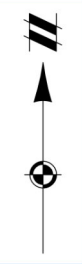
PROPOSED SITE PLAN

SITE LEGEND

- EXISTING LIGHT POLE
- ▭ PROJECT SCOPE OF WORK

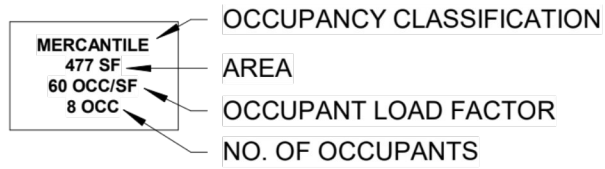
PROJECT SCOPE BUILDING AREA	
LEVEL 0	4639 SF
LEVEL 1	5534 SF
LEVEL 2	4347 SF
NEW CAFE	1515 SF
TOTAL	16035 SF

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



PROPOSED LIFE SAFETY PLAN

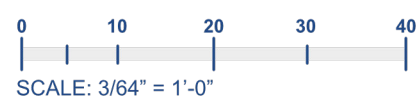
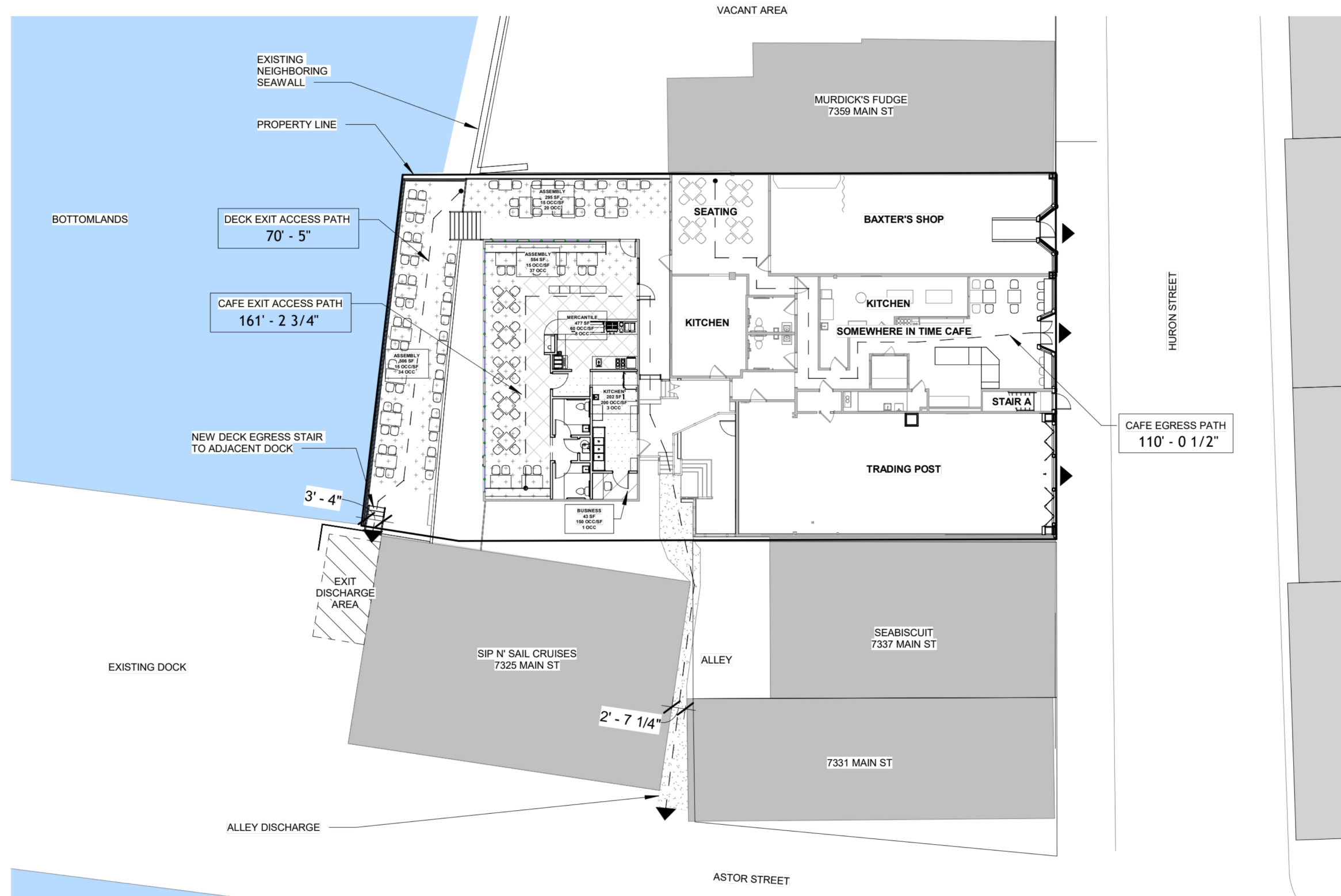
LIFE SAFETY PLAN LEGEND



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



CODE SUMMARY: MBC 2021

- MAXIMUM EXIT TRAVEL DISTANCE WITH SPRINKLER SYSTEM: 250 FEET



DEMOLITION PLAN - BASEMENT

DEMO PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

EXISTING NEIGHBORING SEAWALL

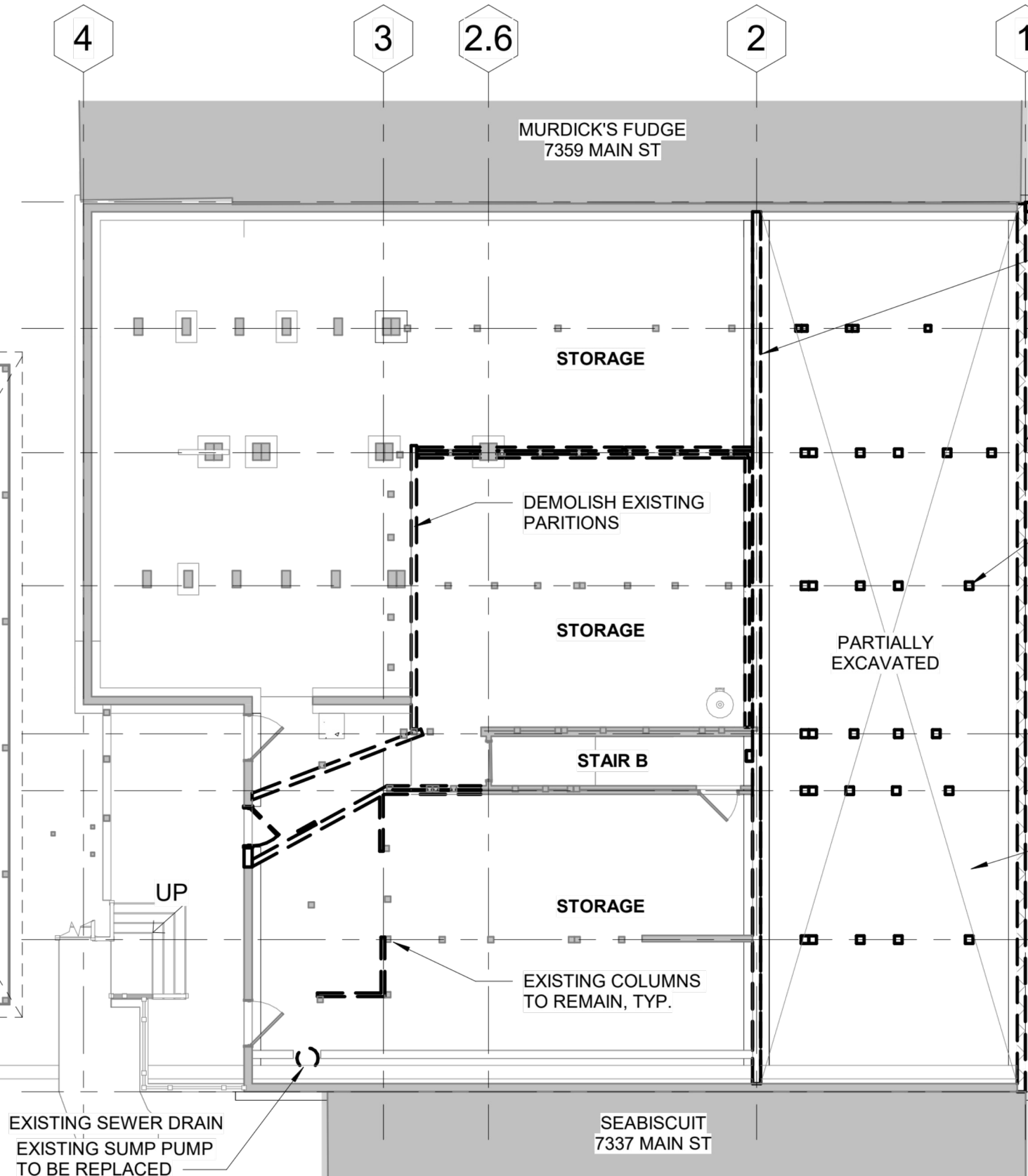
EXISTING DECK ABOVE

EXISTING BLOCK RETAINING WALL

LAKE HURON BOTTOMLANDS

EXISTING SEAWALL

STORAGE BUILDING ABOVE



A
DEMOLISH EXISTING PARTIAL HEIGHT CMU WALL AND FOOTING

B
DEMOLISH EXISTING FOUNDATION WALL AND FOOTING

C
DEMOLISH EXISTING COLUMNS AND FOOTINGS

D
PARTIALLY EXCAVATED

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

F
EXISTING SEAWALL

G
EXISTING DECK ABOVE

H
EXISTING NEIGHBORING SEAWALL



DEMOLITION PLAN - FIRST FLOOR

DEMO PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

EXISTING NEIGHBORING SEAWALL

DEMOLISH EXISTING FENCE

DEMOLISH EXISTING STAIRS AND PATIO

LAKE HURON BOTTOMLANDS

WOOD DECK

EXISTING SEAWALL

DEMOLISH EXISTING FENCE

DEMOLISH PORTION OF EXISTING WALL FOR NEW OPENINGS, TYP.

STORAGE BUILDING

4 3 2.6 2 1

MURDICK'S FUDGE
7359 MAIN ST

SEATING

BAXTER'S SHOP

KITCHEN

KITCHEN

SOMEWHERE IN TIME CAFE

CANDY HOUSE

UP

DN

DN

DEMOLISH EXTENTS OF FLOORING AND STRUCTURE

REMOVE AND SALVAGE EXISTING COUNTERS

A

B

C

D

REMOVE AND REPLACE SECTION OF FACADE REFER TO ELEVATIONS

E

F

STAIR A

REMOVE SECTION OF FACADE SALVAGE FOR REINSTALLATION REFER TO ELEVATIONS

G

H



ALLEY LEVEL

SEABISCUIT
7337 MAIN ST



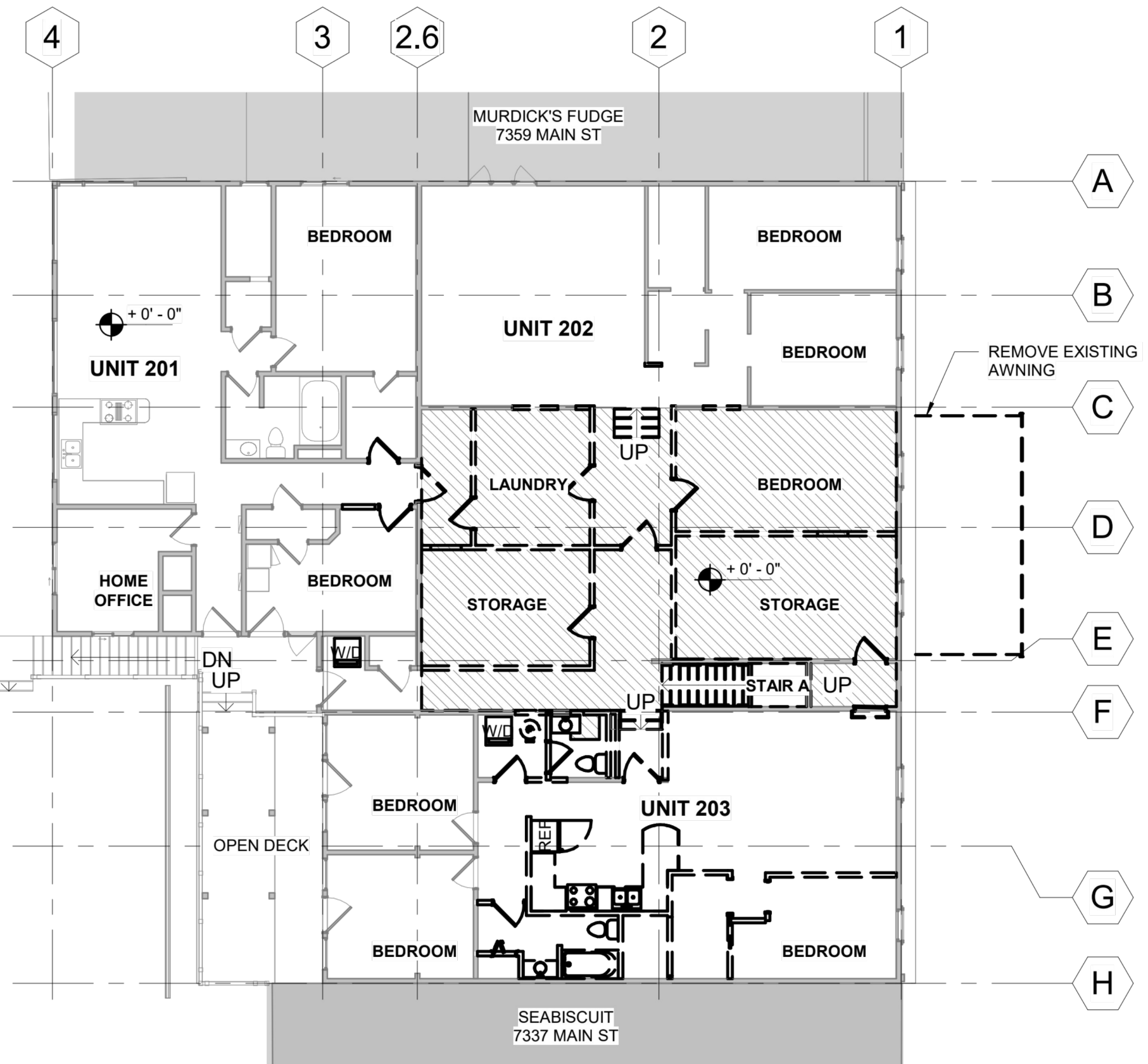
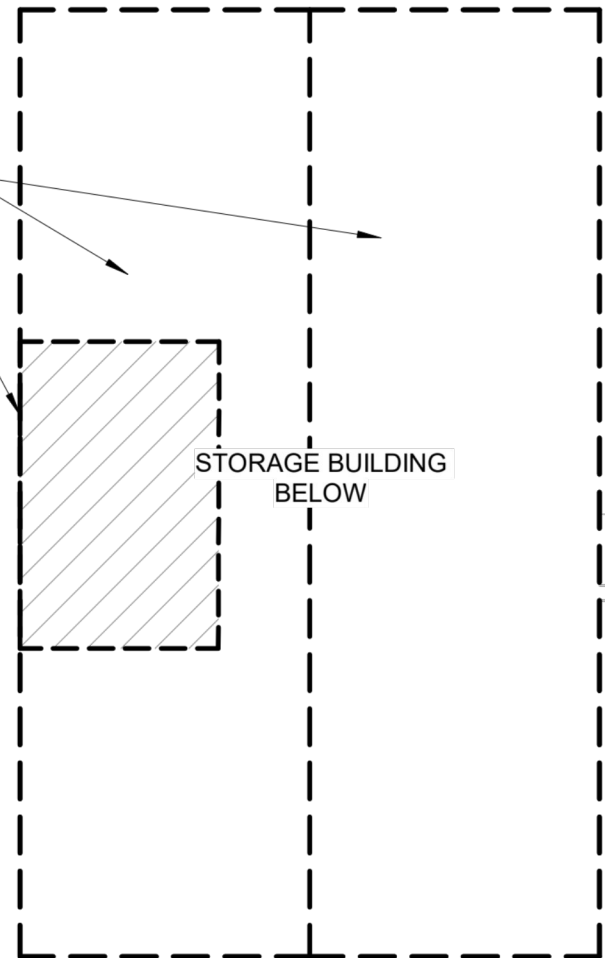
DEMOLITION PLAN - SECOND FLOOR

DEMO PLAN LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED



REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

DEMOLISH PORTION OF ROOF FOR NEW WORK.



DEMOLITION PLAN - ROOF PLAN

DEMO PLAN LEGEND

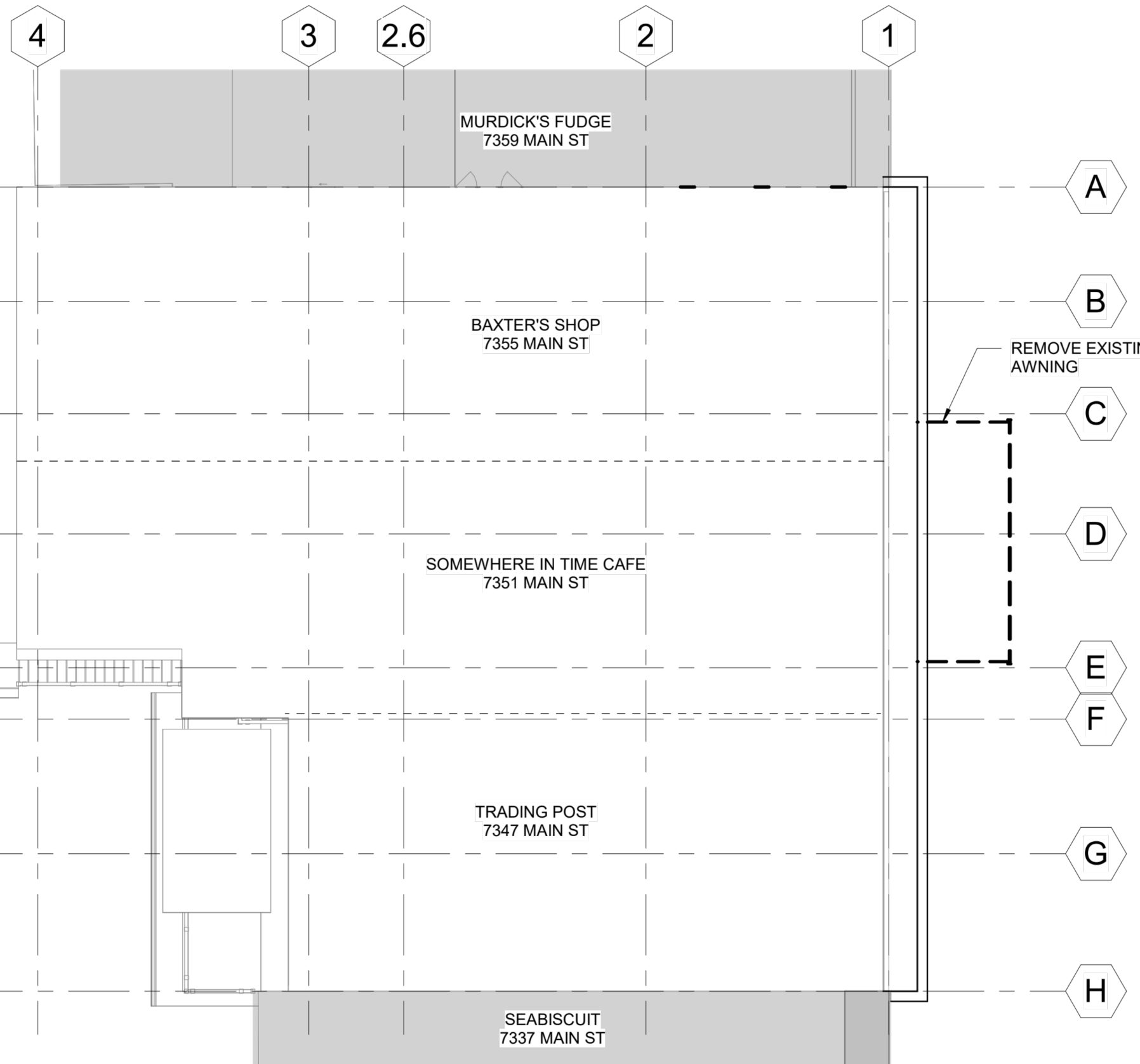
-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

DEMOLISH PORTION OF ROOF FOR NEW WORK.





STORAGE BUILDING BELOW

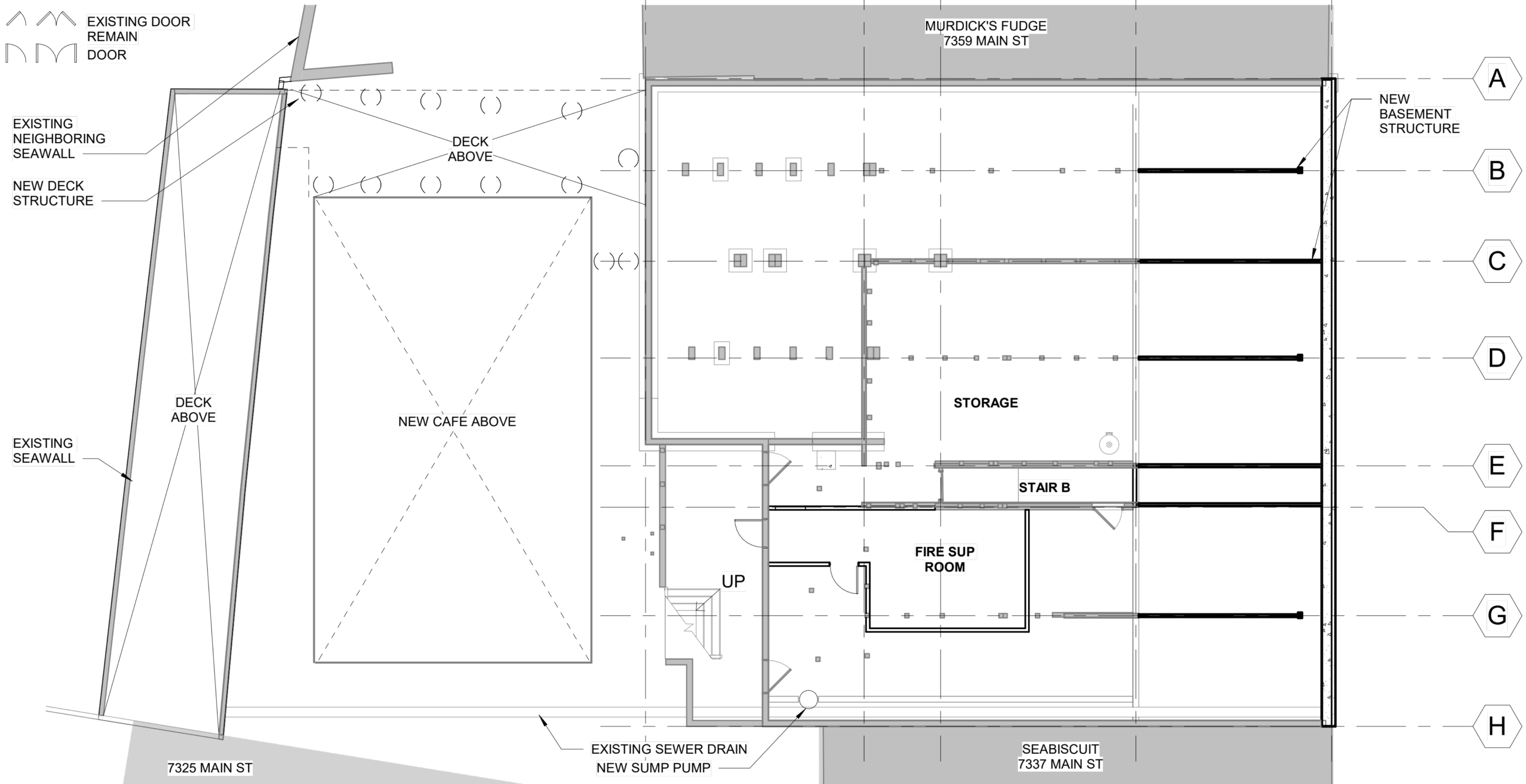
REMOVE EXISTING AWNING



PROPOSED PLAN - BASEMENT





FLOOR PLAN LEGEND

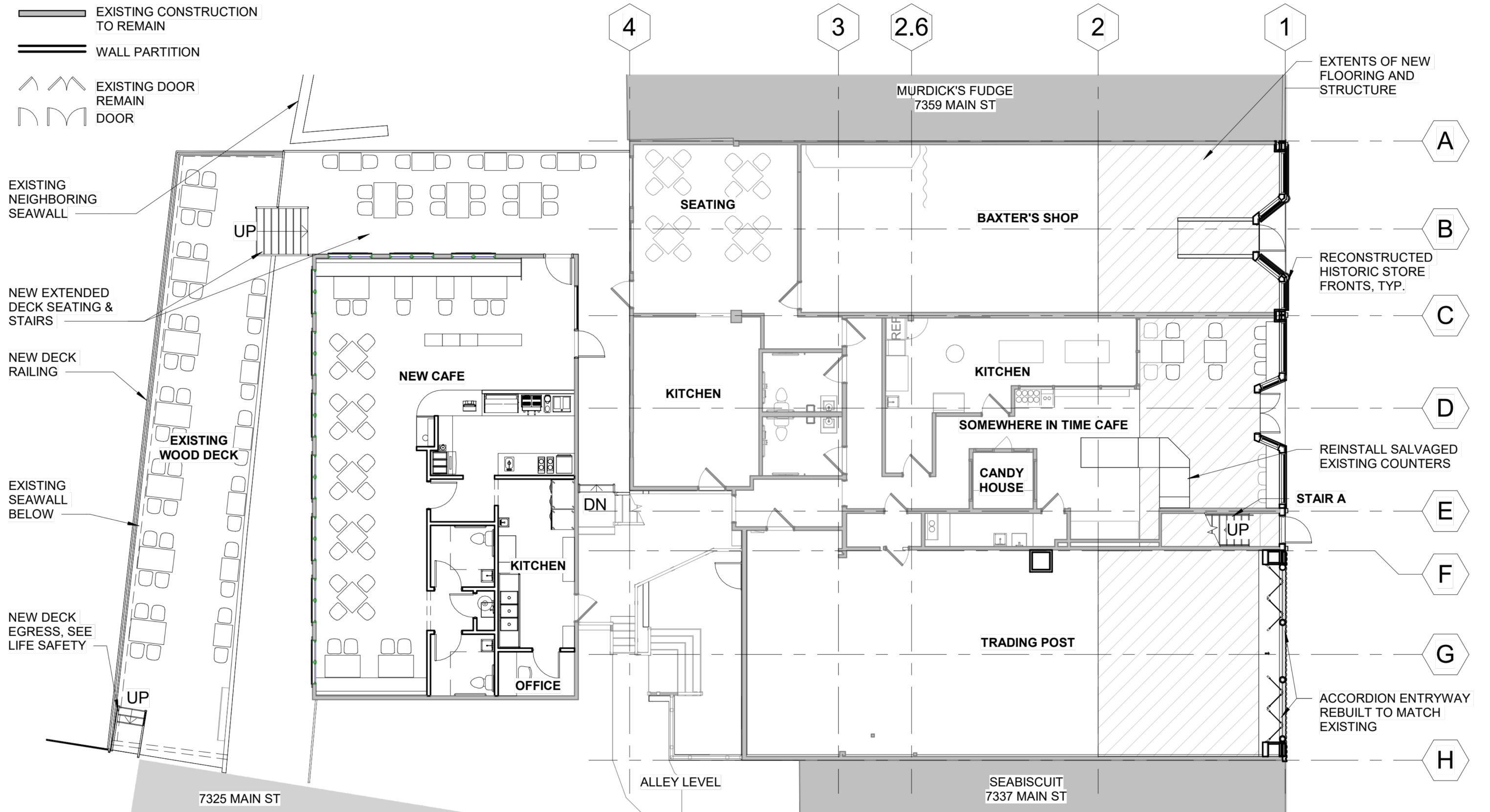
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR TO REMAIN
-  DOOR



PROPOSED PLAN - FIRST FLOOR





FLOOR PLAN LEGEND

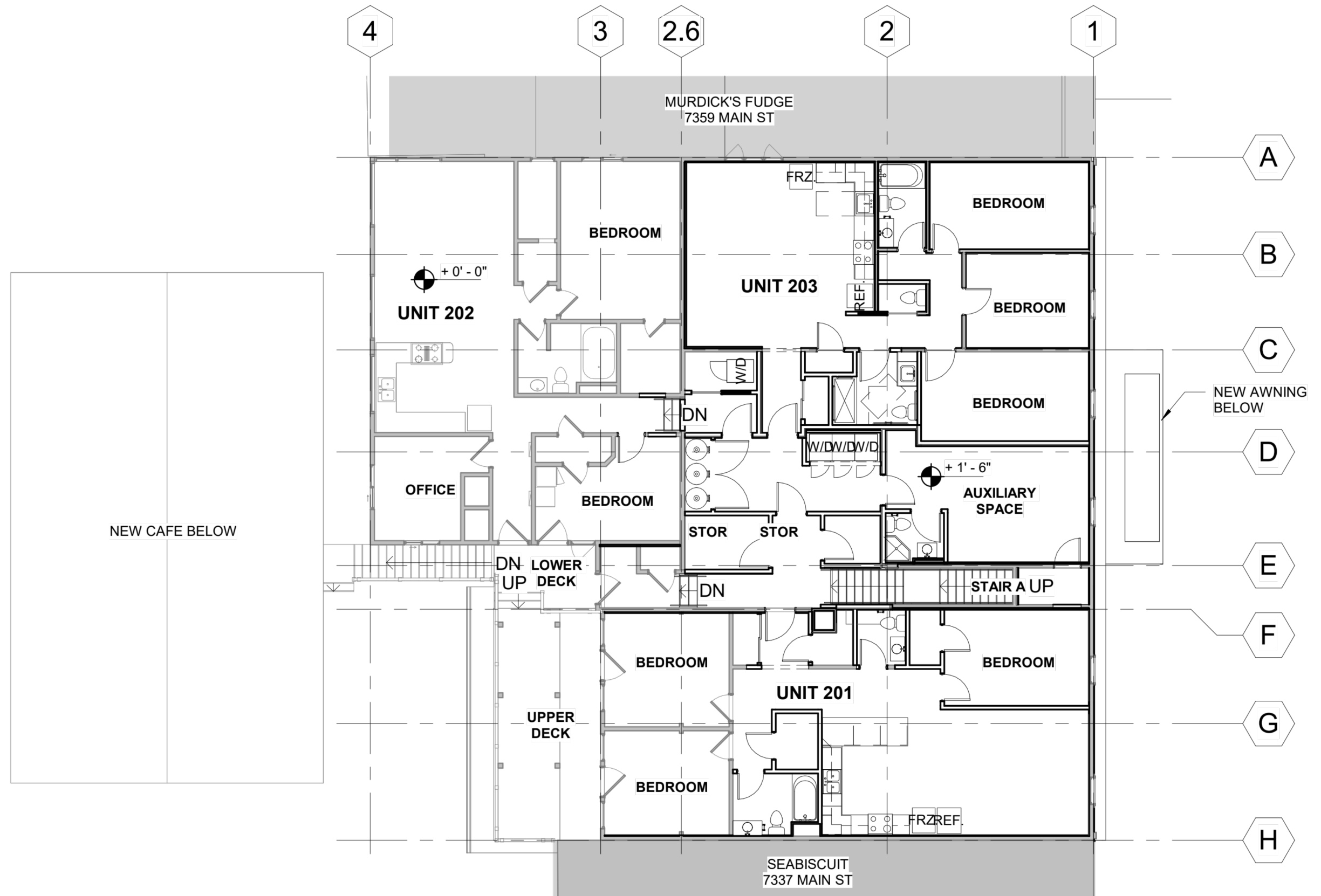
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR REMAIN
-  DOOR



PROPOSED PLAN - SECOND FLOOR


FLOOR PLAN LEGEND

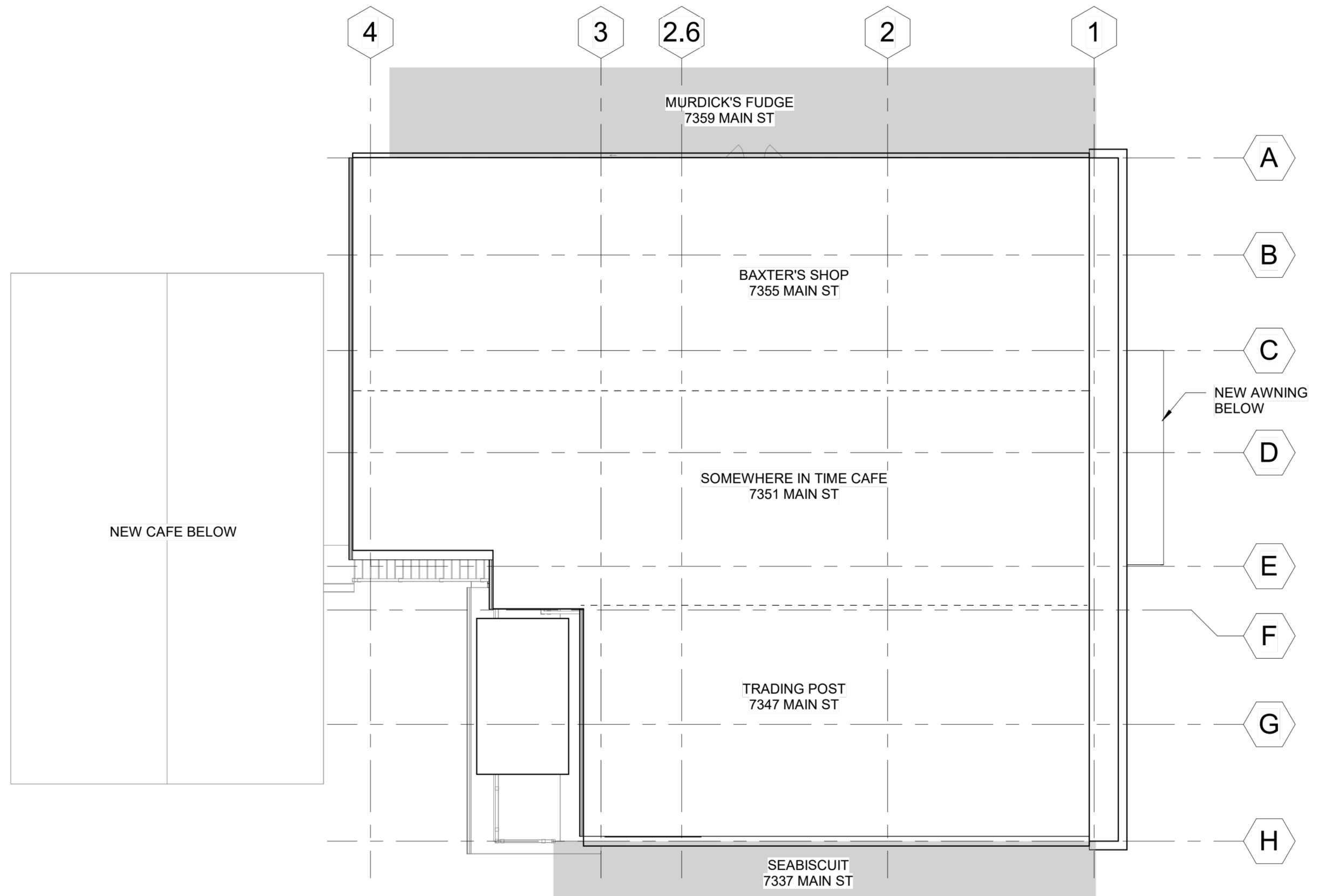
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR REMAIN
-  DOOR



PROPOSED PLAN - ROOF PLAN

ROOF PLAN LEGEND

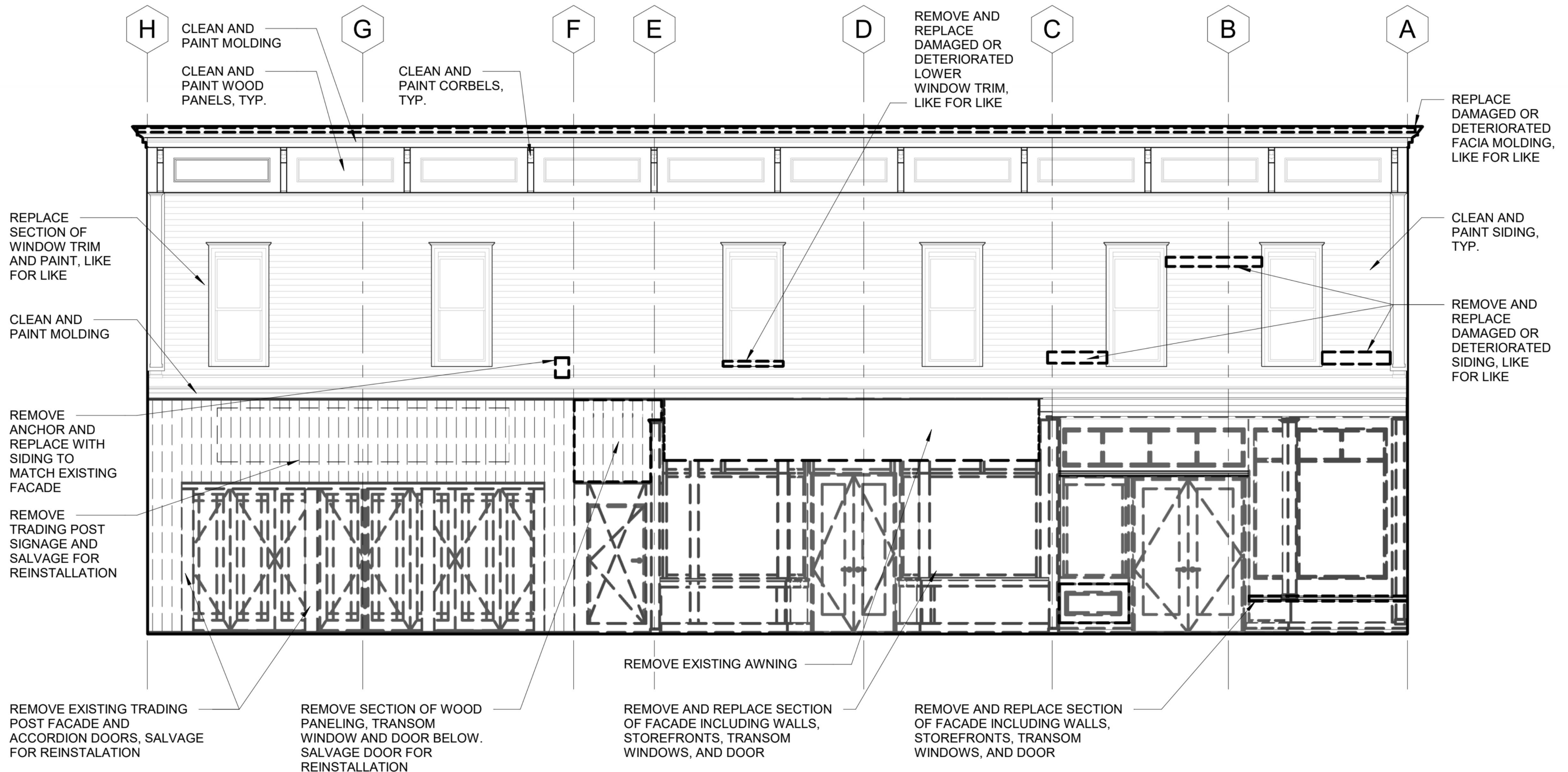
 EXISTING ROOF
CONSTRUCTION TO REMAIN





Section IX, Itema.

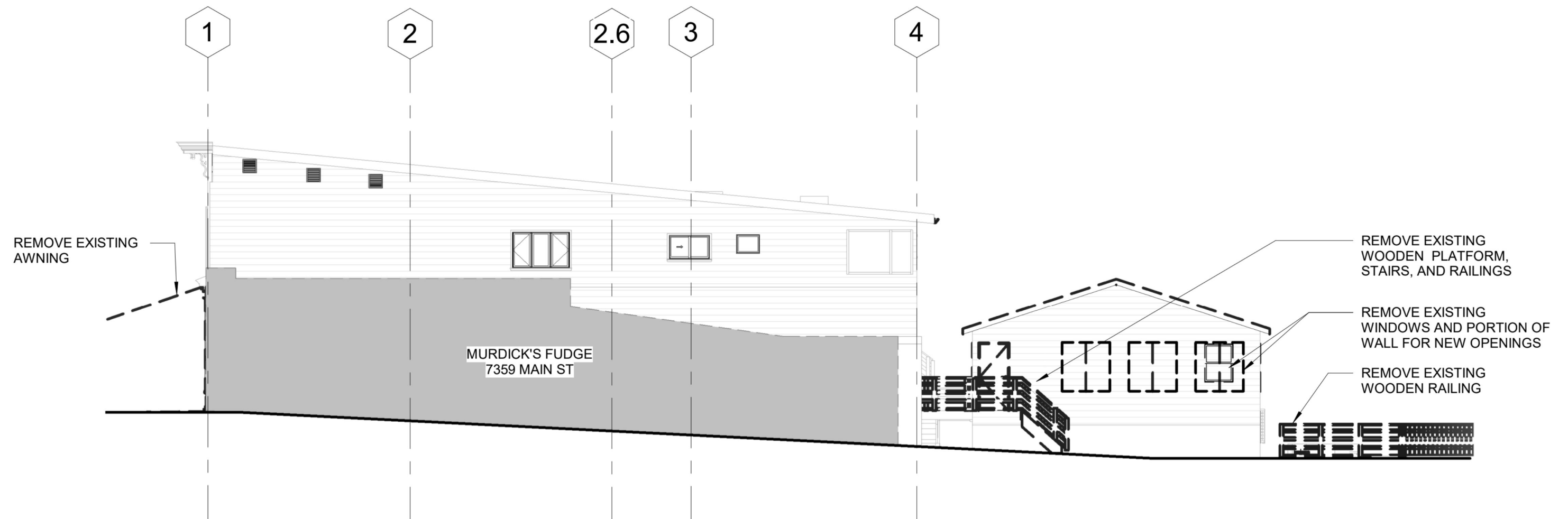
EXISTING ELEVATION - NORTH (MAIN STREET)





DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

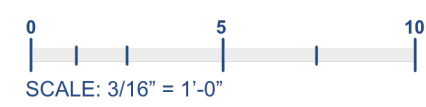
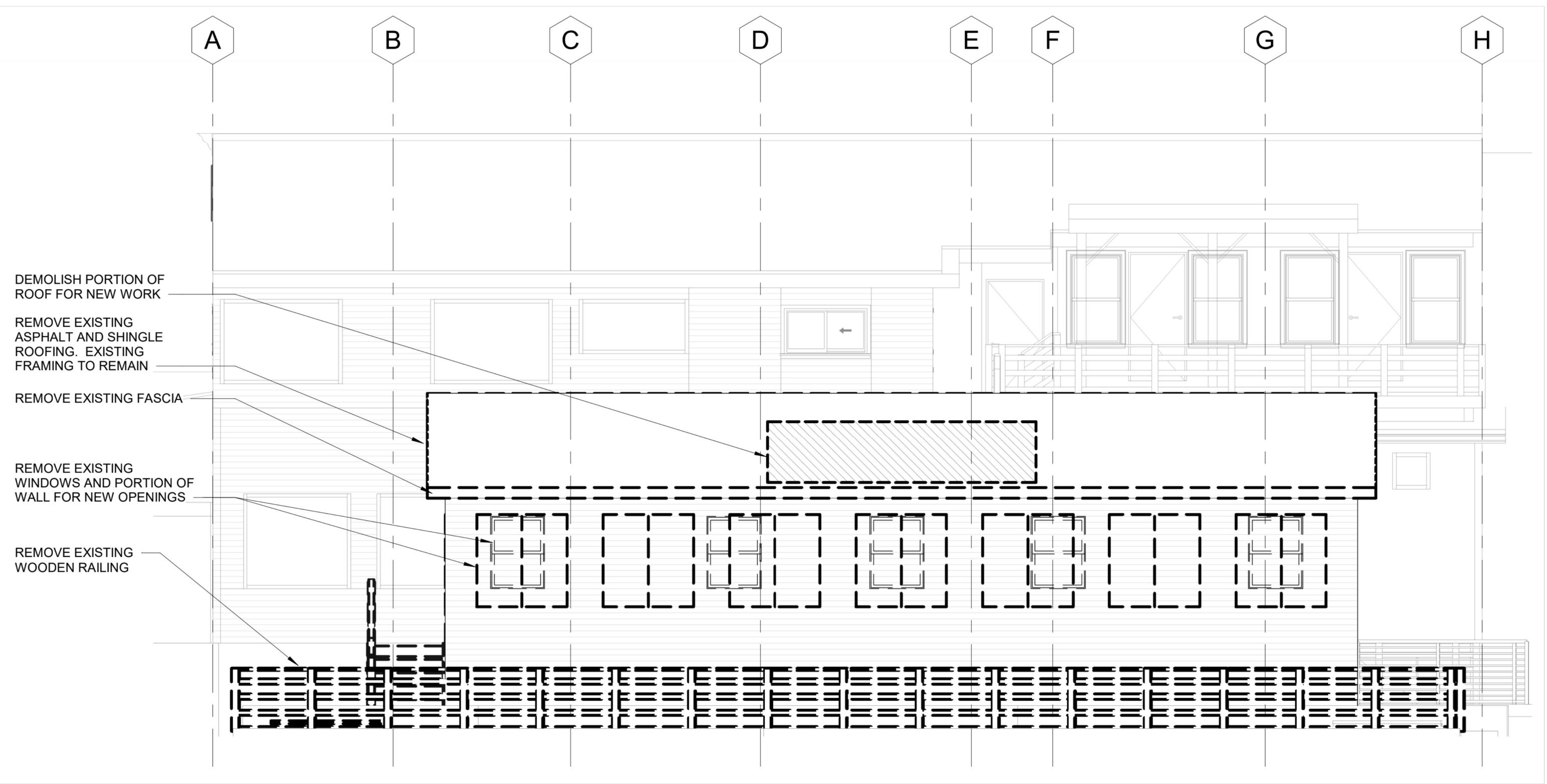
EXISTING ELEVATION - WEST





DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

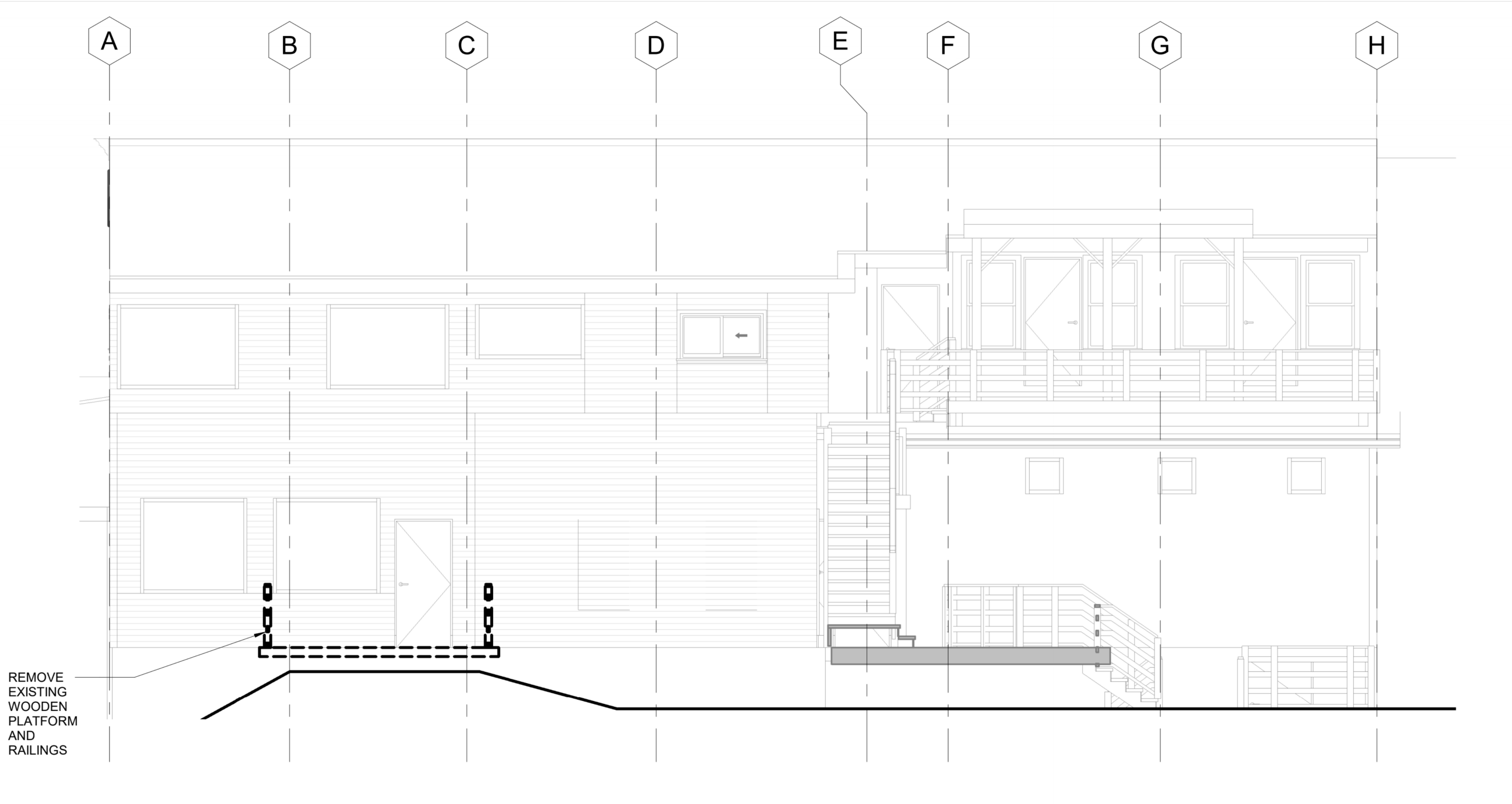
EXISTING ELEVATION - SOUTH (LAKE VIEW)



DEMO ELEVATION LEGEND



	EXISTING CONSTRUCTION TO REMAIN
	CONSTRUCTION TO BE DEMOLISHED

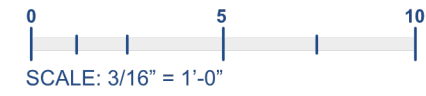
EXISTING ELEVATION - SOUTH (LAKE VIEW) WITHOUT SHED



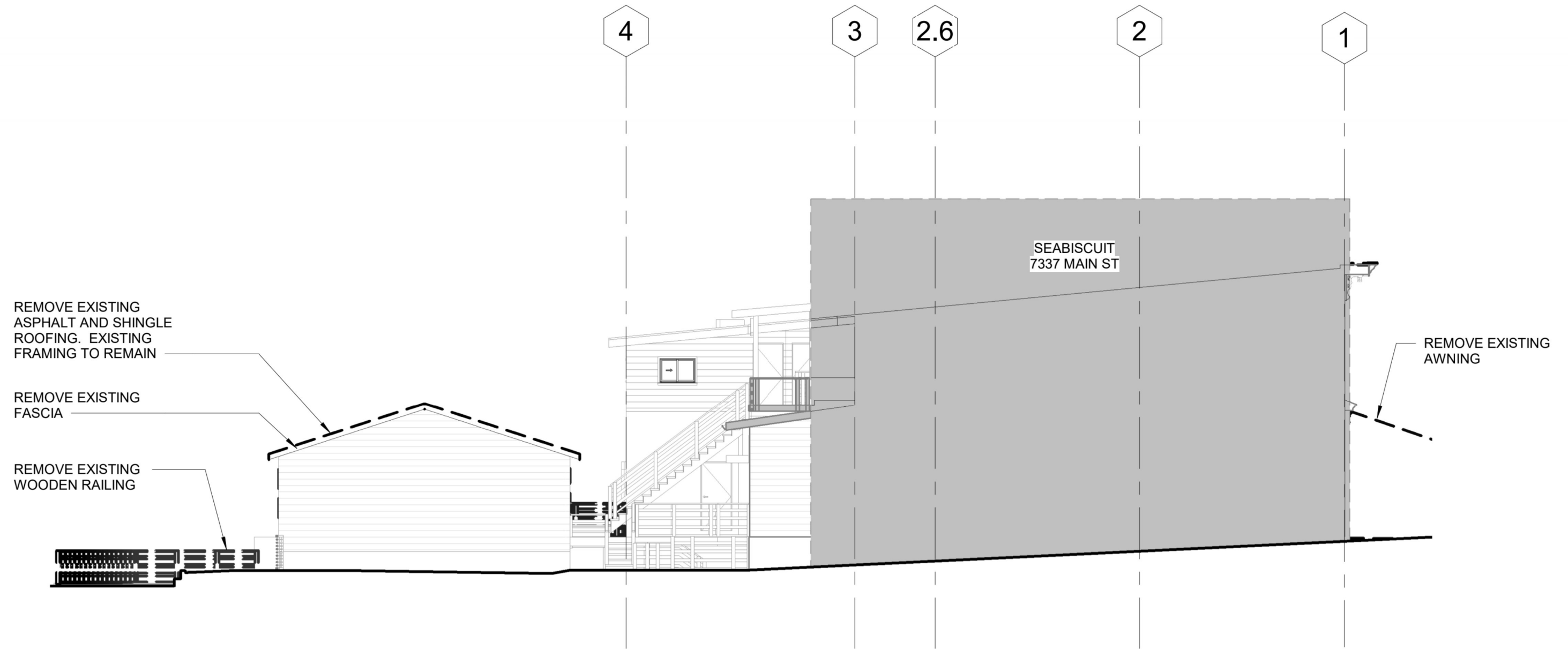
REMOVE EXISTING WOODEN PLATFORM AND RAILINGS

DEMO ELEVATION LEGEND



-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED



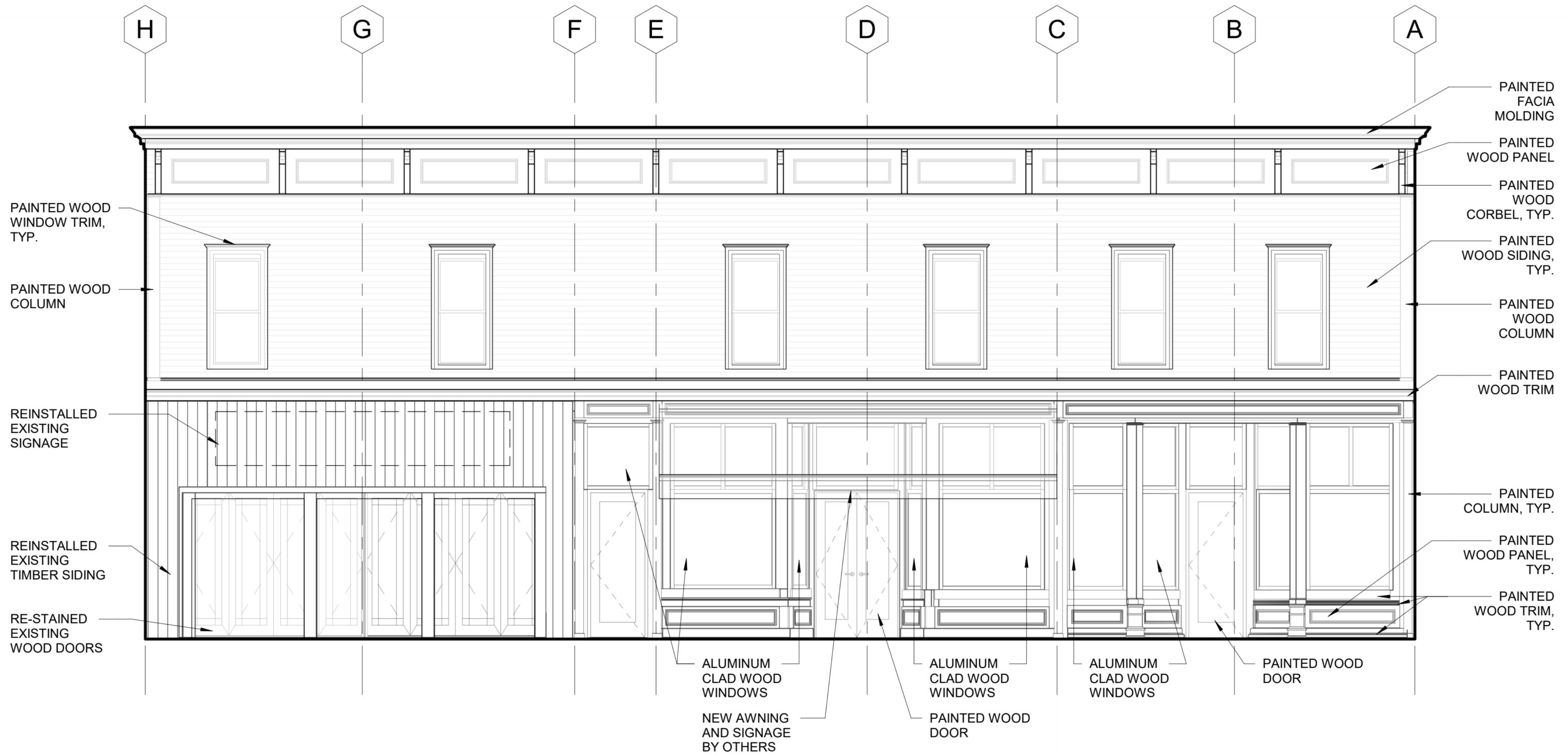
EXISTING ELEVATION - EAST



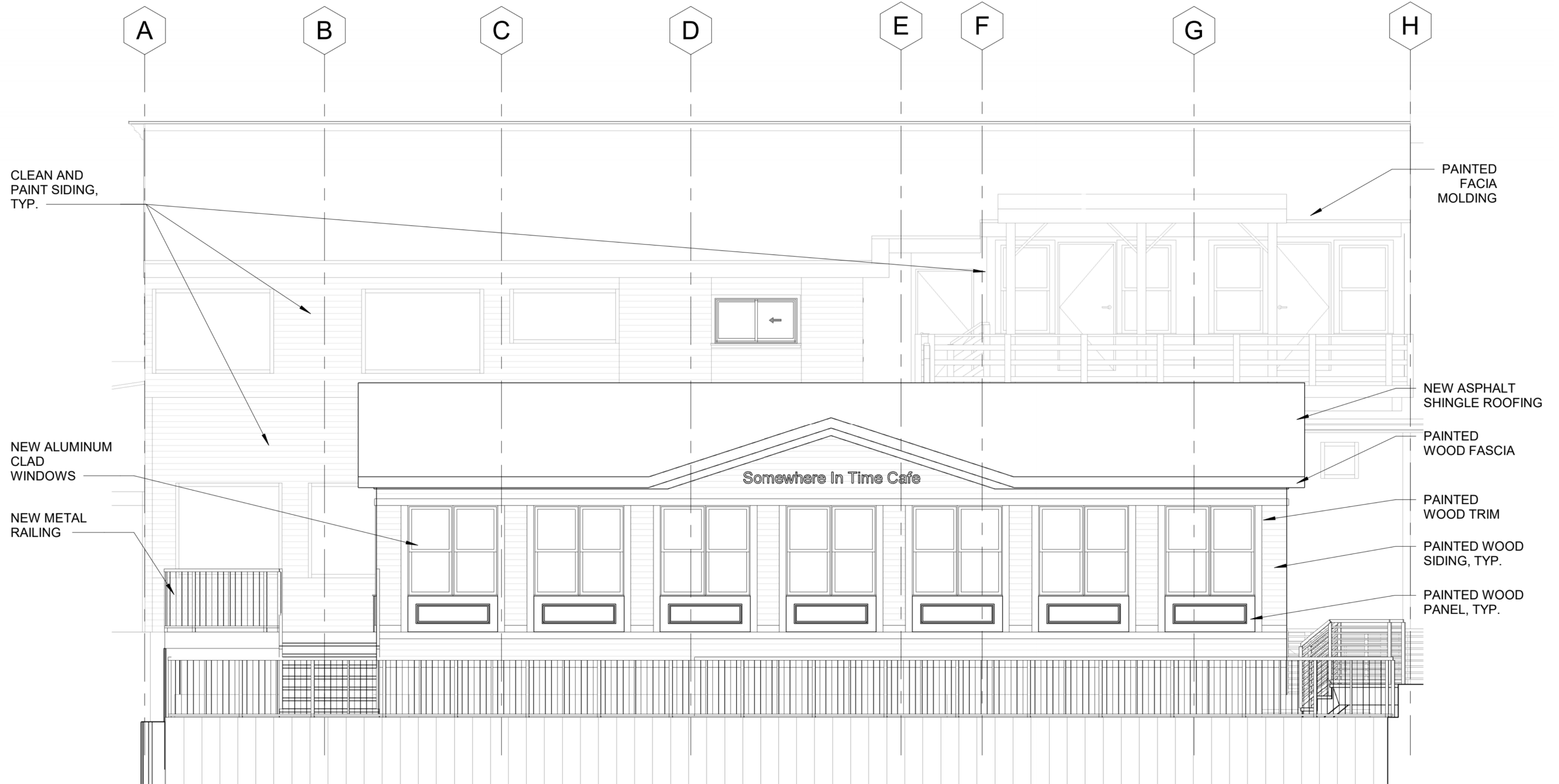
DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

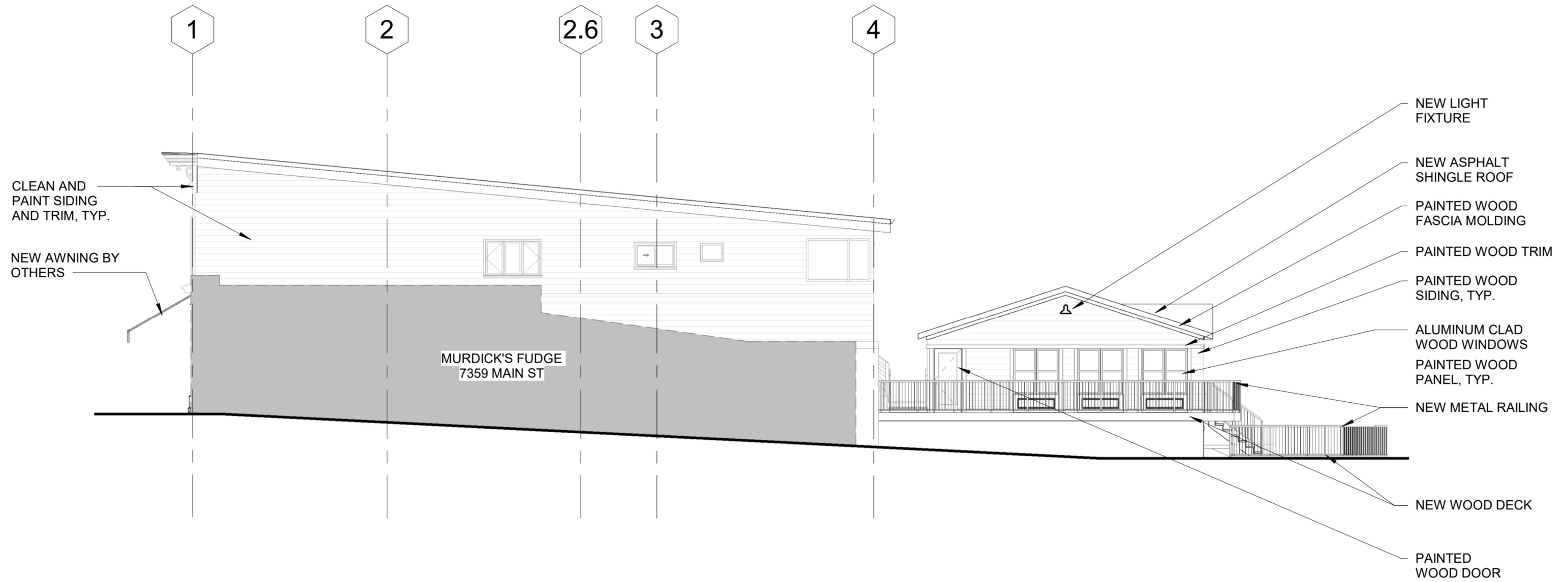
PROPOSED ELEVATION - NORTH



PROPOSED ELEVATION - SOUTH

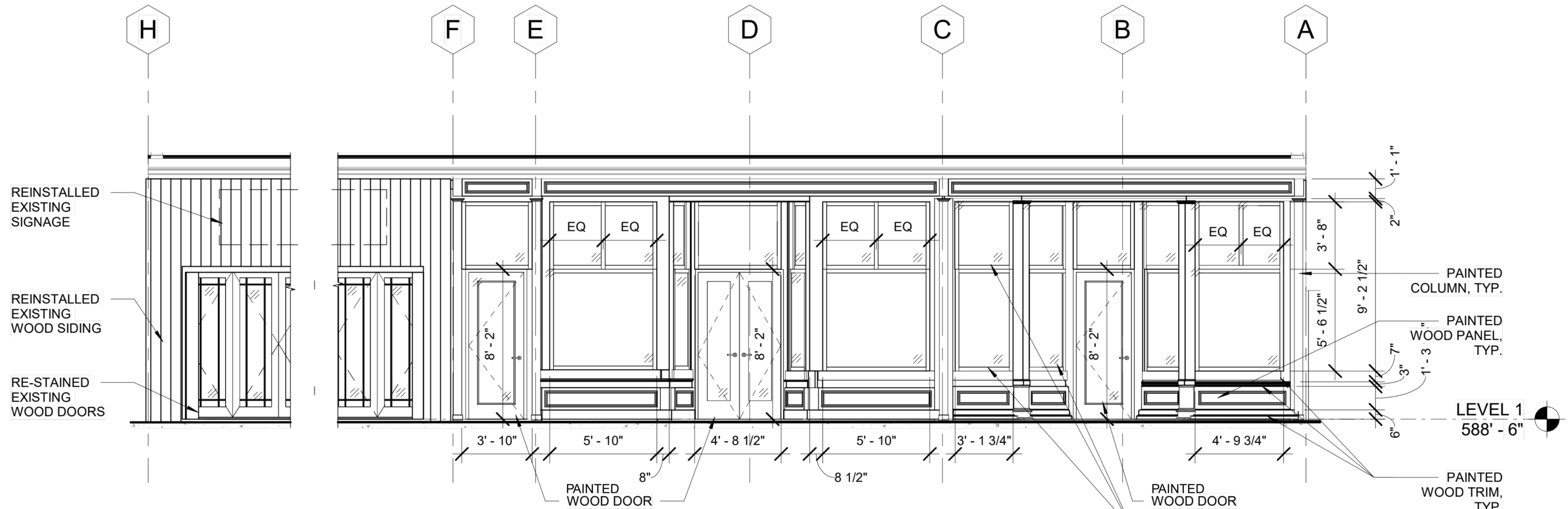


PROPOSED ELEVATION - WEST

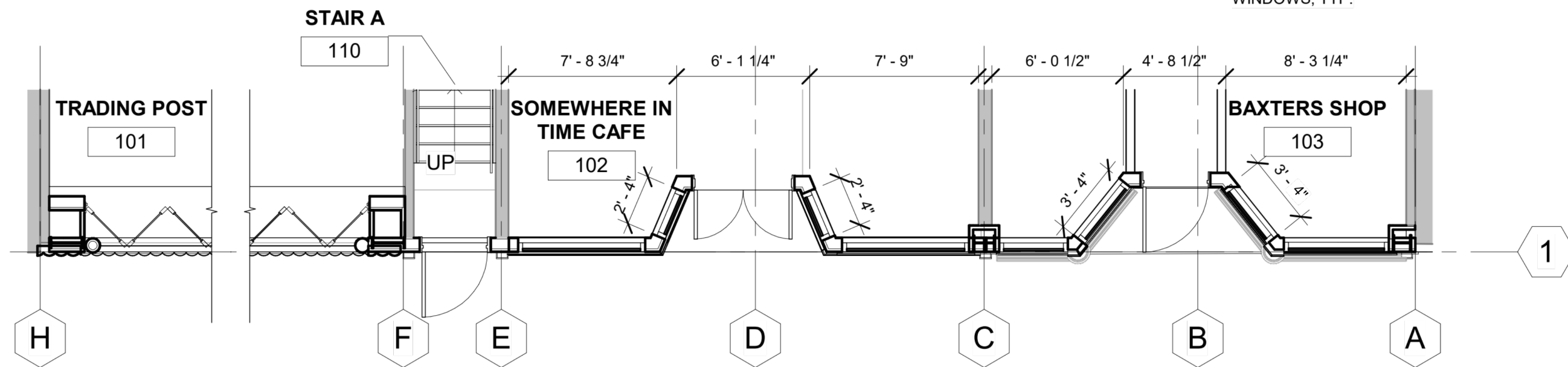


0 10 20
 SCALE: 3/32" = 1'-0"

PROPOSED ELEVATION & PLAN - ENLARGED NORTH



PROPOSED ELEVATION - ENLARGED

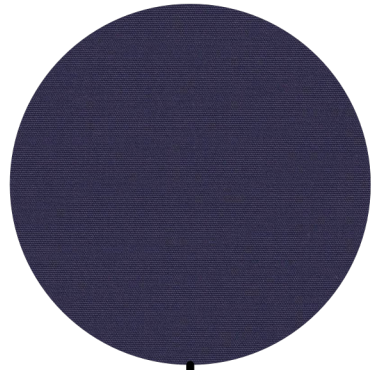


PROPOSED PLAN - ENLARGED

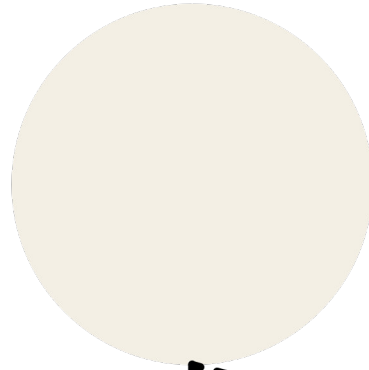


MATERIAL SHEET - SOUTH FACADE

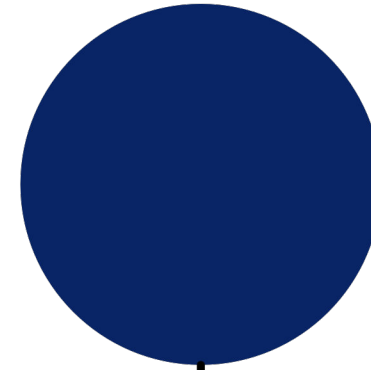
UMBRELLA FABRIC:
CANVAS NAVY



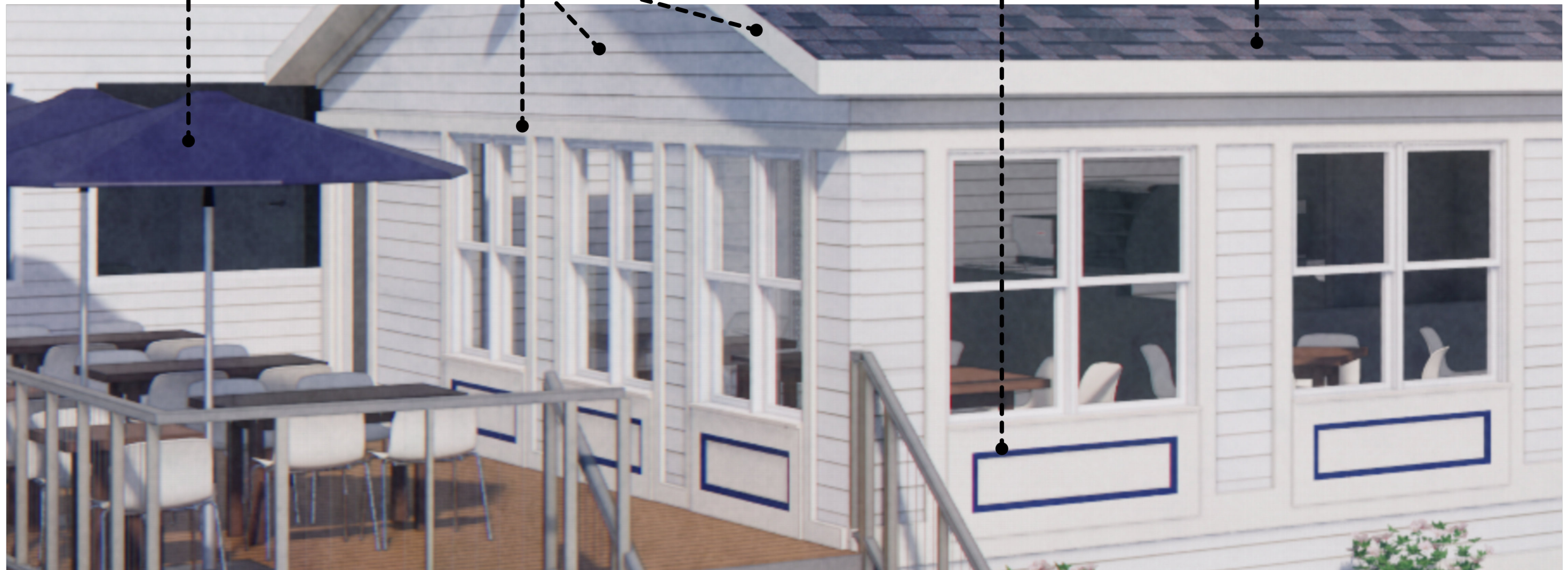
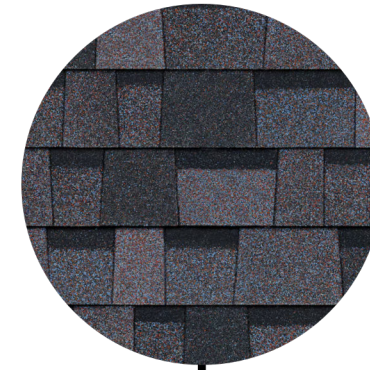
PAINT: SHERWIN WILLIAMS
WHITE FLOUR



PAINT: BENJAMIN MOORE
PATRIOT BLUE



ROOF: 3-TAB SHINGLES,
ASH





PROPOSED ELEVATION RENDER

PAINTED WINDOW TRIM: SHERWIN WILLIAMS WHITE FLOUR

PAINTED SIDING: SHERWIN WILLIAMS WHITE FLOUR

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



PAINTED DOORS & TRIM: SHERWIN WILLIAMS WHITE FLOUR

PAINTED PANELS: BENJAMIN MOORE PATRIOT BLUE

WINDOWS: MANUFACTURE WHITE



May's
FAMOUS MACKINAC FUDGE
"Somewhere in Time"
CAFE
DELI DELICIOUS / FAST SERVE
507 800-1188

CAFE ON THE LAKE

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

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

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

TRAIN FEET

COMPLETE MA...

JELD-WEN WOOD ENTRY DOORS

MATERIAL:

- Interior wood
- Factory primed and field painted white

FRAME:

- Wood, painted finish

GLASS:

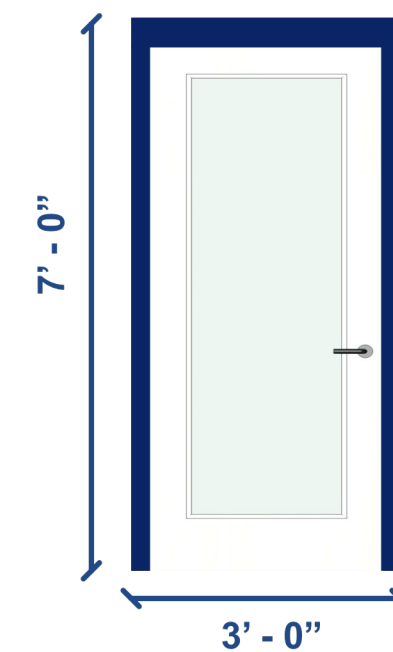
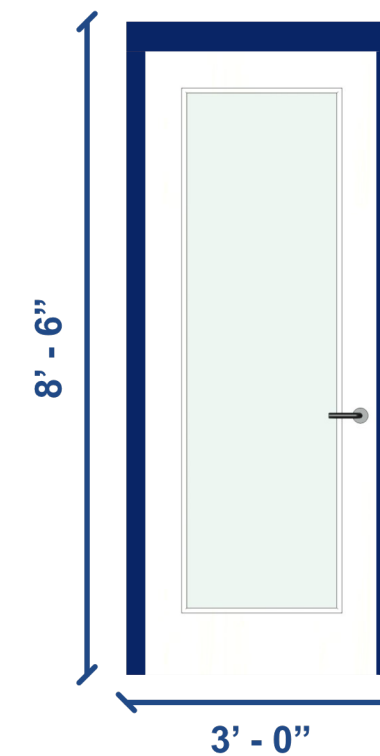
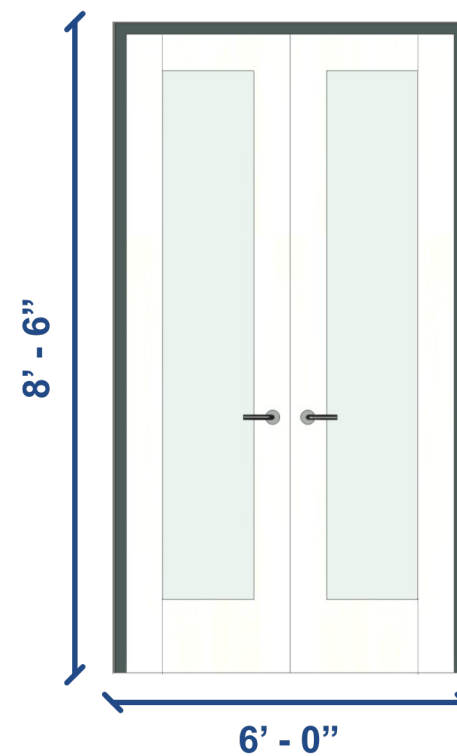
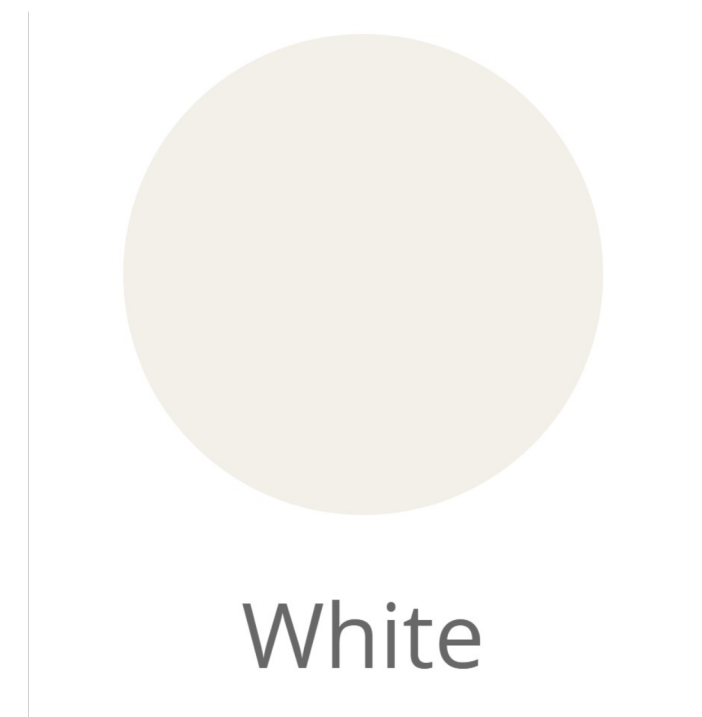
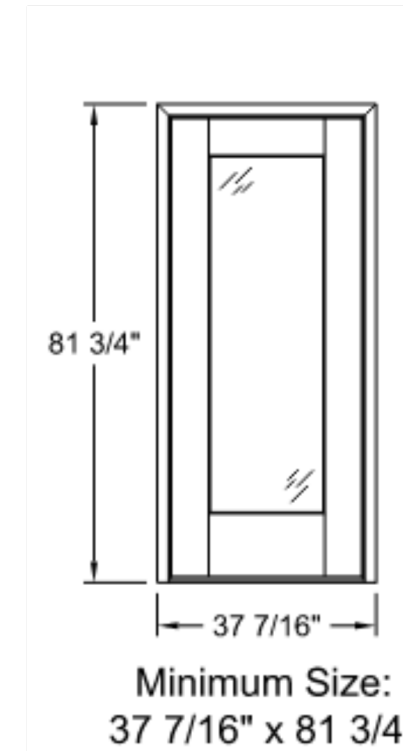
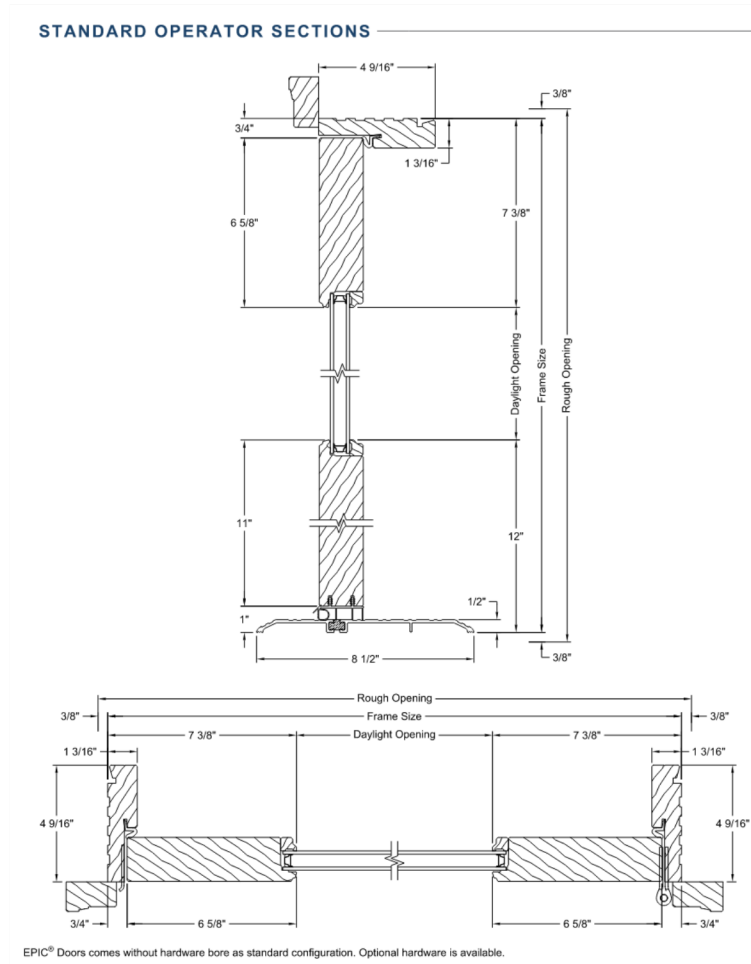
- Low-E4/Low-E Tempered Glass

PANEL:

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

SILL:

- Anodized bronze finish
- Dam design helps resist water infiltration



ANDERSEN E SERIES PICTURE WINDOW

MATERIAL:

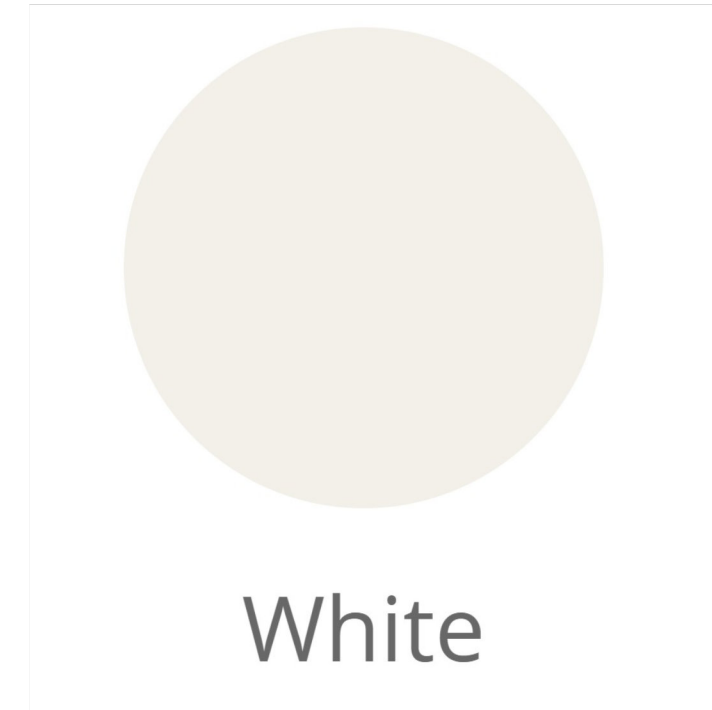
- Interior wood with thick aluminum cladding
- White finish color

FRAME:

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

GLASS:

- Low-E4/Low-E Tempered Glass



OWENS CORNING: TRUDEFINITION DURATION SHINGLES

ROOFING: OWENS CORNING
TRUDEFINITION DURATION
SHINGLES, MIDNIGHT PLUM

DEEP DIMENSION OUTSTANDING PERFORMANCE

Duration® Shingles offer:

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



Excellent Adhesive Power
Helps keep the shingle layers laminated.

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



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

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

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

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

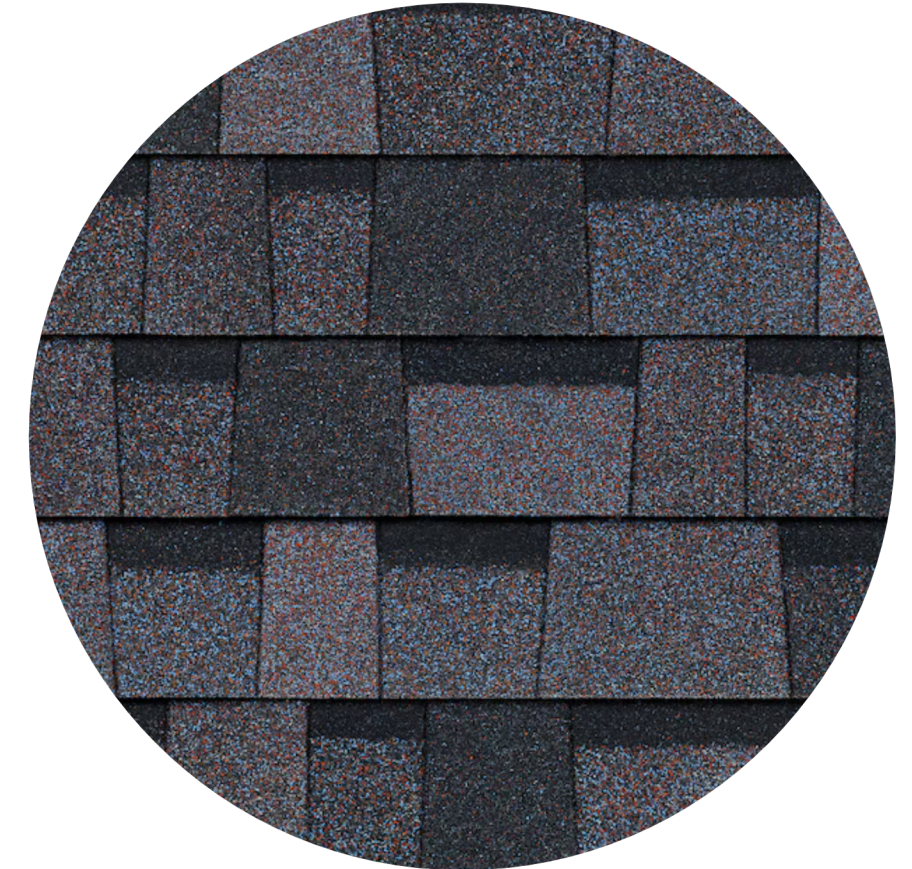
"No Guess" Wide Nailing Zone
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

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

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

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

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

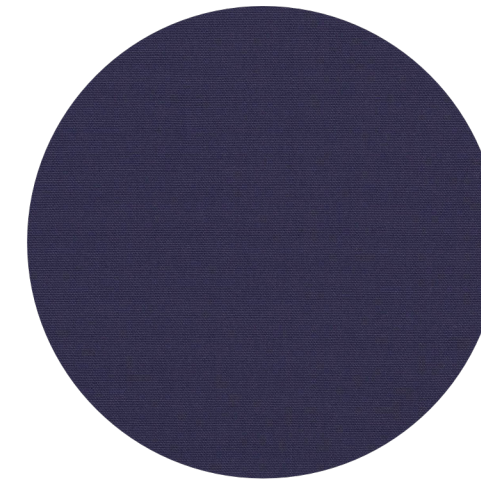


SUNBRELLA A PATIO UMBRELLA

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

MATERIAL: SUNBRELLA CANVAS NAVY

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



FABRIC: SUNBRELLA -
CANVAS NAVY



FRAME: SUNBRELLA -
MATTE WHITE

MATTEO LIGHTING EXTERIOR LIGHT FIXTURE

S10302MB

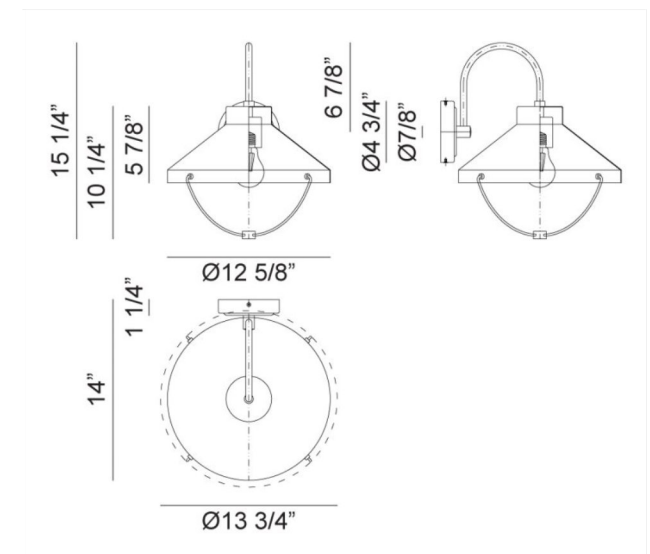
Dimensions: Ø13 3/4" x 15 1/4"H x 14"E

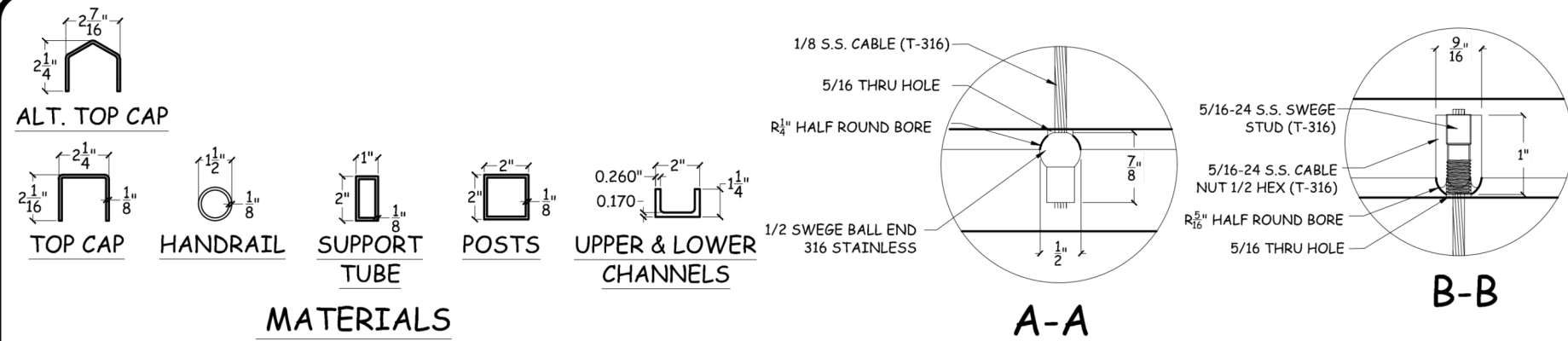
Lamping: 1 x 60W Medium Base-E26 120V (Bulb not included)

Finish: Matte Black

Canopy: Ø4 3/4" x 1 1/4"E

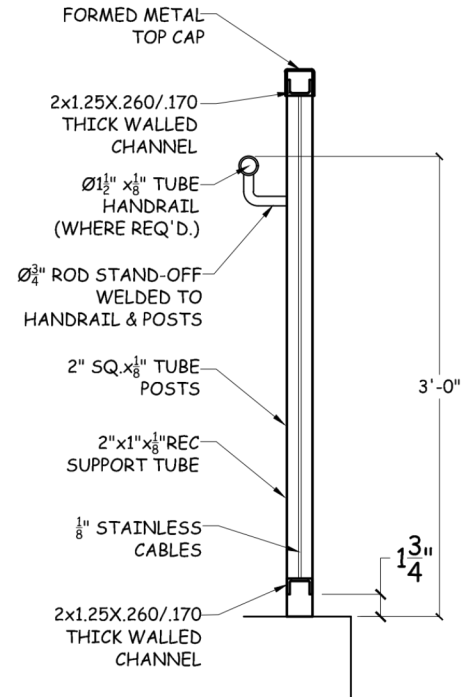
Canopy Color: Matte Black



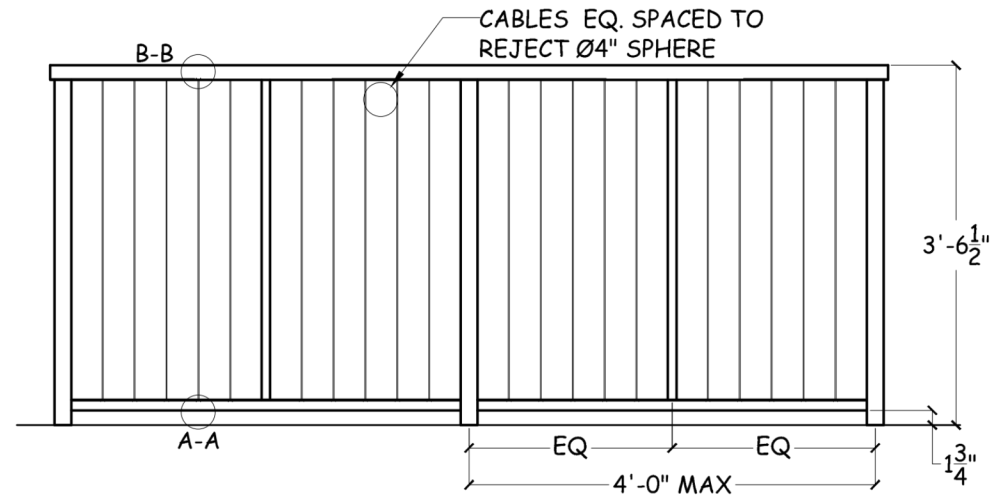


MATERIALS

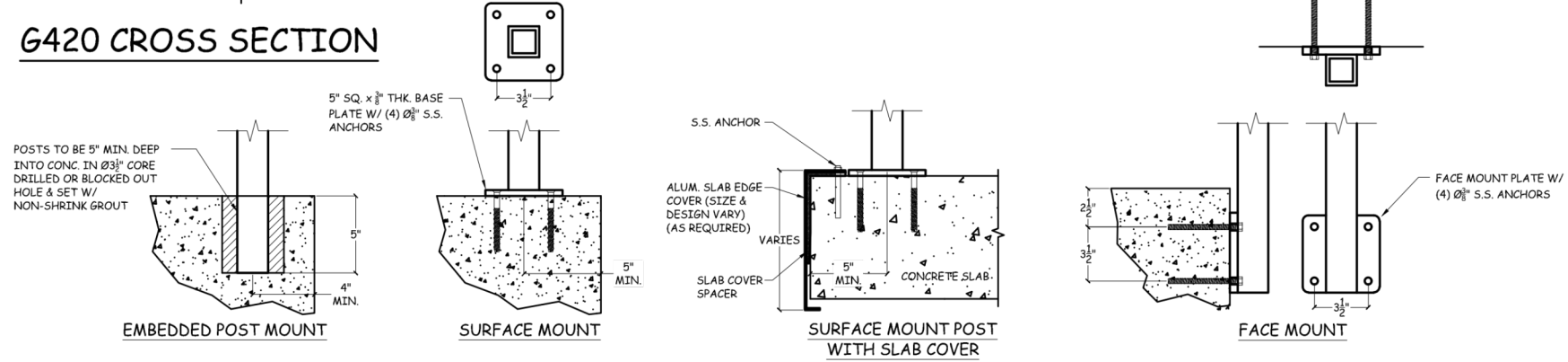
AVAILABLE IN ALUMINUM AND STAINLESS STEEL



G420 CROSS SECTION



G420 ELEVATION



MOUNTING OPTIONS

General Notes

No.	Revision/Issue	Date

GRECO
A CSW Industrials Company

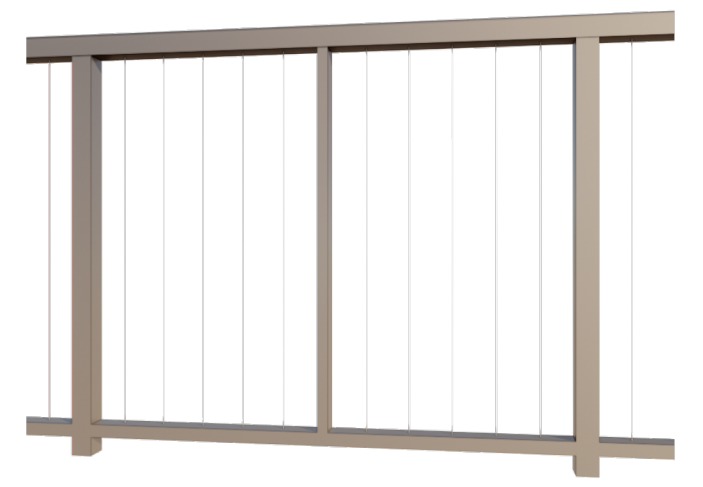
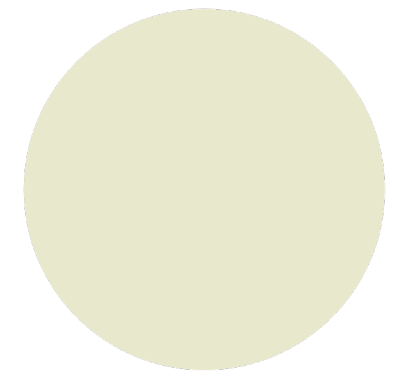
9410 EDEN AVE. HUDSON, FL 34667
Phone 727-372-1100 Fax 727-863-2724
www.GrecoRailings.com

Project Name and Address

GRECO RAIL STANDARD
STYLE G420

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

FACIA: ALUMINUM - MATTE
IVORY









































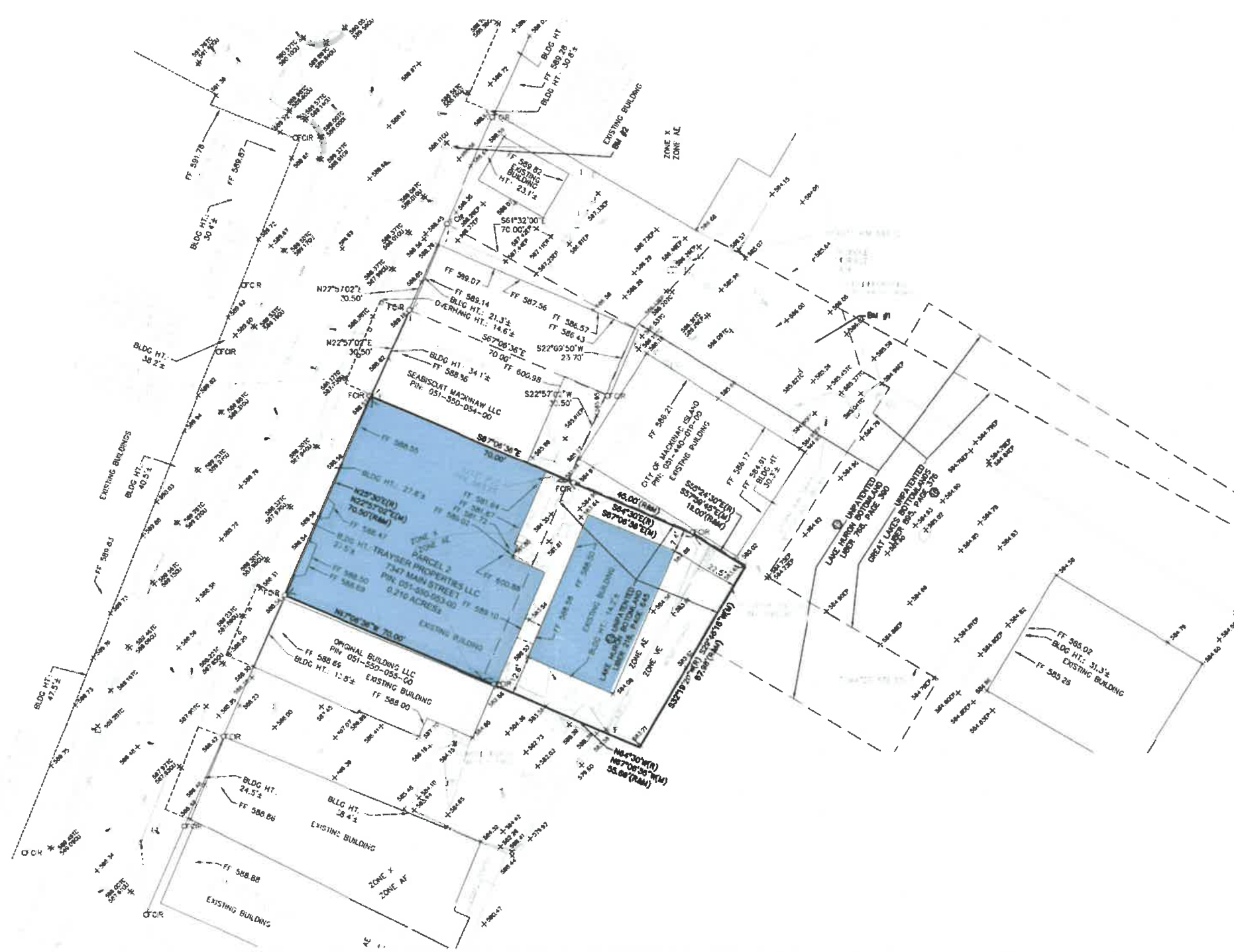
HISTORIC DISTRICT COMMISSION APPLICATION - REVISED
TRAYSER'S TRADING POST RENOVATION

THANK YOU

EXISTING CIVIL SITE PLAN

SITE PLAN LEGEND

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





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

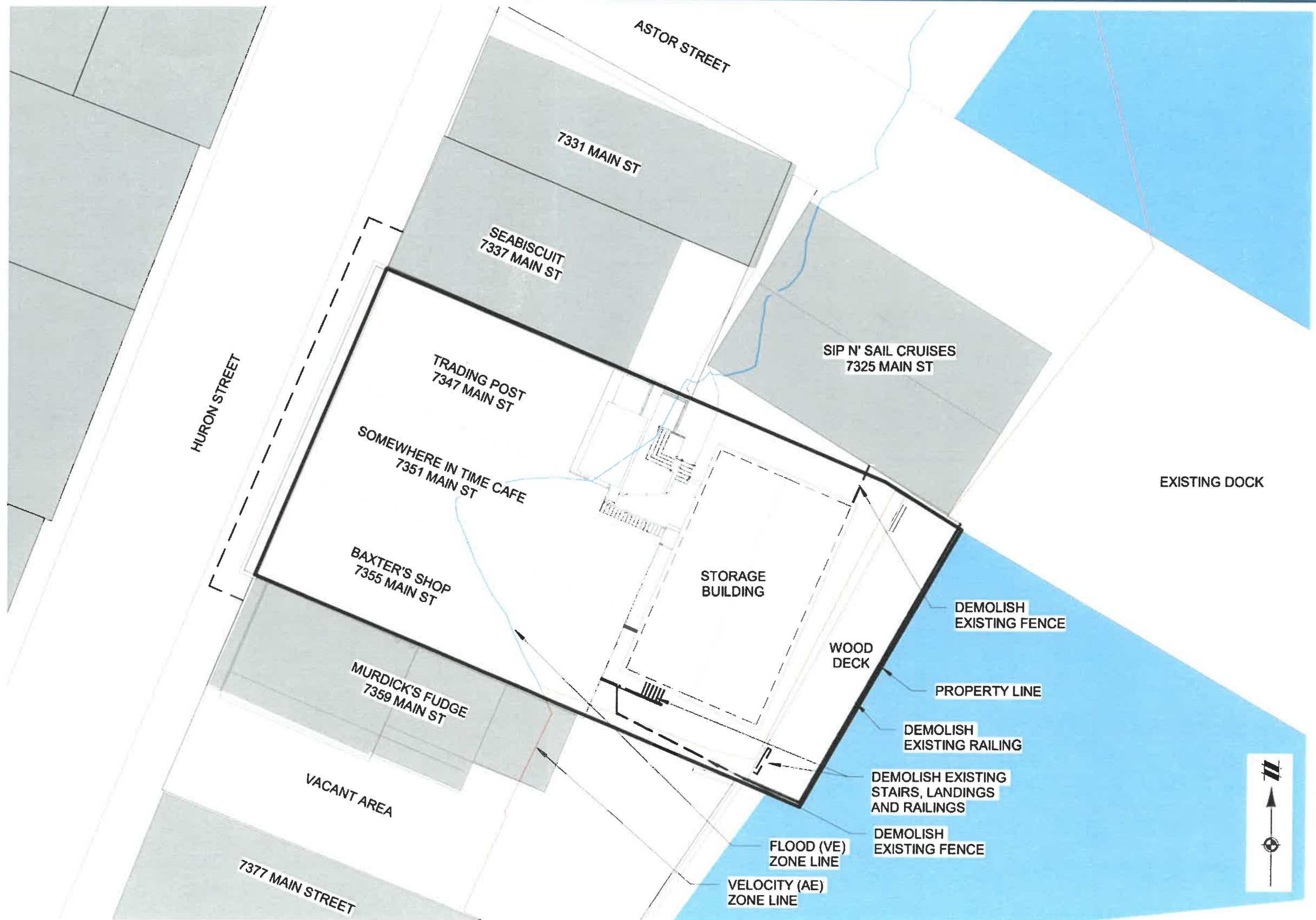


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 SOUTHFIELD, MI 48076
 248.447.2600

DEMOLITION SITE PLAN

DEMO SITE LEGEND

-  PROJECT SCOPE OF WORK
-  CONSTRUCTION TO BE DEMOLISHED



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



PROPOSED SITE PLAN

SITE LEGEND

 PROJECT SCOPE OF WORK



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



31 March 2026

TRAYSER’S TRADING POST RENOVATION

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

Mackinac Island Planning Commission – Article 20 Summary

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

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

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

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

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

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

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

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

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

ALSO:

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

B3. The area of the subject parcel of land.

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

B4. The present zoning classification of the subject parcel.

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



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B5. A general description of the proposed development.

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

B6. Condominium subdivision project site plans shall also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.

Not Applicable

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

C7. Regarding delivery and loading areas:

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

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

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

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

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

And no “special features” are being proposed.

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

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

No changes to the existing grading are currently being proposed.



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C12. A general description and location of stormwater management system shall be shown on the grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features.

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

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

Any impacts would be incidental to the development.

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

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

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

C14. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).

Due to the proximity of the Coal Dock, the only motor vehicles that will be needed for this project will be a skid steer and the excavator for the basement work as well as **two** dump trucks for moving bulk materials to and from the British Landing Dock.

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

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

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

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

C15. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.

Fencing will be provided along the curb line to protect the public from the basement excavation.

Space available on site is extremely limited. At the end of every workday and when not in use for more than 24-hours, materials, equipment, construction debris, and trash will be stored inside the building, in the rear yard, or taken off the island.

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

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



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

Construction Start Date: November 1st, 2026.

Construction Duration: 12 months.

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

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

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

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

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

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

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

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

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

D1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.

Refer to the provided Site Survey and Architectural Site Plan and Site Demolition Plan.

Portions of the existing exterior rear decks are proposed to be demolished, but otherwise, all demolition is largely going to be on the interior of the impacted structures.

D2. Copy of asbestos survey if required by EGLE or other state department.

Not applicable.

D3. Results of a pest inspection and, if necessary, a pest management plan.

Not applicable.

D4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or



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improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.

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

D5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.

Refer to item C.16 above and the provided Site Survey and Architectural Site Plan

No buildings are proposed to be removed or relocated.

No streets are proposed to be closed during the execution of this work.

D6. Acknowledgement:

Let it herewith be acknowledged that if any unknown historic or archeological remains are discovered while accomplishing the activity authorized by a permit granted by the city, all work must immediately stop and notification of what was discovered must be made by the applicant to the city as well as any other required offices. The city will initiate the federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.



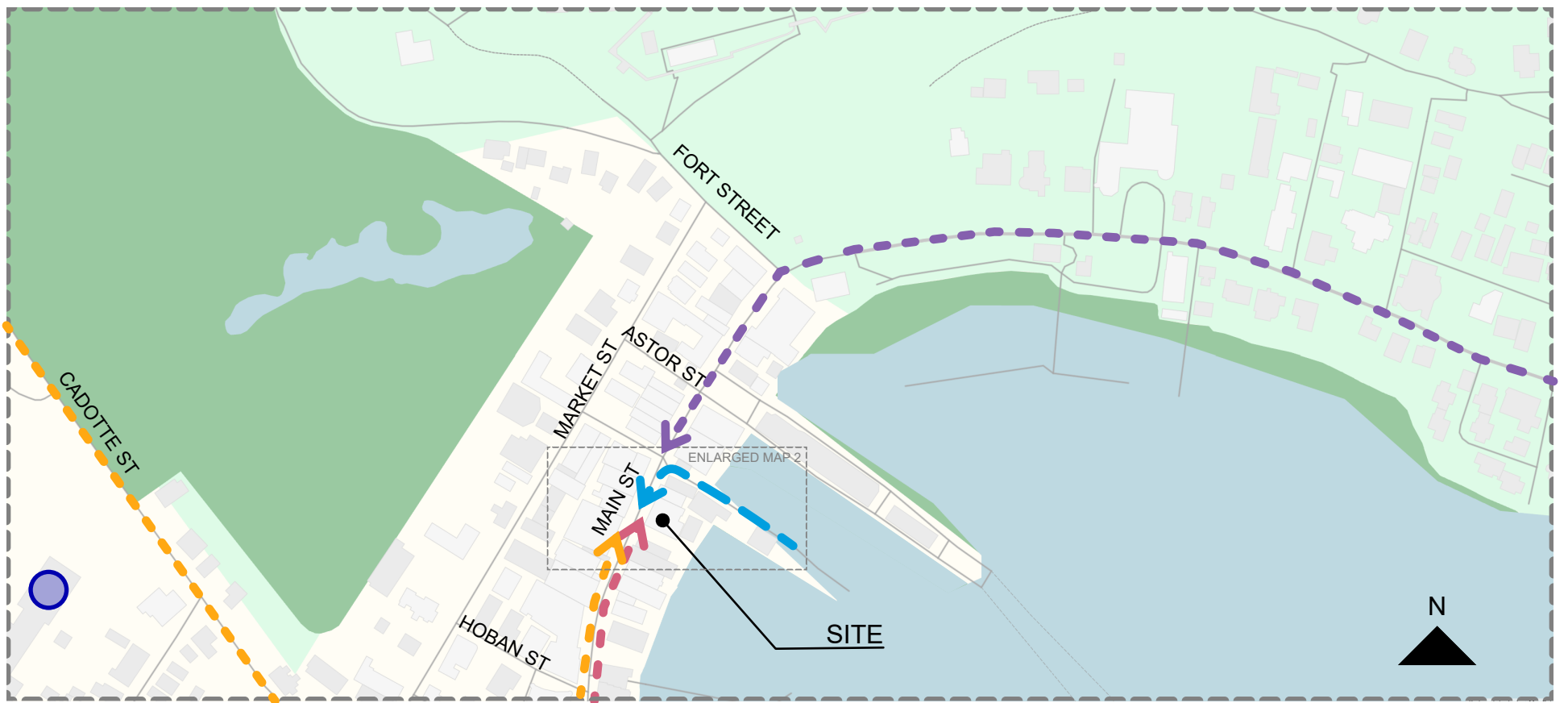
KEY

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

TRAYSER'S TRADING POST RENOVATION

HAULING DIAGRAM





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

ENLARGED MAP 1
HAULING DIAGRAM



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

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

ENLARGED MAP 2
STAGING DIAGRAM

7347, 7315, AND 7355 MAIN STREET RESEARCH SUMMARY

EXECUTIVE SUMMARY

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

BRIEF BUILDING DESCRIPTION

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



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

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

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

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

METHODOLOGY

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

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

 Repositories:

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

Primary Sources:

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

Secondary Sources:

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

DEVELOPMENTAL HISTORY

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

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

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

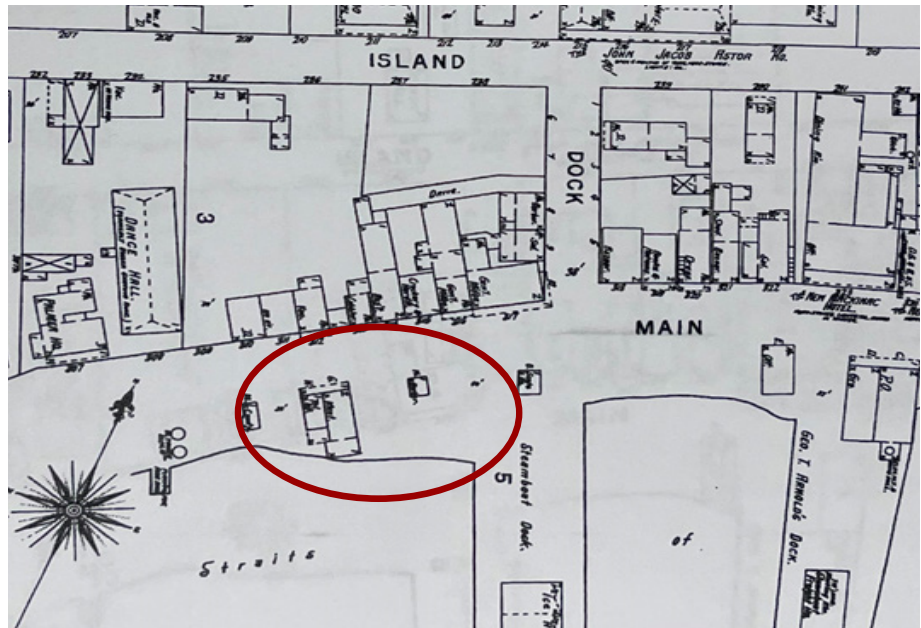


Figure 1-3. 1900 Sanborn Map showing what appears to be the buildings noted in red (Mackinac State Historic Parks Archives).

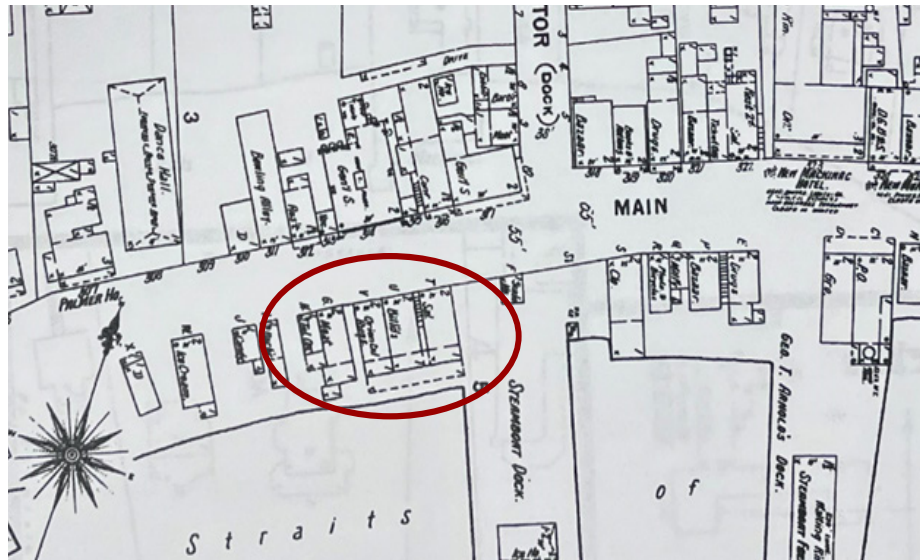


Figure 1-4. Sanborn Fire Insurance Map of Mackinac Island, 1923, with what appears to be the building noted in red (Mackinac State Historic Parks Archives).



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

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

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

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

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

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

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

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

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

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

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



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



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





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



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

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

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

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

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

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

CONCLUSION

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

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



Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR...

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK...

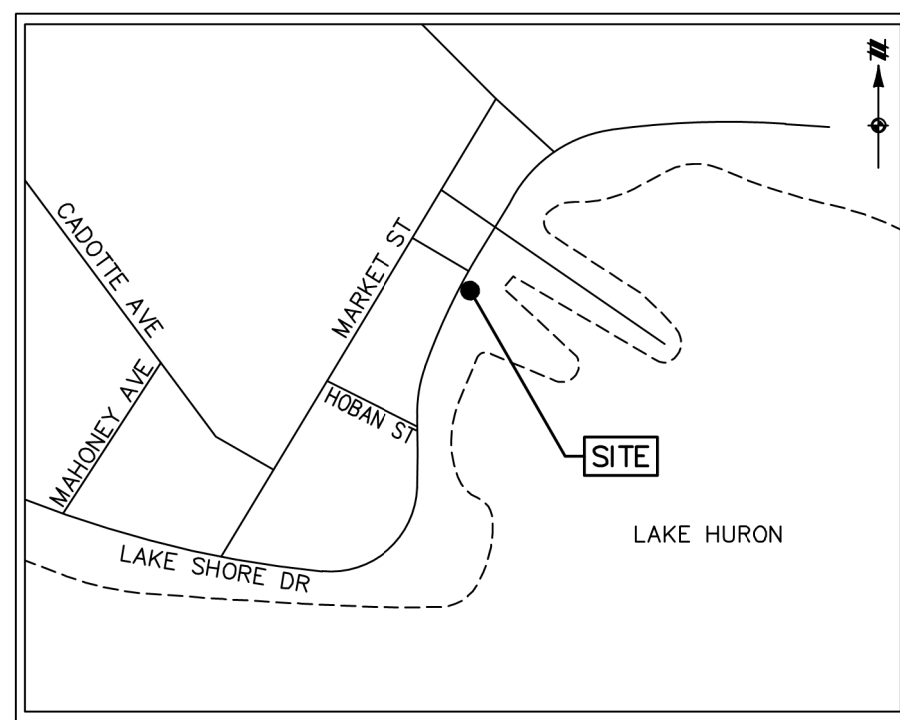
ATWELL logo and contact information: 866.850.4200, www.atwell.com, Two Towne Square, Suite 700, Southfield, MI 48076, 248.447.2000

TOWN 40 NORTH, RANGE 3 WEST, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN

TRAYSER'S INC. BOUNDARY/TOPOGRAPHIC SURVEY, RENDEZVOUS CENTRE, AKA TRAYSER'S TRADING POST, LOCATED IN

Table with columns: CLIENT, DATE, REVISIONS, DR, CH, JOB, SHEET NO. Includes date 10/09/2025 and sheet number 1 OF 1.

BOUNDARY/TOPOGRAPHIC SURVEY



ZONING: THE SUBJECT PROPERTY IS CURRENTLY ZONED C COMMERCIAL ACCORDING TO MACKINAC ISLAND ZONING MAP DATED MAY 2017. ZONING LETTER OR REPORT WAS NOT PROVIDED AT THE DATE OF THE SURVEY.

SITE BENCHMARKS: BM #1: SET MAG NAIL IN WOOD RETAINING WALL ELEVATION: 588.03 (NAVD88) BM #2: TOP FIRE HYDRANT FLANGE BOLT UNDER "W" ELEVATION: 589.98 (NAVD88)

- NOTES:**
- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. MEASURED BEARINGS DIFFER FROM TITLE. VERTICAL DATUM IS BASED ON NAVD88.
 - THE SITE SHOWN HEREON IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD), ZONE AE (WITH BFE 585), AND ZONE VE (WITHOUT BFE 585) ACCORDING TO MAP NUMBER 26097C1001C OF THE FLOOD INSURANCE RATE MAP, EFFECTIVE DATE: DECEMBER 15, 2022.
 - WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANIES, BUT NOT ALL MAPS HAVE BEEN RECEIVED AT DATE OF SURVEY.
- NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
- NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.I.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- THERE WERE NO CLEARLY IDENTIFIABLE PARKING STALLS OBSERVED AT THE DATE OF THE FIELD WORK.
 - THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - THE LICENSED PROFESSIONAL SHALL NOT BE HELD LIABLE FOR ANY THIRD PARTY'S USE OR INTERPRETATION OF THE DRAWINGS OR REVISIONS TO SAME WITHOUT THE APPROVAL OF THE LICENSED PROFESSIONAL.
 - IF THE DATE OF SURVEY IS MORE THAN 90 DAYS FROM THE LAST DATE OF FIELD WORK, IT IS CONSIDERED TO BE OUT OF DATE (SEE DATE OF FIELD WORK HEREIN)

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

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

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

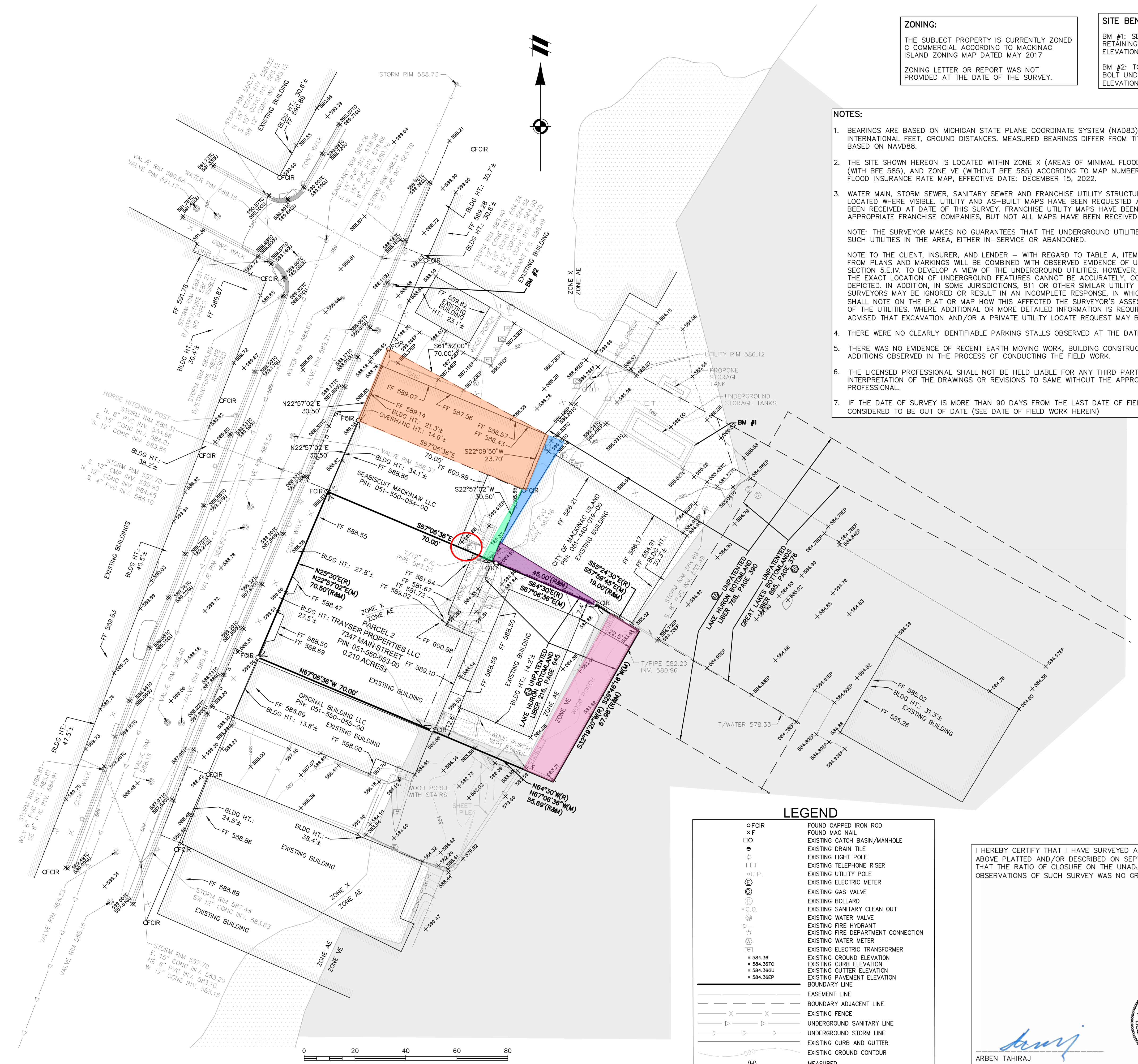
PARCEL 1: THE WEST 49.5 FEET OF LOT 112, ASSESSOR'S PLAT NO. 3, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, STATE OF MICHIGAN.

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

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

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

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



LEGEND

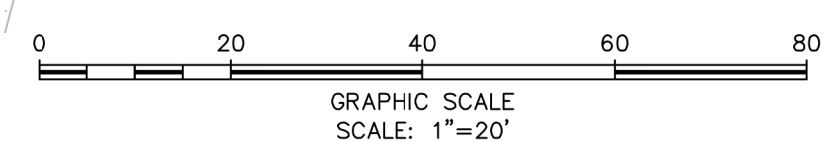
○ FCIR	FOUND CAPPED IRON ROD
× F	FOUND MAG NAIL
○ O	EXISTING CATCH BASIN/MANHOLE
●	EXISTING DRAIN TILE
⊕	EXISTING LIGHT POLE
□ T	EXISTING TELEPHONE RISER
○ U.P.	EXISTING UTILITY POLE
⊕	EXISTING ELECTRIC METER
⊕	EXISTING GAS VALVE
⊕	EXISTING BOLLARD
○ S.O.	EXISTING SANITARY CLEAN OUT
○ W.V.	EXISTING WATER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

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

ARBEN TAHIRAJ
PROFESSIONAL SURVEYOR
No. 4001258
MICHIGAN PROFESSIONAL SURVEYOR

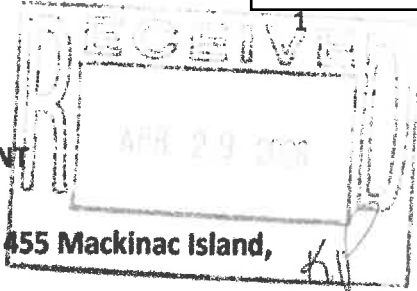
ARBEN TAHIRAJ
PROFESSIONAL SURVEYOR NO. 4001071258
ATAHIRAJ@ATWELL.COM
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MICHIGAN 48076
248.447.2000

DATE: 10/20/2025



File No R126-014-009
Exhibit I
Date 4-30-26
Initials KP

Section X, Item.



**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.

Craig Steensma
1239 Lesley Ct
3125434737
Phone Number Email Address

Property Owner & Mailing Address (If Different From Applicant)
Craig Steensma
PO Box 1511
Mackinac Island, MI 59757

Is The Proposed Project Part of a Condominium Association?
Yes

Is The Proposed Project Within a Historic Preservation District?
No

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

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

Is a Variance Required?
NO

Are REU's Required? How Many?
NO /

Type of Action Requested:
 Standard Zoning Permit Decision Appeal of Planning Commission
 Special Land Use Ordinance Amendment/Rezoning
 Planned Unit Development Ordinance Interpretation
 Other _____

Property Information:

- A. Property Number (From Tax Statement): 49-051-700-014-00
- B. Legal Description of Property: 1239 Lesley Ct
- C. Address of Property: 1239 Lesley Ct Mackinac Island, MI 49757
- D. Zoning District: City of Mackinac Island
- 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.): Yes
- J. FAA Approval Documents Attached: _____
- K. Photographs of Existing and Adjacent Structures Attached: Yes

Proposed Construction/Use:

- A. Proposed Construction:
 - New Building
 - Alteration/Addition to Existing Building
 - Other, Specify New Bay Windows/Enclose MudRoom
- B. Use of Existing and Proposed Structures and Land:
 - Existing Use (If Non-conforming, explain nature of use and non-conformity):

Existing Use - Resident

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 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.

Craig Steensma - CEO

SIGNATURES

Signature

Signature

Craig Steensma

Please Print Name

Please Print Name

Signed and sworn to before me on the 29 day of April, 2024.

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 _____

OFFICE USE ONLY

FILE NUMBER: R126-014-009 FEE: \$150 -

DATE: 4-29-26 CHECK NO: _____ INITIALS: KP Revised October 2023

October 2023

Revised October 2023

City of Mackinac Island

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

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

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

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

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

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

Optional Preliminary Plan Review Informational Requirements (Section 20.03)

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

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

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

trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.

- | | | |
|--|-------------------------------------|-------------------------------------|
| <p>13. Proposed construction start date and estimated duration of construction.</p> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>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</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

<u>Natural Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
<p>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)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>16. Topography of the site with at least two- to five-foot contour intervals</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>17. Proposed alterations to topography or other natural features</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>18. Earth-change plans, if any, as required by state law</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Physical Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
<p>19. Location of existing manmade features on the site and within 100 feet of the site</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Utility Information

Provided

Not Provided or Applicable

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

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

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

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

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

RECEIVED
APR 29 2026
Section X, Item.

Katie Pereny

From: Craig Steensma ·
Sent: Wednesday, April 29, 2026 3:49 PM
To: Katie Pereny
Subject: Photos

I don't think you need these, but just in case and to ensure the accuracy of the checklist here they are!

Thanks again,
Craig
312-543-

File No. 2126-014-009
Exhibit J
Date 4.30.26
Initials KP









Craig Steensma - eshots, Inc

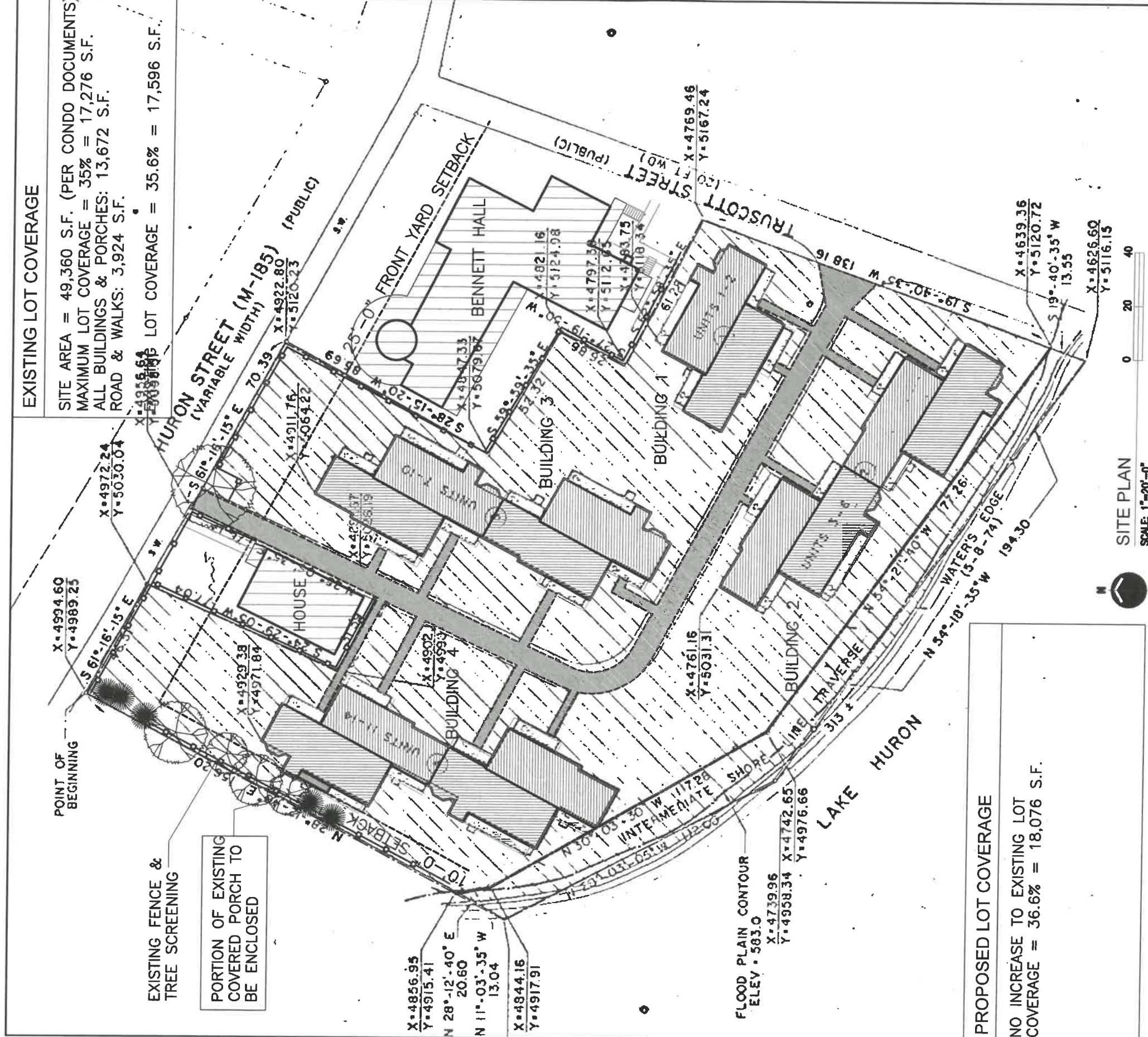
Sent from my mobile. Please excuse any typos.

File No. R26-014-009

Exhibit H

Date 4-29-26

Initials RP

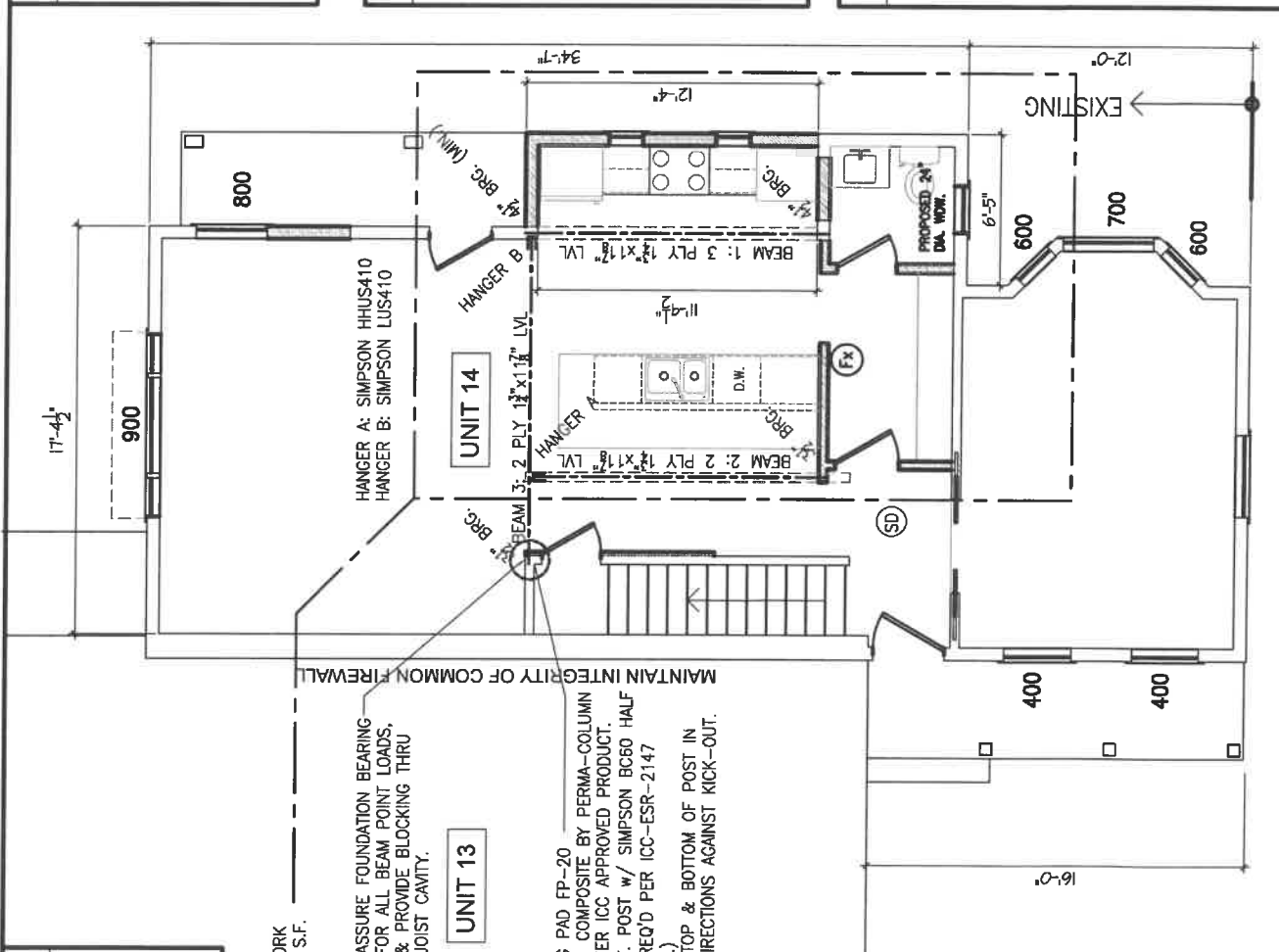


Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1523@live.com 989-370-3681	CRAIG STEENSMA LESLEY COURT UNIT 14 1239 LESLEY COURT MACKINAC ISLAND, MI	FOR REVIEW ONLY NOT FOR CONSTR. date: Feb. 27, 2026 project: 2607	sheet: A1.0 COPYRIGHT © 2026
	PROPOSED LOT COVERAGE NO INCREASE TO EXISTING LOT COVERAGE = 36.6% = 18,076 S.F.		

BUILDING CODE INFORMATION

2021 MICHIGAN REHABILITATION CODE
ALTERATION LEVELS 1 & 2
COMBINED WORK AREAS = 800 s.f. = 39.6%
CONDOMINIUM RESIDENCE-UNIT 14 BUILDING 4

CONSTRUCTION TYPE: 5B
UNIT AREA: HABITABLE: 2,020 SQ.FT.
HEIGHT: 30'-0"



ENERGY COMPLIANCE NOTES

ZONE 7
ROOF CEILING R-49 OR FILL CAVITY WALLS R-21 OR FILL CAVITY FLOOR R-38 OR FILL CAVITY R-19 MINIMUM WINDOWS U=0.32 DOOR U= R-3.125

THESE VALUES EXCEEDS PRESCRIPTIVE ENERGY CODE & PASSES REScheck 4.6.5 BY 0.0% per MEC 2015.
ALL VAPOR BARRIERS TAPED AND SEALED.
ALL EXTERIOR DOORS WEATHERSTRIPPED.
ALL DOOR/WINDOW OPENINGS SEALED.
SEAL AROUND EXTERIOR WALL PENETRATIONS.
SEAL WALL PLATES TO FLOOR SHEATHING.

CM DETECTORS IF REQUIRED (CM)

CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WHERE FUEL-FIRED APPLIANCES ARE INSTALLED OR WHERE AN ATTACHED GARAGE IS PRESENT.

DETECTOR MUST BE LISTED AS COMPLYING WITH UL2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS

SMOKE DETECTORS (SD)

SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP AND SHALL BE WIRED TO SOUND SIMULTANEOUSLY AND INCLUDE ALL DETECTORS WITHIN ALL LEVELS WITHIN THE RESIDENCE.

STRUCTURAL NOTE:

WITH ANY WALL OR BEAM MEMBER PROPOSED TO BE REMOVED FIRST CAREFULLY INSPECT FRAMING AFTER FINISH REMOVAL
CONTACT ARCHITECT FOR ANY CONDITION THAT MAY BE BEARING.
REPLACE OR REINFORCE ANY MEMBERS THAT HAVE BEEN COMPROMISED DUE TO DRILLING, NOTCHING, OR DETERIORATION.

WALL LEGEND

EXISTING WALLS

NEW WALLS

REMOVED WALLS

PROPOSED WORK
AREA 1: 245 S.F.

ASSURE FOUNDATION BEARING FOR ALL BEAM POINT LOADS, & PROVIDE BLOCKING THRU JOIST CAVITY.

UNIT 13

FOOTING PAD FP-20
MOLDED COMPOSITE BY PERMA-COLUMN OR OTHER ICC APPROVED PRODUCT.
6x6 P.T. POST w/ SIMPSON BC60 HALF BASE (REQ'D PER ICC-ESR-2147 REPORT.)
BRACE TOP & BOTTOM OF POST IN BOTH DIRECTIONS AGAINST KICK-OUT.

FIRE EXTINGUISHER

(FX) FIRE EXTINGUISHER

FX. = PROVIDE (1) FIRE EXTINGUISHER
SIZE: 5#
TYPE: MULTI-PURPOSE DRY CHEMICAL.



PROP. 1st FLOOR PLAN
SCALE: 1" = 10'-0"



<p>Richard Clements Architect, PLLC 15215 Merry Lane Oscoda, MI 49759 richardlee1525@live.com 989-370-3681</p>	<p>CRAIG STEENSMA LESLEY COURT UNIT 14 1239 LESLEY COURT MACKINAC ISLAND, MI</p>	<p>FOR REVIEW ONLY NOT FOR CONSTR.</p>	<p>sheet: B1.1 copyright © 2026</p>
	<p>date: Feb. 27, 2026 project: 2607</p>		

WALL LEGEND

EXISTING WALLS

NEW WALLS

REMOVED WALLS

GENERAL NOTES:

MAINTAIN EXTERIOR DOORS. INTERIOR DOORS SHALL BE 24" WIDE MINIMUM.

DIMENSIONS NOTE: SHOWN TO FINISH DRYWALL

FLOORING NOTE: VINYL PLANK FLOORING THROUGHOUT EXCEPT TILE FLOORS IN BATHROOMS

BATHROOM NOTES: TILED FLOORS, TILED SHOWERS

DRYWALL NOTE: REPLACE ALL MISSING DRYWALL VOIDS AT REMOVED WALL STUDS & CEILING TOP PLATE INTERSECTIONS w/ MATCHING THICKNESS. USE TYPE "X" DRYWALL AT COMMON WALLS.

TRIM NOTE: ALL BASEBOARDS AND DOOR & WINDOW CASINGS TO BE REPLACED

HEATING NOTE: MAINTAIN RADIANT HEATING

WINDOW NOTES:

REHAB NOTE #1: PER 2021 MICHIGAN REHAB CODE SECTION 505.3, EGRESS REPLACEMENT WINDOWS ARE EXEMPT FROM THE REQUIRED EGRESS SIZES UNDER THE FOLLOWING CONDITIONS:

- THE REPLACEMENT SIZE SHALL BE THE LARGEST MANUFACTURER'S UNIT THAT WILL FIT THE EXISTING ROUGH OPENING.
- THE WINDOW IS PERMITTED TO BE OF THE SAME OPERATING TYPE (DOUBLE HUNG) AS THE EXISTING UNIT AND THE SASH MUST PROVIDE THE EQUIVALENT OR GREATER OPENING AREA AS THE EXISTING.

THE REPLACEMENT WINDOWS SHALL BE PROVIDED WITH WINDOW OPENING CONTROL HARDWARE WHERE THE SILL OF THE WINDOW IS 24" OR LESS ABOVE THE FLOOR AND GREATER THAN 72" ABOVE THE GRADE.

FLAME SPREAD REQUIREMENTS

INTERIOR WALL AND CEILING FINISH REQUIREMENTS

ROOMS CLASS C FINISHES
FLAME SPREAD INDEX: 76-200
SMOKE DEVELOPED INDEX: 0-450

CORRIDOR: NOT APPLICABLE

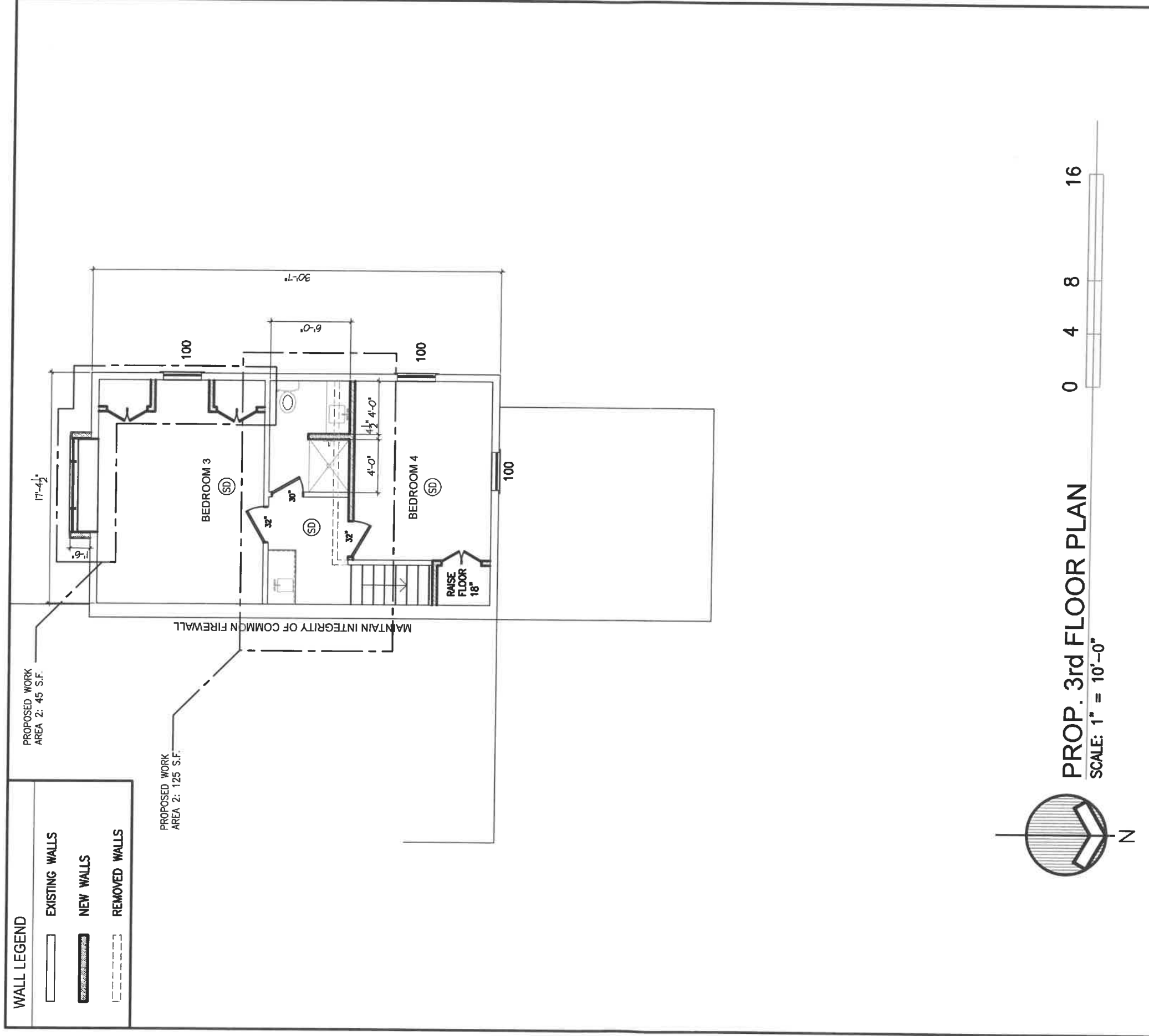
STAIRS/EXITS: NOT APPLICABLE

INTERIOR FLOOR FINISH REQUIREMENTS:
CLASS II NOT REQUIRED
CLASS DOC FF-1 IN ALL SPACES.

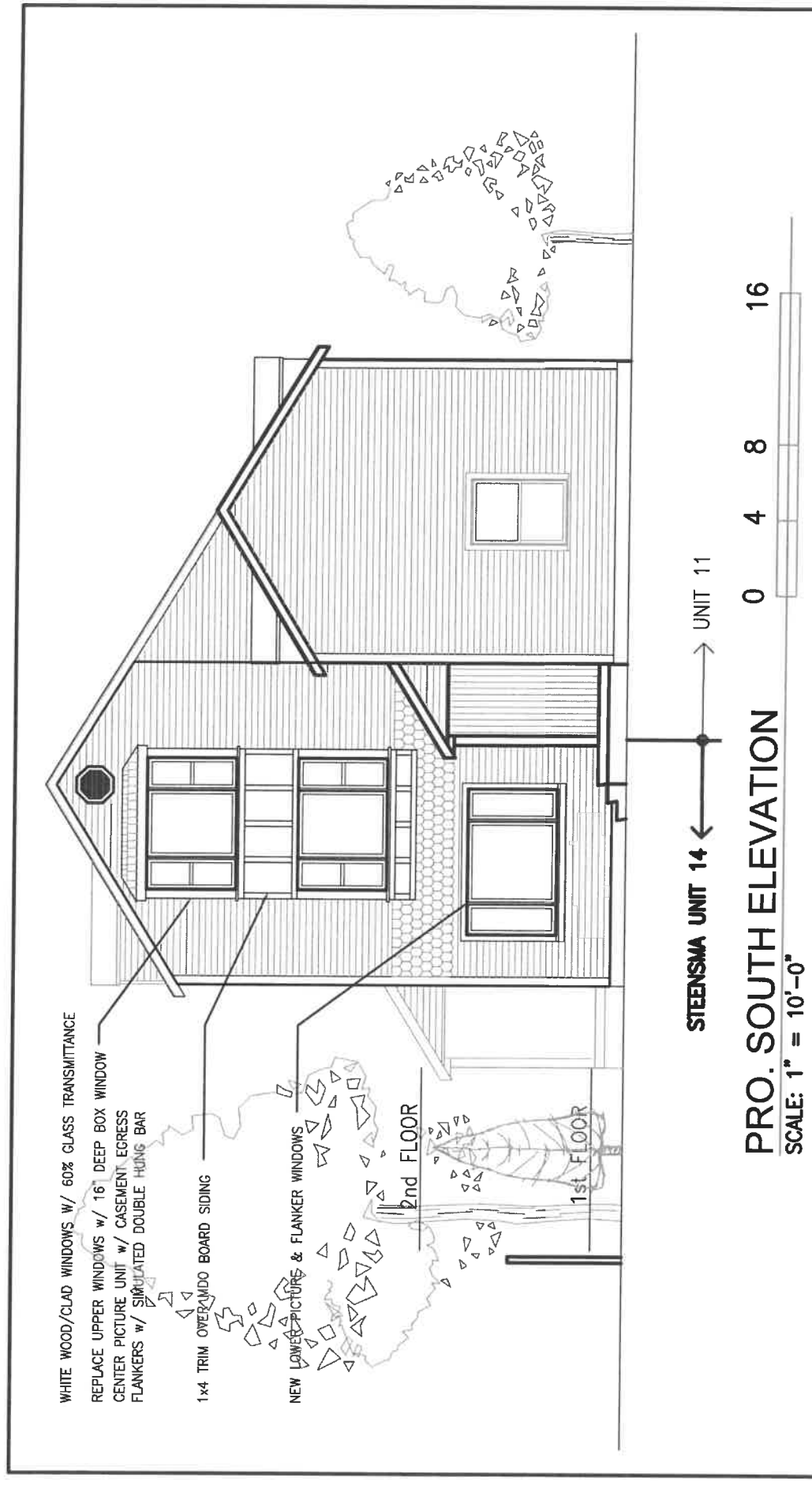
PROP. 2nd FLOOR PLAN

SCALE: 1" = 10'-0"

<p>Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1523@live.com 989-370-3681</p>	<p>CRAIG STEENSMA LESLEY COURT UNIT 14 1239 LESLEY COURT MACKINAC ISLAND, MI</p>	<p>FOR REVIEW ONLY NOT FOR CONSTR.</p>
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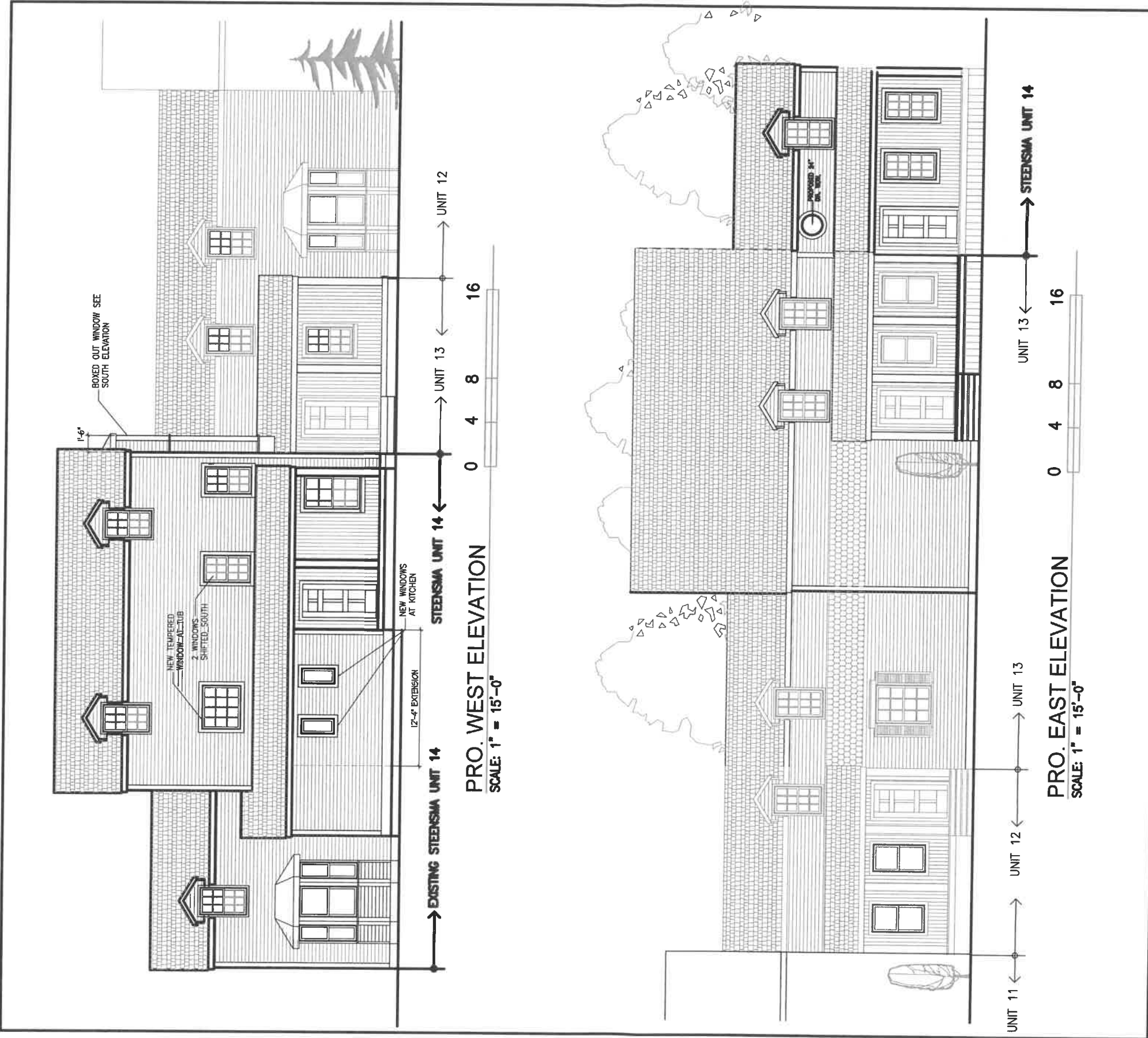


PRO. SOUTH ELEVATION
SCALE: 1" = 10'-0"



PRO. NORTH ELEVATION
SCALE: 1" = 10'-0"

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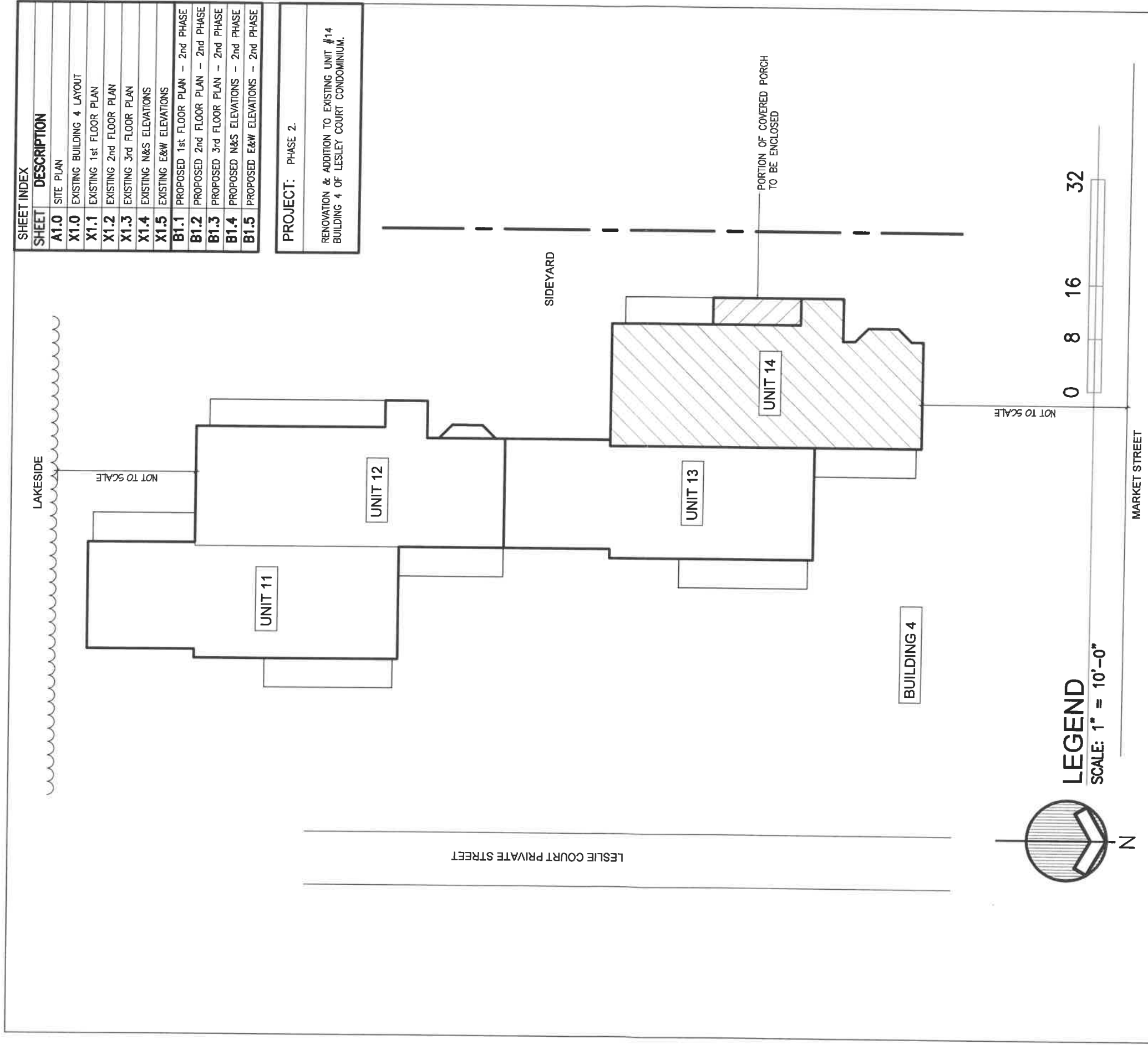


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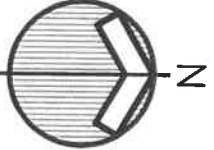
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SHEET INDEX	
SHEET	DESCRIPTION
A1.0	SITE PLAN
X1.0	EXISTING BUILDING 4 LAYOUT
X1.1	EXISTING 1st FLOOR PLAN
X1.2	EXISTING 2nd FLOOR PLAN
X1.3	EXISTING 3rd FLOOR PLAN
X1.4	EXISTING N&S ELEVATIONS
X1.5	EXISTING E&W ELEVATIONS
B1.1	PROPOSED 1st FLOOR PLAN - 2nd PHASE
B1.2	PROPOSED 2nd FLOOR PLAN - 2nd PHASE
B1.3	PROPOSED 3rd FLOOR PLAN - 2nd PHASE
B1.4	PROPOSED N&S ELEVATIONS - 2nd PHASE
B1.5	PROPOSED E&W ELEVATIONS - 2nd PHASE

PROJECT: PHASE 2.
 RENOVATION & ADDITION TO EXISTING UNIT #14
 BUILDING 4 OF LESLEY COURT CONDOMINIUM.

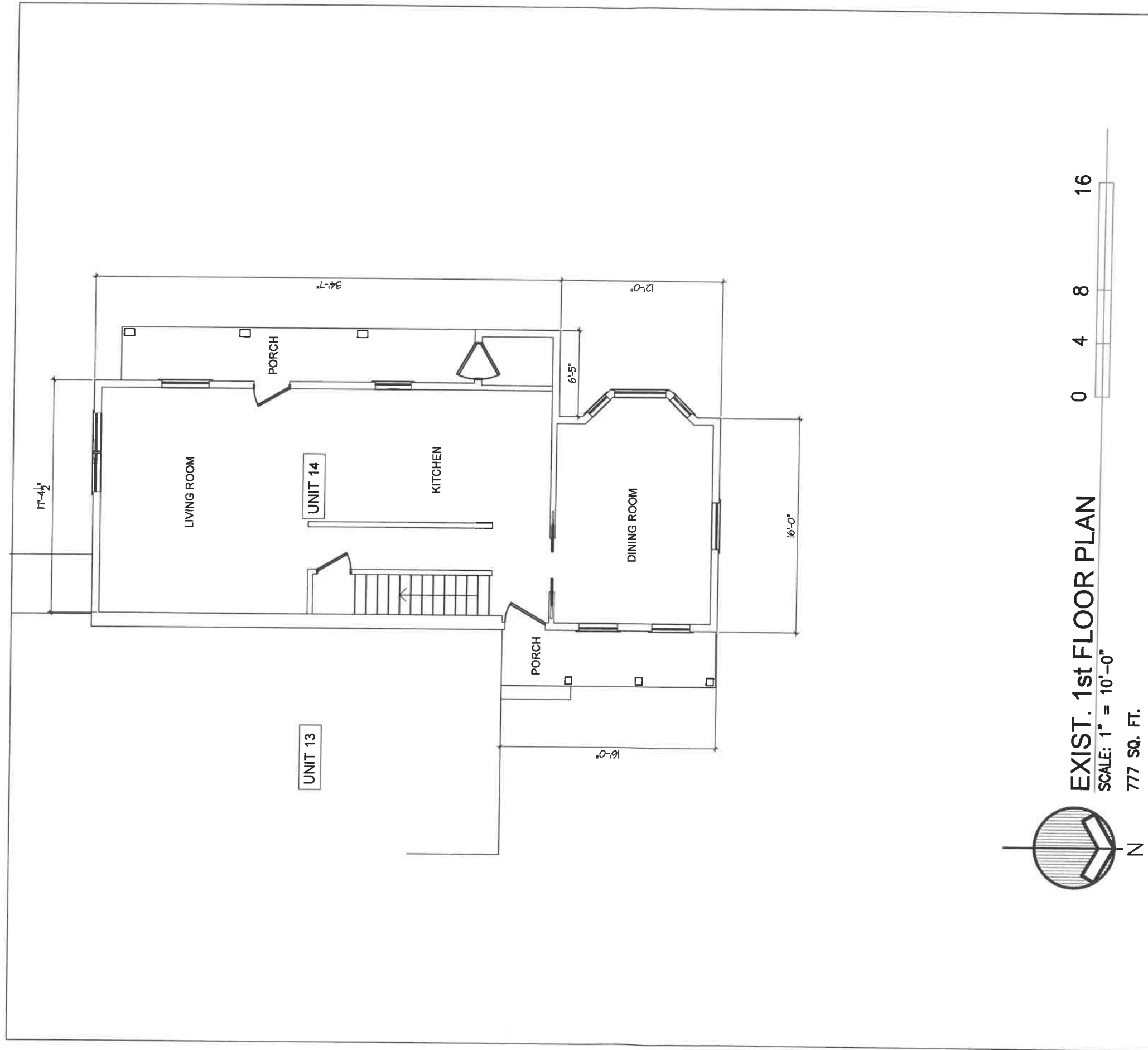
LEGEND
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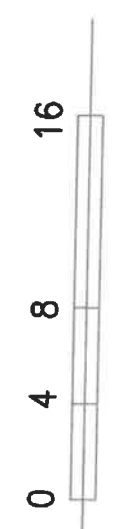
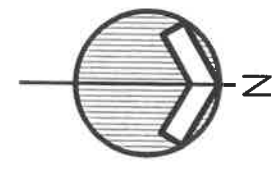
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EXIST. 1st FLOOR PLAN
 SCALE: 1" = 10'-0"
 777 SQ. FT.

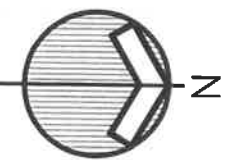
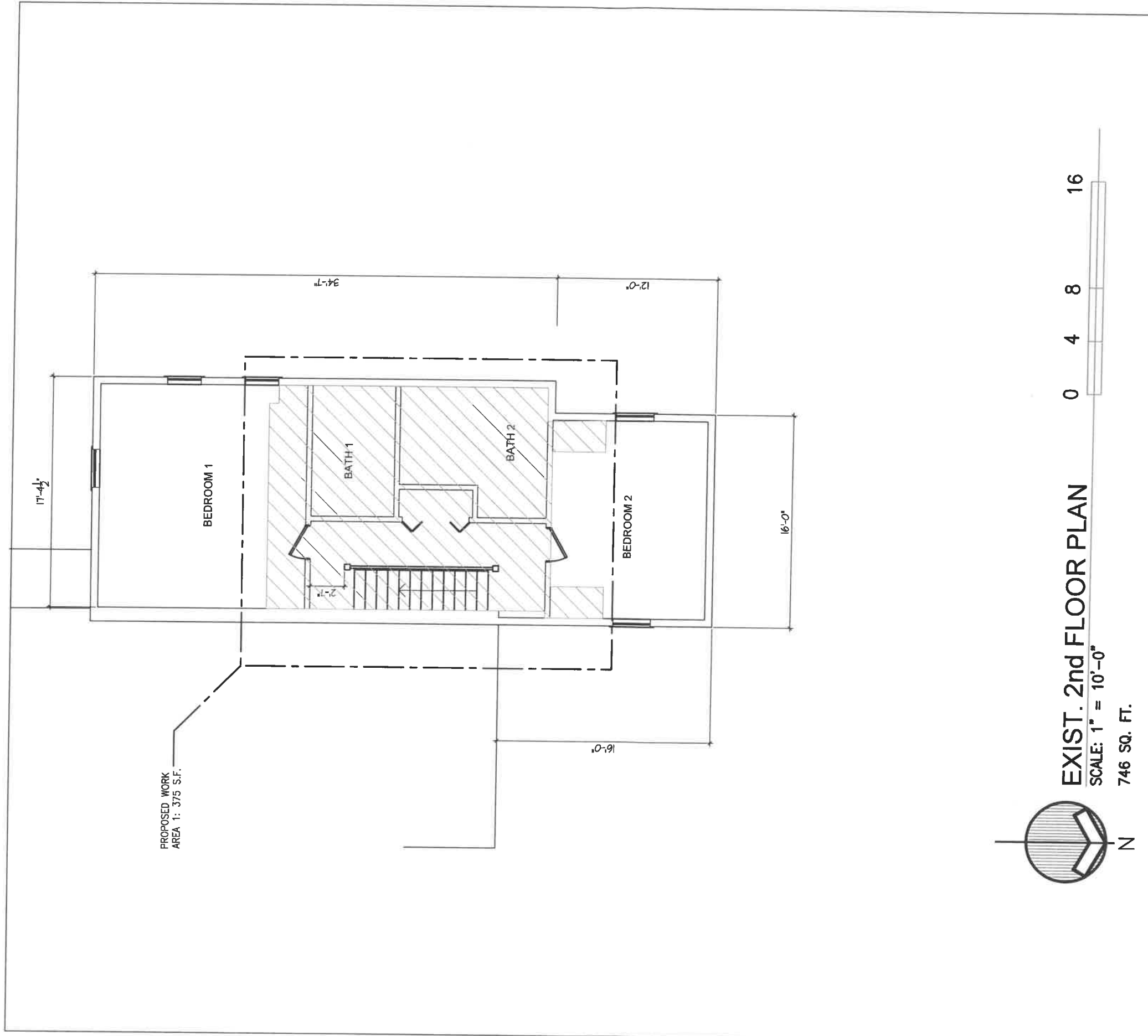


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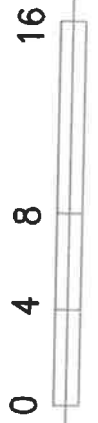
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EXIST. 2nd FLOOR PLAN

SCALE: 1" = 10'-0"

746 SQ. FT.

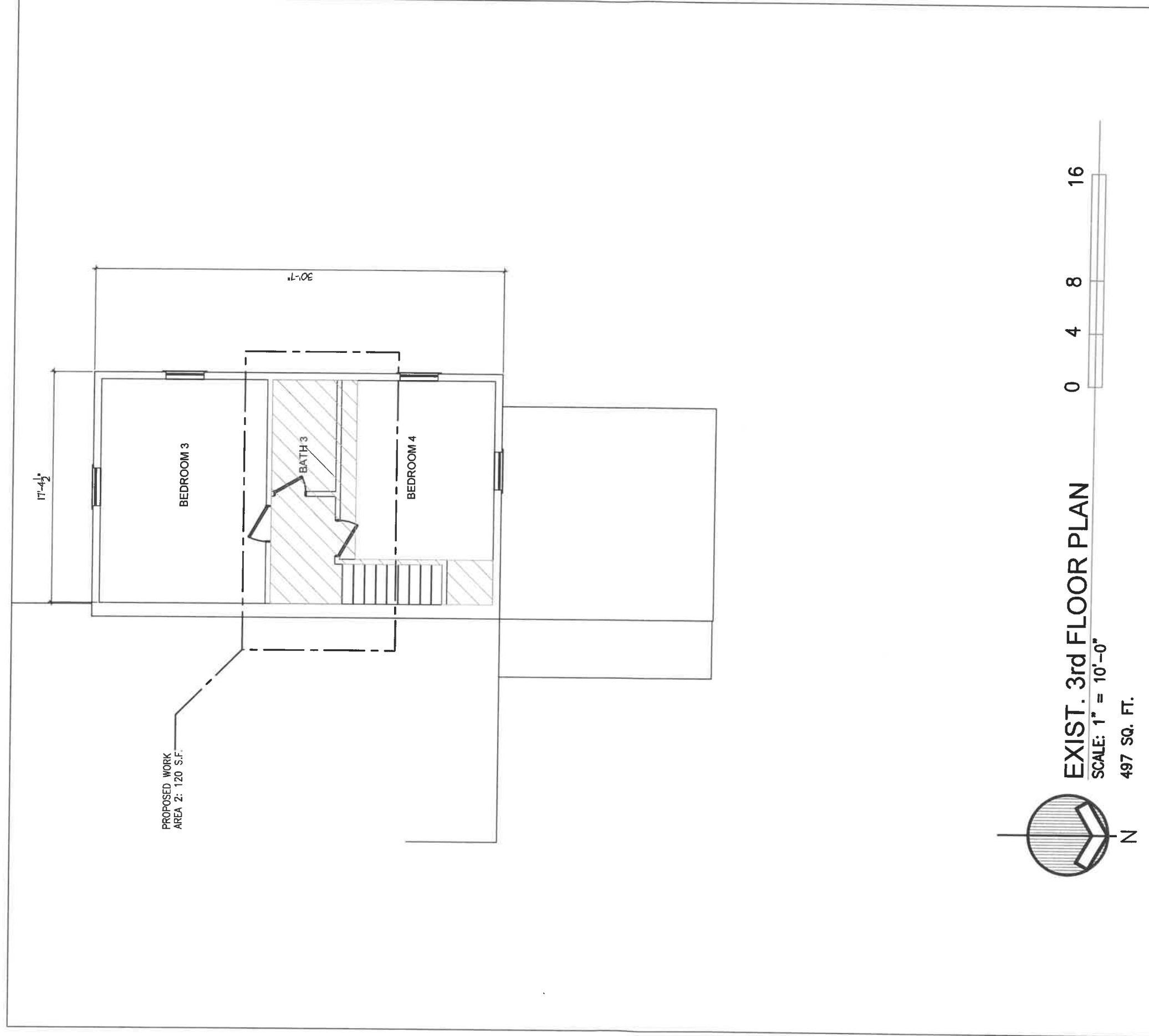


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EXIST. 3rd FLOOR PLAN
SCALE: 1" = 10'-0"

497 SQ. FT.



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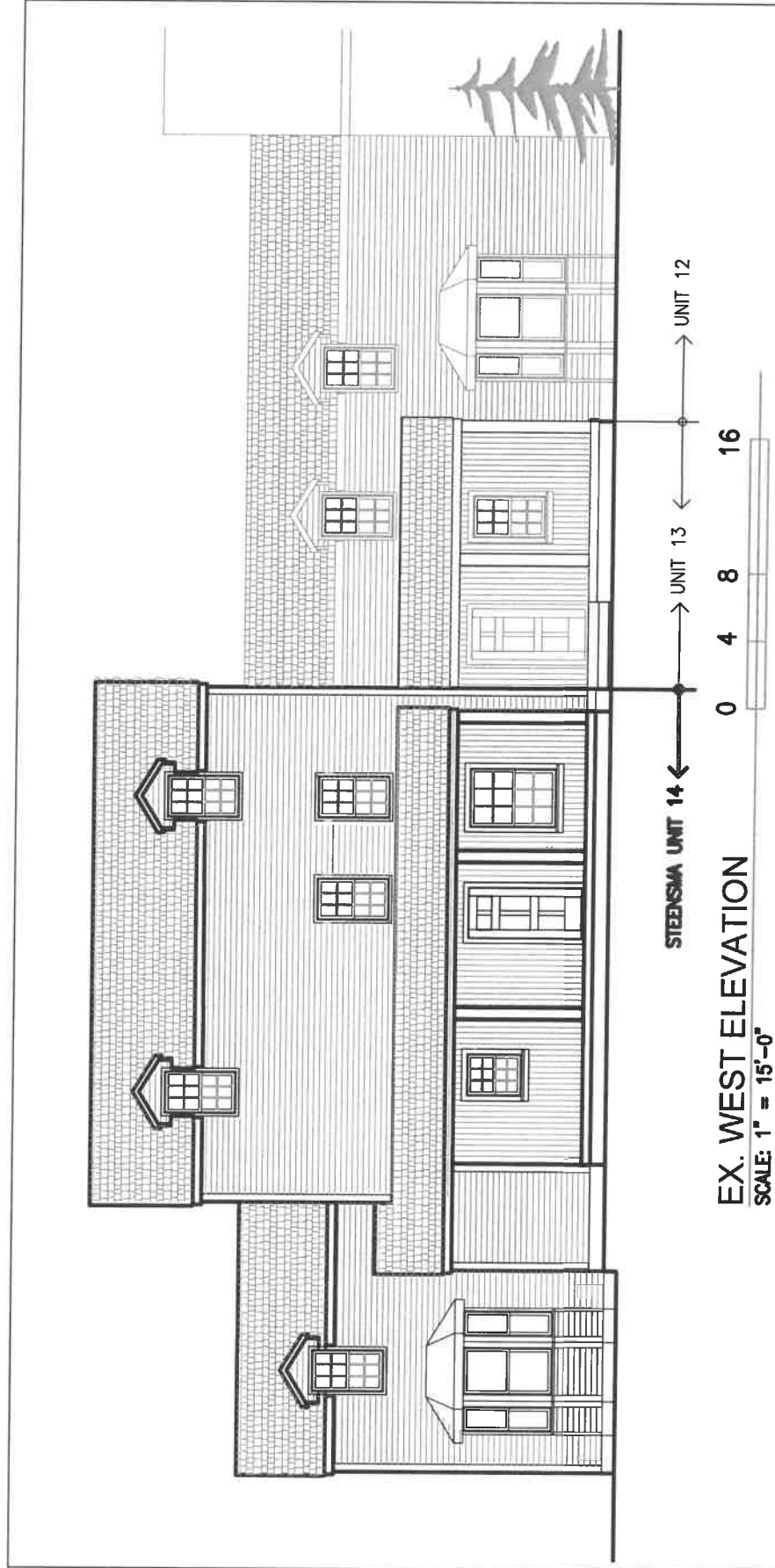


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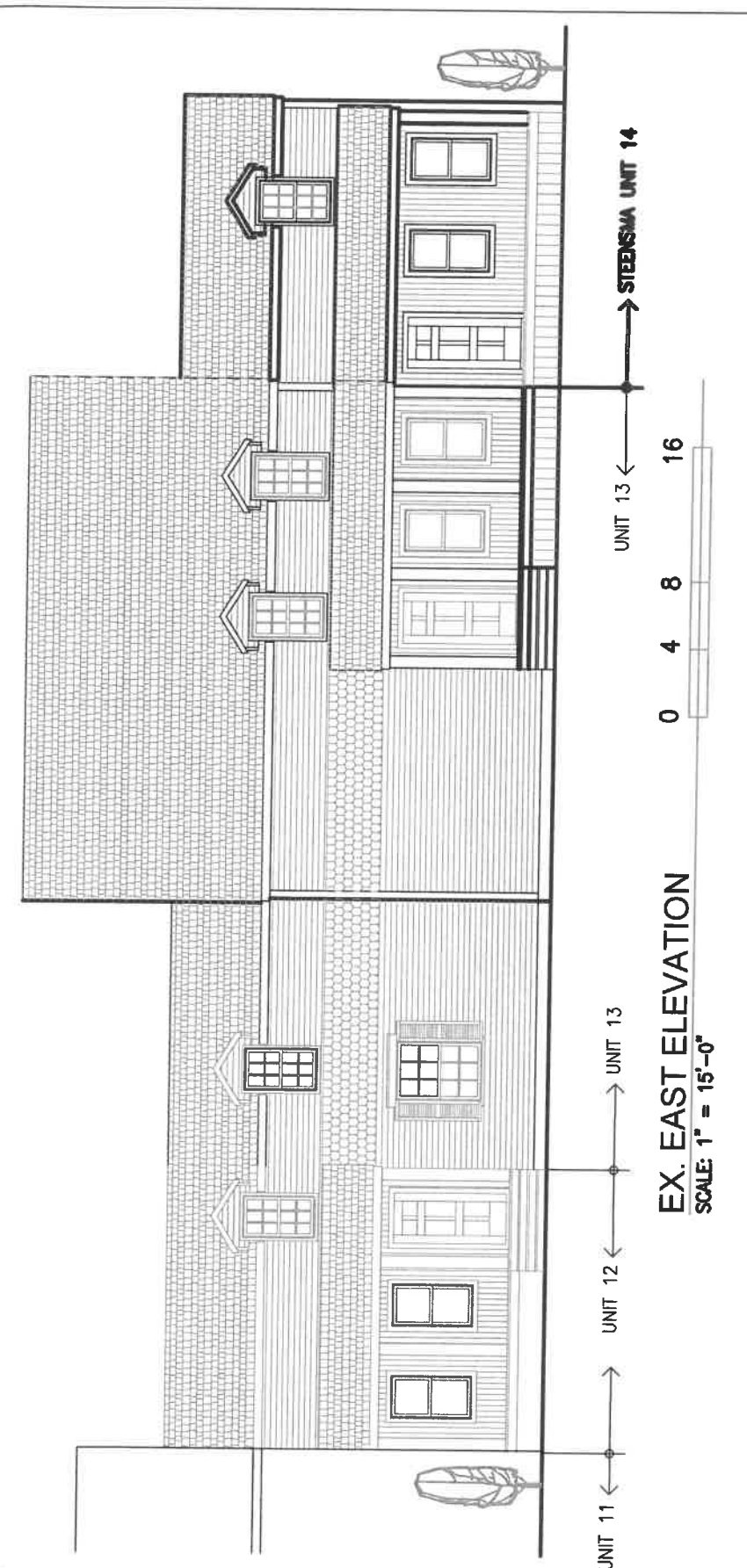
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