

# **CITY OF MACKINAC ISLAND**

## **AGENDA**

### **PLANNING COMMISSION**

**Tuesday, June 09, 2026 at 4:00 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.](#) May 12, 2026
- V. Adoption of Agenda**
- VI. Correspondence**
- VII. Staff Report**
  - a. HDC Meeting Summary
  - b. DPW Update
- VIII. Committee Reports**
- IX. Old Business**
  - [a.](#) C25-053-110(H) Trayser New Cafe
  - b. Downtown Density Discussion
- X. New Business**
  - [a.](#) HB26-001-027 Grand Hotel Tea Garden Stairs
- XI. Public Comment**
- XII. Adjournment**

MINUTES

PLANNING COMMISSION

Tuesday, May 12, 2026 at 4:00 PM

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

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**I. Call to Order**

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

**II. Roll Call**

PRESENT

Jim Pettit  
Michael Straus  
Anneke Myers  
Mary Dufina  
Lee Finkel

ABSENT

Trish Martin

Staff: Erin Evashevski, David Lipovsky

**III. Pledge of Allegiance**

**IV. Approval of Minutes**

a. April 14, 2026 Public Hearing

Motion to approve as amended. Amendment to change "decided" to "recommended" on page 2.

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

b. April 14, 2026

Motion to approve as amended. Amendment was to correct the vote under Public Comment.

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

**V. Adoption of Agenda**

Motion to approve as amended. Add Rental Housing/ Pettit under Old Business.

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

## VI. Correspondence

- a. Email from Andrew Doud regarding Zoning Permit

Straus read the email aloud. Fence on Mission Street. Motion to extend the permit as requested.

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

## VII. Staff Report

- a. DPW Update

Burt stated work continues nicely. The bypass pumps are running. Sewage is in the new plant establishing the biology. That will be another 3-4 weeks to get established. Pettit asked if the water coming in is warm or cold and Burt stated pretty warm. He didn't know the exact temperature.

## VIII. Committee Reports

None

## IX. Old Business

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

The applicant has extended the deadline another 60 days. Straus stated he believed they are still working on the egress. EMS has been through and they are ok. New drawings will be needed to show the new egress. Straus stated his concern about all the bike parking in the area. Lipovsky stated the alley does comply with code. Myers suggested posting a notice that the area is used as an emergency exit. Pettit believes the housing above uses it as an emergency exit as well. Dufina asked if we know who owns the bike parking area. Devan Anderson agreed with the comments just made. They plan on putting in a paved pathway for the egress and they could clean up the bikes at that time. Straus wondered if there is a way to mark that pathway as an emergency egress. Myers would like to see the path on the site plan. Motion to accept the extension submitted by the applicant to 220 days and to table for the June meeting.

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

Pettit discussed the garbage issue some more. It needs to be figured out whose job it is to enforce. Myers stated she liked his comment last month regarding the times of pick up being spread out.

## b. Rental Housing

Pettit stated number 1031 rental housing is an existing ordinance we do not enforce. We need to treat all properties the same. Myers stated this was discussed at the last ordinance meeting. The Fire Marshal and David Lipovsky are starting inspections on Thursday at the Threads building and then move on to the Grand housing. Straus stated the City is starting to make some progress in implementing the inspections. Pettit asked if family and non-family codes are different. Lipovsky stated yes they are different.

## X. New Business

### a. R126-014-009 Steensma New Windows

Lipovsky stated he was there today and most are replacements as-is. There is a double bay window that he would like to install for more light. Lipovsky stated there are other condos that have done the same thing. Myers stated if it fits the percentage she thinks it is good to go. A letter from the HOA needs to be submitted for the file. Motion to approve with HOA letter.

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

### b. Standards Discussion Requested by Andrew Doud

Andrew Doud apologized that he did not get his points to the Commission before the meeting and then handed it out.

Doud went over areas he highlighted from Westlaw Research of the Michigan Zoning Enabling Act. Doud also submitted our existing Ordinance and went over his points on this that he is not in agreement with. Straus stated he has had discussion with Evashevski and she feels our standards are adequate. Evashevski can review this submittal. Straus feels the entire commission comes to a consensus so they treat everyone the same. Straus stated if we turn this over to our attorney, that will be billable time. Doud has felt our attorney fees should be kept to a minimum. Doud asked Straus if he felt the standards are adequate. Straus stated he relies on the advice of the city attorney stating that the standards are adequate. Myers asked how Doud would like to see a traffic standard. Doud stated he doesn't think you can. Myers brought up the egress issue on the Trayser job. If we had a standard that said you had to have 10 feet, would that property ever be able to be developed. Doud thinks the building code should prevail in review. Straus stated if only building code was followed, the Planning Commission wouldn't be needed. Doud stated Straus stated the standards were black and white, but Straus denies stating that. Straus stated that if Doud has a problem with the Ordinance, he needs to go to the Ordinance Committee. Evashevski agrees with Straus. Evashevski stated she is happy to look at Doud's suggestions but feels our ordinance is pretty straight forward. Pettit asked if he had examples of other cities' ordinances. Doud stated he has

several examples. Evashevski stated this is a City Council issue. Straus stated he is happy to write a letter to city council relaying Doud's concerns. We could also add to our running list to be reviewed. Myers asked for a suggested standard and Doud stated he does not think it should be a standard regarding streets and drives. Doud pointed out that in the discussion on the hotel above Douds, there was no discussion on streets and drives. The Commission stated in that instance they did not have a concern. Doud does not want to escalate the issue but encouraged the Commission to review what he submitted. Pettit wanted to say as a dray driver for years and years, up in the village there are many places you cannot turn around.

c. Discussion on Downtown Density

Straus stated a project submitted last month brought up an issue with density. We would like to change the ordinance to make it more feasible for everyone. Evashevski stated she heard the commissions concerns and goals. They would like to allow more boardinghouse use in the downtown. If allowing for stacking but limiting the number of dwelling units to residential use, the concern is if someone wants boardinghouse use and are maxed out with apartments, they couldn't do it. Her thought was under 9.04 c4, the wording be changed to add "however, if the total number of dwelling units have been reached, but there is still sufficient usable square footage remaining on the property, for every \_\_\_ square feet of usable space, one additional dwelling unit to house not less than \_\_\_ boardinghouse occupants, shall be permitted for boardinghouse use only." Pettit asked how you keep someone from adding more apartments. Lipovsky stated you only can use the extra square footage for the boardinghouse use. Lipovsky stated the proposed changes give the building owners more flexibility. Straus asked Lipovsky if they had come up with numbers for the square footage and occupants. Lipovsky stated it is still being discussed. Myers thinks the density of a dwelling unit in the downtown should be based on square feet of the building, not the lot, as it currently reads. Evashevski stated she and Lipovsky need to look at different buildings and their layout and come up with different densities. Myers also suggested looking at other communities' density guidelines. Number 2 also needs to be looked at. Myers would like to look at both boardinghouse and dwelling using square footage of the building but also add the sweetener of the boardinghouse use being allowed. Dufina pointed out that the city ordinances also have standards to be followed and should be compared with what we are considering. Lipovsky stated he will check that out. Myers asked Lipovsky to give some examples to make it easier to understand. Evashevski asked if a preemptive letter should be sent to city council so they have a heads up on what Planning is looking at and their goals. Pereny could add to her report to city council. Evashevski thinks it would be helpful to put it in a letter so it is easier to understand. Myers stated aloud what she thinks the letter to city council should say. Motion to send letter to city council alerting them to what we are working on and Lipovsky and Evashevski will continue to work on numbers.

Motion made by Myers, Seconded by Pettit.

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

## XI. Public Comment

Pettit asked about the Bonzheim project. Lipovsky stated their vehicle permits were denied. They were allowed to backfill and then continue in November.

**XII. Adjournment**

Motion to adjourn at 5:42 PM.

Motion made by Myers, Seconded by Dufina.

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

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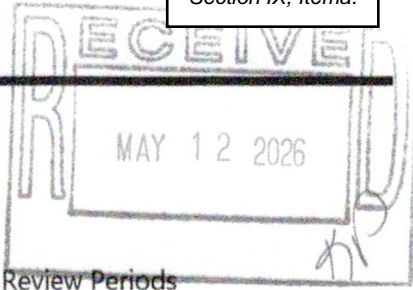
Michael Straus, Chairman

Katie Pereny, Secretary



**Katie Pereny**

**From:** Devan Anderson  
**Sent:** Tuesday, May 12, 2026 3:01 PM  
**To:** Katie Pereny  
**Cc:**  
**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  
**Sent:** Tuesday, March 24, 2026 9:53 AM  
**To:** Katie Pereny <kep@cityofmi.org>  
**Cc:**  
**Subject:** Mackinac Island Planning and Historic Commission Review Periods

Honorable Commissioners,

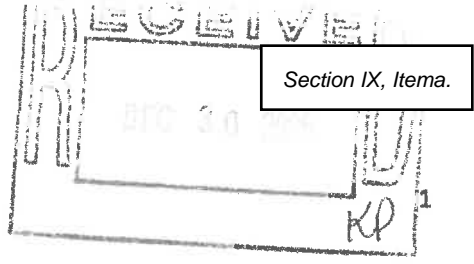
We agree to extend the review period by 60 days from 100 days maximum to 160 days at both the Planning Commission and Historic District Commission for our applications for work at 7347 Main Street, Mackinac Island - Trayer's Trading Post Renovation.

Cordially.



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

File No. C25-053-110(4)  
 Exhibit A  
 Date 12-30-25  
 Initials KD



**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

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

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

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

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

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### ***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"/>

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**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 1<sup>st</sup> 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 2<sup>nd</sup> 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.



20 February 2026

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 1<sup>st</sup>, 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

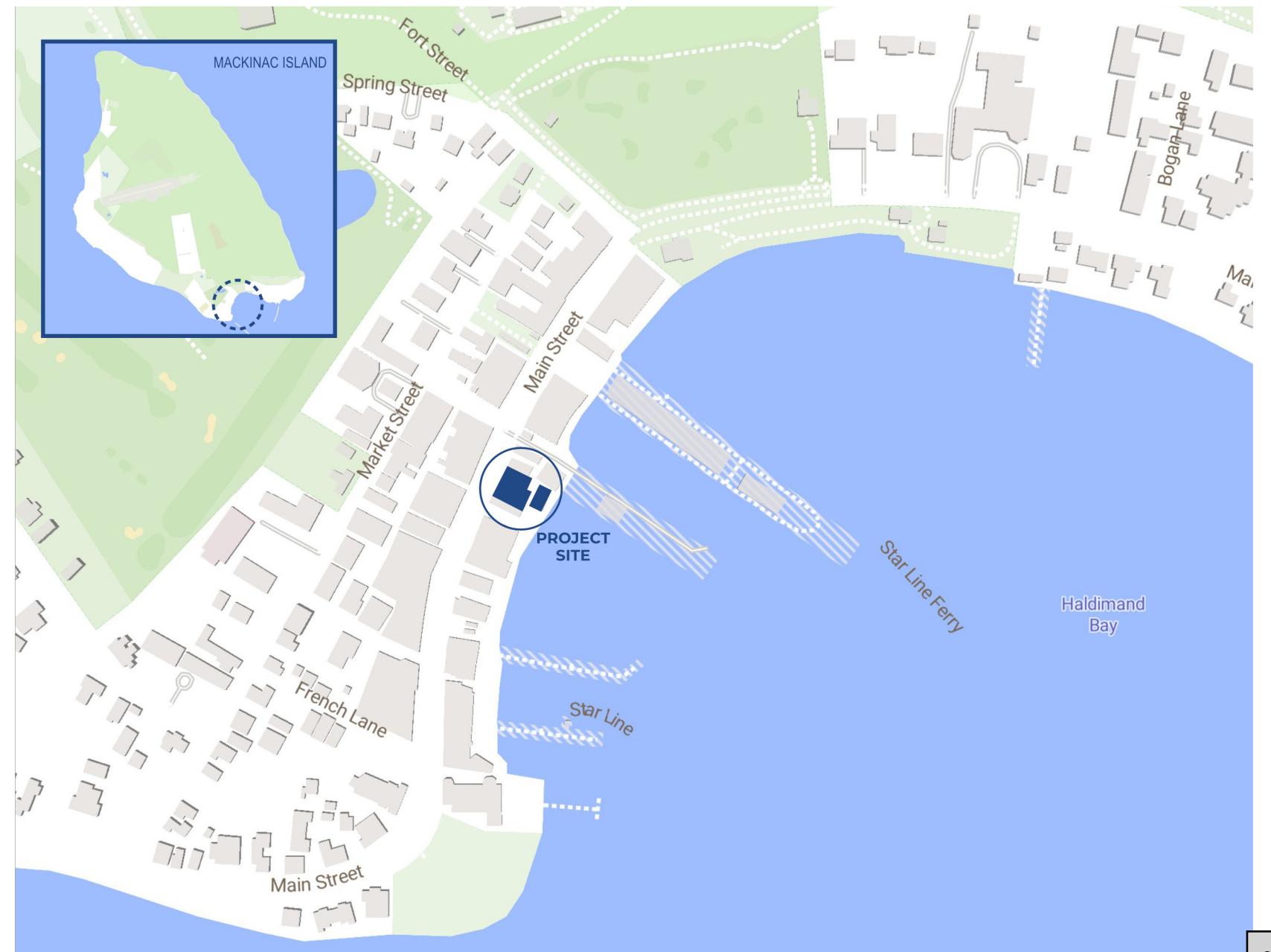


## PROJECT SUMMARY

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 1<sup>st</sup> 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

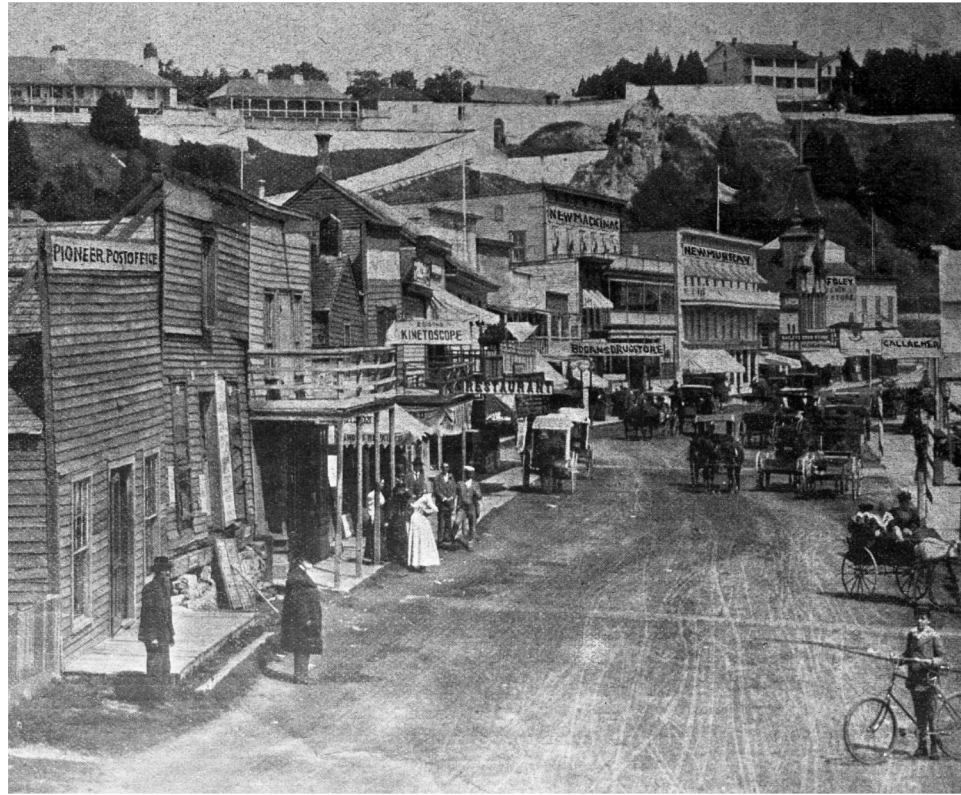


MACKINAC ISLAND MAIN STREET LOOKING SOUTH FROM FORT STREET



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



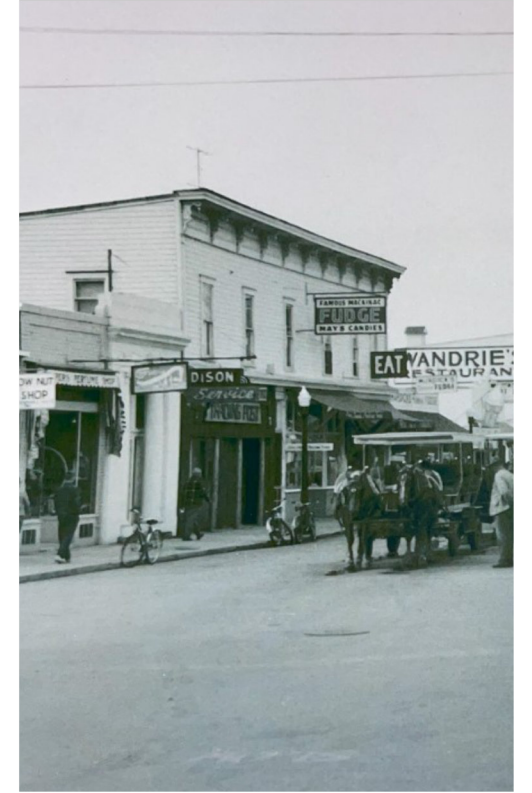
MAY'S CANDY SHOP ca. 1960



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



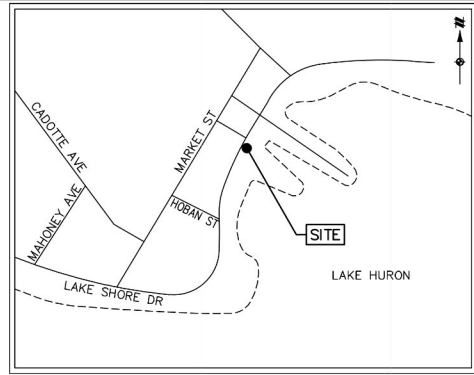
EXISTING BUILDING, SHED AND SEAWALL, LOOKING NORTHEAST



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
⊕ E	EXISTING ELECTRIC METER
⊕ G	EXISTING GAS VALVE
⊕ B	EXISTING BOLLARD
○ C.O.	EXISTING SANITARY CLEAN OUT
⊕ W	EXISTING WATER VALVE
⊕ H	EXISTING FIRE HYDRANT
⊕ F	EXISTING FIRE DEPARTMENT CONNECTION
⊕ M	EXISTING WATER METER
⊕ T	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.

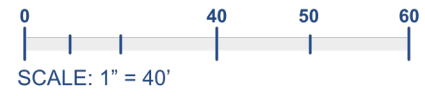
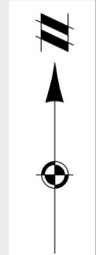
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# EXISTING CIVIL SITE PLAN

## SITE PLAN LEGEND

	<b>PROJECT BUILDING</b>
○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
⊕	EXISTING ELECTRIC TRANSFORMER
× 584.36	EXISTING GROUND ELEVATION
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× 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 RECORD
(R)	RECORD
	EXISTING BUILDING
	APPROXIMATE FLOOD ZONE AE
	APPROXIMATE FLOOD ZONE VE





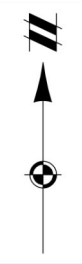
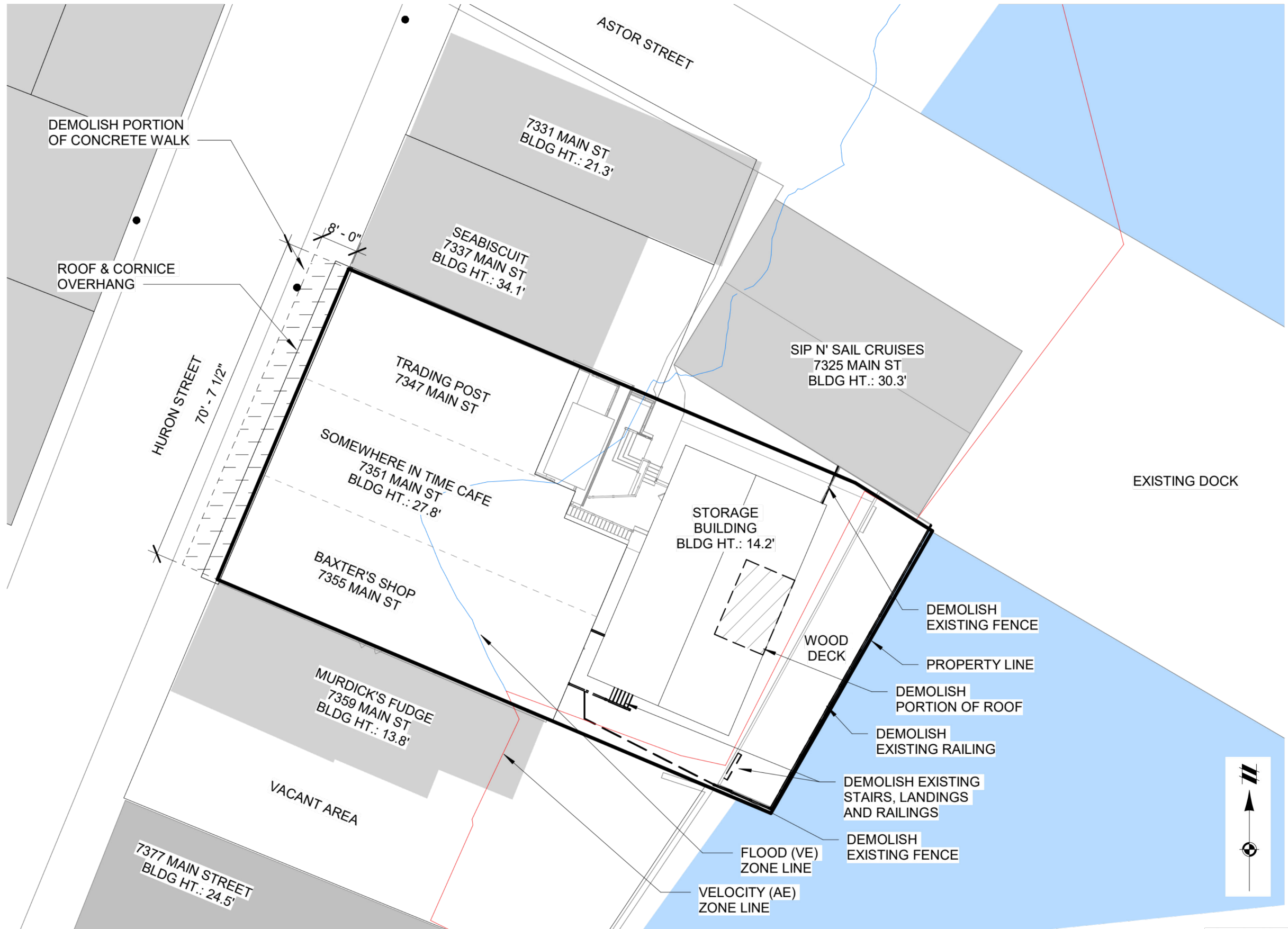
**ATWELL**  
866.850.4200 [www.atwell.com](http://www.atwell.com)  
TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MI 48076  
248.447.2000

# 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
<b>TOTAL</b>	<b>16035 SF</b>



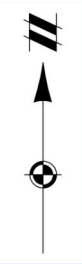
# PROPOSED SITE PLAN

## SITE LEGEND

- EXISTING LIGHT POLE
- ▭ PROJECT SCOPE OF WORK

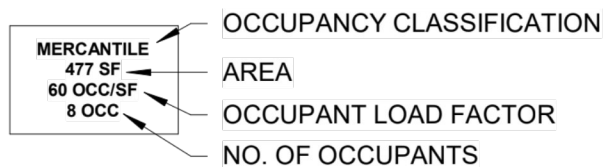
PROJECT SCOPE BUILDING AREA	
LEVEL 0	4639 SF
LEVEL 1	5534 SF
LEVEL 2	4347 SF
NEW CAFE	1515 SF
<b>TOTAL</b>	<b>16035 SF</b>

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



# PROPOSED LIFE SAFETY PLAN

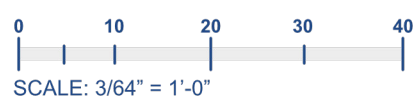
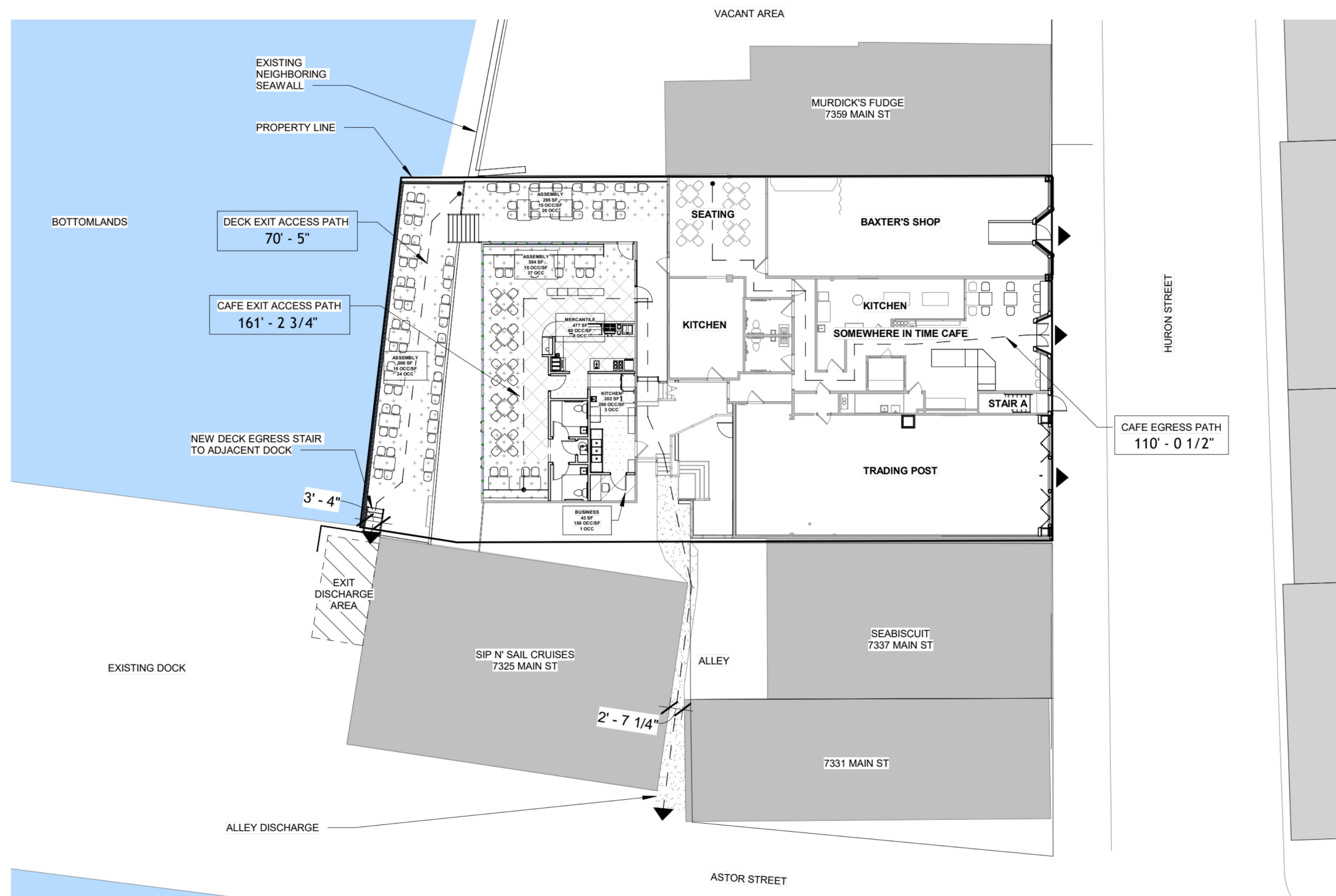
## LIFE SAFETY PLAN LEGEND



OCCUPANCY	#
MERCANTILE	8
ASSEMBLY	91
KITCHEN	3
BUSINESS	1
<b>TOTAL</b>	<b>103</b>



### CODE SUMMARY: MBC 2021

- MAXIMUM EXIT TRAVEL DISTANCE WITH SPRINKLER SYSTEM: 250 FEET

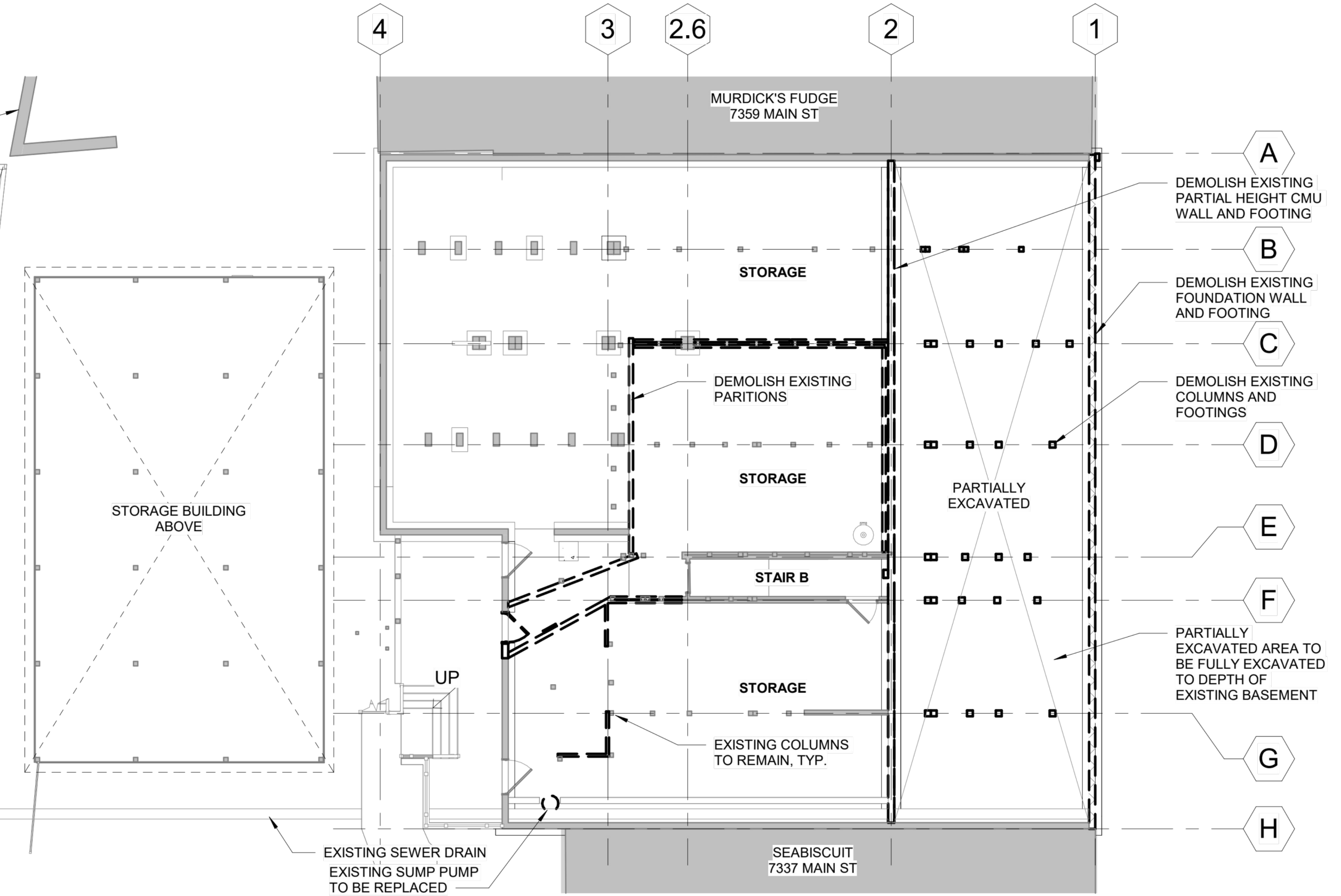


# DEMOLITION PLAN - BASEMENT

## 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



# 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

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

UP

DN

DN

UP



ALLEY LEVEL

SEABISCUIT  
7337 MAIN ST



# DEMOLITION PLAN - SECOND FLOOR

## DEMO PLAN LEGEND

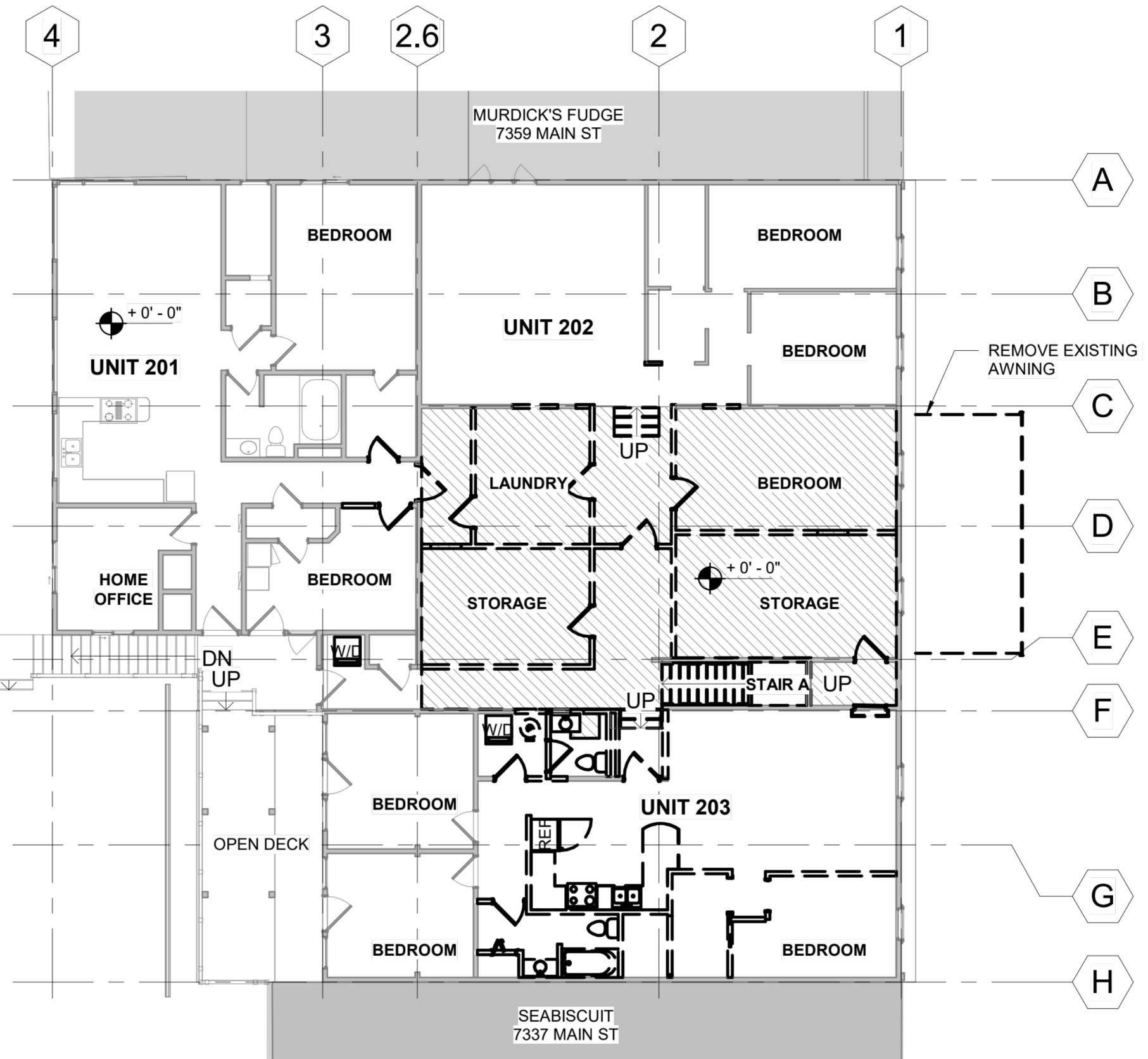
-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

DEMOLISH PORTION OF ROOF FOR NEW WORK.



STORAGE BUILDING BELOW

REMOVE EXISTING AWNING



# DEMOLITION PLAN - ROOF PLAN

## DEMO PLAN LEGEND

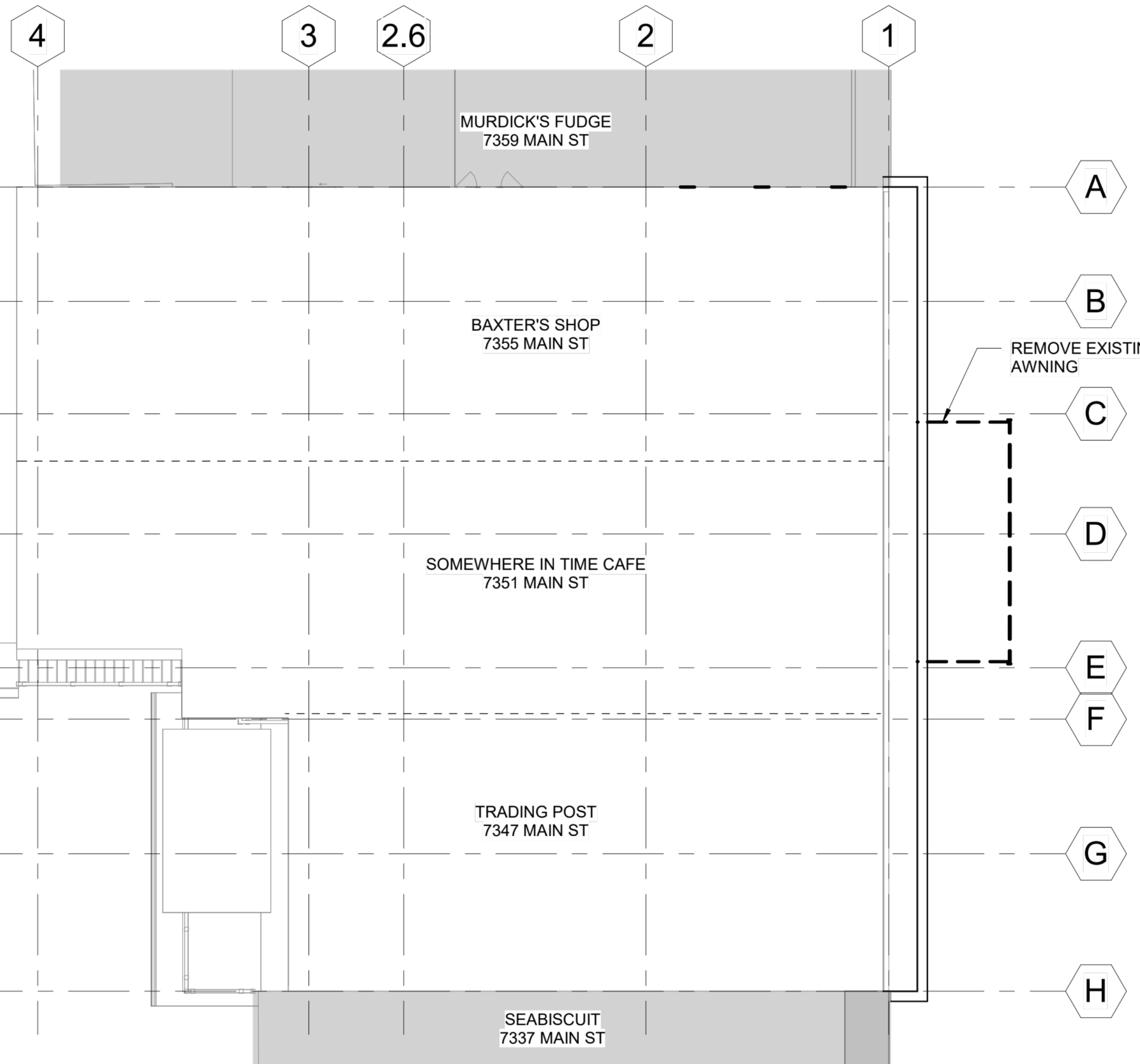
-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN

DEMOLISH PORTION OF ROOF FOR NEW WORK.





STORAGE BUILDING BELOW

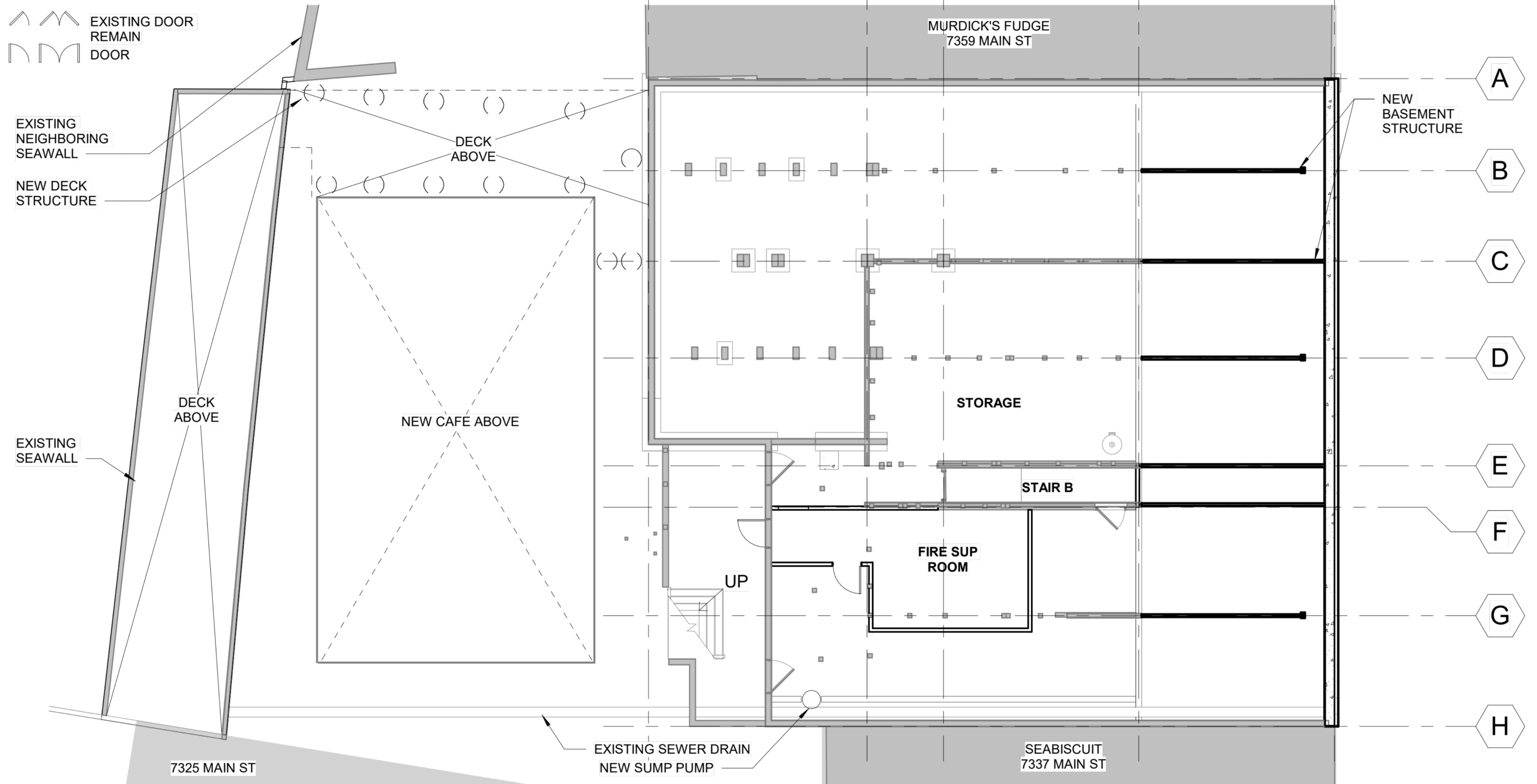
REMOVE EXISTING AWNING



# PROPOSED PLAN - BASEMENT





## FLOOR PLAN LEGEND

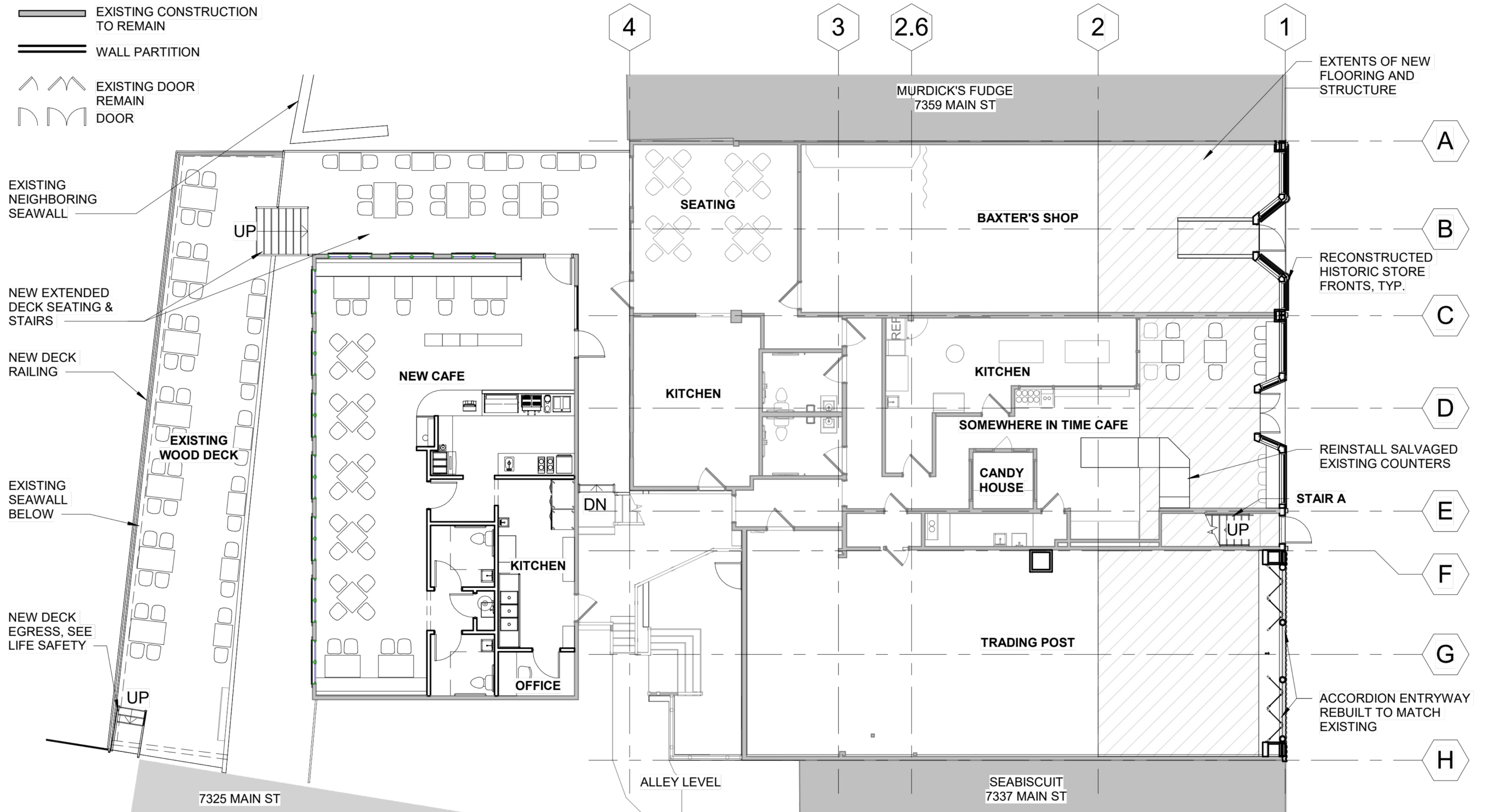
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR TO REMAIN
-  DOOR



# PROPOSED PLAN - FIRST FLOOR





## FLOOR PLAN LEGEND

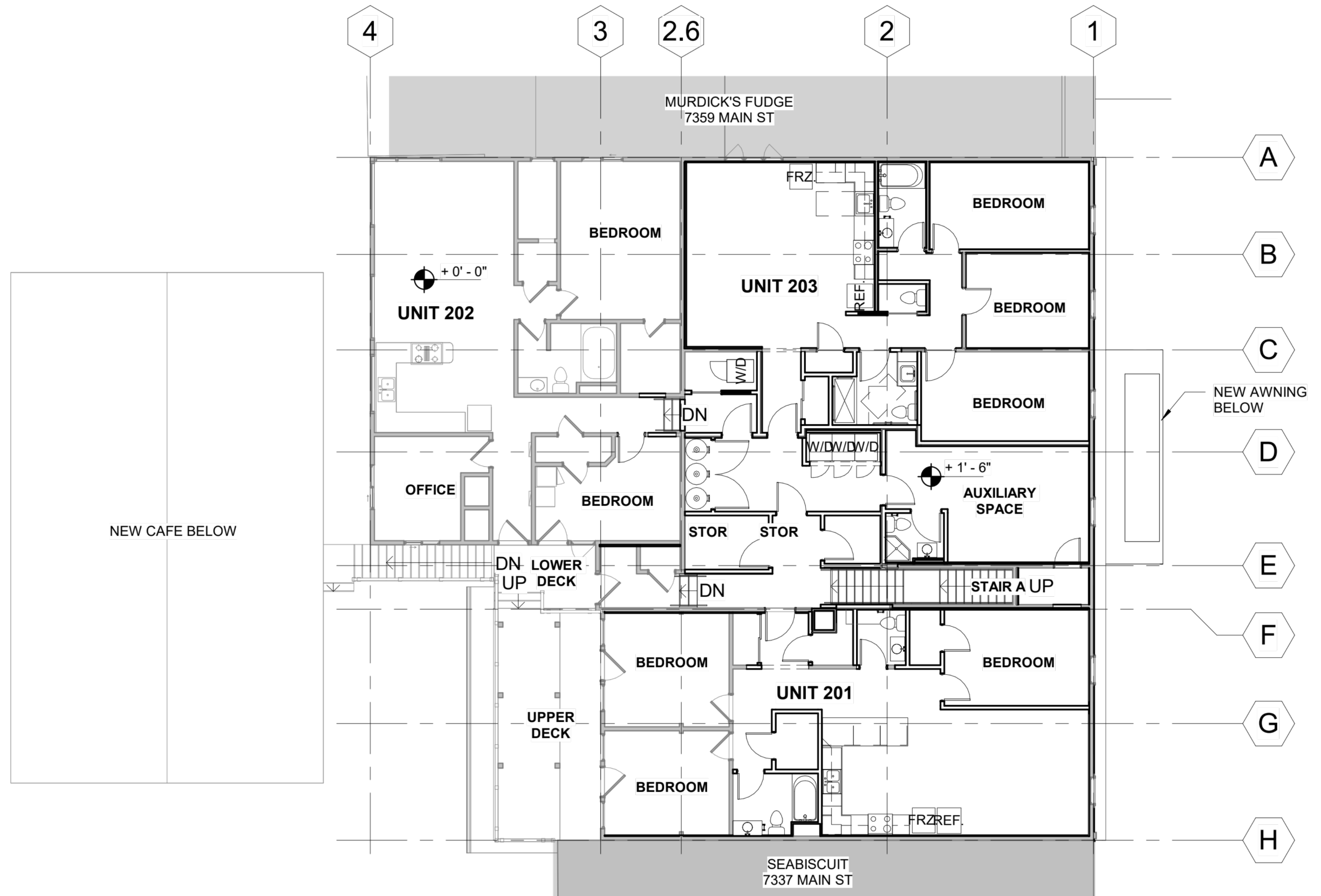
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR REMAIN
-  DOOR



# PROPOSED PLAN - SECOND FLOOR


## FLOOR PLAN LEGEND

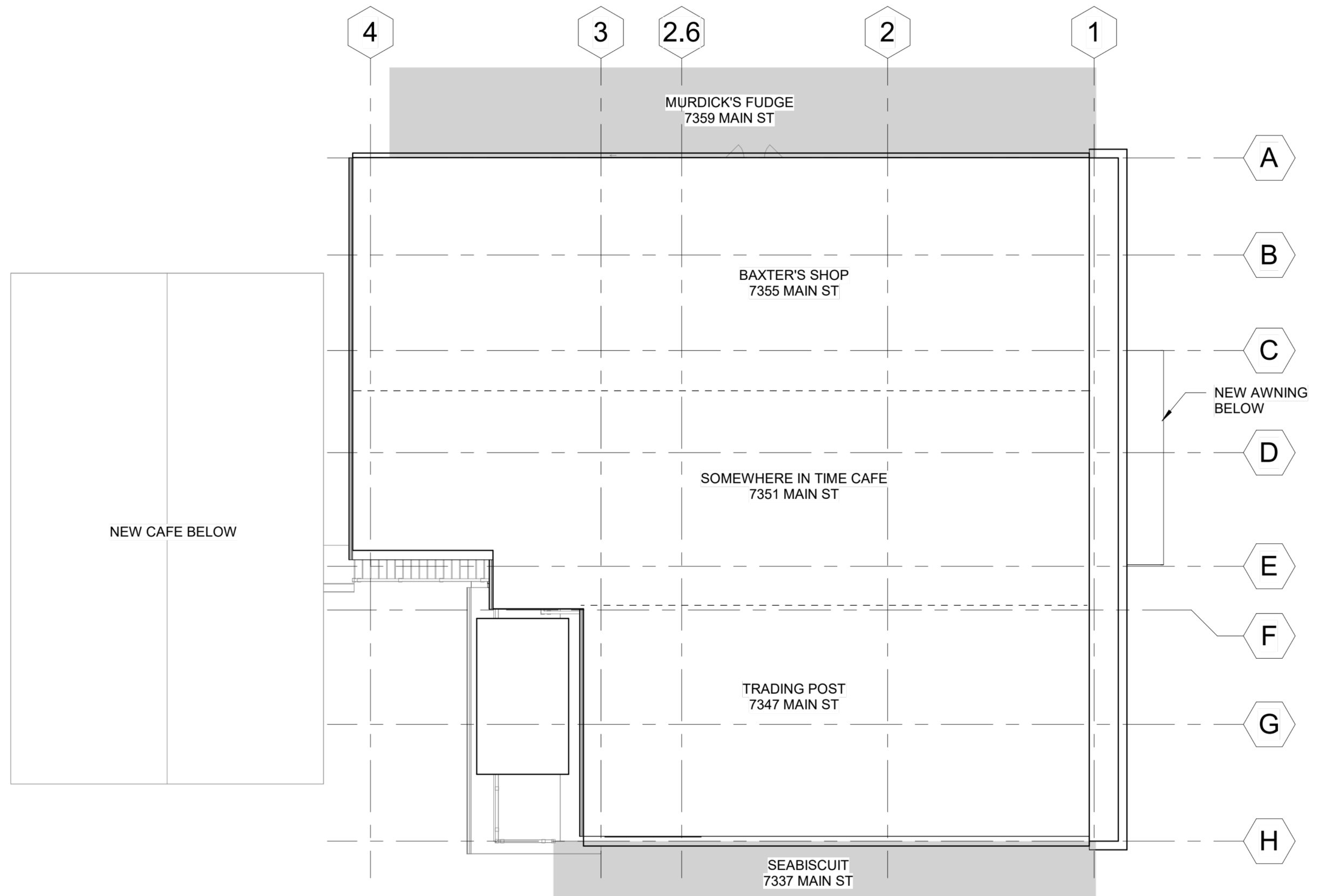
-  EXISTING CONSTRUCTION TO REMAIN
-  WALL PARTITION
-  EXISTING DOOR REMAIN
-  DOOR



# PROPOSED PLAN - ROOF PLAN

## ROOF PLAN LEGEND

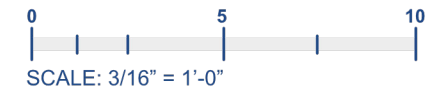
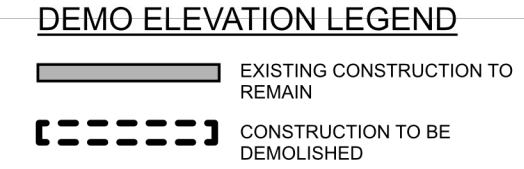
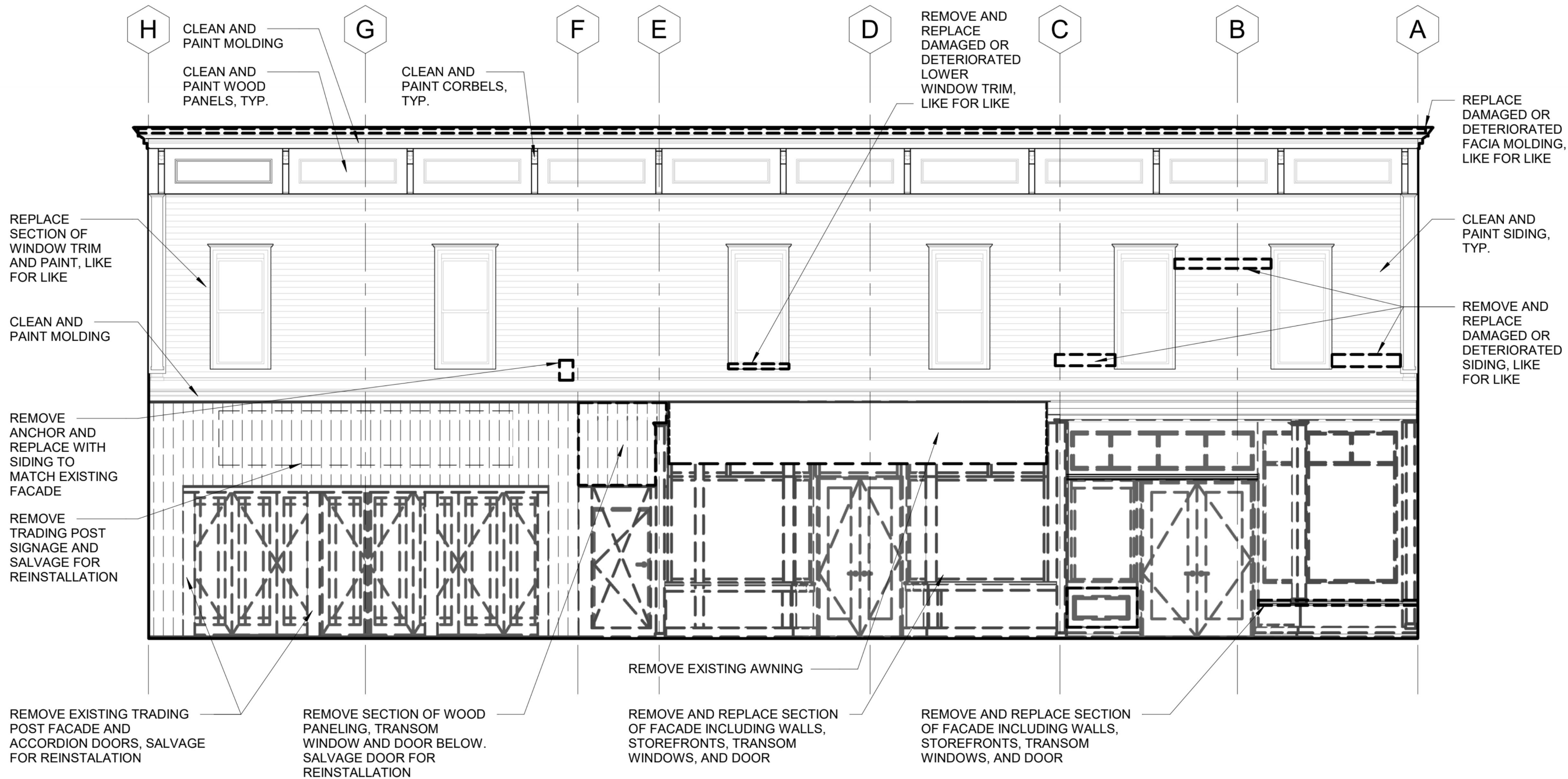
 EXISTING ROOF  
CONSTRUCTION TO REMAIN



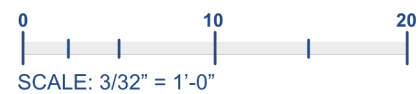
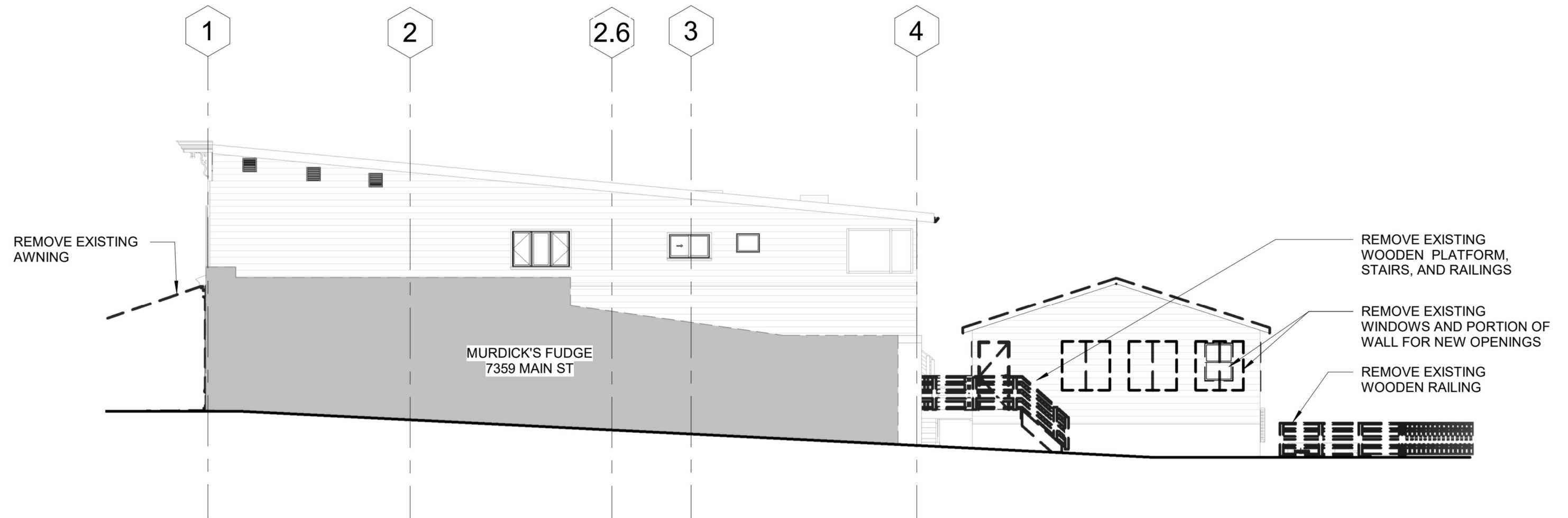


Section IX, Itema.

# EXISTING ELEVATION - NORTH (MAIN STREET)



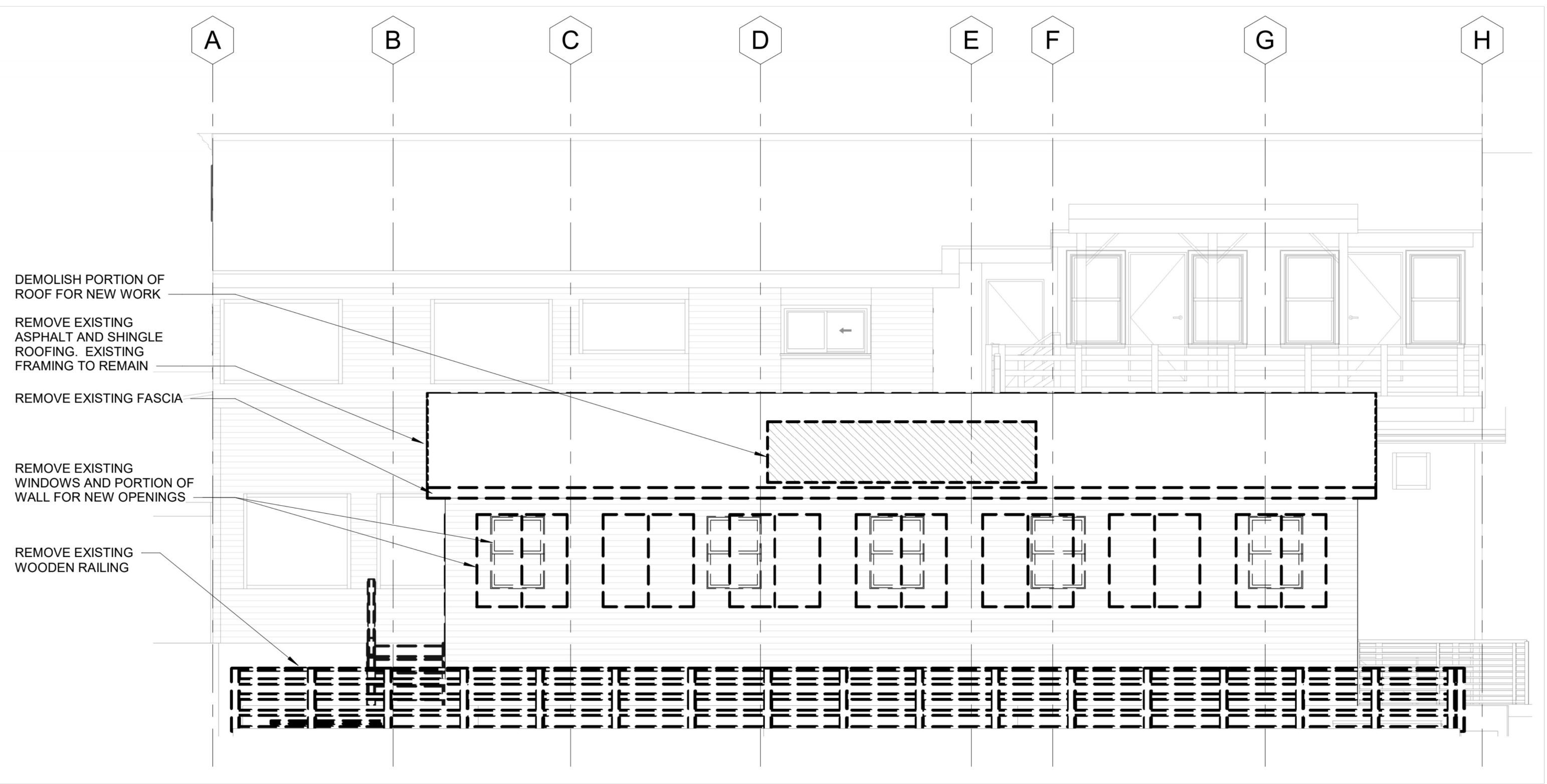
# EXISTING ELEVATION - WEST



## DEMO ELEVATION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- CONSTRUCTION TO BE DEMOLISHED

# EXISTING ELEVATION - SOUTH (LAKE VIEW)



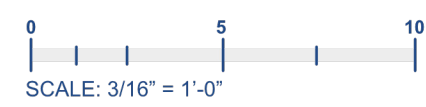
DEMOLISH PORTION OF ROOF FOR NEW WORK

REMOVE EXISTING ASPHALT AND SHINGLE ROOFING. EXISTING FRAMING TO REMAIN


REMOVE EXISTING FASCIA


REMOVE EXISTING WINDOWS AND PORTION OF WALL FOR NEW OPENINGS

REMOVE EXISTING WOODEN RAILING

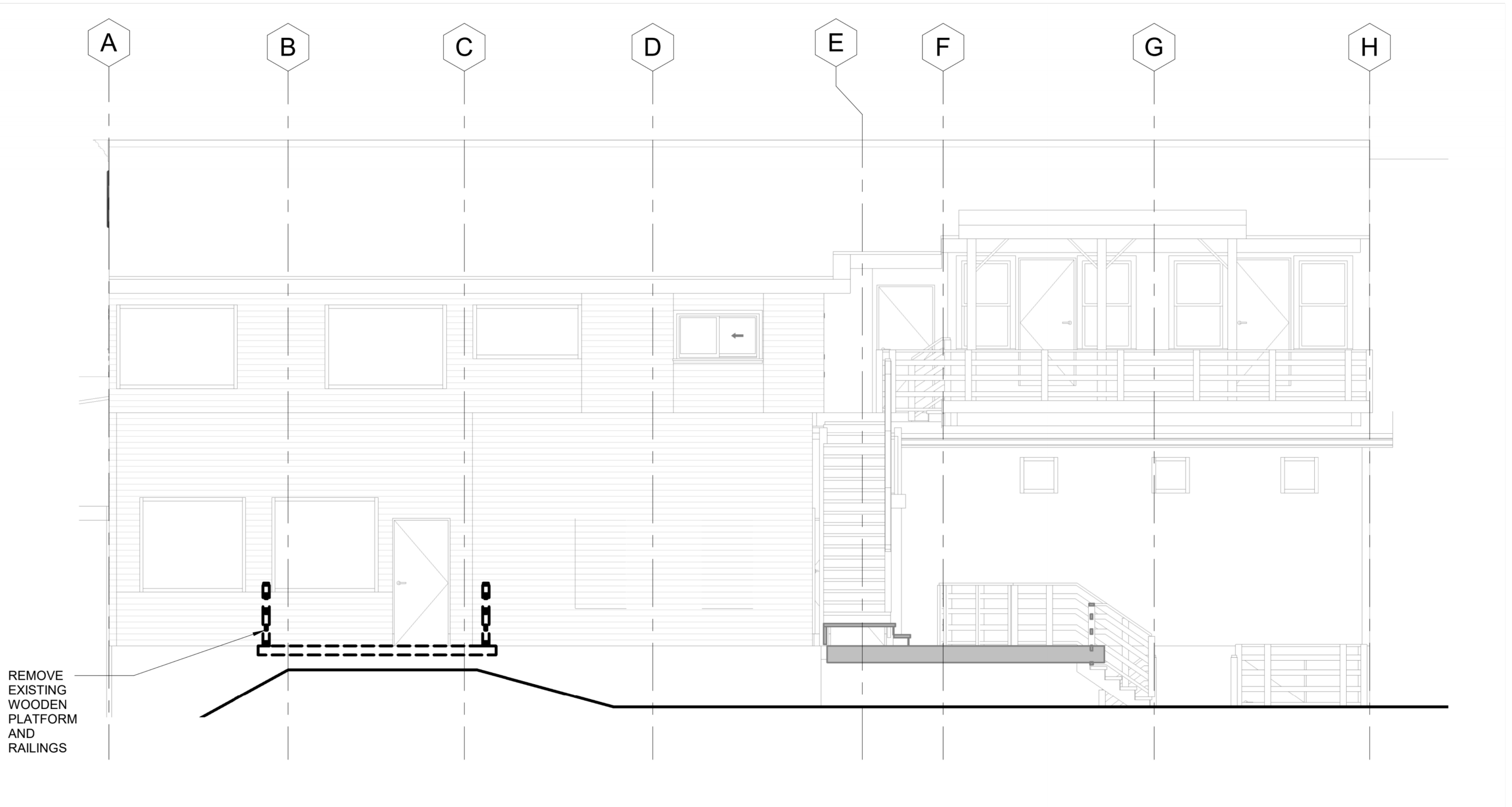


**DEMO ELEVATION LEGEND**

 EXISTING CONSTRUCTION TO REMAIN



 CONSTRUCTION TO BE DEMOLISHED

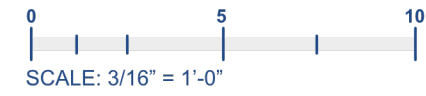
# EXISTING ELEVATION - SOUTH (LAKE VIEW) WITHOUT SHED



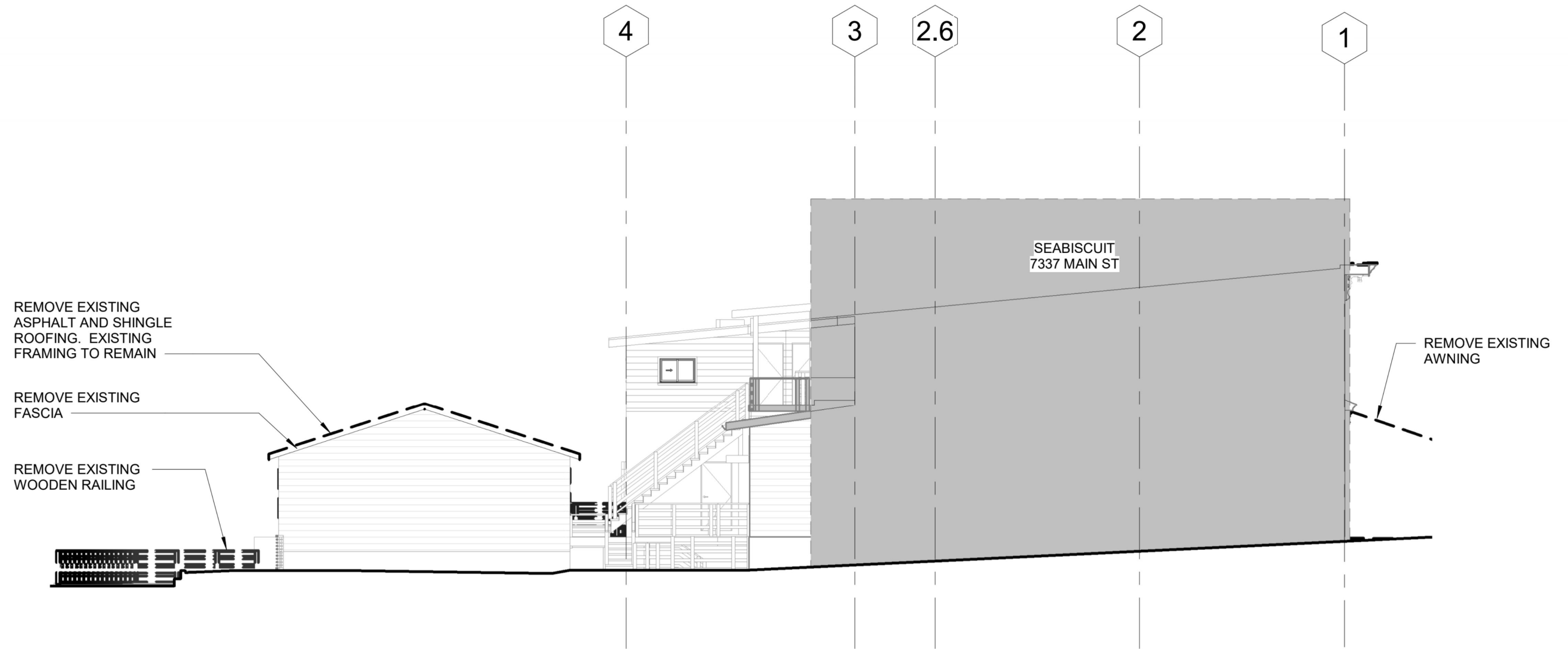
REMOVE  
EXISTING  
WOODEN  
PLATFORM  
AND  
RAILINGS

### DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED





# EXISTING ELEVATION - EAST

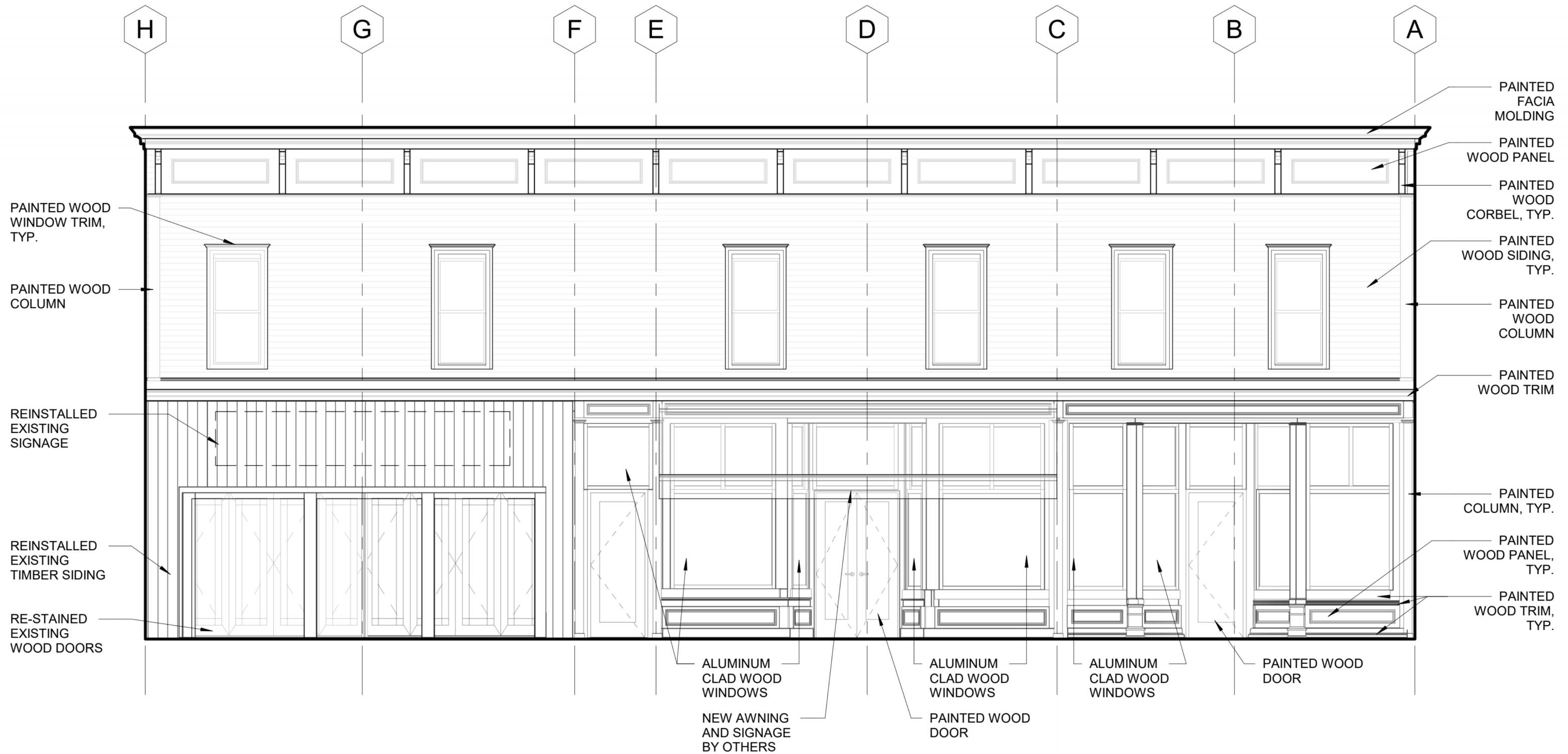


0 10 20  
SCALE: 3/32" = 1'-0"

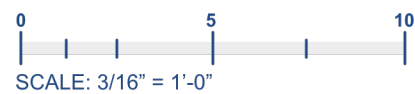
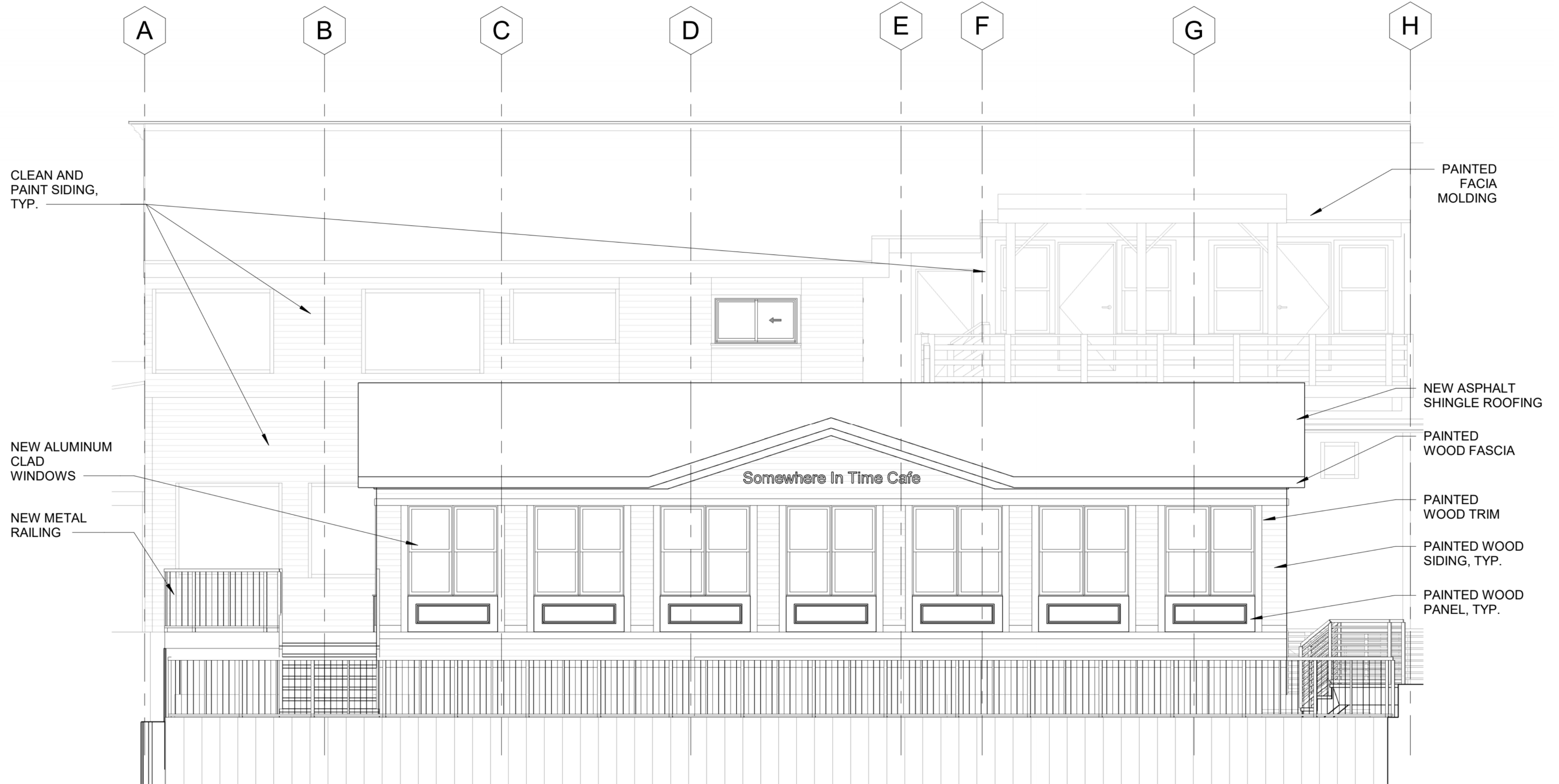
### DEMO ELEVATION LEGEND

-  EXISTING CONSTRUCTION TO REMAIN
-  CONSTRUCTION TO BE DEMOLISHED

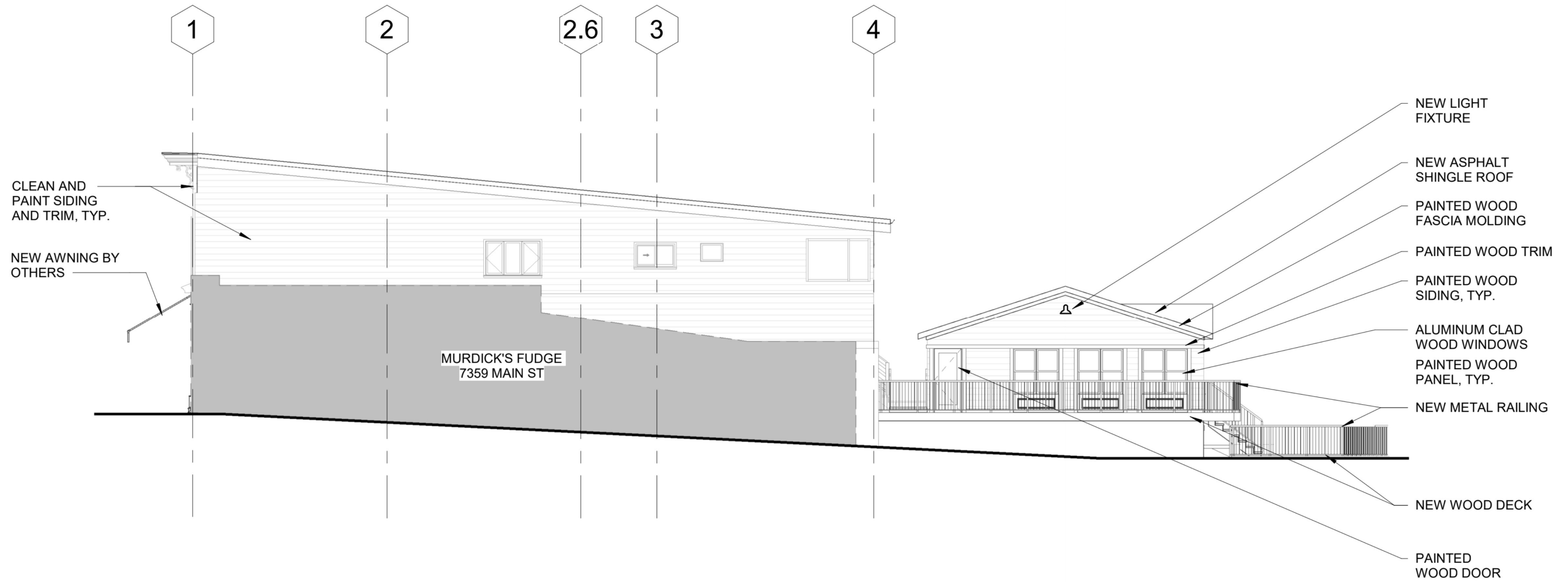
# PROPOSED ELEVATION - NORTH



# PROPOSED ELEVATION - SOUTH

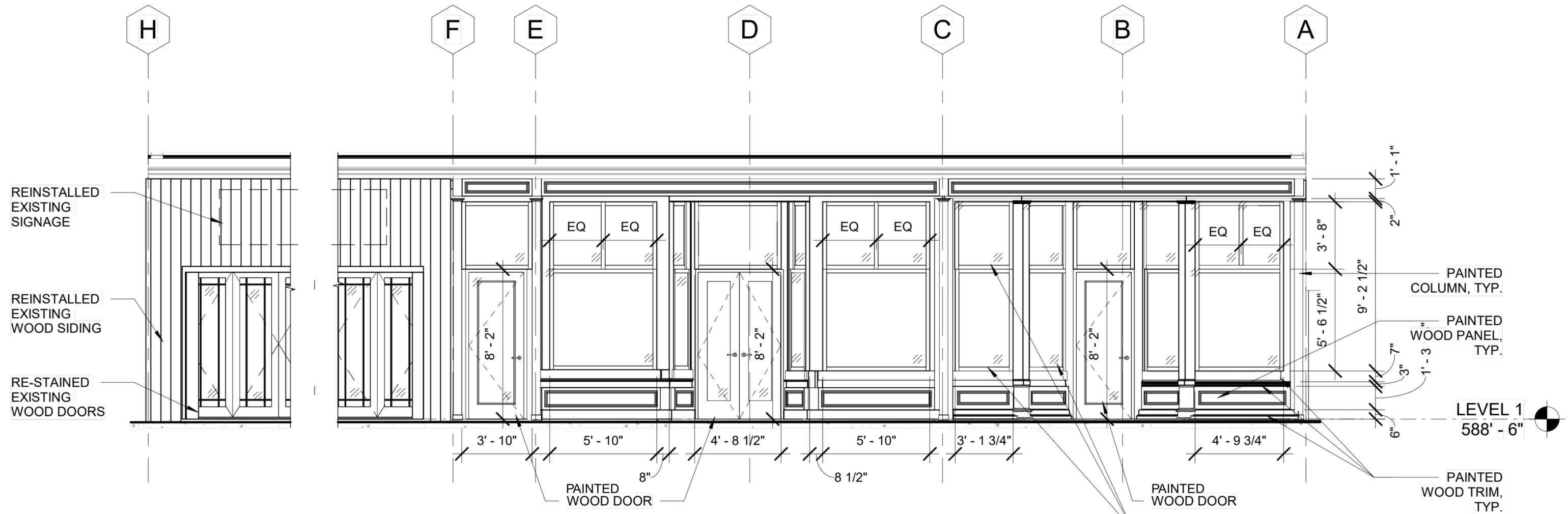


# PROPOSED ELEVATION - WEST

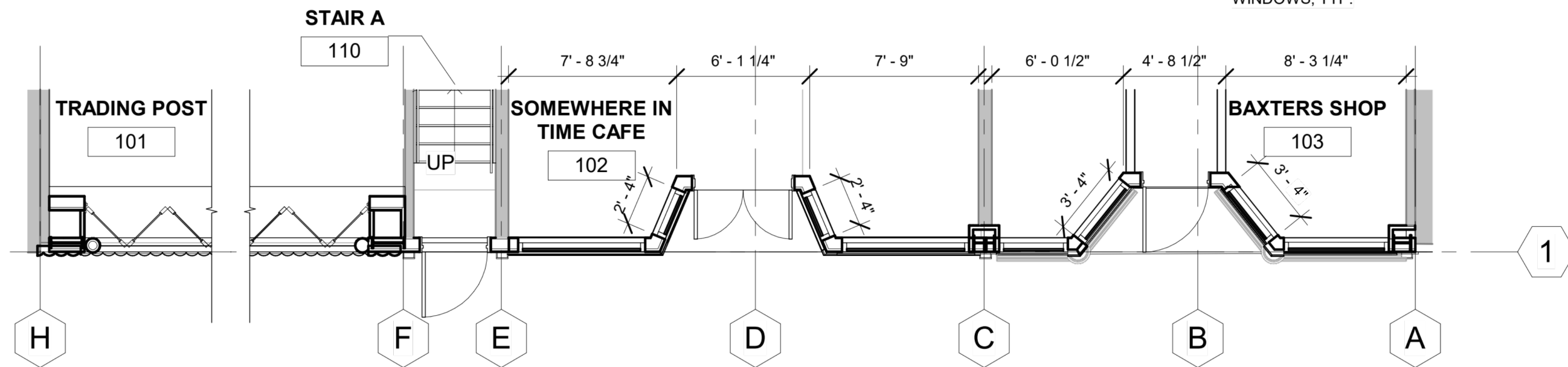


0 10 20  
 SCALE: 3/32" = 1'-0"

# PROPOSED ELEVATION & PLAN - ENLARGED NORTH



PROPOSED ELEVATION - ENLARGED



PROPOSED PLAN - ENLARGED

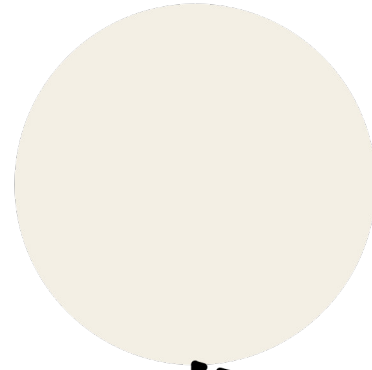


# MATERIAL SHEET - SOUTH FACADE

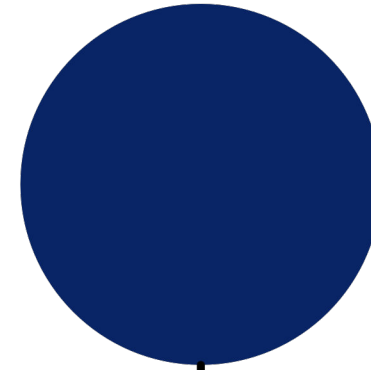
UMBRELLA FABRIC:  
CANVAS NAVY



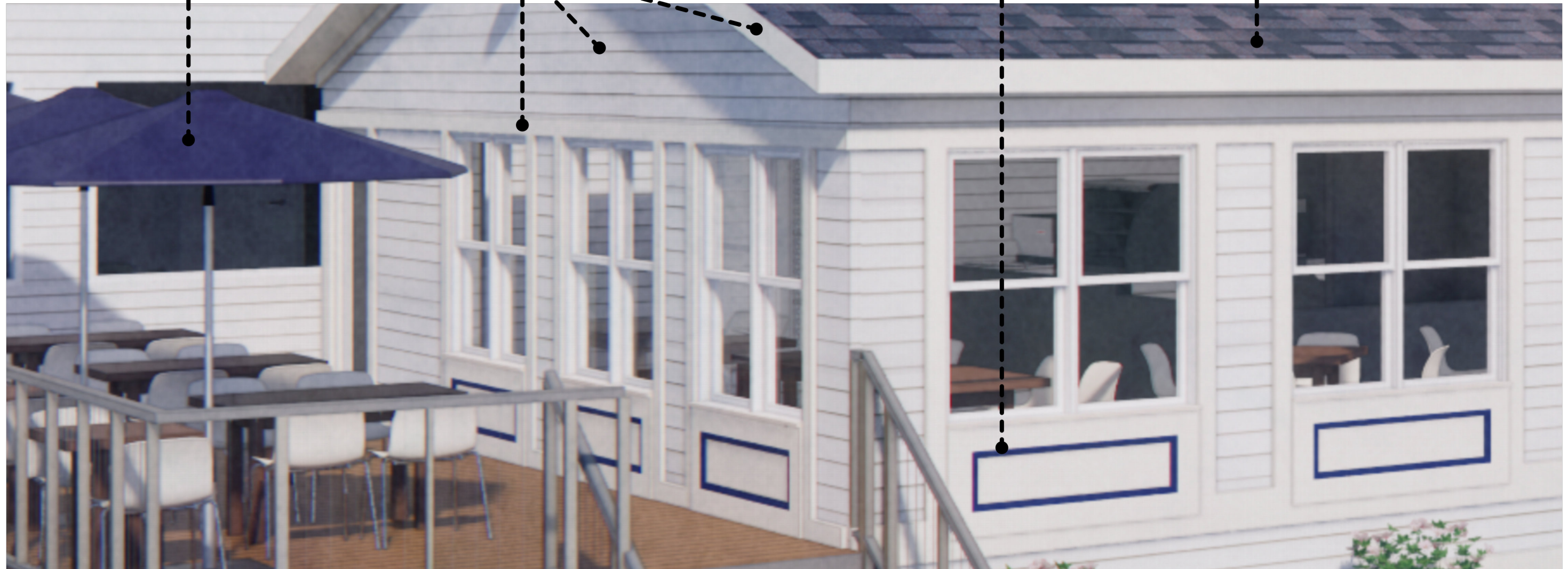
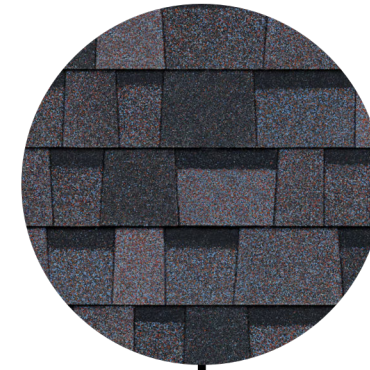
PAINT: SHERWIN WILLIAMS  
WHITE FLOUR



PAINT: BENJAMIN MOORE  
PATRIOT BLUE



ROOF: 3-TAB SHINGLES,  
ASH



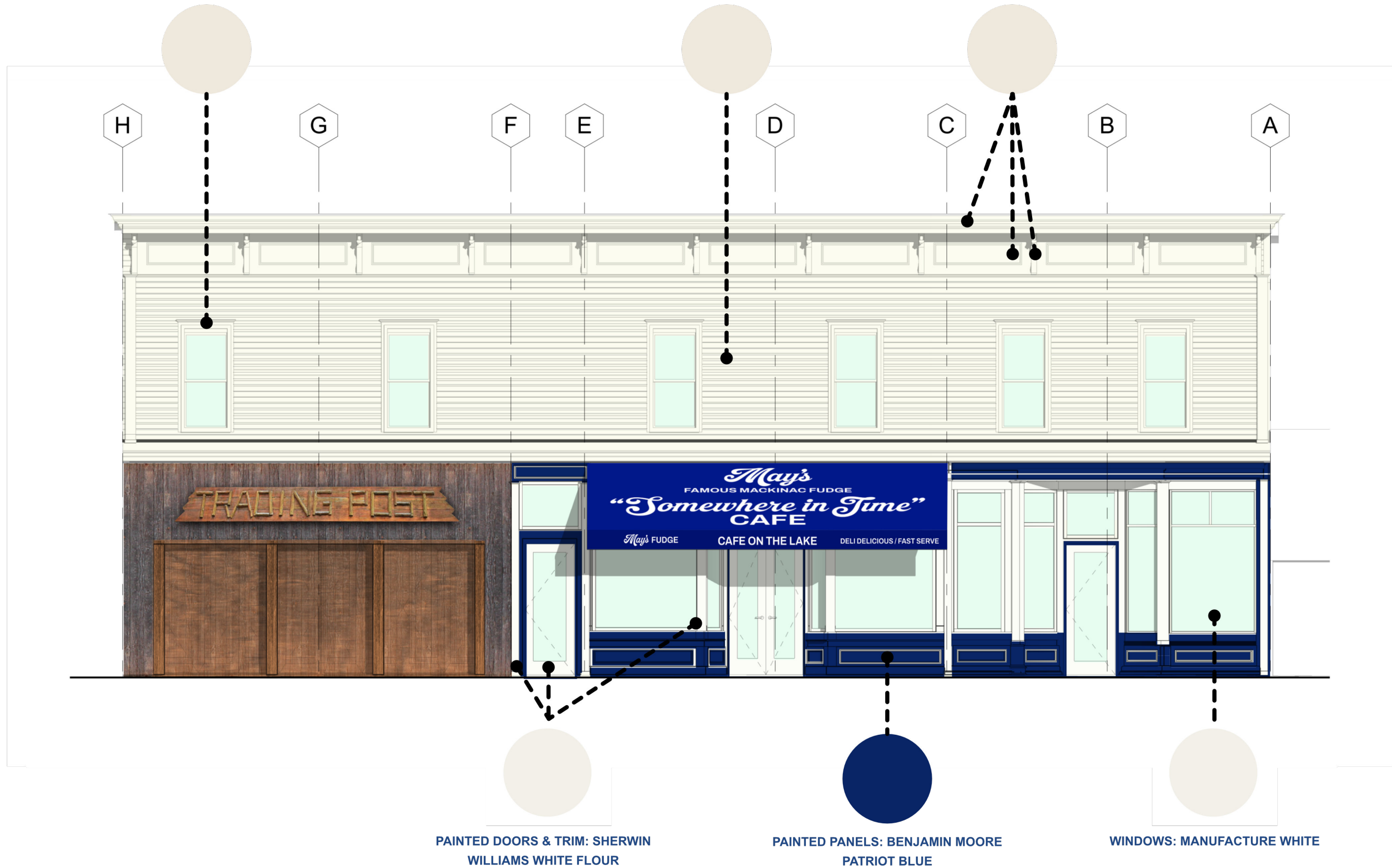


# PROPOSED ELEVATION RENDER

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 BROWN / 1864-517  
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  
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:

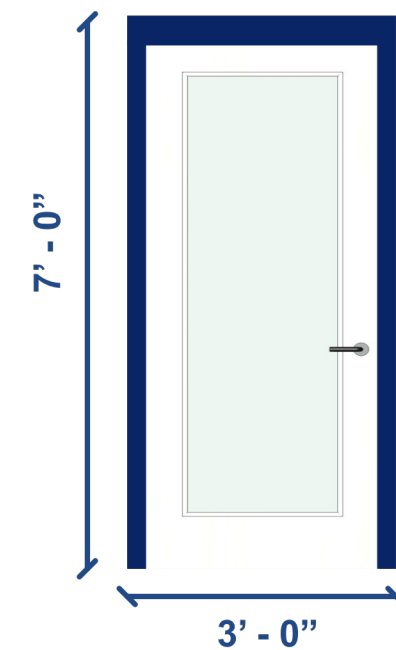
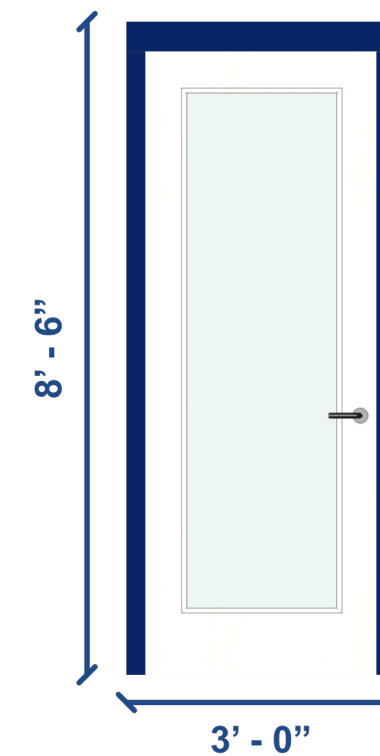
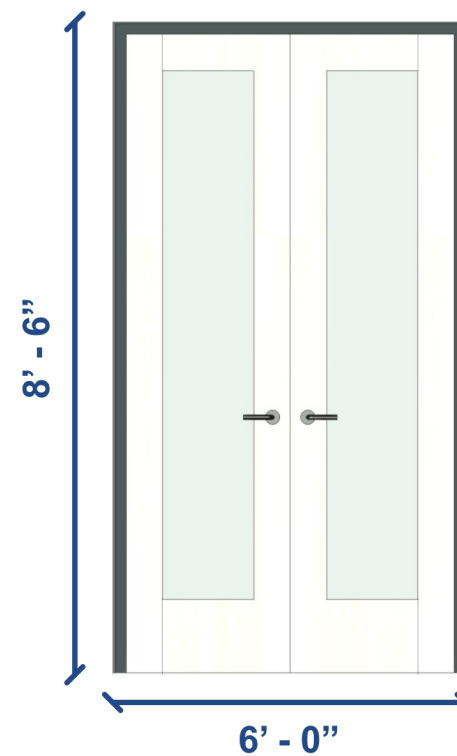
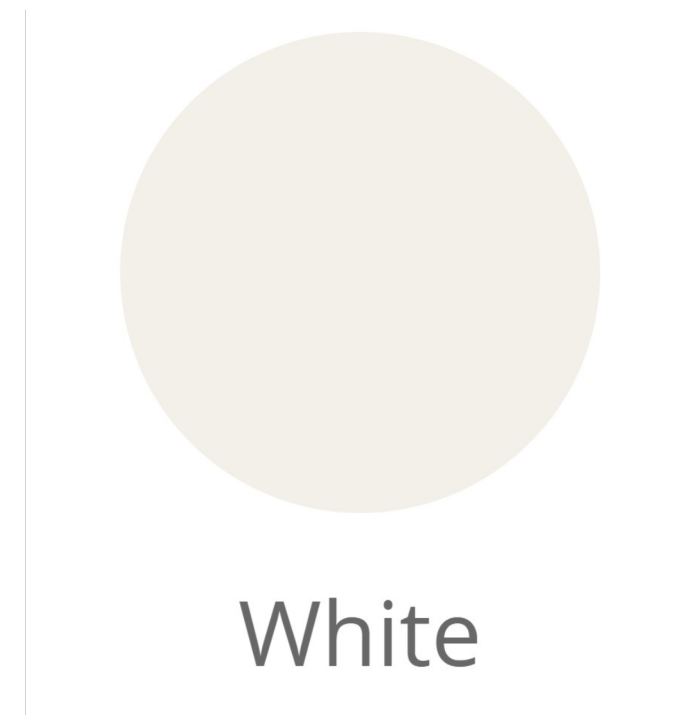
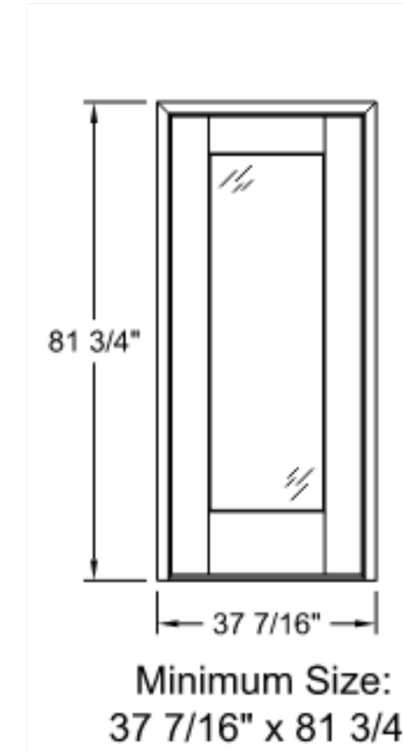
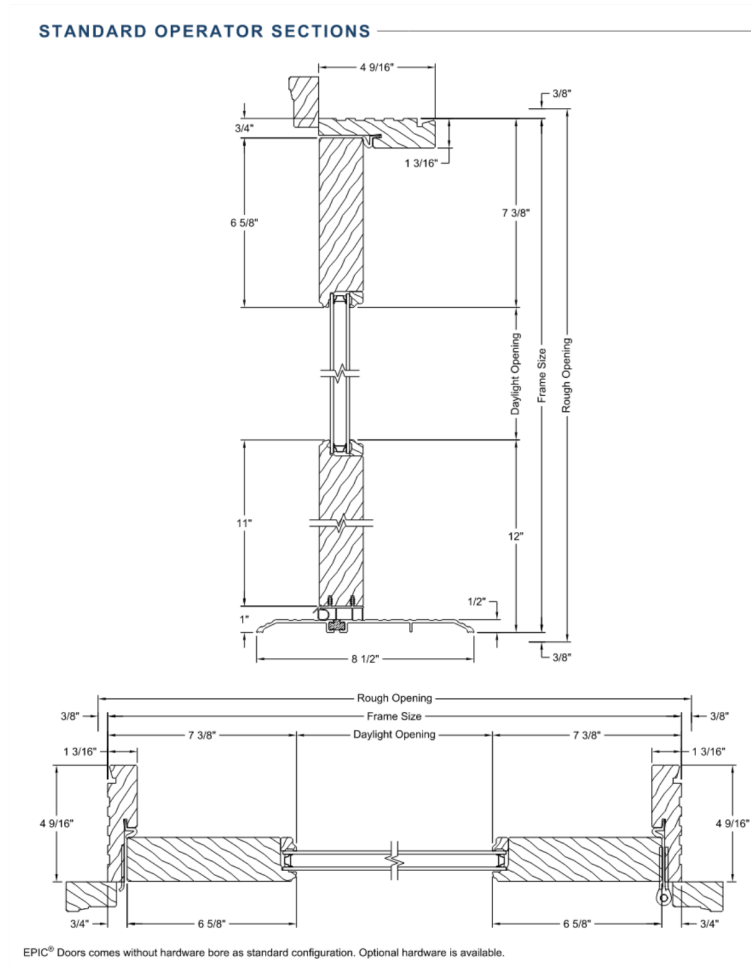
- Low-E4/Low-E Tempered Glass

### 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:

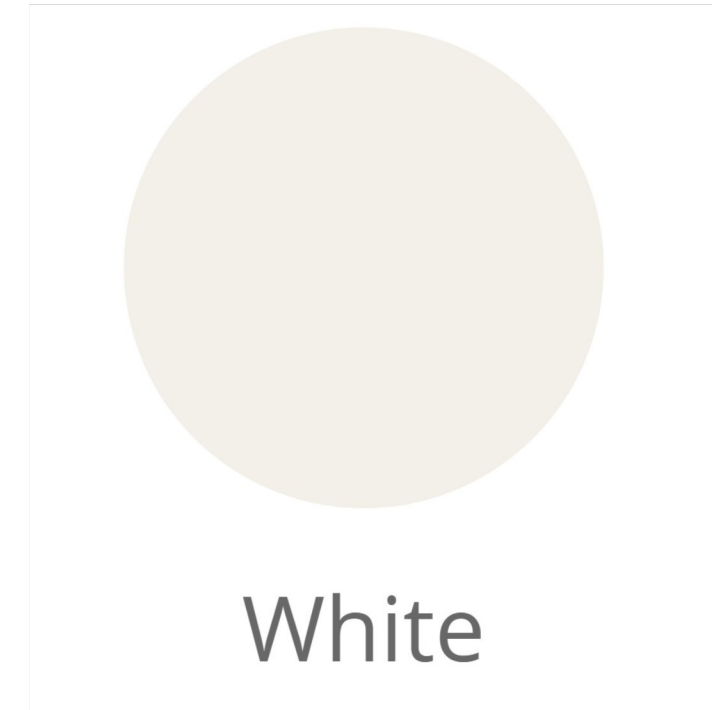
- Interior wood with thick aluminum cladding
- White finish color

### 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.

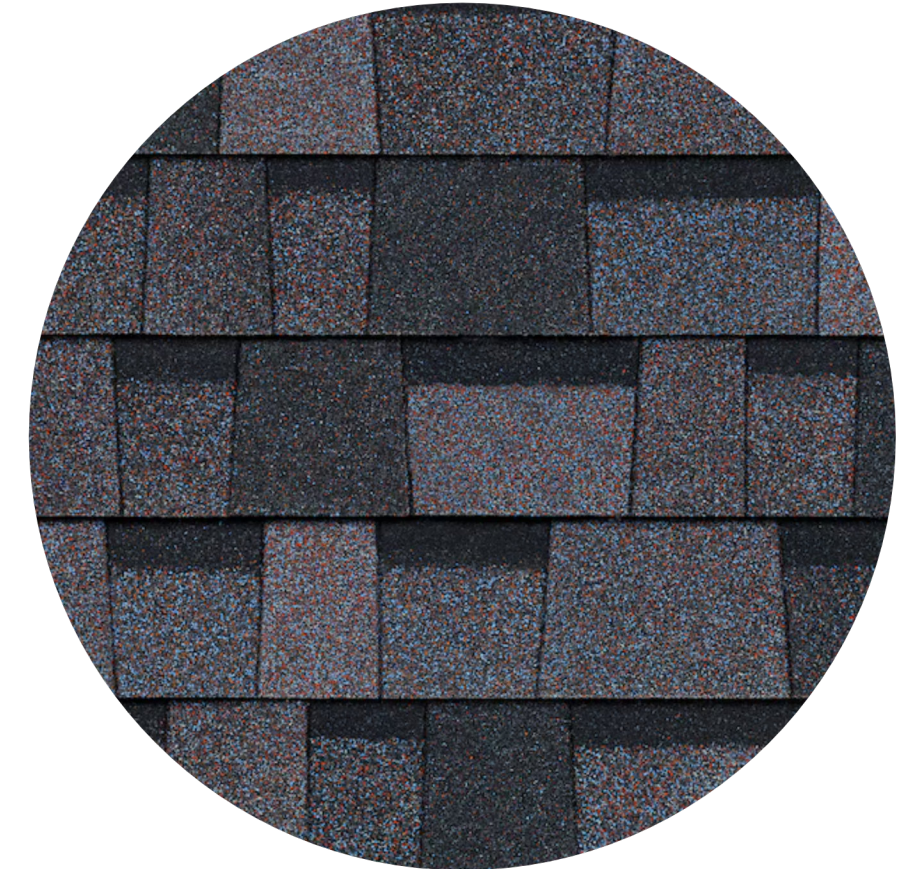
**"No Guess" Wide Nailing Zone**  
This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

**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.

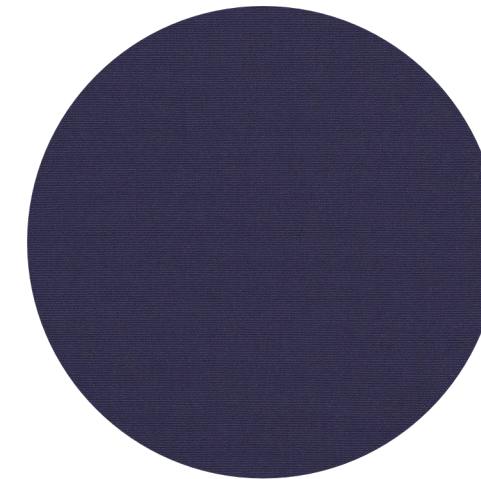


## SUNBRELLA A PATIO UMBRELLA

- 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

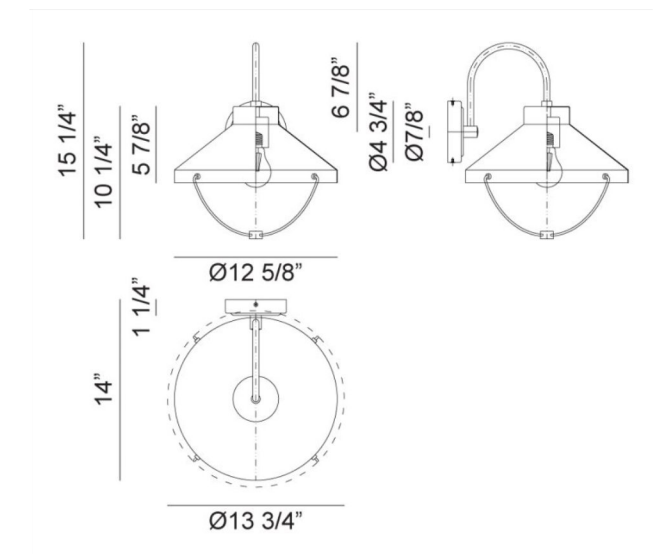
Dimensions: Ø13 3/4" x 15 1/4"H x 14"E

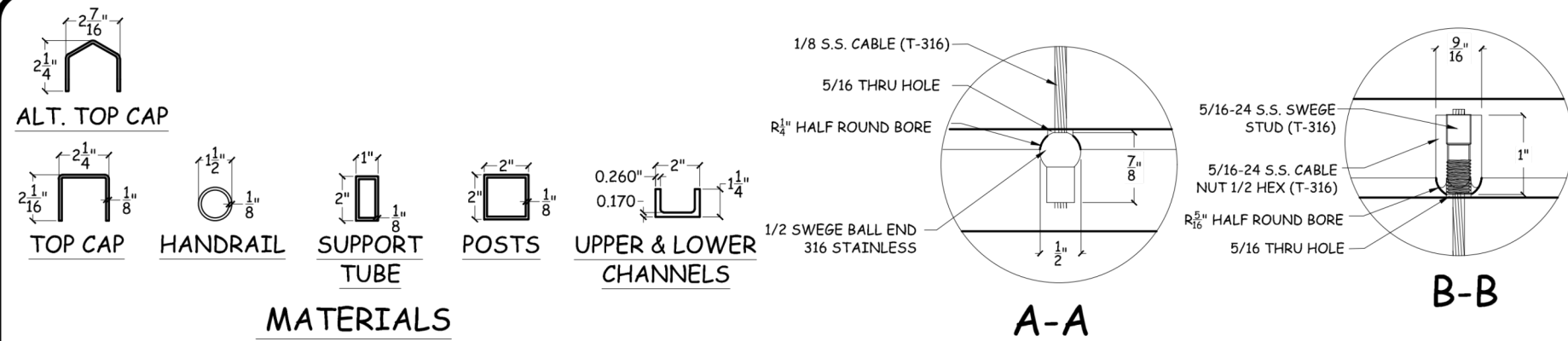
Lamping: 1 x 60W Medium Base-E26 120V (Bulb not included)

Finish: Matte Black

Canopy: Ø4 3/4" x 1 1/4"E

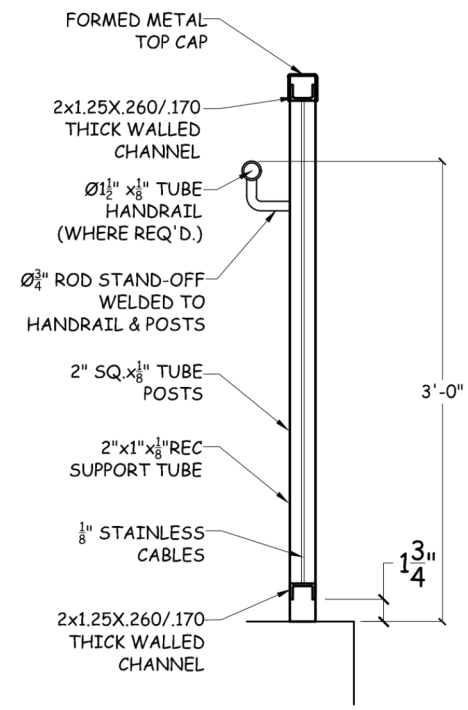
Canopy Color: Matte Black



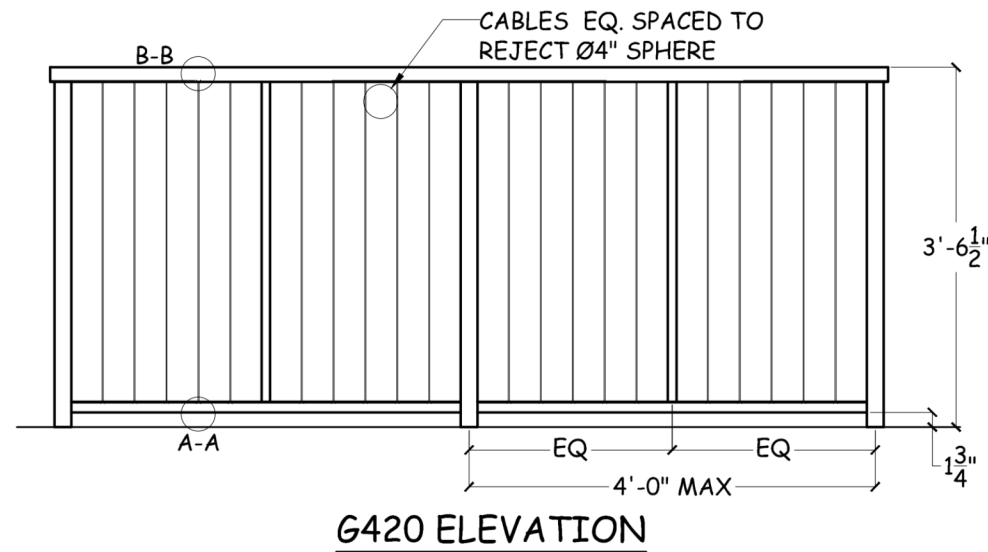


## MATERIALS

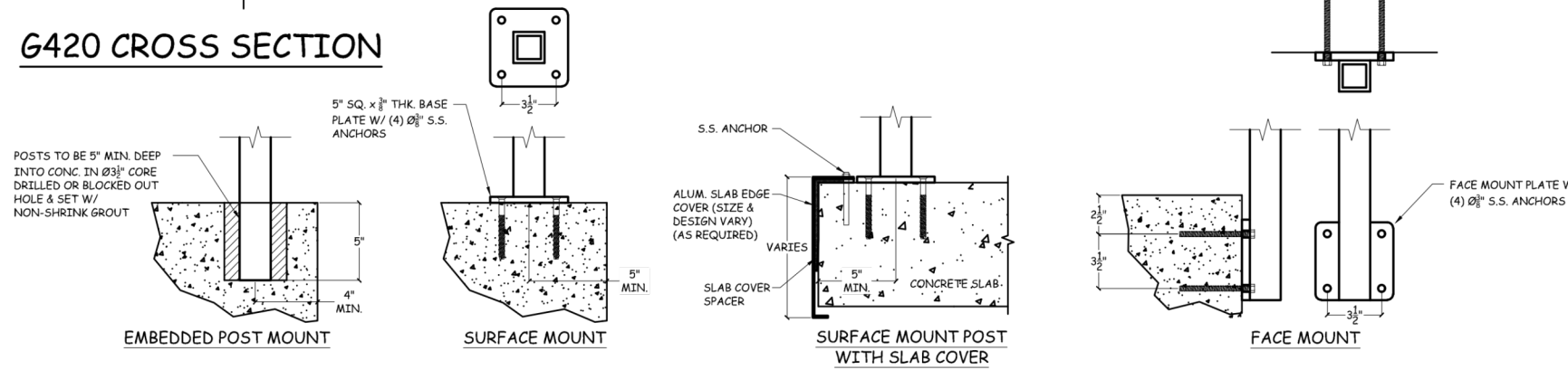
AVAILABLE IN ALUMINUM AND STAINLESS STEEL



G420 CROSS SECTION



G420 ELEVATION



MOUNTING OPTIONS

General Notes

No.	Revision/Issue	Date

**GRECO**  
A CSW Industrials Company

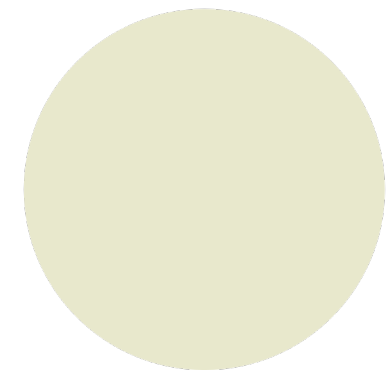
9410 EDEN AVE. HUDSON, FL 34667  
Phone 727-372-1100 Fax 727-863-2724  
www.GrecoRailings.com

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









































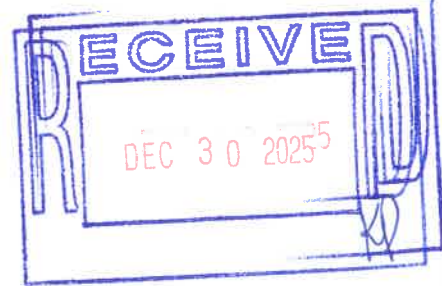
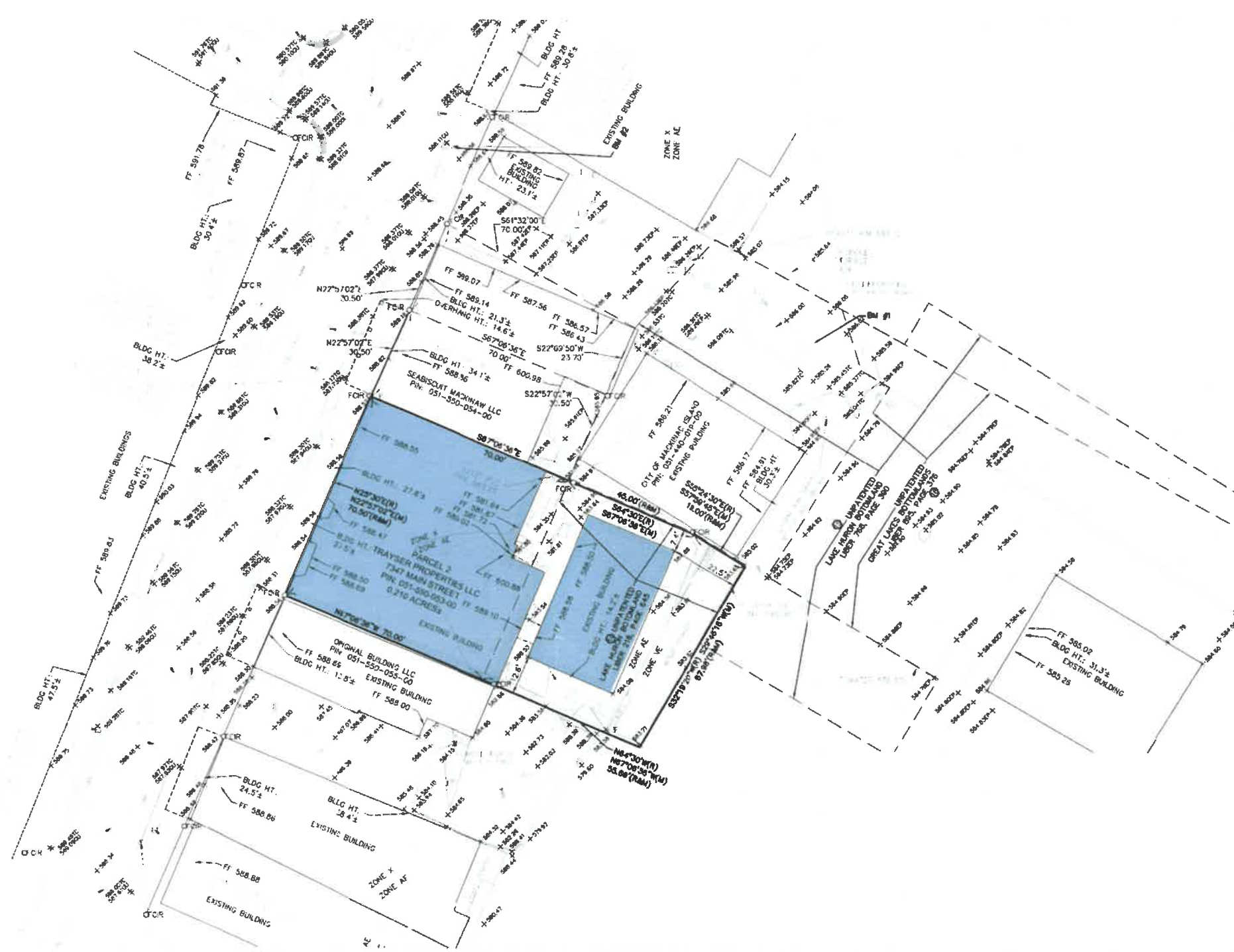
**HISTORIC DISTRICT COMMISSION APPLICATION - REVISED**  
**TRAYSER'S TRADING POST RENOVATION**

THANK YOU

# EXISTING CIVIL SITE PLAN

## SITE PLAN LEGEND

	<b>PROJECT BUILDING</b>
	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

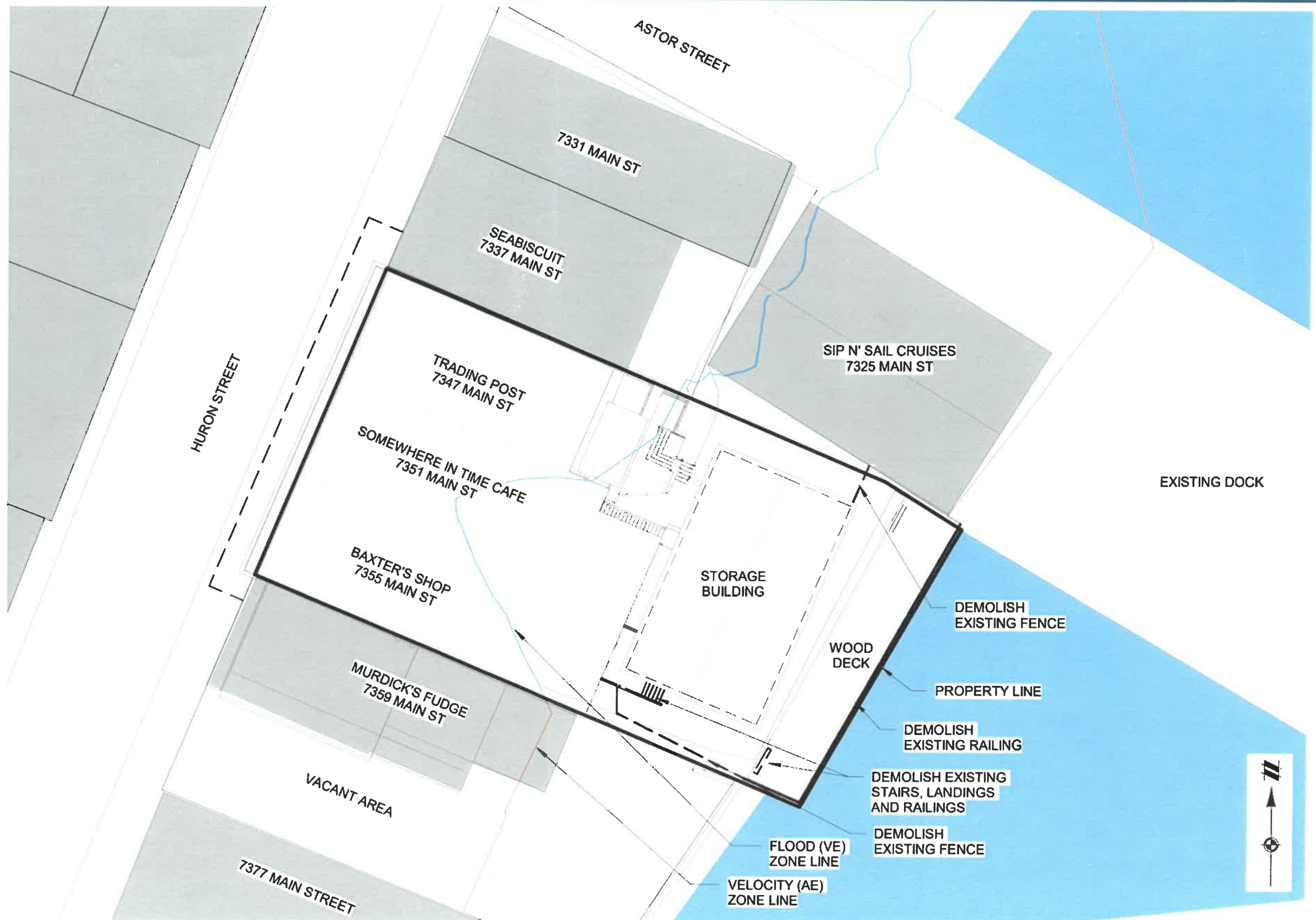


**ATWELL**  
 866.850.4200 [www.atwell.com](http://www.atwell.com)  
 TWO TOWNE SQUARE, SUITE 700  
 SOUTHFIELD, MI 48076  
 248.447.2600

# 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 1<sup>st</sup> 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 2<sup>nd</sup> 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 1<sup>st</sup>, 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.

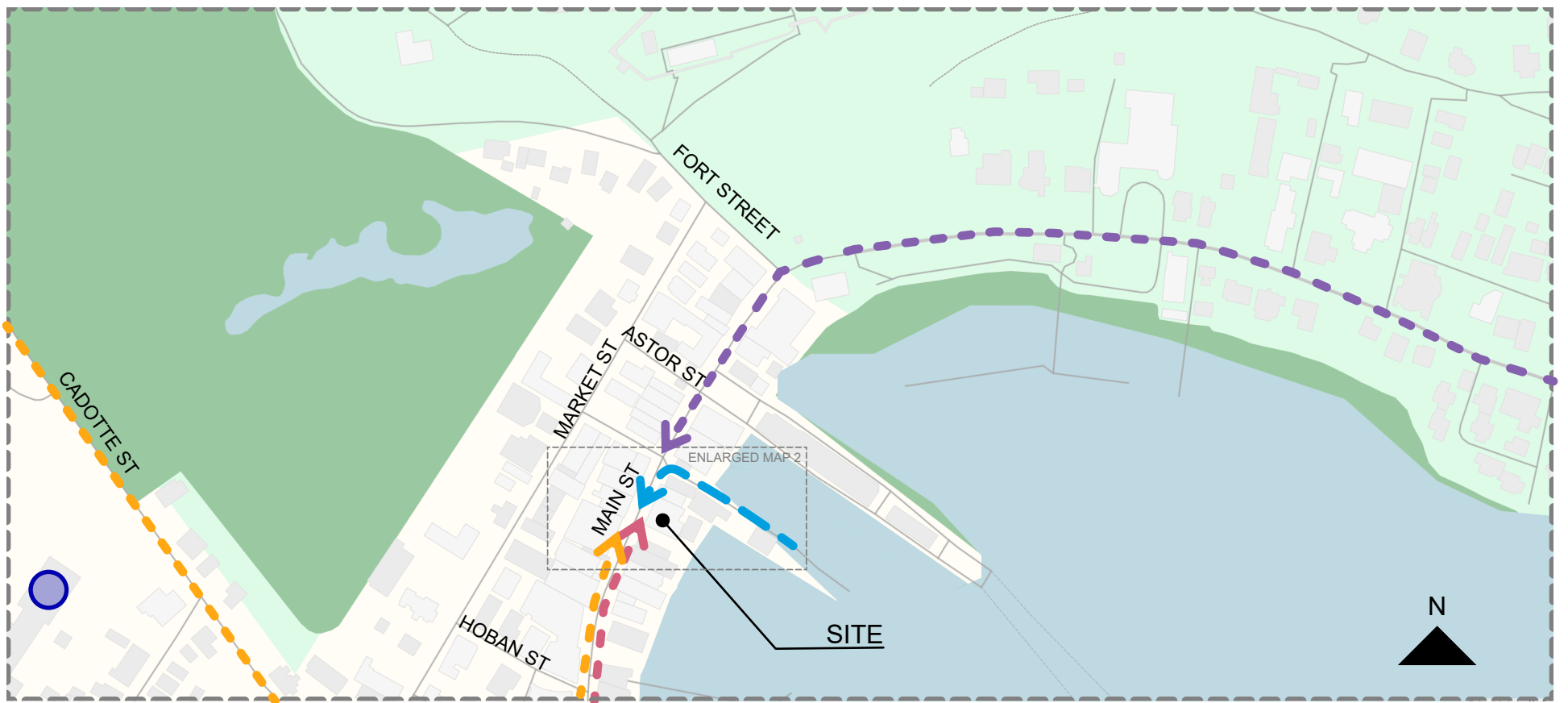


**KEY**

- - - - - → 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.

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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:

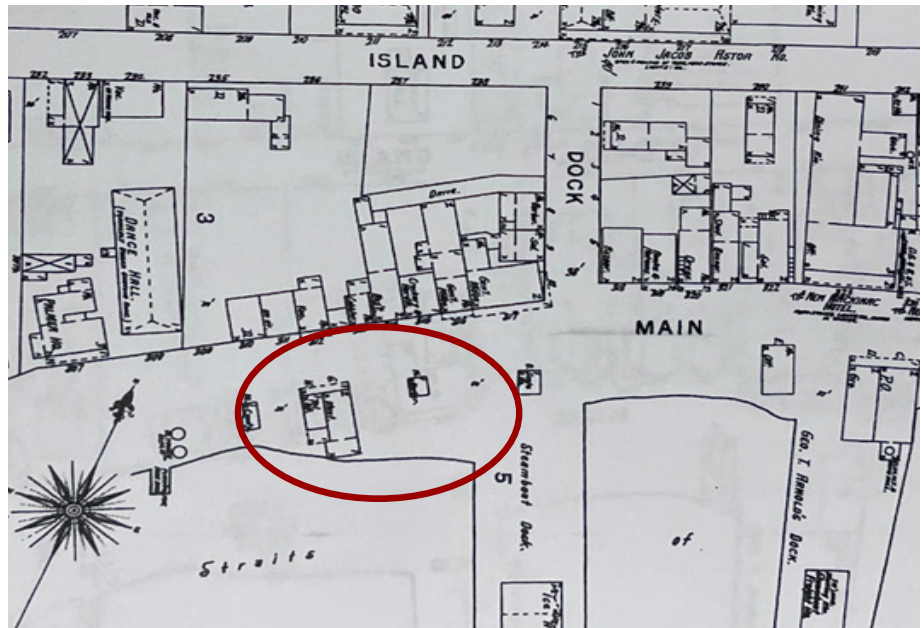
- Brisson, Steve. *Downtown Mackinac Island: An Album of Historic Photos*. Mackinac Island, Mich.: Mackinac State Historical Parks, 2015.
- Brisson, Steve. *Wish You Were Here: An Album of Vintage Mackinac Island Postcards*. Mackinac Island, Mich.: Mackinac State Historical Parks, 2002.
- Petersen, Eugene 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

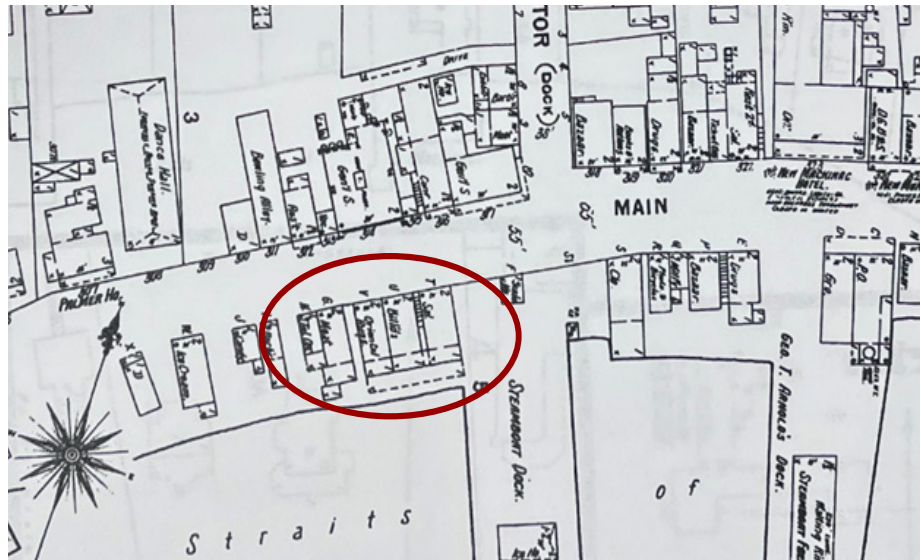
In the early twentieth century, the business district on Mackinac Island began to develop along Main (Huron) Street. The 2011 Preliminary Historic District Study Committee Report for the Market and Main (Huron) Historic District describes the area during this time period using the subject building as 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...<sup>1</sup>**

The earliest known detailed map of the location of the subject building is an 1895 Sanborn Fire Insurance Map.<sup>2</sup> 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.<sup>3</sup> 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.<sup>4</sup> 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”.<sup>5</sup> 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.

<sup>1</sup> 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>

<sup>2</sup> Sanborn Fire Insurance Map, Mackinac Island City, 1895, Mackinac State Historic Parks Archives.

<sup>3</sup> Sanborn Fire Insurance Map, Mackinac Island City, 1900, Mackinac State Historic Parks Archives.

<sup>4</sup> Sanborn Fire Insurance Map, Mackinac Island City, 1923, Mackinac State Historic Parks Archives.

<sup>5</sup> 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.<sup>6</sup> 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

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

1-7).<sup>7</sup> 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.

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<sup>7</sup> 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...

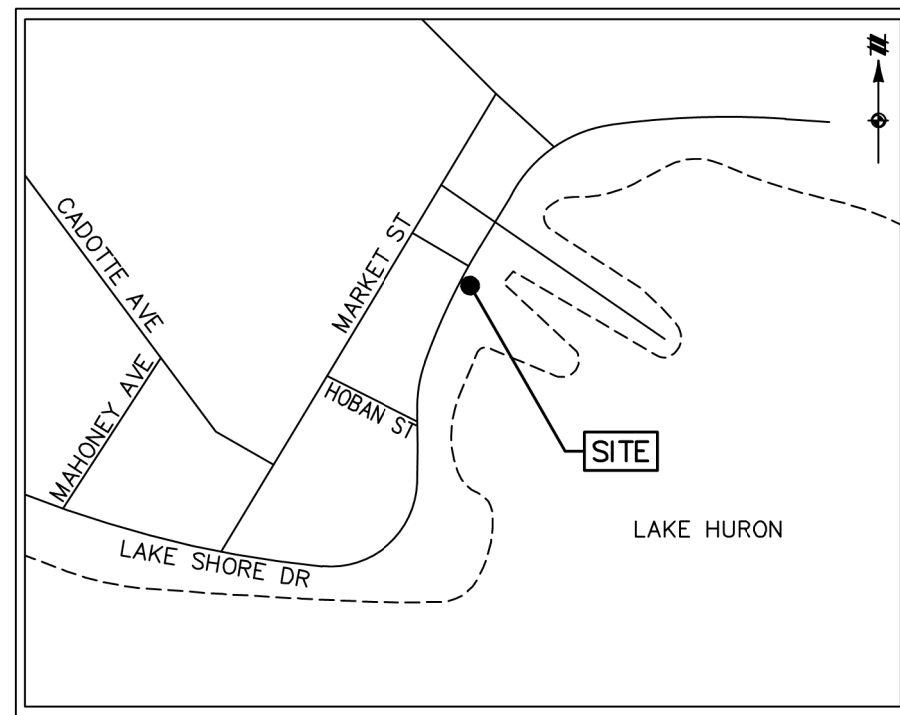
ATWELL logo and contact information: 866.850.4200, www.atwell.com, Two Towne Square, Suite 700, Southfield, MI 48076, 248.447.2000

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.

# BOUNDARY/TOPOGRAPHIC SURVEY

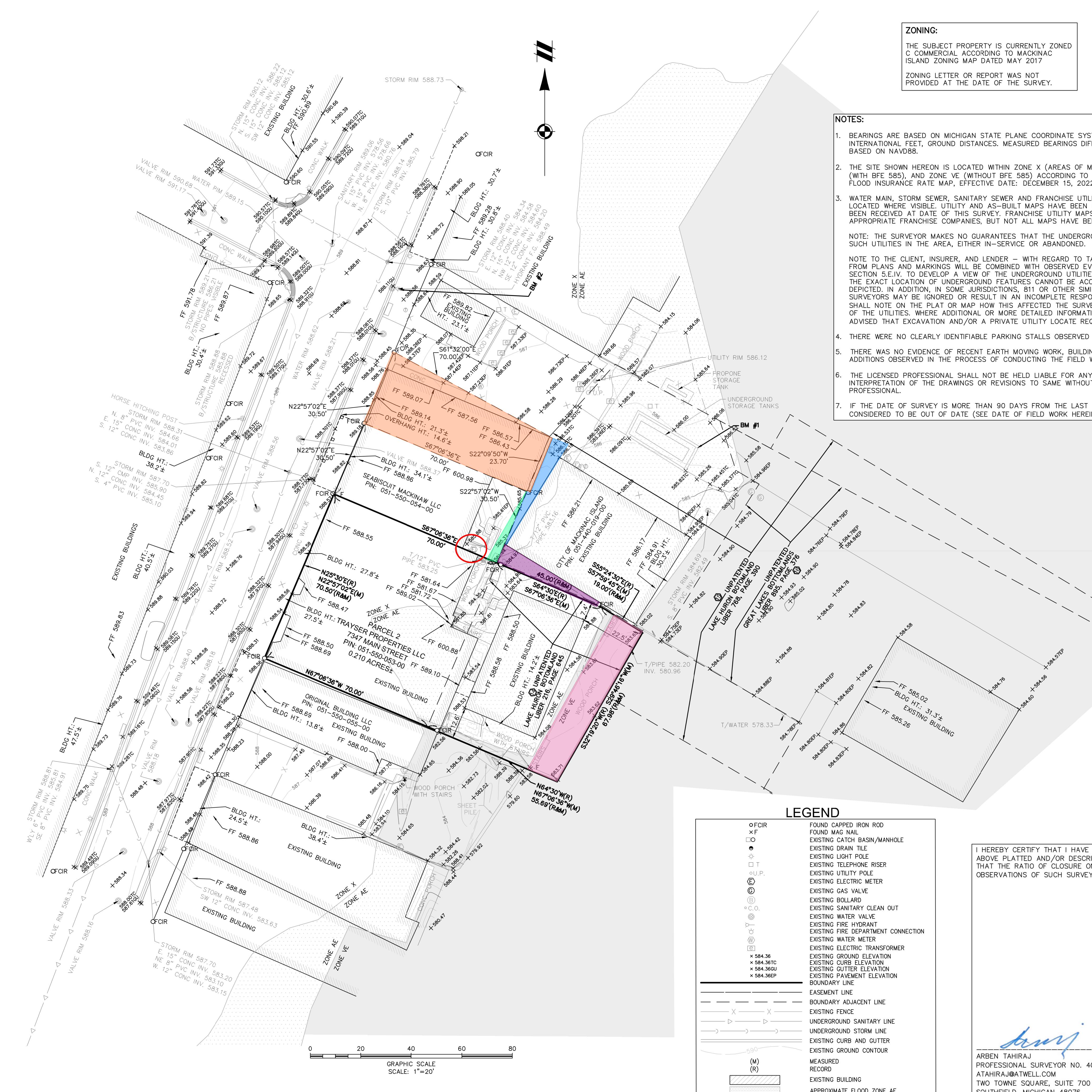


ZONING: THE SUBJECT PROPERTY IS CURRENTLY ZONED C COMMERCIAL ACCORDING TO MACKINAC ISLAND ZONING MAP DATED MAY 2017. ZONING LETTER OR REPORT WAS NOT PROVIDED AT THE DATE OF THE SURVEY.

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: 1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE. 2. 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... 7. 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)

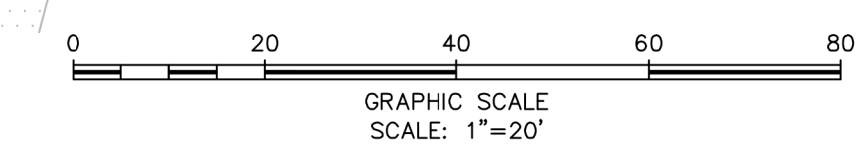
EXHIBIT "A" LEGAL DESCRIPTION PER RECORD TITLE SEARCH BY CHICAGO TITLE, FILE NO.: 491259780CML, REVISION 1, CERTIFIED TO: JULY 28, 2025: FOR APN/PARCEL ID(S): 49-051-550-053-00 AND 49-051-550-027-00 THE FOLLOWING DESCRIBED PARCELS LOCATED IN THE CITY OF MACKINAC ISLAND, COUNTY OF MACKINAC, STATE OF MICHIGAN: 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: 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 table with symbols for various features: FOUND CAPPED IRON ROD, FOUND MAG NAIL, EXISTING DRAIN LINE, etc.

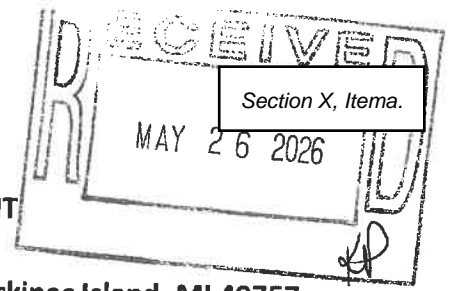
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON SEPTEMBER 29, 2025, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NO GREATER THAN 1/5000.

ARBEN TAHIRAJ PROFESSIONAL SURVEYOR No. 4001258, ATWELL.COM, TWO TOWNE SQUARE, SUITE 700, SOUTHFIELD, MICHIGAN 48076, DATE: 10/20/2025





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



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

**APPLICANT NAME & CONTACT INFORMATION:**

Tamara Burns, HopkinsBurns Design Studio  
113 S. FOURTH AVE. ANN ARBOR, MI 48104  
  
734-424-3344  
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.  
File No. HB26-001-027

**Property Owner & Mailing Address (If Different From Applicant)**

GRAND HOTEL  
7798 WEST BLUFF ROAD  
MACKINAC ISLAND, MI 49757

Exhibit A  
Date 5-26-26  
Initials NO RP  
YES  
ARCHITECT  
NO  
NO  
NO

- Is The Proposed Project Part of a Condominium Association?
- Is The Proposed Project Within a Historic Preservation District?
- Applicant's Interest in the Project (If not the Fee-Simple Owner):
- Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?
- Is a Variance Required?
- Are REU's Required? How Many?

**Type of Action Requested:**

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

**Property Information:**

- A. Property Number (From Tax Statement): ~~051-575-083-00~~ 051-780-001-00
- B. Legal Description of Property: SEE ATTACHED DRAWINGS
- C. Address of Property: 7798 WEST BLUFF ROAD, MACKINAC ISLAND, MI 49757
- D. Zoning District: HB - HOTEL/BOARDING HOUSE
- E. Site Plan Checklist Completed & Attached: YES
- F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) YES
- G. Sketch Plan Attached: NO
- H. Architectural Plan Attached: YES
- I. Association Documents Attached (Approval of project, etc.): 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):

EXTERIOR SITE CIRCULATION

Proposed Use: SAME AS EXISTING

C. If Vacant:

Previous Use:

Proposed Use:

STATE OF MICHIGAN )  
COUNTY OF MACKINAC ) ss.

AFFIDAVIT

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

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

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

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

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

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

*[Handwritten Signature]*

Signature

SIGNATURES

Signature

*TAMARA B-L BURNS*

Please Print Name

Please Print Name

Signed and sworn to before me on the 21st day of May, 2026.

*William Huber / W. Huber*

Notary Public

Washtenaw County, Michigan

My commission expires: 10-28-29

**WILLIAM HUBER**  
Notary Public – State of Michigan  
County of Wayne  
My Commission Expires October 28, 2029  
Acting in the County of Washtenaw

**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: HB26-001-027

FEE: \$450-

DATE: 5-26-26

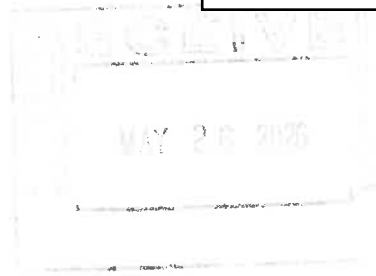
CHECK NO: 6443

INITIALS: KD

Revised October 2023

# City of Mackinac Island

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



## Site Plan Review Checklist

### Please Submit With The Application for Zoning Action

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

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

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

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

---

#### **Optional Preliminary Plan Review Informational Requirements (Section 20.03)**

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input 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                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)       | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Description of Existing and proposed on-site lighting (see also Section 4.27)  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Utility Information

Provided

Not Provided  
or Applicable

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

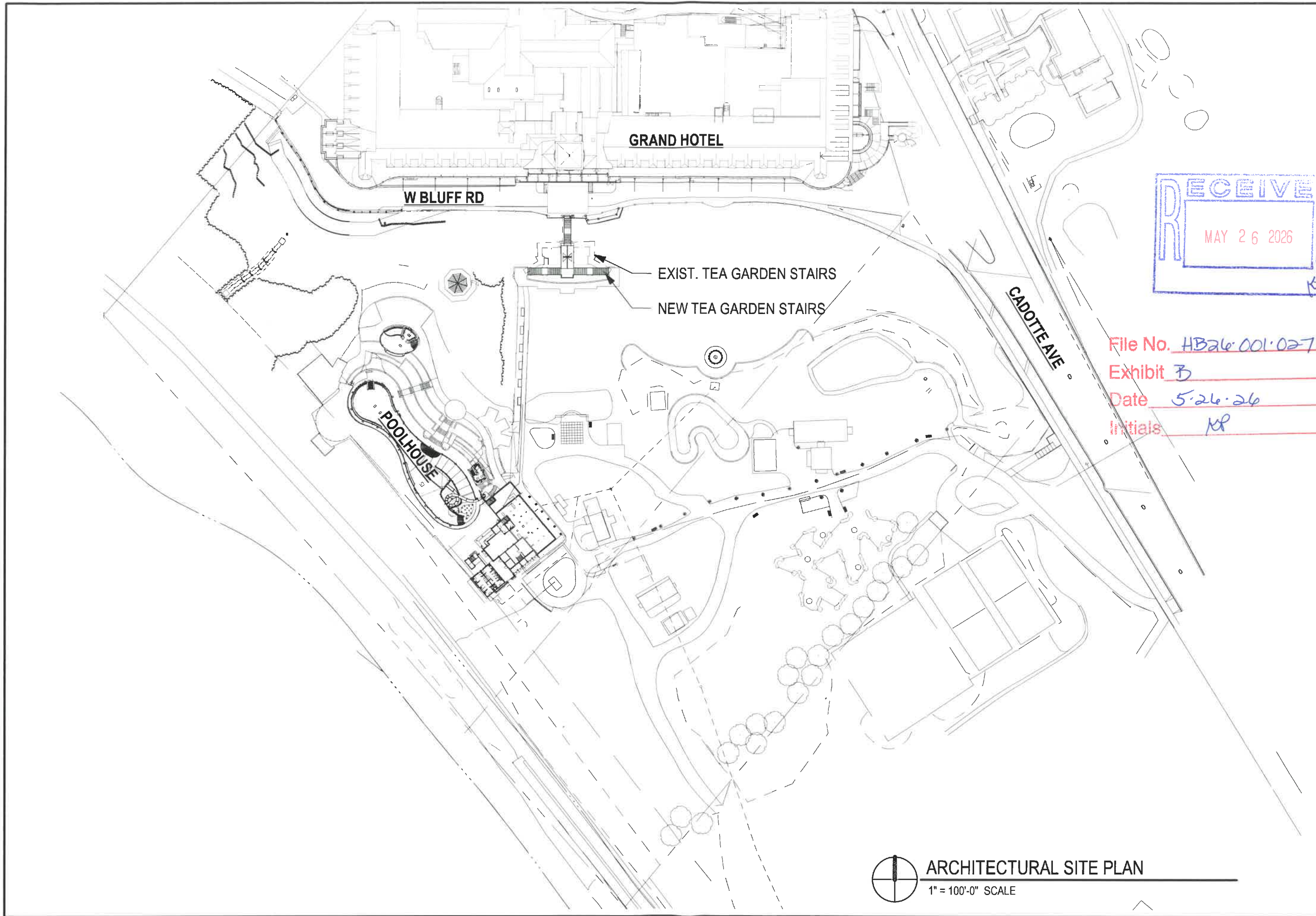
**Site Plan Informational (Demolition)  
Requirements (Section 20.04, D)**

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

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**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  
MAY 26 2026

File No. HB26-001-027  
 Exhibit 3  
 Date 5-26-26  
 Initials MP

ARCHITECTURAL SITE PLAN  
 1" = 100'-0" SCALE

# TEA GARDEN STAIRS

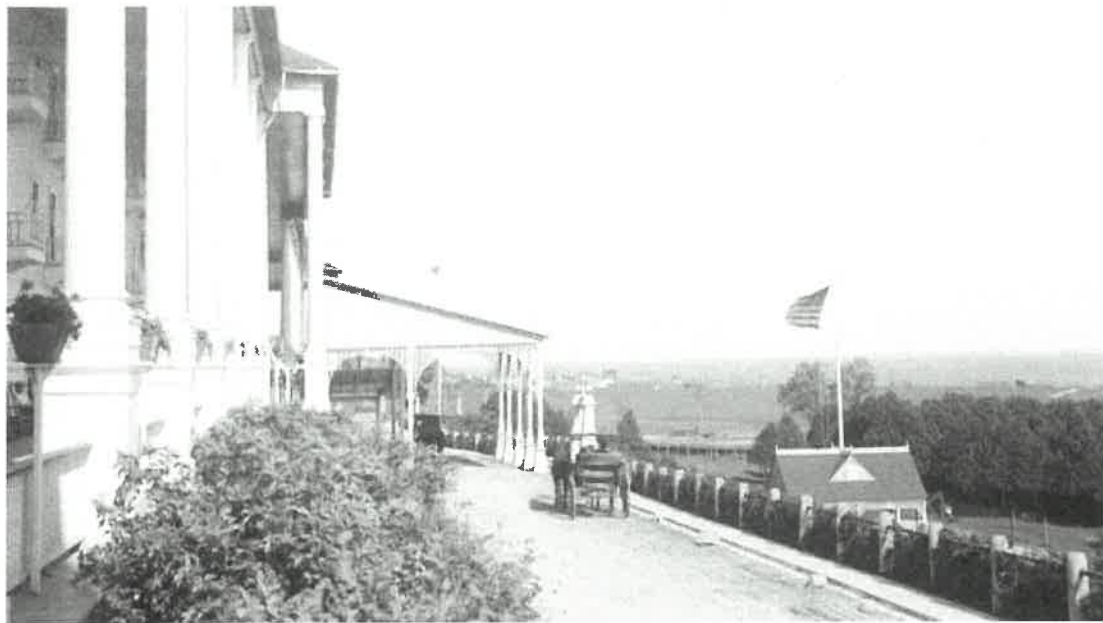
## PLANNING COMMISSION SUBMITTALS

**1** COVER

Grand Hotel  
Tea Garden Stairs  
SCALE: As indicated 2026.05.21

Planning Commission

**HopkinsBurns**  
DESIGN STUDIO  
historic preservation & communities by design



### Statement of Historic Significance

The project involves the Restoration and Reconstruction of a historic building listed as a National Historic Landmark. Utmost care, sensitivity and respect shall be shown to the building at all times.

### Sheet List

- PC
- 1 COVER
- 2 SITE PLAN
- 3 SITE SURVEY
- 4 ARCHITECTURAL SITE PLAN
- 5 ELEVATIONS
- 6 ELEVATIONS
- 7 RENDERING
- 8 RENDERING
- 9 RENDERING
- 10 PHOTOGRAPHS
- 11 PHOTOGRAPHS

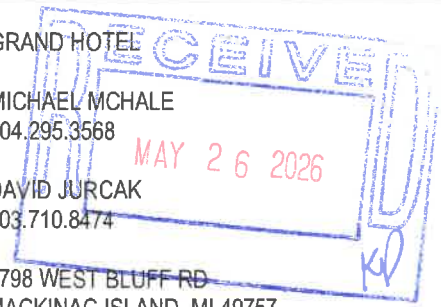


### Legal Description

BEGINNING AT THE NORTHWEST CORNER OF PRIVATE CLAIM # 5, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN; THENCE ALONG THE SOUTHWESTERLY LINE OF GRAND AVENUE S 42°58'40"E 328.13 FEET; THENCE S 20°21'54"E 336.46 FEET TO THE NORTHWESTERLY LINE OF PRIVATE CLAIM 110; THENCE S 36°21'22"E 268.82 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PRIVATE CLAIM 110 S 36°37'17"W 726.88 FEET TO AN INTERMEDIATE TRAVERSE LINE ALONG THE SHORE OF LAKE HURON; THENCE LONG THE SAID INTERMEDIATE TRAVERSE LINE N 43°54'11"W 570.58 FEET; THENCE N 44°50'34" WEST 315.44 FEET; THENCE LEAVING THE SAID INTERMEDIATE TRAVERSE LINE AND TRAVERSING N 37°25'00"E 906.72 FEET ALONG THE NORTHWESTERLY LINE OF SAID PRIVATE CLAIM #5 TO THE POINT OF BEGINNING, INCLUDING THE LAND LYING BETWEEN THE INTERMEDIATE TRAVERSE LINES AND THE WATER'S EDGE OF LAKE HURON AND LYING BETWEEN THE SOUTHWESTERLY EXTENSION OF THE COURSE PRIOR TO AND THE COURSE FOLLOWING THE INTERMEDIATE TRAVERSE LINE COURSES, BEING; SUBJECT TO ANY EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD.

ARCHITECT  
**HopkinsBurns Design Studio**  
113 S Fourth Ave.  
Ann Arbor, Michigan 48104  
(734)424-3344  
www.hopkinsburns.com

OWNER: GRAND HOTEL  
CONTACTS: MICHAEL MCHALE  
404.295.3568  
DAVID JURCAK  
303.710.8474  
PROPERTY ADDRESS: 7798 WEST BLUFF RD  
MACKINAC ISLAND, MI 49757  
PARCEL #: 051-780-001-00



### Project Description

Scope includes the construction of new tea garden stairs, a new pavilion, overlook, and portal connecting the hotel to the stairs.

### Construction

PROPOSED CONSTRUCTION START DATE: NOV. 2026  
ESTIMATED DURATION OF CONSTRUCTION: 5 MONTHS

File No. HB26-001-027  
Exhibit C  
Date 5-26-26  
Initials KP

### Zoning

CURRENT ZONING DISTRICT: HOTEL/BOARDING HOUSE, "HB"

	REQ'D	EXISTING
MIN. LOT SIZE:	7,500 SF	507,010 SF (11.39 ACRES "HB")

	ALLOWED	PROPOSED
SETBACKS		
FRONT YARD	30' MIN	GREATER OR EQUAL TO 30'
SIDE YARD	10' MIN	GREATER OR EQUAL TO 10'
REAR YARD	30' MIN	GREATER OR EQUAL TO 30'

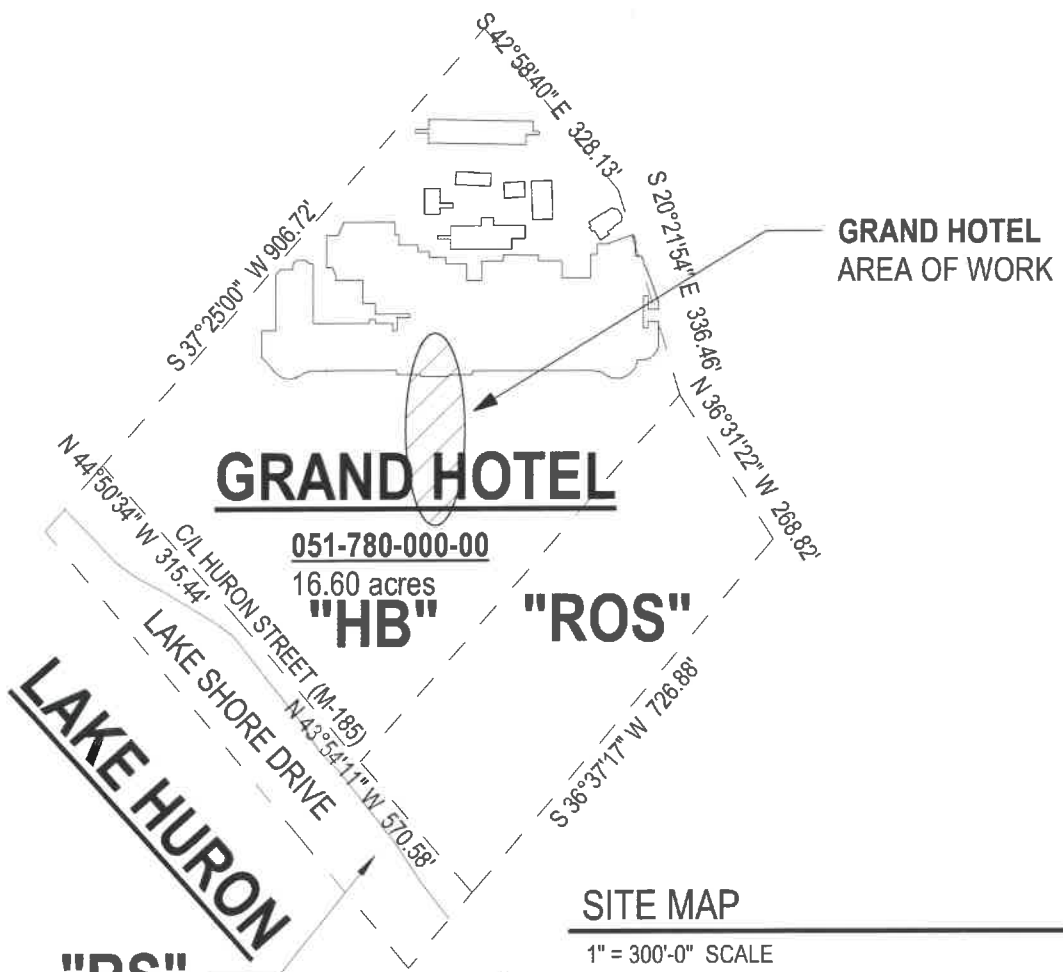
	ALLOWED	EXISTING	PROPOSED
HEIGHT			
STORIES MAX	3.5	7	NO CHANGE
FEET (MIN)(MAX)	(12')(40')	~90'	NO CHANGE

	ALLOWED	EXISTING	PROPOSED
LOT COVERAGE			
SQ. FT. (INCLUDING PORCHES AND DECKS)	202,804 SF (40%)	183,069 SF (36.1%)	NO CHANGE

DENSITY: EXISTING

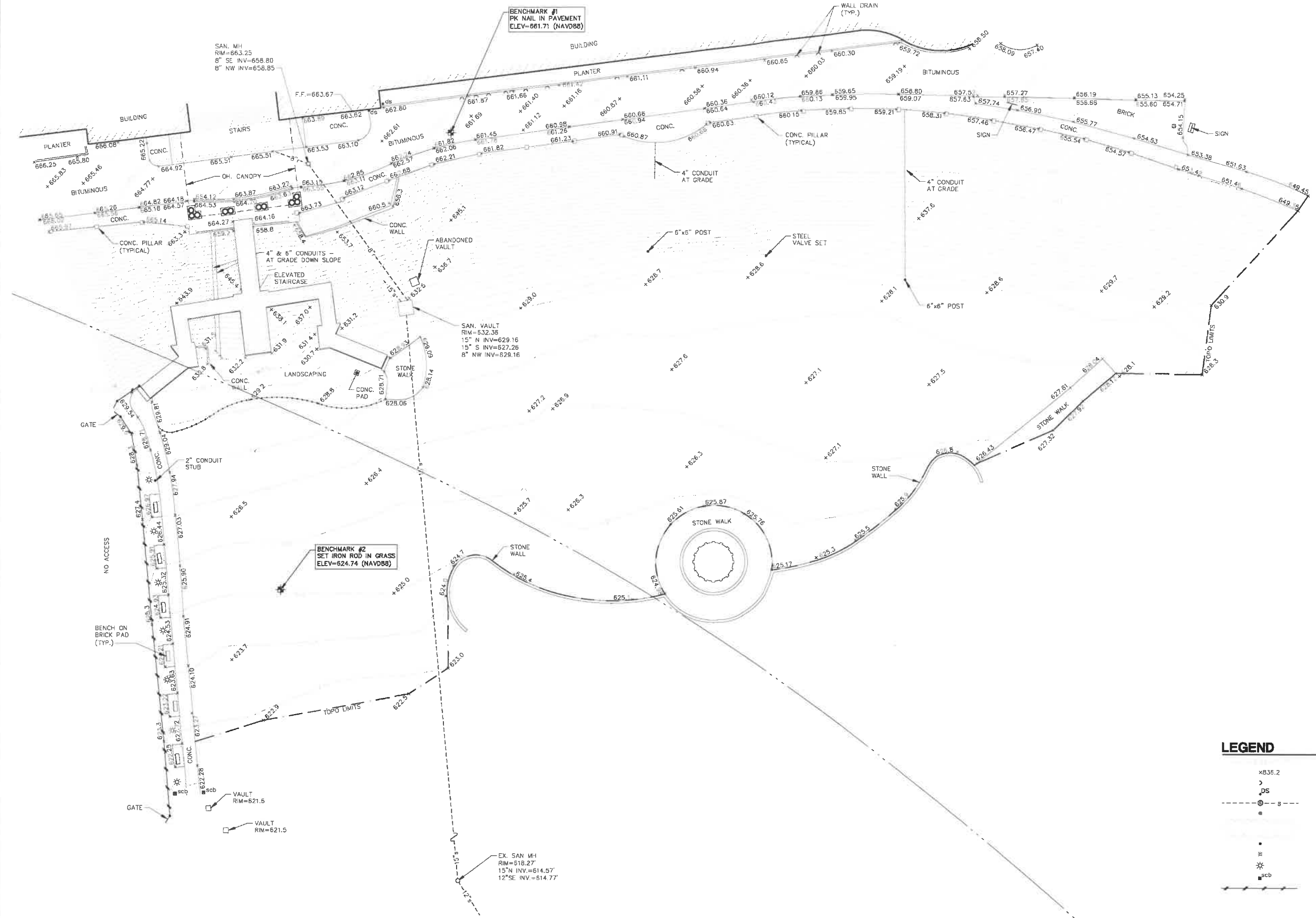
BUFFER AT ADJACENT SINGLE FAMILY RESIDENTIAL USE: EXISTING

BIKE PARKING: PROVIDED



**LEGEND**

HB	HOTEL/BOARDING
ROS	RECREATION/OPEN SPACE
RS	SHORELINE RESIDENTIAL



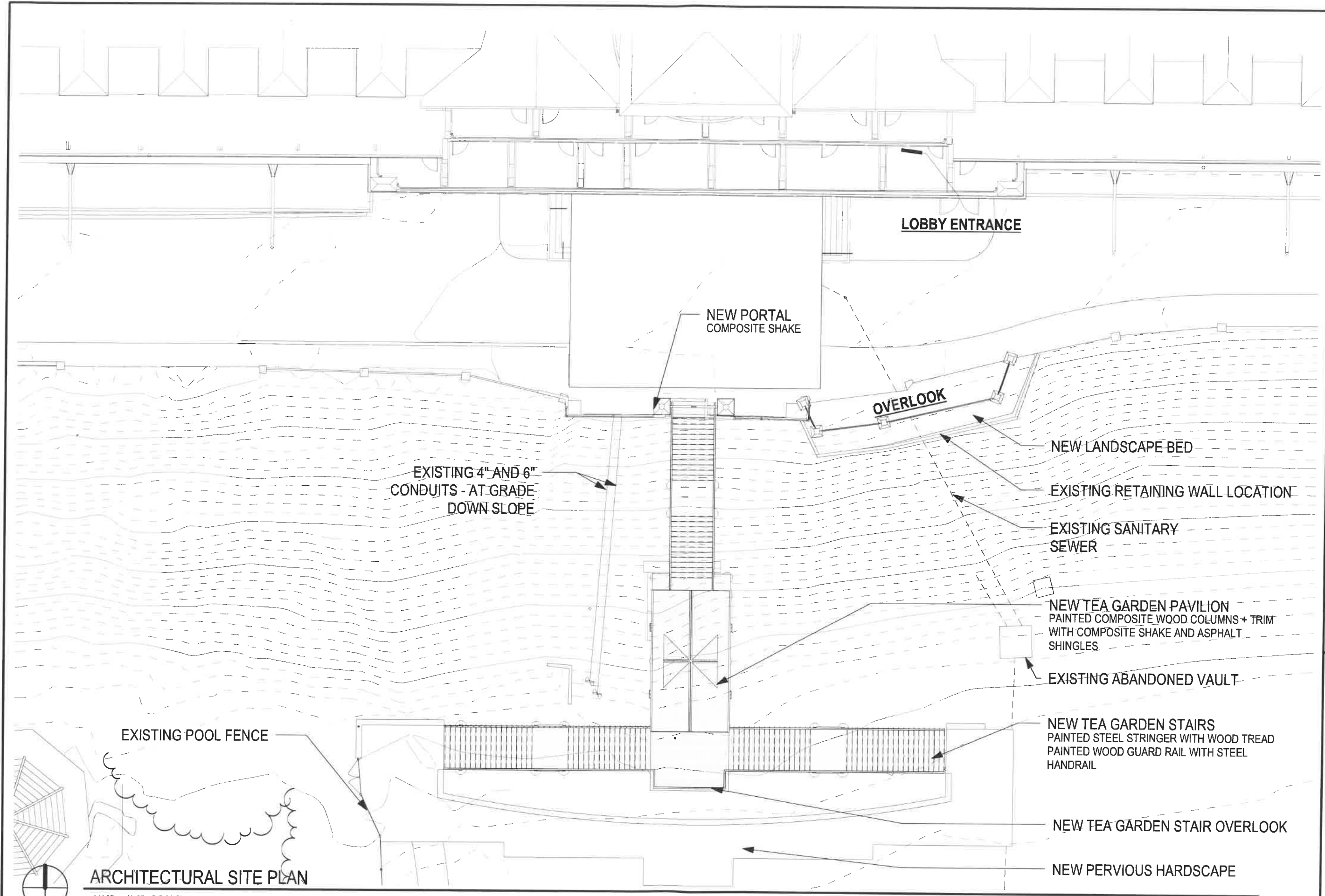
The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

**LEGEND**

---	EXIST. CONTOUR
x836.2	EXIST. SPOT ELEVATION
>	WALL DRAIN
DS	PROP. DOWNSPOUT
--- s ---	EXIST. SANITARY SEWER AND MANHOLE
•	SINGLE TREE
---	TREE OR BRUSH LIMIT
•	POST
*	BOLLARD LIGHT
*	EXIST. LIGHT POLE
scb	SPRINKLER CONTROL BOX
---	EXIST. FENCE

**TREE LEGEND**

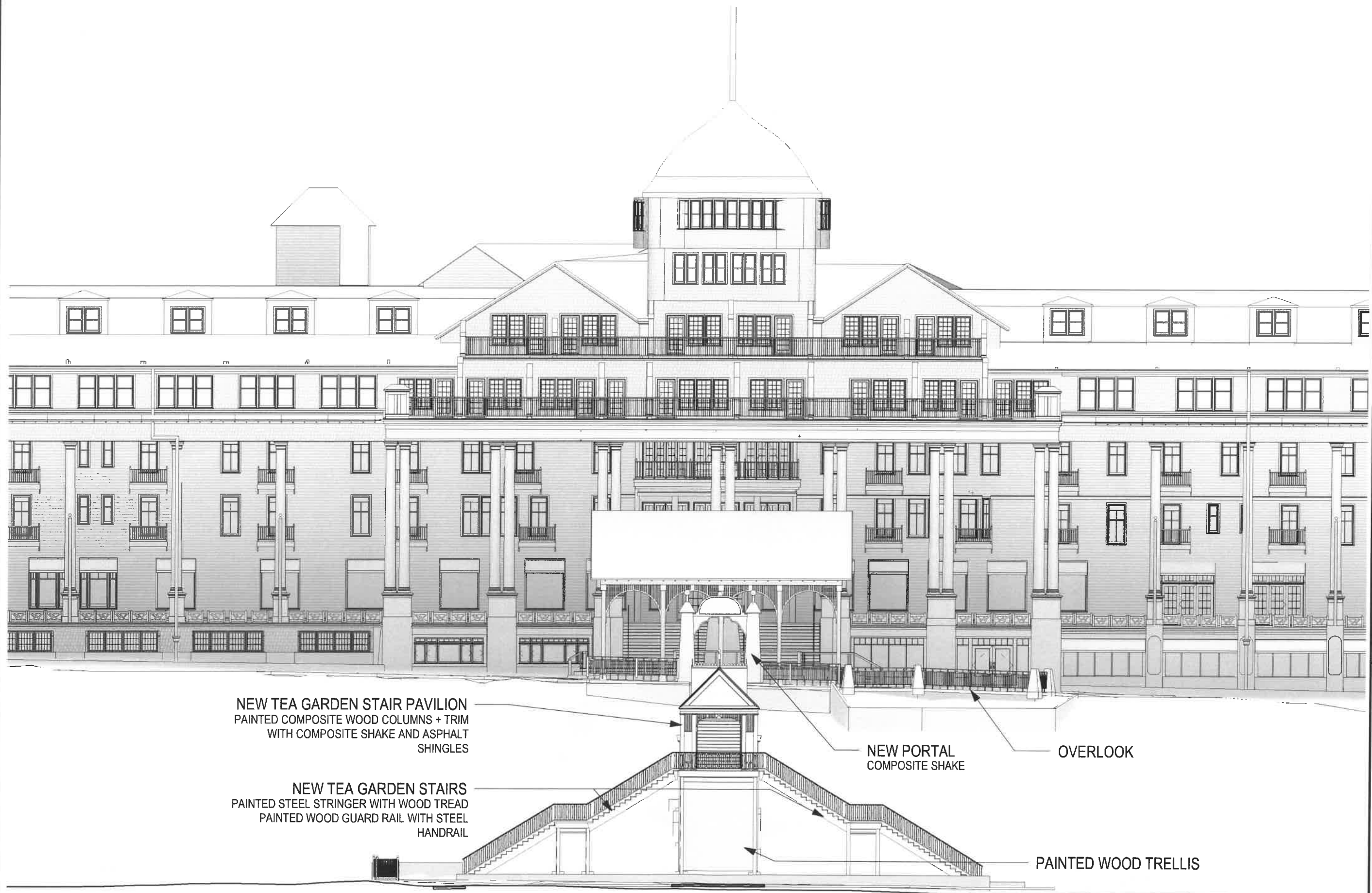
•	APPLE
•	MAPLE



ARCHITECTURAL SITE PLAN

1/16" = 1'-0" SCALE





NEW TEA GARDEN STAIR PAVILION  
 PAINTED COMPOSITE WOOD COLUMNS + TRIM  
 WITH COMPOSITE SHAKE AND ASPHALT  
 SHINGLES

NEW TEA GARDEN STAIRS  
 PAINTED STEEL STRINGER WITH WOOD TREAD  
 PAINTED WOOD GUARD RAIL WITH STEEL  
 HANDRAIL

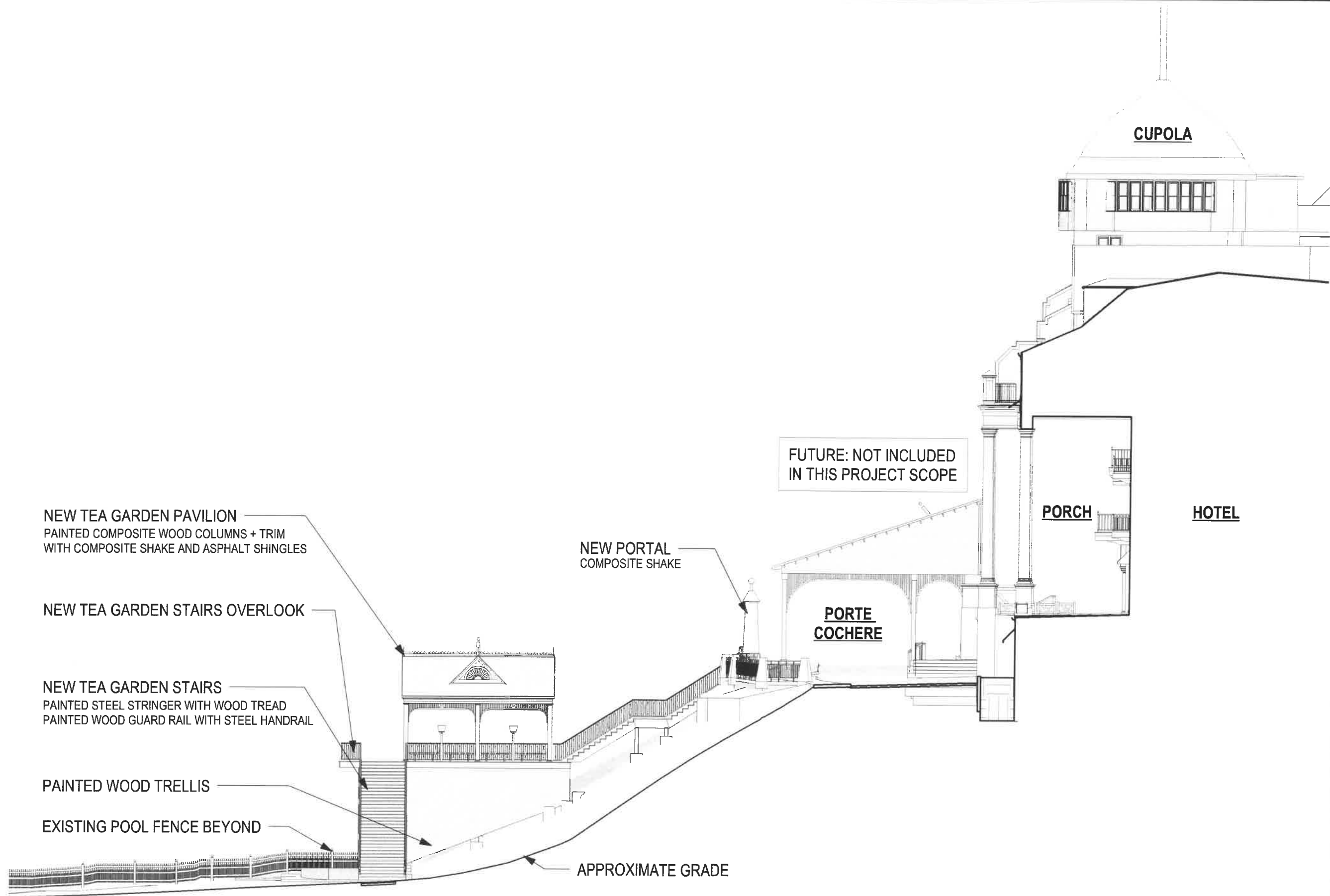
NEW PORTAL  
 COMPOSITE SHAKE

OVERLOOK

PAINTED WOOD TRELLIS

ELEVATION

1/16" = 1'-0" SCALE



EAST ELEVATION

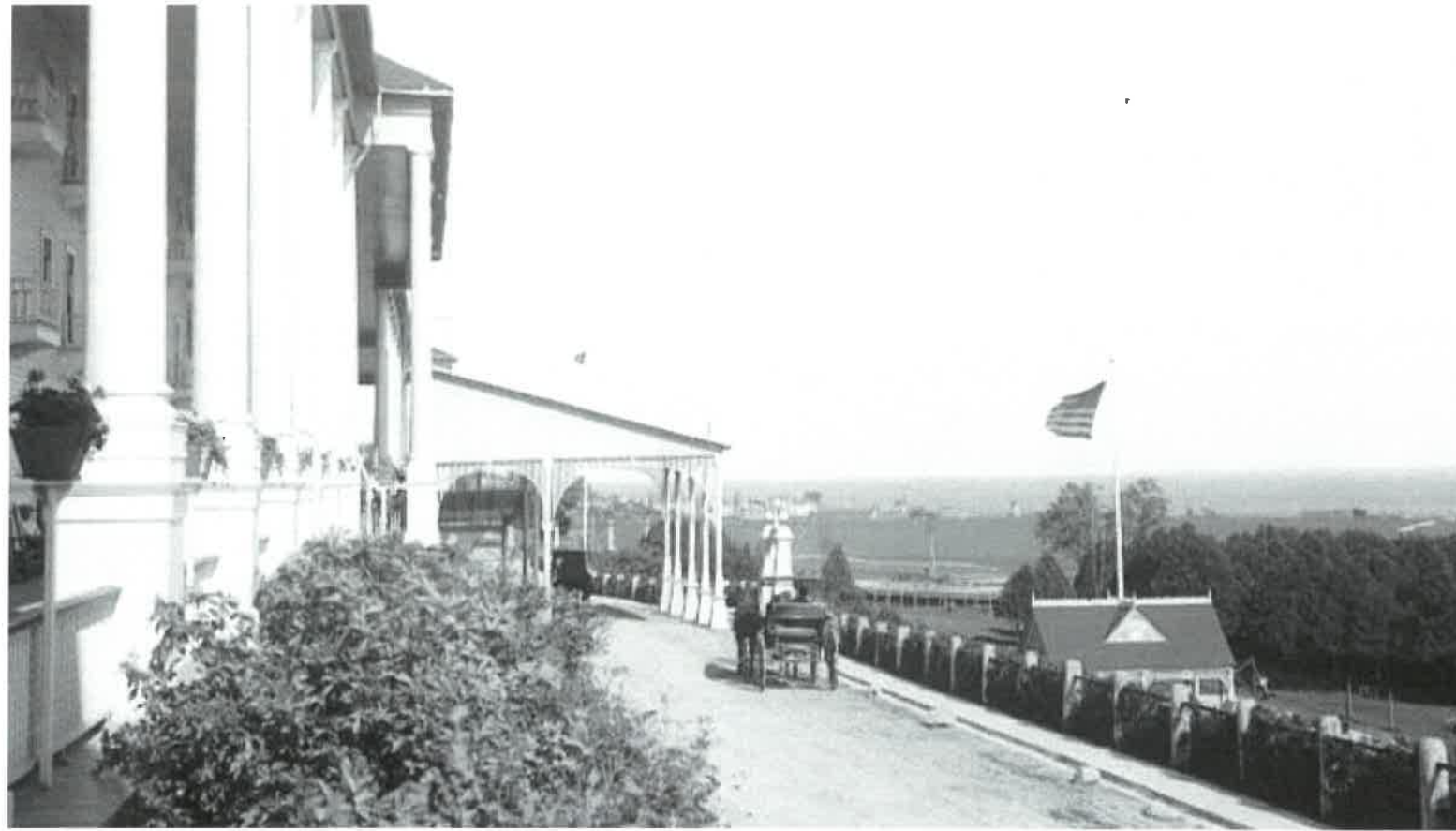
1/16" = 1'-0" SCALE



VIEW OF PROPOSED TEA GARDEN STAIRS



VIEW OF PROPOSED TEA GARDEN STAIRS



HISTORIC PHOTO C. 1908



PROPOSED DESIGN BASED ON C.1908



STAIRS LOOKING NORTH

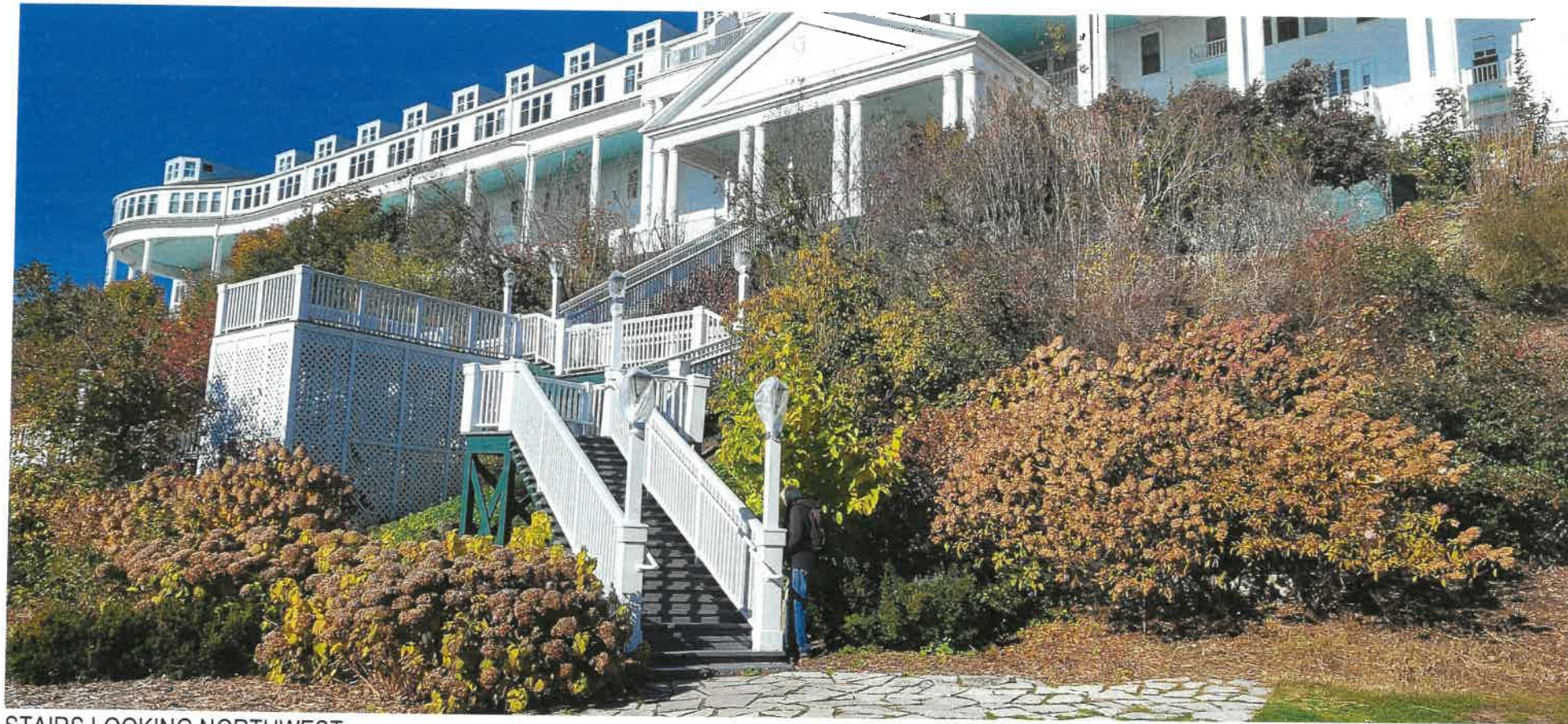


TOP OF STAIRS LOOKING SOUTH

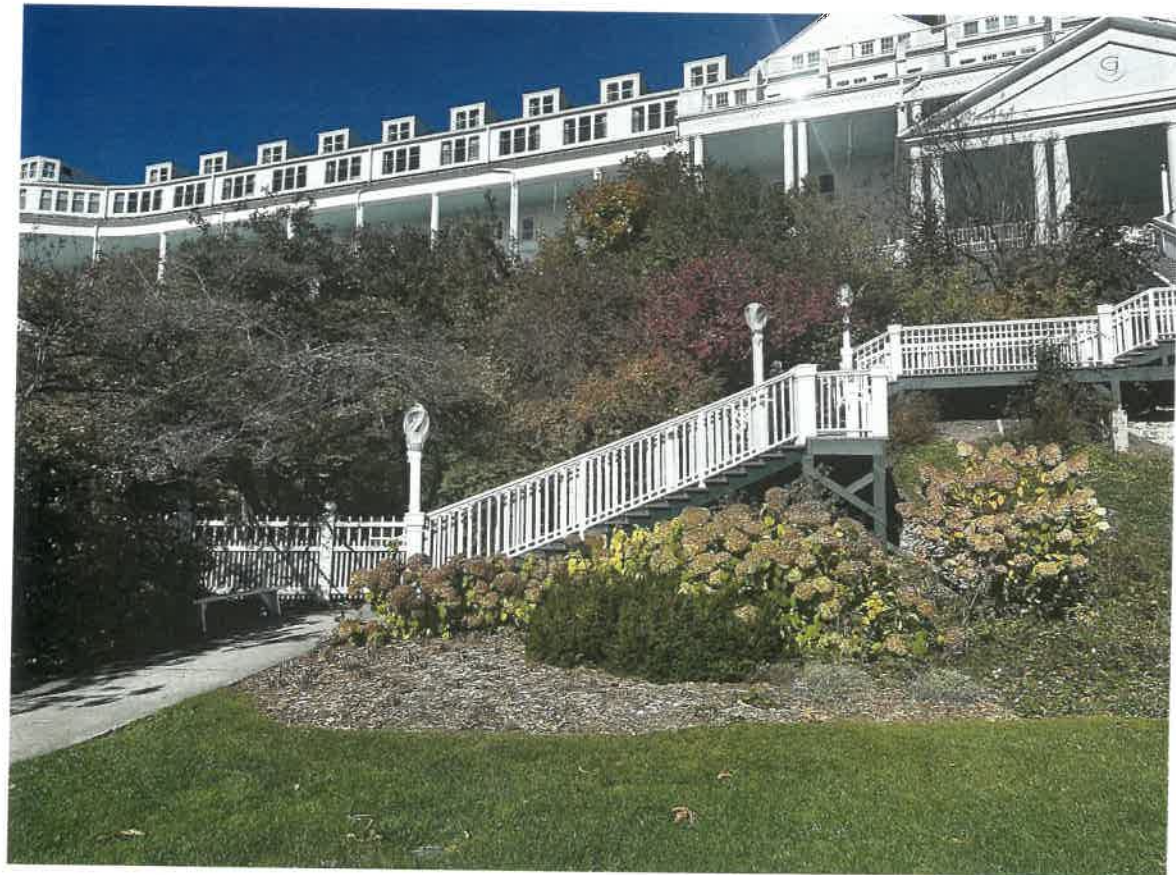
**10**  
PHOTOGRAPH

Grand Hotel  
Tea Garden Stairs  
SCALE: 1 1/2" = 1'-0" 2026.05.21

Planning Commission



STAIRS LOOKING NORTHWEST



LOWER EAST STAIR



LOWER WEST STAIR

