

# **CITY OF MACKINAC ISLAND**

## **AGENDA**

### **HISTORIC DISTRICT COMMISSION**

**Tuesday, October 14, 2025 at 1:00 PM**

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

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**I. Call to Order**

**II. Roll Call**

**III. Pledge of Allegiance**

**IV. Approval of Minutes**

[a.](#) September 9, 2025

**V. Adoption of Agenda**

**VI. Correspondence**

**VII. Committee Reports**

**VIII. Staff Report**

[a.](#) C25-066-078(H) Mary's Bistro Flat Roof Replacement

[b.](#) C25-019-079(H) Rybas Properties Flat Roof Replacement

**IX. Old Business**

**X. New Business**

[a.](#) R125-004-080(H) Corrigan Siding Replacement

[b.](#) C25-025-085(H) Libby Verdes Enclose Existing Patio

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

[d.](#) C25-001-086(H) Schunk Threads Building Window and Door Alteration

**XI. Public Comment**

**XII. Adjournment**

**MINUTES**

**HISTORIC DISTRICT COMMISSION**

**Tuesday, September 09, 2025 at 1:00 PM**

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

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**I. Call to Order**

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

**II. Roll Call**

**PRESENT**

Lee Finkel

Lorna Straus

Nancy Porter

Peter Olson

Shannon Schueller

Lindsey White

**ABSENT**

Rick Linn

Staff: David Lipovsky, Erin Evashevski, Richard Neumann

**III. Pledge of Allegiance**

**IV. Approval of Minutes**

a. August 12, 2025

Motion to approve as written.

Motion made by Porter, Seconded by White.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White

**V. Adoption of Agenda**

Motion to approve as amended. Amendment was to remove "Mackinac Island Bible Church Roof Replacement" and refund their fee.

Motion made by Porter, Seconded by Finkel.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White

**VI. Correspondence**

a. Letter of Opposition to eliminate MACC funding

Finkel read the letter aloud. Motion to approve the letter. Straus would like to add that the majority of the members voted yes. Porter doesn't think that would impact the

letter. Motion by Olson, second by Porter to also send the letter to Fairbairn and Damoose. All in favor, Motion carries.

Motion made by Porter, Seconded by White.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White

## **VII. Committee Reports**

None.

## **VIII. Staff Report**

Motion to approve the Staff Report

Motion made by Olson, Seconded by Porter.

Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White

### **a. Education Segment-Secretary of Interior Standard 1**

Richard Neumann reminded us that education segments must be done per SHPO and CLG. The topic is not Standard 1, but the topic of categories of historic resources. Neumann presented information from the National Register Bulletin 16 A. Neumann went through the categories; Building, Site, Structure, Object, District. Based on these, especially "object", art could be an item for review in a district. Evashevski asked if this would be an existing structure and how it would be assessed as a resource within the district. Or is this for new things being place in the district. Neumann stated that is a good question. The "object" age threshold is 50 years old. Exceptions can be made. Relative to the sculpture last month, they are not historic and so maybe they are not something to be included for review. They would be considered a noncontributing resource. Noncontributing resources affect the contributing resources. Evashevski stated this should be discussed. Olson stated you are suggesting the basis for the decision not to consider the statue is because we don't consider art, we need not be bound by that. Olson stated form and content would appear to be historic, even though not created 50 years ago, wouldn't that add to our discussions that it be included. The shape of the form might convey the time it was included. Neumann stated the new historical marker is a good example of that. Porter asked are we asking people to only have art that is reflective of a certain period? That is a slippery slope. We should avoid subjective points with art. It would be hard to create parameters. Evashevski stated we should think about the fact that right now we have an ordinance that has taken those out completely. We need to look at what we do want to take into consideration. Items and sizes should also be considered. Straus stated the word "appropriateness" needs to be considered with anything we consider. Are we expected to approve an item forever? Straus feels timing needs to be included in parameters. Evashevski doesn't think we could ever be in the position to approve something on a time basis.

b. Job Status Report

White asked about the refund of fees. Evashevski stated yes after the vote that is in front of City Council right now. Straus asked the members how useful this report is to them. Pereny clarified some issues on the report for Straus.

c. R325-005-067(H) Chambers Porch Repair

Lipovsky summarized the job as replacing rotted boards on the porch.

d. R325-037-068(H) McIntire Porch and Handrail Replacement

Lipovsky stated the porch was rotted and needed to be replaced.

e. MD25-078-069(H) Chambers Siding Repairs

Lipovsky stated the siding was rotted and needed to be replaced.

f. R125-080-070(H) Lounsbury Fence Replacement

Lipovsky stated the fence was rotted in sections and needed to be replaced.

g. RS25-046-072(H) Gilmer Deck Replacement

Lipovsky stated the deck needed to be replaced due to rot.

h. R325-017-073(H) Mackinac Island Bible Church Roof Replacement

This Agenda item was removed due to the fact that it is located in an area no longer considered an historic district.

i. R325-008-074(H) Small Point B&B Window Replacement

Lipovsky stated the applicant is replacing a window like for like.

j. R125-066-075(H) Callewaert Walkway Replacement

Lipovsky stated the walkway needed to be replaced due to rotted wood. Neumann asked Lipovsky if he goes out to take a look at the house. Lipovsky stated he has looked at most of them to see if it can be repaired instead of replaced. He agreed with Neumann and will go and look at the jobs for possible alternatives.

## IX. Old Business

None.

## X. New Business

None.

## **XI. Public Comment**

Doud stated that Doud's building HDC permit is about to expire. He will be presenting next month but just wanted to give a heads up. Doud asked if he needs to come each year and renew? After further discussing it was discovered that work had actually started on the project so he does not need to renew the Certificate of Appropriateness. Evashevski will look in to it. She pointed out that for zoning the project must be done in two years. It was agreed he can ask to extend that. Evashevski will let Doud know.

## **XII. Adjournment**

Motion to adjourn at 2:02 PM

Motion made by Porter, Seconded by Finkel.

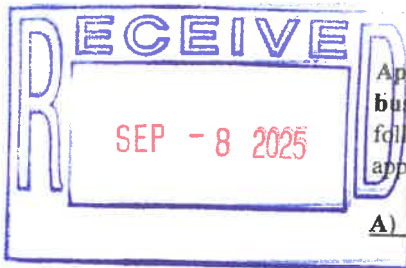
Voting Yea: Finkel, Straus, Porter, Olson, Schueller, White

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Lee Finkel, Chair

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Katie Pereny, Secretary



- ☒ Minor Work (Complete Section A and refer to General Directions)  
☐ New Construction (Complete Section B and refer to General Directions and Item B)  
☐ Demolition (Complete Section B and refer to General Directions and Item C)

Section VIII, Itema.

**Application Deadline:** Application and materials must be completed and submitted by 4:00 p.m. ten (10) business days before each Commission Meeting. Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

**A) MINOR WORK**

**PROPERTY LOCATION:** 7463 MAIN ST. 051-550-066-00  
(Number) (Street) (Property Tax ID #)

**PROPERTY OWNER**

Name: Peter Deckert Email Address: peterdeckert@yahoo.com  
Address: PO Box 516 Mackinac Isl. Mich 49757  
(Street) (City) (State) (Zip)  
Telephone: 810-543-1812  
(Home) (Business) (Fax)

**APPLICANT/CONTRACTOR**

Name: Bloxson Roofing Email Address: www.bloxsonroofing.com  
Address: 3733 BLAIR TOWNHALL Rd. TRAVERSE CITY MI 49685  
(Street) (City) (State) (Zip)  
Telephone: 231-943-8781 231-943-9146  
(Home) (Business) (Fax)

- ☒ Attach a brief description of the nature of the minor work proposed and the materials to be used.  
☒ Attach one or more photograph(s) of the whole building including façade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced. The Building Official or Historic District Commission may require additional information necessary to determine the work to be Minor Work.

If the Building Official determines that the proposed work is not Minor Work, the Building Official shall direct the applicant to complete an Application for New Work and/ or Application for Demolition or Moving work which will then be referred to the HDC.

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

Peter Deckert SIGNATURES  
Signature

Peter Deckert  
Please Print Name

File No. CA5-066-078(H)  
Exhibit A  
Date 9.8.25  
Please Print Name  
Initials KP

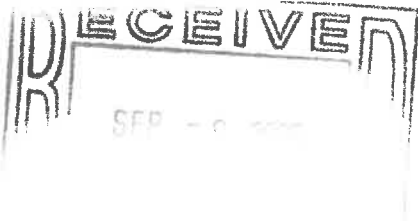
NOTE: All photos, drawings and physical samples, etc., become the property of the HDC/City of Mackinac Island. These may be returned to the applicant upon request after they are no longer needed by the Commission/City.

**RETURN THIS FORM AND SUPPORTING MATERIALS TO:**  
**MACKINAC ISLAND BUILDING OFFICIAL**  
**7358 MARKET STREET, MACKINAC ISLAND, MI 49757**  
**PHONE: (906) 847-4035**

File Number CA5-066-078(H) Date Received: 9.8.25 Fee: 25-  
Received By: KPereny Work Completed Date: \_\_\_\_\_

Replace rubber membrain Roof.

at 025.066.078(H)  
by B  
date 9.8.25  
initials KB



File No. C25.066.078(H)  
Exhibit C  
Date 9.8.25  
Initials KP

Section VIII, Itema.











## MONEY ORDER

9068

Section VIII, Itema.

Date 09/08/2025

Pay To The  
Order Of:City of Mackinac Island

\*\* 150.00 \*\*

Pay:

ONE HUNDRED FIFTY DOLLARS AND 00 CENTS

NOT VALID FOR MORE THAN \$1000.00

Do not write outside this box

Memo:

Note: For information only. Comment has no effect on bank's payment

SENDER/DRAWER

ADDRESS:

JPMorgan Chase Bank, N.A.  
Columbus, OH

⑈9068406264⑈ ⑆044000037⑆ 758661193⑈

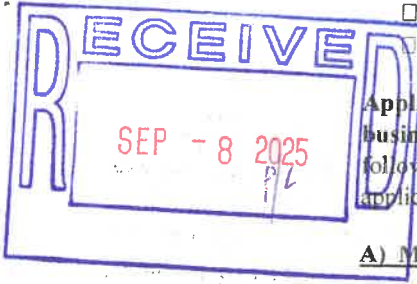
City of Mackinac Island	
7358 Market St. P.O. Box 455 Mackinac Island, MI 49757 (906) 847-3702	
RECEIVED FROM <u>City of Mackinac Island</u>	\$ <u>150.00</u>
DOLLARS	
PURPOSE OF PAYMENT <input type="checkbox"/> DEPOSIT <input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> MONEY ORDER	DATE <u>9-8-25</u>
AMOUNT DUE	PAYMENT METHOD
THIS PAYMENT	<input type="checkbox"/> CREDIT CARD <input type="checkbox"/> CHECK
BALANCE DUE	<input type="checkbox"/> MONEY ORDER <input type="checkbox"/> CASH
RECEIVED BY <u>[Signature]</u>	
No. <b>9538</b>	

File No. C25-066-078(H)Exhibit DDate 9-8-25Initials KD

# GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

- ☒ Minor Work ( Complete Section A and refer to General Directions)  
☐ New Construction (Complete Section B and refer to General Directions and Item B)  
☐ Demolition (Complete Section B and refer to General Directions and Item C)

Section VIII, Itemb.



**Application Deadline:** Application and materials must be completed and submitted by 4:00 p.m. ten (10) business days before each Commission Meeting. Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

## A) MINOR WORK

**PROPERTY LOCATION:** 7435 MAIN ST 051-550-019-00  
 (Number) (Street) (Property Tax ID #)

## PROPERTY OWNER

Name: Peter Deckert Email Address: peterdeckert@yahoo.com  
 Address: PO Box 514 Mackinac Isl. Mich 49757  
 (Street) (City) (State) (Zip)  
 Telephone: 810-543-1812  
 (Home) (Business) (Fax)

## APPLICANT/CONTRACTOR

Name: Bloxson Roofing Email Address: www.bloxsonroofing.com  
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 (Home) (Business) (Fax)

- ☒ Attach a brief description of the nature of the minor work proposed and the materials to be used.  
☒ Attach one or more photograph(s) of the whole building including façade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced. The Building Official or Historic District Commission may require additional information necessary to determine the work to be Minor Work.

If the Building Official determines that the proposed work is not Minor Work, the Building Official shall direct the applicant to complete an Application for New Work and/ or Application for Demolition or Moving work which will then be referred to the HDC.

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

Peter Deckert

Signature

Peter Deckert

Please Print Name

SIGNATURES

File No. 025-019-079(H)

Exhibit A

Date 9-8-25

Please Print Name

Initials KP

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

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**7358 MARKET STREET, MACKINAC ISLAND, MI 49757**  
**PHONE: (906) 847-4035**

File Number: 025-019-079(H) Date Received: 9-8-25 Fee: 25 -  
 Received By: [Signature] Work Completed Date: \_\_\_\_\_

Replace rubber membrane Roof.



File No. C25.019.079(H)

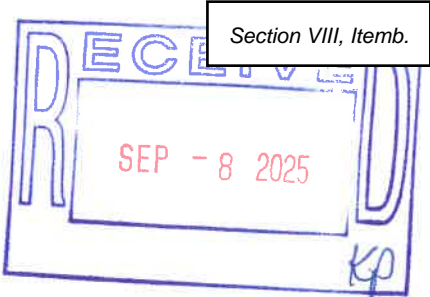
Exhibit B

Date 9.8.25

Initials KP



File No. C25-019-079(H)  
Exhibit C  
Date 9-8-25  
Initials KP





**GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT**

- ✓ Minor Work ( Complete Section A and refer to General Directions)
- New Construction (Complete Section B and refer to General Directions and Item B)
- Demolition (Complete Section B and refer to General Directions and Item C)

**Application Deadline:** Application and materials must be completed and **submitted by 4:00 p.m. on (10) business days before each Commission Meeting.** Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

**A) MINOR WORK**

**PROPERTY LOCATION:** 7834 Main 051-600-004-10  
(Number) (Street) (Property Tax ID #)

**PROPERTY OWNER**

Name: Thomas Corrigan Email Address: tom@corrigan.tech

Address: 7834 Main St Mackinac Island MI 49757  
(Street) (City) (State) (Zip)

Telephone: 847-867-2383  
(Home) (Business) (Fax)

**APPLICANT/CONTRACTOR**

Name: (same as above) Email Address:

Address: (Street) (City) (State) (Zip)

Telephone: (Home) (Business) (Fax)

- x Attach a brief description of the nature of the minor work proposed and the materials to be used.
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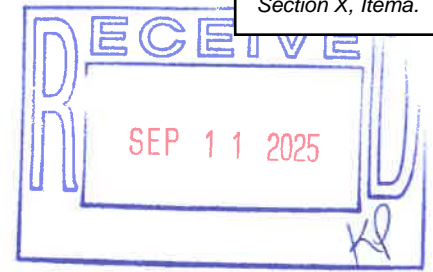
Signature: Thomas Corrigan SIGNATURES: File No. R125-004-080(14)  
Signature: Exhibit A  
Please Print Name: Thomas Corrigan Please Print Name: Date 9.11.25

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

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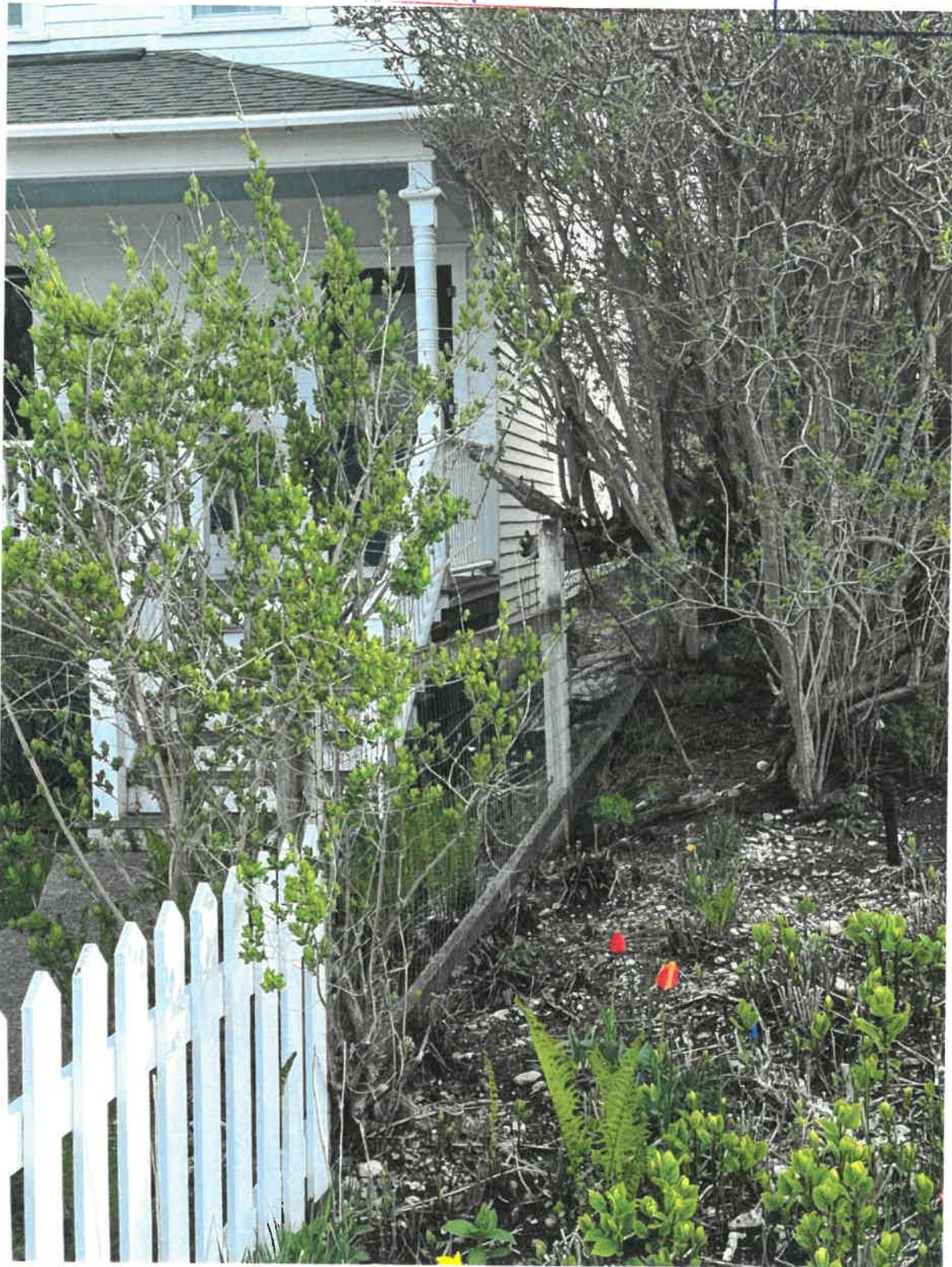
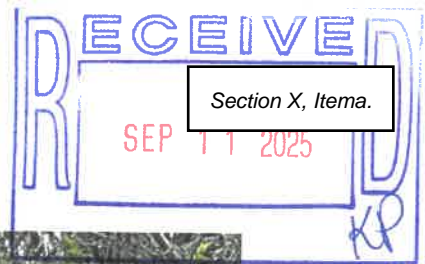
File Number: R125-004-080(14) Date Received: 9.11.25 Fee: \$100 -  
Received By: K Pereray Work Completed Date:



File No. R125-004-080(H)Exhibit BDate 9.11.25Description of Work: Initials KR

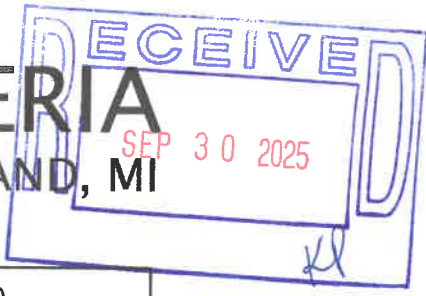
Replace wood siding on the east side front portion of the house with vinyl siding. Back half of the east side is already vinyl.

File NO. B125-004-080(47)  
Exhibit C  
Date 9-11-25  
Place KD









# VERDE'S TAQUERIA

7263 MAIN ST. MACKINAC ISLAND, MI

## PROJECT DESCRIPTION

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

## GENERAL NOTES

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

## SITE DATA

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

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

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

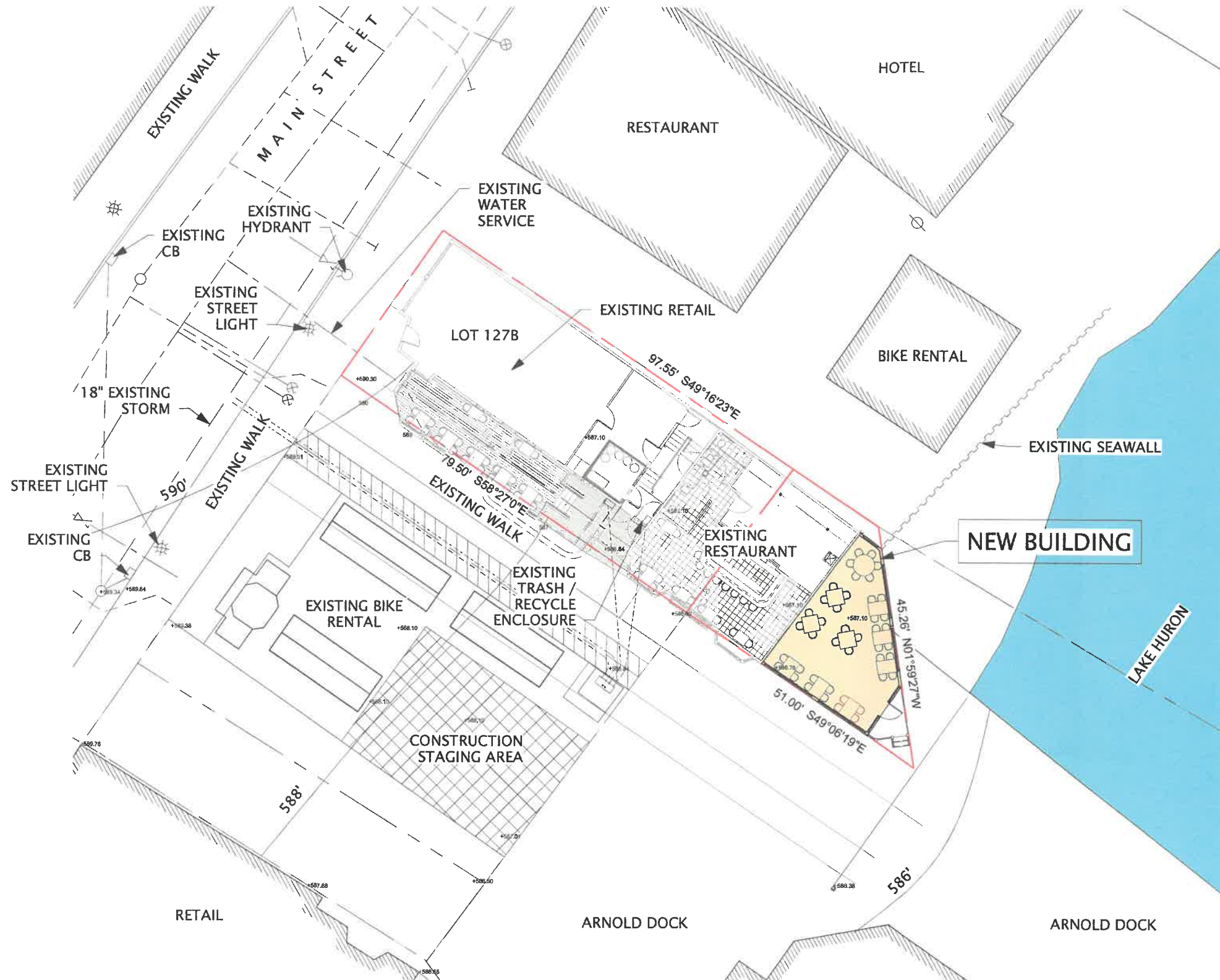
BARRY J. POLZIN  
ARCHITECTS

COPYRIGHT © 2025 BY BARRY J. POLZIN ARCHITECTS INC.  
ALL RIGHTS RESERVED.

SHEET:

**C1.1**

9/29/2025



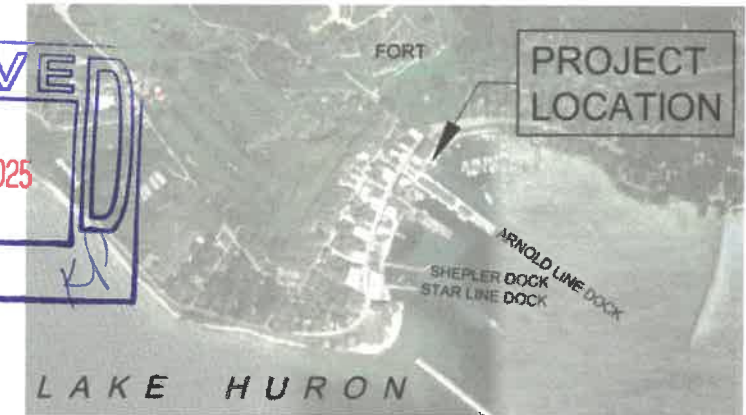
**SITE PLAN**  
1" = 20'-0"





# VERDE'S TAQUERIA

7263 MAIN ST. MACKINAC ISLAND, MI



## PROJECT LOCATION

SCALE: 1" = 1500'-0"

## LEGAL DESCRIPTION

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

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

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

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

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

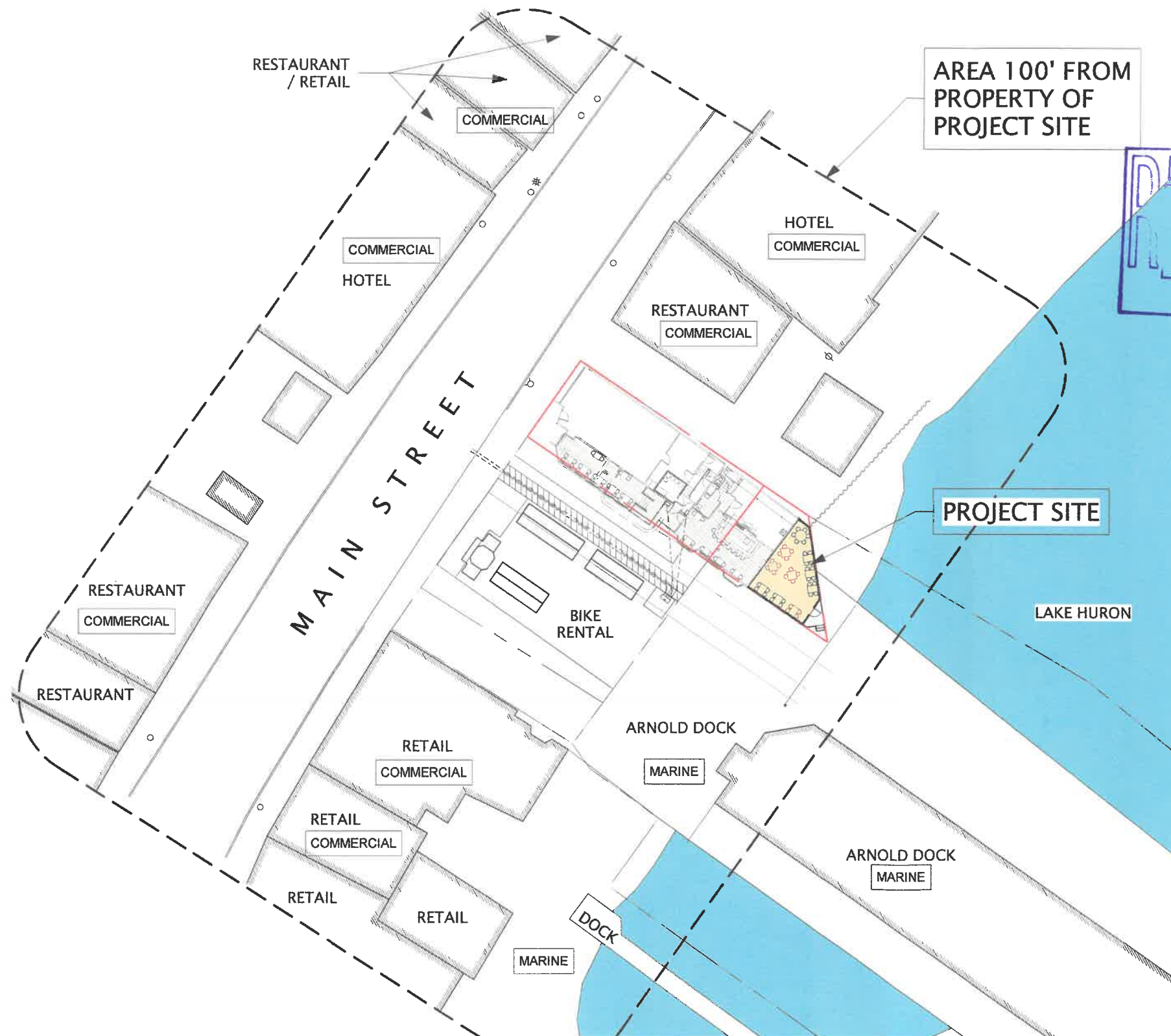
A PARCEL OF UNPATENTED LAKE HURON BOTTOMLANDS, ADJACENT AND CONTIGUOUS TO LOT 127, 128 AND 129, ASSESSOR'S PLAT NO. 3, CITY OF MACKINAC ISLAND, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 128; THENCE SOUTH 52°42' EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 76.50 FEET TO THE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

## DRAWING INDEX

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



SHEET:  
**C1.0**  
9/29/2025



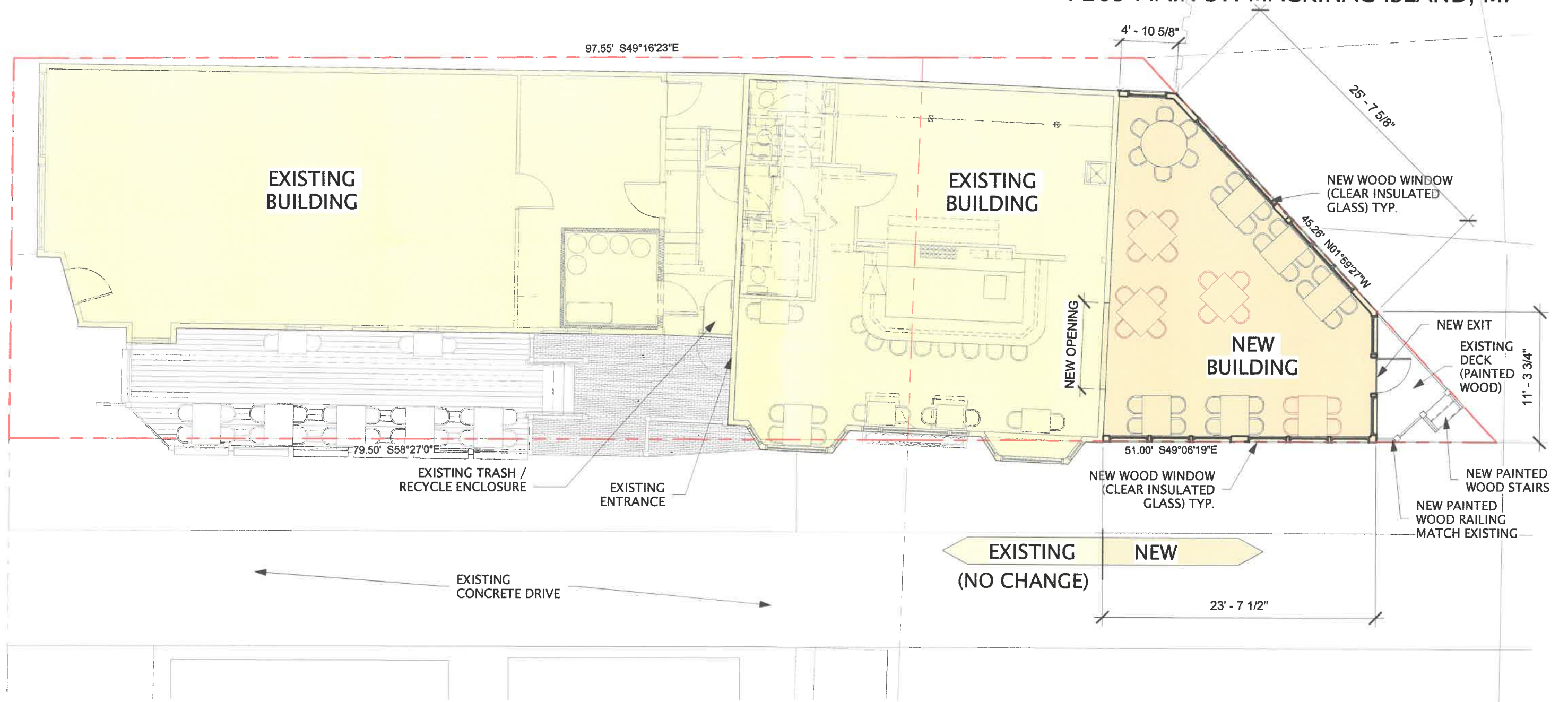
NEIGHBORHOOD PLAN  
1" = 40'-0"

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

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

# VERDE'S TAQUERIA

7263 MAIN ST. MACKINAC ISLAND, MI



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

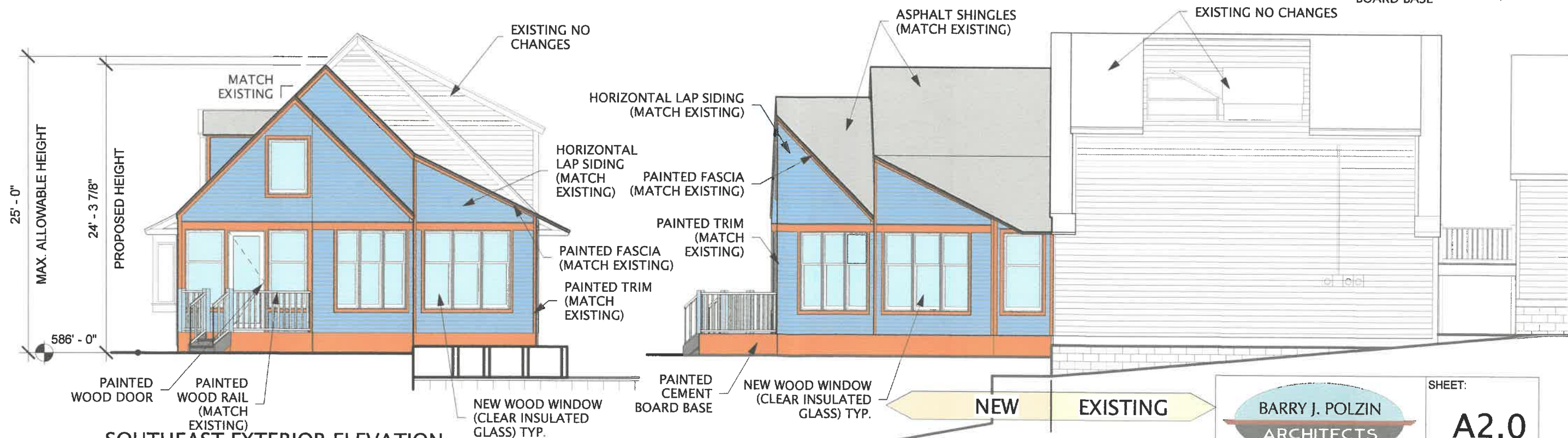


 BARRY J. POLZIN ARCHITECTS <small>COPYRIGHT © 2025 BY BARRY J. POLZIN ARCHITECTS INC. ALL RIGHTS RESERVED.</small>	SHEET:
	<b>A1.0</b>
	9/29/2025

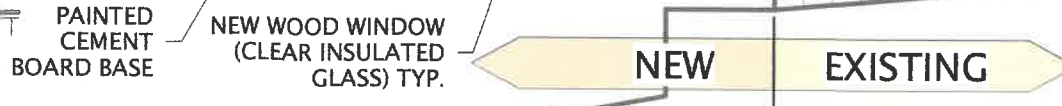




SOUTHWEST EXTERIOR ELEVATION  
1/8" = 1'-0"



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



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

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	<b>A2.0</b>
	9/29/2025

# VERDE'S TAQUERIA

7263 MAIN ST. MACKINAC ISLAND, MI



RENDERING FROM ARNOLD DOCK

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# VERDE'S TAQUERIA

7263 MAIN ST. MACKINAC ISLAND, MI



VIEW FROM BIKE RENTAL



VIEW FROM ARNOLD DOCK



VIEW FROM BIKE RENTAL



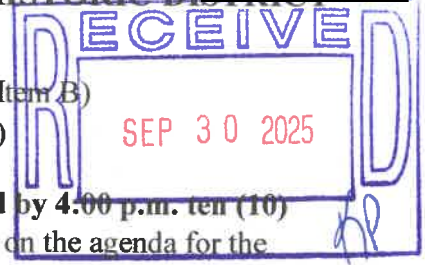
VIEW FROM LAKESHORE DRIVE

## EXISTING CONDITIONS

 <p>BARRY J. POLZIN ARCHITECTS</p> <p><small>COPYRIGHT © 2025 BY BARRY J. POLZIN ARCHITECTS INC. ALL RIGHTS RESERVED.</small></p>	<p>SHEET:</p> <p><b>EX1.0</b></p> <p>9/29/2025</p>
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**GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT**

- ☐ Minor Work ( Complete Section A and refer to General Directions)
- ☒ New Construction (Complete Section B and refer to General Directions and Item B)
- ☐ Demolition (Complete Section B and refer to General Directions and Item C)



**Application Deadline:** Application and materials must be completed and submitted by 4:00 p.m. ten (10) business days before each Commission Meeting. Late applications will be placed on the agenda for the following month. Decision by the Commission will not necessarily occur at the meeting at which the application materials are first received.

**A) MINOR WORK**

**PROPERTY LOCATION:** 7255 MAIN STREET 051.440.025-00  
 (Number) (Street) (Property Tax ID #)

**PROPERTY OWNER**

Name: Main Dock 7271 LLC Email Address: melanie @melanielibby.com

Address: 15210 Golf View Ct Hillman MI 40746  
 (Street) (City) (State) (Zip)

Telephone: 9896576911 9068470047 (Fax)  
 (Home) (Business)

File No. C25-025-085(H)

Exhibit A

Date: 9.30.25

Initials kp

**APPLICANT/CONTRACTOR**

Name: \_\_\_\_\_ Email Address: \_\_\_\_\_

Address: \_\_\_\_\_  
 (Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_  
 (Home) (Business) (Fax)

- ☒ Attach a brief description of the nature of the minor work proposed and the materials to be used.
- ☒ Attach one or more photograph(s) of the whole building including façade and any relevant elevations showing the area, item or feature proposed to be repaired or replaced. The Building Official or Historic District Commission may require additional information necessary to determine the work to be Minor Work.

If the Building Official determines that the proposed work is not Minor Work, the Building Official shall direct the applicant to complete an Application for New Work and/ or Application for Demolition or Moving work which will then be referred to the HDC.

I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MLC 125.1501 to 125.1531

*Melanie Libby*

SIGNATURES

Signature

Signature

*Melanie Libby*

*9/30/25*

Please Print Name

Please Print Name

**B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES**

Section X, Itemb.

**PROPERTY LOCATION:** 7263 MAIN STREET  
(Number) (Street) (Property Tax ID #)

**LEGAL DESCRIPTION OF PROPERTY:** SEE ATTACHED C1.0.  
(Attach supplement pages as needed)

**ESTIMATED PROJECT COST:** \_\_\_\_\_

**APPLICANT/CONTRACTOR**

**(Applicant's interest in the project if not the fee-simple owner):** ARCHITECT

Name: BARRY POLZIN Email Address: BPOLZIN@BJPARCHITECTS.COM

Address: 101 N. LAKESHORE BLVD. MARQUETTE MI 49855  
(Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_  
(Home) (Business) (Fax)

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

Signature: BARRY POLZIN Date 9/29/2025

**PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY<sup>1</sup>** This includes mortgagees, easement holders, and lien holders. You may be asked to provide a title search of the property and if the estimated is in excess of \$250,000 you are required to do so. Attach additional pages listing the person(s) or entity(ies) with legal interest(s) in the property and the nature of the legal interest(s).

Name: MAIN DOCK 7271 LLC Email Address: ira@iraMGreen.com; melanine@bicyclestreetinn.com

Address: 7271 MAIN ST. MACKINAC ISLAND MI 49757  
(Street) (City) (State) (Zip)

Telephone: 23103011133 9064224004  
(Home) (Business) (Fax)

The undersigned certify(ies) and represent(s)

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

BARRY POLZIN SIGNATURES  
Signature Signature

BARRY POLZIN

## Historic District Application Checklist

- ☒ Brief Description of the nature of the work proposed and the materials to be used.\*
- ☒ Photographs - Clear photographs of entire project site, streetscape, water view (if applicable), surrounding context and all elevations of the existing structure(s). Property address should be identified on all photographs.\*
- ☒ Site Survey/Plan (to scale) – with the following information: Lot dimensions, **existing & proposed** structures, **existing & proposed** setback and yard lines, fences, walls, easements, public rights of way, utilities, driveways, and other relevant information.
- ☒ Floor Plans & Elevations – Floor plans, building elevations and where relevant to the proposed work, sections, must include dimensions, material notes, window and door details, topography, foundation height, porch details and other relevant information as requested. For additions, the existing structure and proposed addition must be clearly shown.
- ☒ Include detail on drawings of all materials proposed to be used and their dimensional and property characteristics.
- ☒ Provide drawings, product literature, specifications, product photographs, or similar, for all new elements. Items include, but are not limited to, windows, doors, siding, trim, columns, railings, louvers, shutters, and roofing.
- ☒ Identify on drawings where any existing materials and architectural features will be removed or replaced.

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

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



HDC

B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES

PROPERTY LOCATION: 1391 Hoban Street 051-550-069-00  
(Number) (Street) (Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: Included in Drawings

(Attach supplement pages as needed)

ESTIMATED PROJECT COST: \_\_\_\_\_

APPLICANT/CONTRACTOR

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



Name: Tamara Burns Email Address: tamara.burns@hopkinsburns.com

Address: 113 S. 4th Avenue Ann Arbor MI 48104  
(Street) (City) (State) (Zip)  
Telephone: 734-424-3344  
(Home) (Business) (Fax)

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

Signature: Tamara E. L. Burns, FAIA, Principal Date 2025.09.25

PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY<sup>1</sup> This includes mortgagees, easement holders, and lien holders. You may be asked to provide a title search of the property and if the estimated is in excess of \$250,000 you are required to do so. Attach additional pages listing the person(s) or entity(ies) with legal interest(s) in the property and the nature of the legal interest(s).

Name: GHMI RESORT HOLDINGS LLC Email Address: djurcak@grandhotel.com

Address: 100 ST PAUL ST. STE 800 Denver CO 80206  
(Street) (City) (State) (Zip)  
Telephone: 906-747-3331  
(Home) (Business) (Fax)

The undersigned certify(ies) and represent(s)

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

File No. MD25-069-083(H)  
Exhibit A

*[Signature]*

SIGNATURES

Signature

Date 9-29-25  
Initials KP

Tamara E. L. Burns, FAIA, Principal

Please Print Name

State of Michigan, County of Washtenaw

Please Print Name

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



*[Signature]*

Notary Public

W. Cawthorn County, Michigan

My commission expires: July 05, 2030

Section X, Itemc.

<sup>1</sup> The decision by the Historic District Commission may be in the form of Restrictions to which such Parties may be required to agree.

MD25-069-083(H) 9-29-25 \$100- check 6243 K Burns

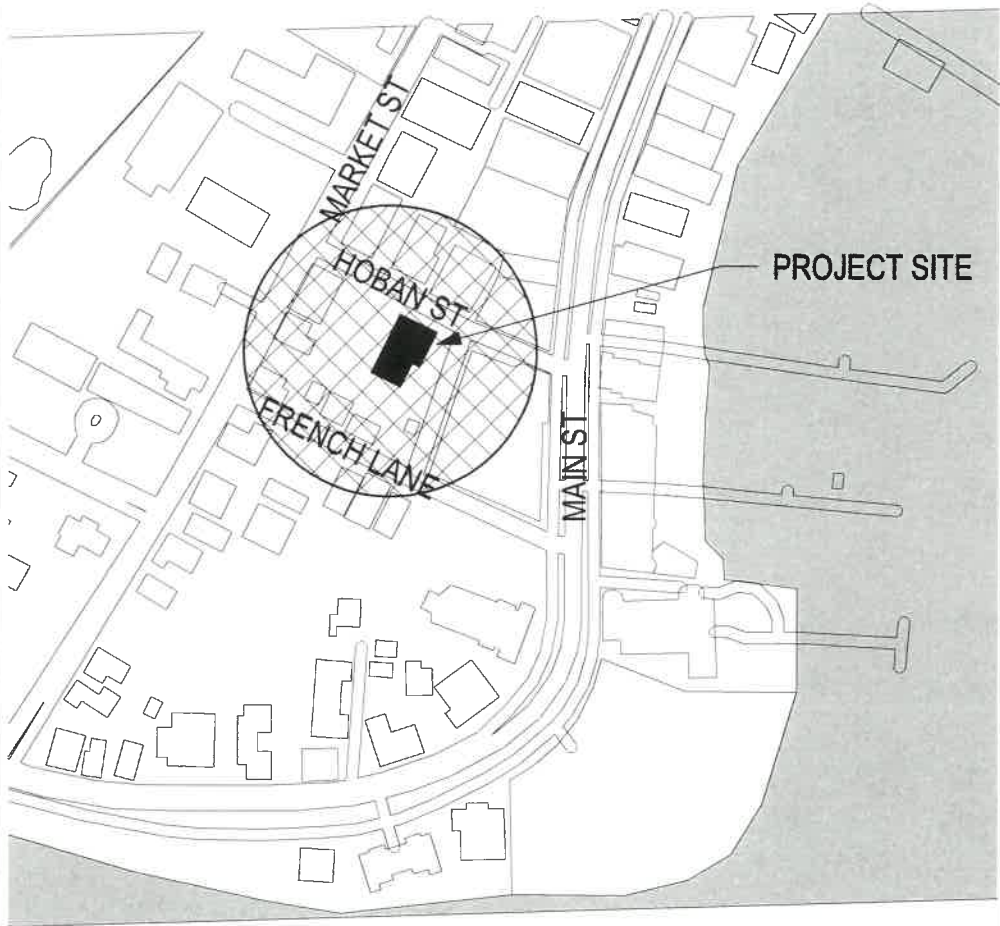
# GRAND HOTEL | TWILIGHT FENCE

## PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION

### Legal Description

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

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



### LOCATION MAP

1" = 200'-0" SCALE

### Zoning

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

#### PORTION ZONED MARKET

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

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

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

#### PORTION ZONED HOTEL / BOARDING HOUSE

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

EXISTING IS NON-CONFIRMING AT FRONT AND REAR

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

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

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

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

### Statement of Historic Significance

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

### Project Description

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

### Construction

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

### Sheet List

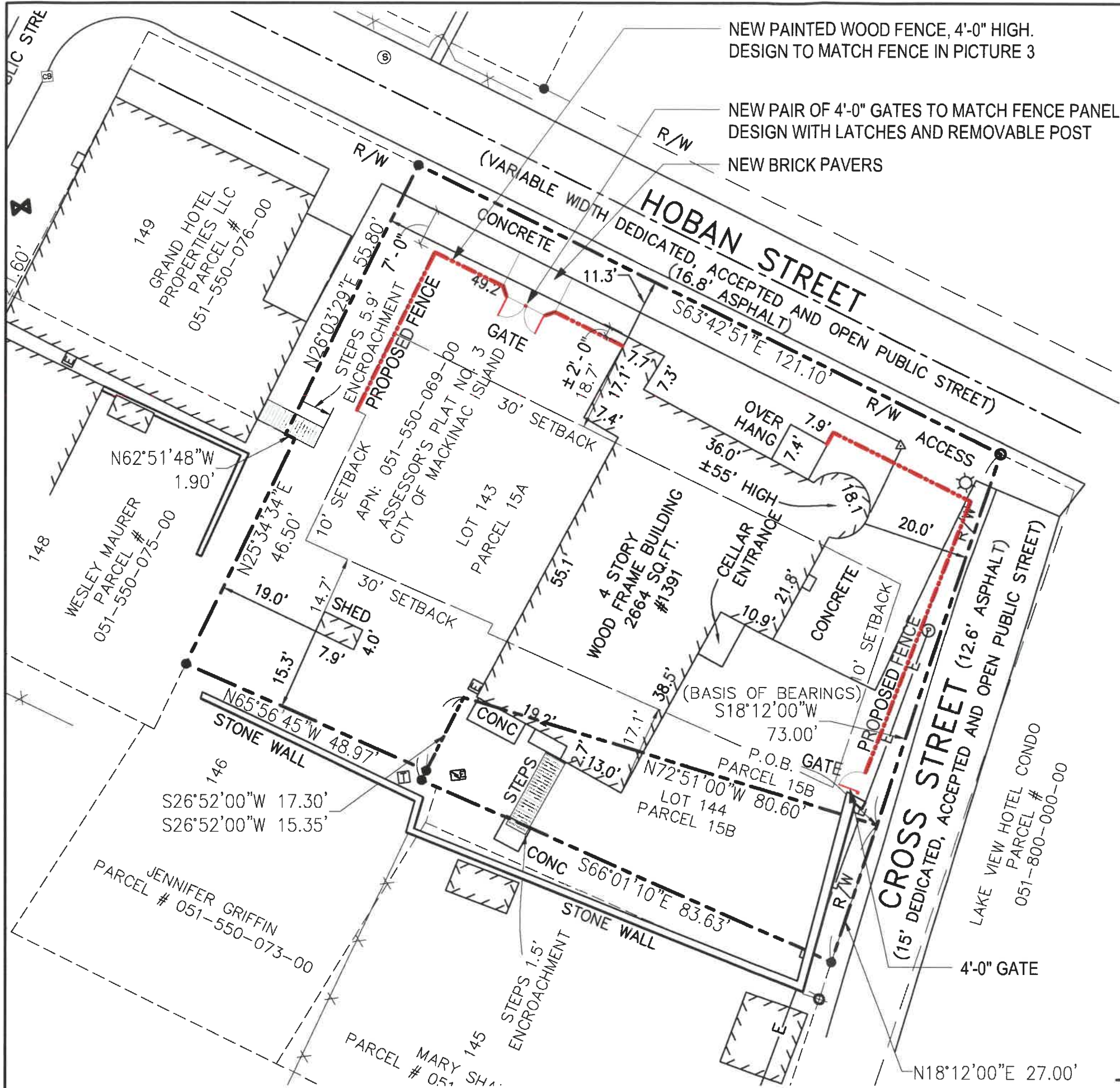
1 COVER  
2 PLAN

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

ARCHITECT

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





SITE PLAN  
1" = 20'-0" SCALE





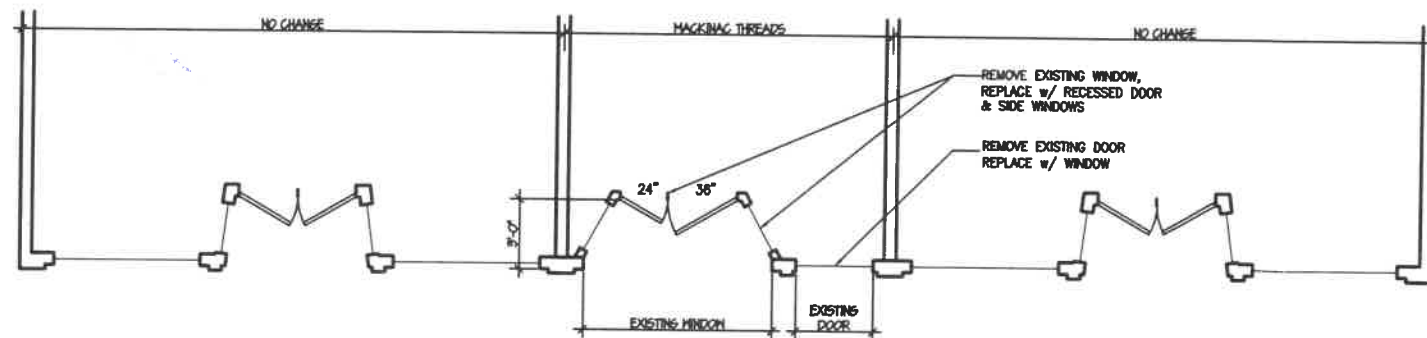
File No. C25-001086(H)  
 Exhibit C  
 Date 9-30-25  
 Initials KD



**PROPOSED NORTH STREET ELEVATION**  
 SCALE 1"= 4'-0"



NOTES:  
 NEW DOORS AND WINDOWS SHALL BE WOOD AND WOOD FRAMED.  
 GLASS SHALL BE CLEAR WITH VLT OF 80% +.  
 NEW TRIM SHALL BE WOOD AND MATCH EXISTING DIMENSIONS.  
 PAINT COLOR SHALL BE MATCHING WHITE.



**PROPOSED FRONT OF STORE PLAN**  
 SCALE 1"= 4'-0"



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

**MACKINAC THREADS  
 SHOP REMODEL**  
 7295 MAIN STREET  
 MACKINAC ISLAND, MI

**PROPOSED  
 FOR REVIEW**

revised:

date: Sept. 22, 2025  
 project: 2538

**NORTH ELEVATION**

sheet:

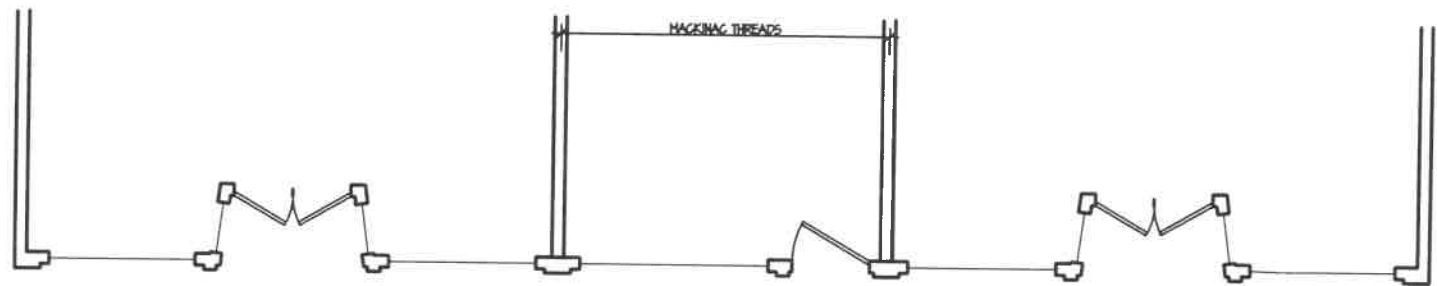
**A1.1**

COPYRIGHT © 2025

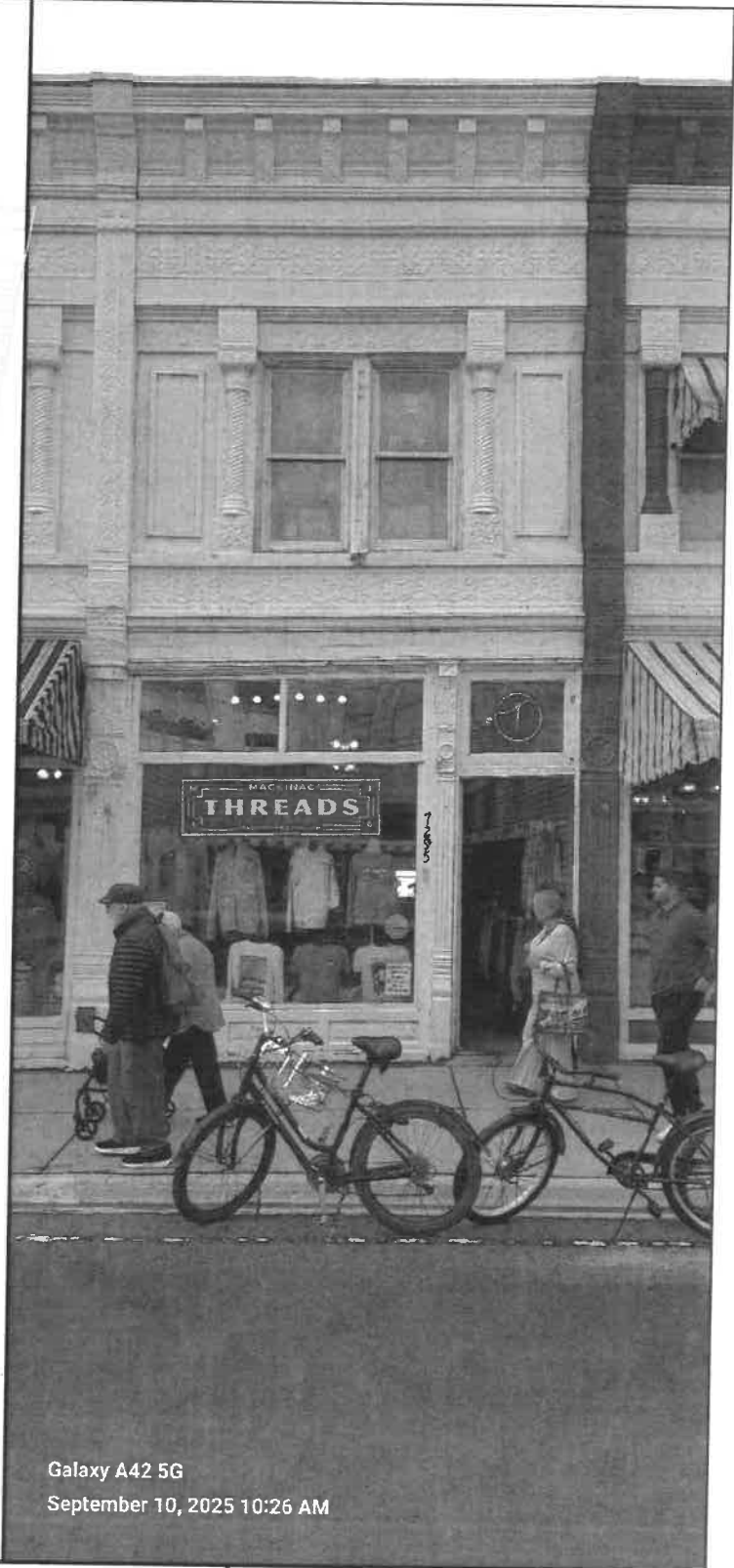




EXISTING NORTH STREET ELEVATION  
SCALE 1"= 4'-0"



EXISTING FRONT OF STORE PLAN  
SCALE 1"= 4'-0"



Galaxy A42 5G  
September 10, 2025 10:26 AM

Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759 richardlee1525@live.com 989-370-3681	MACKINAC THREADS SHOP REMODEL 7295 MAIN STREET MACKINAC ISLAND, MI	EXISTING FOR REVIEW revised:	date: Sept. 22, 2025 project: 2538	sheet: A1.0 COPYRIGHT © 2025
			NORTH ELEVATION	

**B) NEW CONSTRUCTION & DEMOLITION OR MOVING OF STRUCTURES**

Section X, Itemd.

PROPERTY LOCATION: 7295 Main Street

(Number) (Street)

(Property Tax ID #)

LEGAL DESCRIPTION OF PROPERTY: Unit 1

(Attach supplement pages as needed)

ESTIMATED PROJECT COST: \$40,000**APPLICANT/CONTRACTOR**(Applicant's interest in the project if not the fee-simple owner): OwnerName: Lipovsky CustomsEmail Address: Nlipovsky@gmail.comAddress: 6750 N Eberhart Ave  
(Street)Harrison  
(City)MI  
(State)48625  
(Zip)Telephone: +1 (989) 418-2773  
(Home)

(Business)

(Fax)

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

Signature: \_\_\_\_\_

Date 9-30-25

**PROPERTY OWNER(S) AND ALL PARTIES WITH A CLAIM OF RIGHT IN PROPERTY<sup>1</sup>** This includes mortgagees, easement holders, and lien holders. You may be asked to provide a title search of the property and if the estimated is in excess of \$250,000 you are required to do so. Attach additional pages listing the person(s) or entity(ies) with legal interest(s) in the property and the nature of the legal interest(s).

Name: Steve and Lindsey Schunk/GRS Futures LLC Email Address: schunk.lindsey@gmail.comAddress: 7714 Main St  
(Street)Mackinac Island  
(City)MI  
(State)49757  
(Zip)Telephone: 989-621-6401  
(Home)

(Business)

(Fax)

The undersigned certify(ies) and represent(s)

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

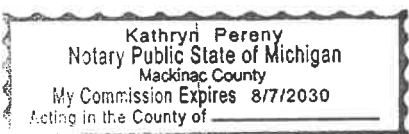
Signature \_\_\_\_\_

SIGNATURES \_\_\_\_\_

Signature \_\_\_\_\_

Lindsey Schunk  
Please Print Name

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

Signed and sworn to before me on the 30 day of September, 2025.

Notary Public \_\_\_\_\_

County, Michigan

My commission expires: \_\_\_\_\_

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