CITY OF MACKINAC ISLAND

AGENDA

PLANNING COMMISSION

Tuesday, August 11, 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. July 14, 2026

V. Adoption of Agenda

VI. Correspondence

VII. Staff Report

a. HDC Meeting Summary

b. DPW Update

VIII. Committee Reports

IX. Old Business

a. C26-013-025(H) Ryba Properties Deck on Flat Roof

X. New Business

a. CD26-028-035(H) Lumbrezer and Afridi New Home Hubbard's Annex

b. R326-007-036 Hoban Hill Storage Shed

XI. Public Comment

XII. Adjournment

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, July 14, 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 4:02 PM.

II. Roll Call

PRESENT
Trish Martin
Jim Pettit
Michael Straus
Mary Dufina
Chuck Pereny
Brian Bailey

ABSENT
Lee Finkel

Staff: Erin Evashevski, David Lipovsky (both via Zoom)

III. Pledge of Allegiance

IV. Approval of Minutes

a. June 9, 2026

Motion to approve as amended. Change Anderson statement on page 2.

Motion made by Dufina, Seconded by Bailey.
Voting Yea: Martin, Straus, Dufina, Pereny, Bailey

V. Adoption of Agenda

Motion to approve as presented.

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

VI. Correspondence

a. Benjamin Variance Approval

Straus read the letter aloud. Motion to place on file.

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

b. Letter re Grand Hotel ZBA

Straus read the letter aloud. Motion to place on file.

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

VII. Staff Report

a. HDC Meeting Summary

There was no July 14, 2026, meeting.

b. DPW Update

Burt shared his screen to show pictures of construction progress. Burt stated the existing roof on the old plant needs to be replaced at a cost of half million dollars. Overall, they are still under budget. Straus asked what the old building will be used for. Burt stated office space, showers and everything required by OSHA. It will also be used as a holding tank for excess flow before being processed. The second trickle tower is being removed. The chlorine tank was cleaned out. The original clarifier is getting demolished. Sidewalks and bollards have been installed, and topsoil is starting to be installed. Stairways, ladders and lighting are all being installed. The buildings are labeled with numbers for emergency situations. The new system is being mostly used. They are almost ready to switch over completely from the old.

July 29 from 10-3 will be a lithium battery disposal day at the dump. Straus asked if this will be annual. Burt stated the hazardous waste day in October will continue and they can be disposed then.

VIII. Committee Reports

None.

IX. Old Business

a. R125-008-076 Pierson Permit Extension Request

The applicant is requesting an extension to their permit. Motion to approve for 1 year.

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

X. New Business

a. C26-013-025(H) Ryba Properties Deck on Flat Roof

This has been completed and was approved by HDC in June. Lipovsky stated that Neumann stated it meets the standards. Lipovsky likes the plan. Lipovsky is to work with Deckert on the building permit if approved by the Planning Commission. Lipovsky will have the applicant pull some of the deck up to see what was done. When Pettit asked, he was told that safety is the issue for Planning Commission. This is a rubber roof with a composite deck over it. Evashevski asked if the deck is structurally approved as a deck. Lipovsky stated he will have to look at it. Lipovsky stated it used to be carpet. The Commission has a concern on the deck being structurally sound. Evashevski stated you can approve contingent on meeting all codes or if there is more you would like to see you can add that contingency. You can also table to get structural information. Is there a limit of people it can handle, is it used residential or commercial. Motion to table for Lipovsky to look into the structure and the intended use capacity and load

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

b. R126-013-032 Neelis New Home in Woodbluff

Neelis stated he would like to build a 2 story home and start in October. We have HOA approval. Basement will have a walkout and will be finished in the future. This will put the square footage over the 3500 limit for possible architectural review. It will be a stick build. Neelis worked with Neil Hill on the survey and house placement to meet all setbacks. Belonga wanted to hook to the sewer if possible. Burt confirmed there is sewer on Forest Drive and it is possible to connect. Martin asked about the staging plan. The contractors stated once trees are removed there will be room to stage all the material. If needed they will speak with the neighbor. The fireplace is a wood burning fireplace. They will use drays to deliver all materials. Dufina pointed out article 20.06 of the site plan review answers need to be submitted in writing. Straus feels it should be sent for architectural review. Dufina and Martin agreed. Motion to approve contingent on architectural review and any changes recommended be done. Also the applicant must submit satisfactory answers to the questions in article 20.06 in writing.

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

c. R426-034-033 G Callewaert Fence

There was no representative in the audience for this application. Straus has alot of questions on the application and is not sure it is complete. Location and specs of the fence need to be submitted. The HOA has not approved the fence. The information needs to be relayed to the applicant to review section 4.21 and submit a more complete site plan. The front of the home needs to be identified. Motion to table for a complete application.

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

d. Downtown Density Discussion

Lipovsky presented three buildings and used as example to better understand the numbers. Lipovsky went through the examples. Evashevski stated the way our hotel density reads right now is similar to what Lipovsky is describing. Evashevski suggests changing language to boardinghouse total number of occupants not to exceed the number from the following formula: total square footage of usable boardinghouse area, excluding any areas of the building not dedicated to non-residential family residential, hotel use and other exterior areas divided by 150. Under part B in Section 9.02 it states standards to follow. B,1 should probably be changed to read 750 feet instead of 400. Evashevski suggested adding a number 2 that reads minimum usable floor area per boardinghouse dwelling unit shall be the number of occupants x 150 square feet plus 300 square feet for common area space which would be any usable space other than the bedrooms or bathrooms. In no situation shall a boardinghouse dwelling unit be smaller than 750 usable square feet. If you have used all your available square footage on dwelling units but still have more square footage, you could use it for boardinghouse use. Lipovsky feels the numbers he has proposed are fair. Martin asked for the discussion in writing so she can compare it to our current zoning. Dufina asked how to account for closets, stairways and hallways. Lipovsky stated that needs to come out as well, but he did not include in the examples to make it less confusing. It is the usable square footage that is used to determine the density. Evashevski stated when they define usable square footage the items taken out will be included. Have laundry and kitchen square footages been determined? Lipovsky stated no. That would have to be worked out to create sizes that accommodate the number of beds that would be using it. Evashevski stated it is a minimum of 300 square feet for common areas. Lipovsky will come up with some numbers for the next discussion. Jurcak stated you can approve to square footage but then needs to go back to building code. Andrew Doud asked if it is 150 square foot per person? Lipovksy stated yes. Doud stated most apartments are not 750 square feet now. They are quite a bit smaller. Doud feels a 10x15 room holds two people quite well. Pereny stated he would like to see actual rooms and see the sizes. Evashevski asked Burt if all that is being discussed is good on the DPW side and will keep him in the loop. Definitions, number of occupants and numbers to all be worked on for next month.

e. Discussion of Hoban Hill Density - Pettit

Pettit raised a question about a concern with the Hoban Hill density. Evashevski pointed out that the ordinance definition that Pettit submitted was the new ordinance and Hoban Hill followed the old ordinance. Pettit stated he went to the ZBA meeting last month and Jurcak called him out as a hypocrite with his votes. The proposal by Grand Hotel had kitchens in them and Planning Commission stated it is a multi-family unit and is allowed 3 dwelling units based on the lot size. 12 dwellings were presented and denied based on the ordinance. Jurcak stated that the Planning Commission allowed what Jurcak was proposing to happen at Hoban Hill. Hoban Hill

was first presented when they were doing the triplex. The zoning for Hoban Hill is R3. When looking at density you look at dwellings. Pettit stated that Hoban Hill is 1.1 acre and would have been allowed 23 dwellings for all four buildings. The other is how many employees. Everything from the special land use fits our ordinance. Pettit further stated that the plans for August 8 building approvals for Nephew and Chippewa show Nephew had 4 apartments and 8 dorm style rooms. This meets our ordinance. Chippewa units all had kitchens. So 22 dwellings were approved in total. This is over the allowed density. Pettit read number 3 in the definitions re: no matter the use. So based on that definition Pettit believes the Planning Commission allowed too many dwelling units and Pettit told Jurcak he is correct in saying he was a hypocrite. Pettit gave an example if anyone wanted to build a nice apartment building on one acre that anyone can live in, that would allow 20 dwelling units. If it was for employees it would allow over 50. Pettit stated this makes no sense. Doud stated if boardinghouse it is 1 occupant per 500 square feet. Boardinghouse definition says with or without kitchens. Doud stated the allowed density, based on that, would be 75. Evashevski stated what Pettit is reading changed with the zoning ordinance in January or February. When Hoban Hill was approved R3 read differently. Evashevski looked at some of this today but she would like to look at everything closer. When the special land use was approved, it was approved properly. Pettit stated that he believes when the plans came for the Chippewa building it changed and the Planning Commission messed up. Dufina would like to know what is being brought to the table and then have time to research and look at it more closely. Straus stated they all agree this is a complicated issue and his goal is to get everyone's comments and then give our City attorney time to research it properly. Bailey asked about the clarification on boardinghouse and dwelling units. Doud asked for Evashevski to agree that the special land use was for 1 occupant per 500 square feet. Evashevski stated this is only if it is for boardinghouse use. Each building called out dorm style units. Doud asked if there is a definition or standard on what can't be done in a boardinghouse. Jurcak stated he agrees with Doud because the same thing denied to Grand is exactly what was approved. Grand was told it was multi family. Evashevski read the boardinghouse definition aloud. Pettit asked for an explanation on the difference between employee and resident density. He does not believe it makes any sense. Evashevski stated the Planning Commission approved the plan first presented in January. Those plans stated no kitchens in the dormitory style rooms. Evashevski stated that what makes a dwelling unit, a dwelling unit, is cooking facilities. James Murray stated he believes the Planning Commission did not blow it. When this project started it was Hoban Hill Property LLC. In 2.08 it doesn't care about cooking or no cooking. But it does say maximum is 1 per 500 square feet. Murray gave a history on the applications. Pettit asked if Hoban Hill Property is now non-conforming? Evashevski stated she already stated she is not prepared to answer. Straus stated Evashevski will research. Pettit stated he is a volunteer and wants to be honest and wants to make sure everyone is treated the same. Straus stated he thinks they all feel that way.

Martin asked about the inspections with the housing. Lipvosky stated they have inspected Chippewa, Doud and Callewaert buildings and plan on Grand next week.

Straus stated he and Finkel will not be at the August meeting. Dufina will chair.

XI. Public Comment

None.

XII. Adjournment

With no further business the meeting was adjourned at 6:05 PM.

_____ _____

Michael Straus, Chairman Katie Pereny, Secretary

RECEIVED
JUN 30 2026

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:

Peter Deckert
PO Box 268 Mackinac Isl.
810-543-1812
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:

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

Property Information:

A. Property Number (From Tax Statement): 051-550-066-00
B. Legal Description of Property: ASSESS PLAT NO 3 LOT 140
C. Address of Property: 7463 MAIN ST
D. Zoning District: C
E. Site Plan Checklist Completed & Attached: ✓ File No. C26-013-025 (H)
F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) Exhibit G
G. Sketch Plan Attached:
H. Architectural Plan Attached: Date 6-30-26
I. Association Documents Attached (Approval of project, etc.): Initials KP
J. FAA Approval Documents Attached:
K. Photographs of Existing and Adjacent Structures Attached:

Proposed Construction/Use:

A. Proposed Construction:
___ New Building
X Other, Specify Deck
___ Alteration/Addition to Existing Building

B. Use of Existing and Proposed Structures and Land:

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

Apartment

Proposed Use:

C. If Vacant:

Previous Use:

Proposed Use:

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

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

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

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

A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.

B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.

C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

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

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

Peter Deckert
Signature

SIGNATURES
Signature

Peter Deckert
Please Print Name

Please Print Name

Signed and sworn to before me on the 30th day of June, 2024.

Kathryn Pereny
Notary Public State of Michigan
Mackinac County
My Commission Expires 8/7/2030
Acting in the County of

Kathryn Pereny
Notary Public

Mackinac County, Michigan
My commission expires: 8.7.30

FOR OFFICE USE ONLY

Zoning Permit Issued:

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued

Revised October 2023

OFFICE USE ONLY

FILE NUMBER: C26.013.025 **FEE:** $400

DATE: 6.30.26 **CHECK NO:** 6785 **INITIALS:** KP

Revised October 2023

City of Mackinac Island

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

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

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

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

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

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

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	☒	☐
2. Legal description of the property	☒	☐
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	☒	☐

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

General Information	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	☒	☐
2. Name and address of the individual or firm preparing the site plan	☒	☐
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	☐	☒
4. Legend, north arrow, scale, and date of preparation	☐	☐
5. Legal description of the subject parcel of land	☒	☐
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	☐	☒
7. Area of the subject parcel of land	☐	☐
8. Present zoning classification of the subject parcel	☐	☐
9. Written description of the proposed development operations	☐	☒
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	☐	☒
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).	☐	☒

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)

Demolition	Provided	Not Provided or Applicable
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	☐	☒
2. Copy of asbestos survey if required by EGLE or other state department.	☐	☒
3. Results of a pest inspection and, if necessary, a pest management plan.	☐	☒
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.	☐	☒
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.	☐	☒
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.	☐	☒

Architectural Review
Informational Requirements (Section 18.05)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	☑	☐
2. Legal description of the property	☒	☐
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)	☑	☐
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.	☑	☐

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

RYBA PROPERTIES LLC 05/02
P.O. BOX 516
MACKINAC ISLAND, MI 49757

FIRST NATL BANK OF ST. IGNACE
74-853/911

Section IX, Itema.

6/28/2026

PAY TO THE ORDER OF City of Mackinac Island $ **400.00

Four Hundred and 00/100********** DOLLARS

City of Mackinac Island
P.O. Box 455
Mackinac Island, MI 49757

fees

⑈006785⑈ ⑆091108539⑆ 31⑈0673⑈9⑈

City of Mackinac Island
7358 Market Street
PO Box 455
Mackinac Island, MI 49757

RECEIVED FROM Ryba Properties
7460 Main St

$ 400

DOLLARS

PURPOSE OF PAYMENT ☐ FUND ☐ GRANT ☐ DEPOSIT ☑ Zoning

AMOUNT DUE	
THIS PAYMENT	
BALANCE DUE	

PAYMENT METHOD
☐ CREDIT CARD ☑ CHECK
☐ MONEY ORDER ☐ CASH

6785

DATE 6.30.26

RECEIVED BY K Perry

No. 9630

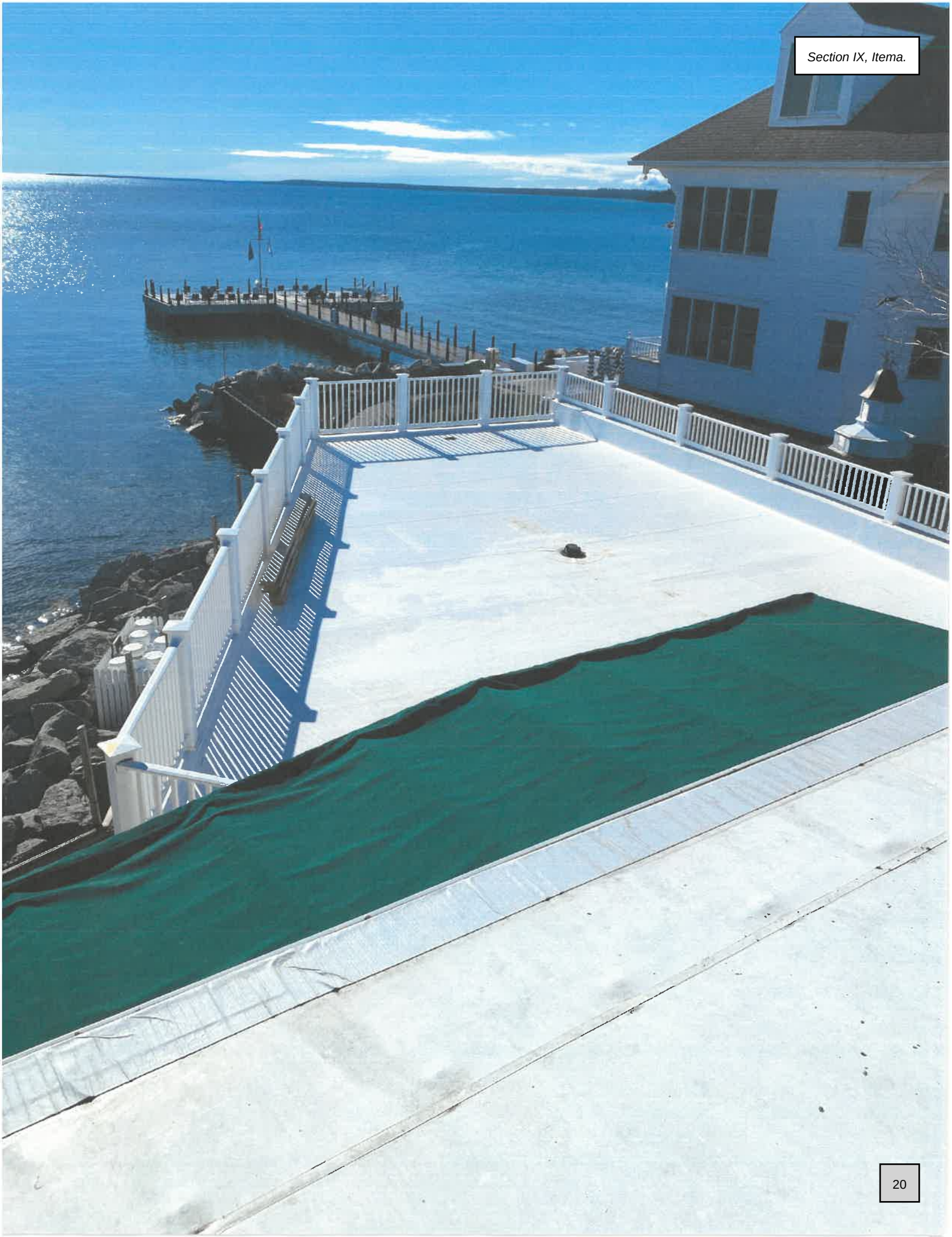
File No. C26·013·025(H)
Exhibit H
Date 6·30·26
Initials KP

Deck AREA WAS
Reroofed in the FALL,

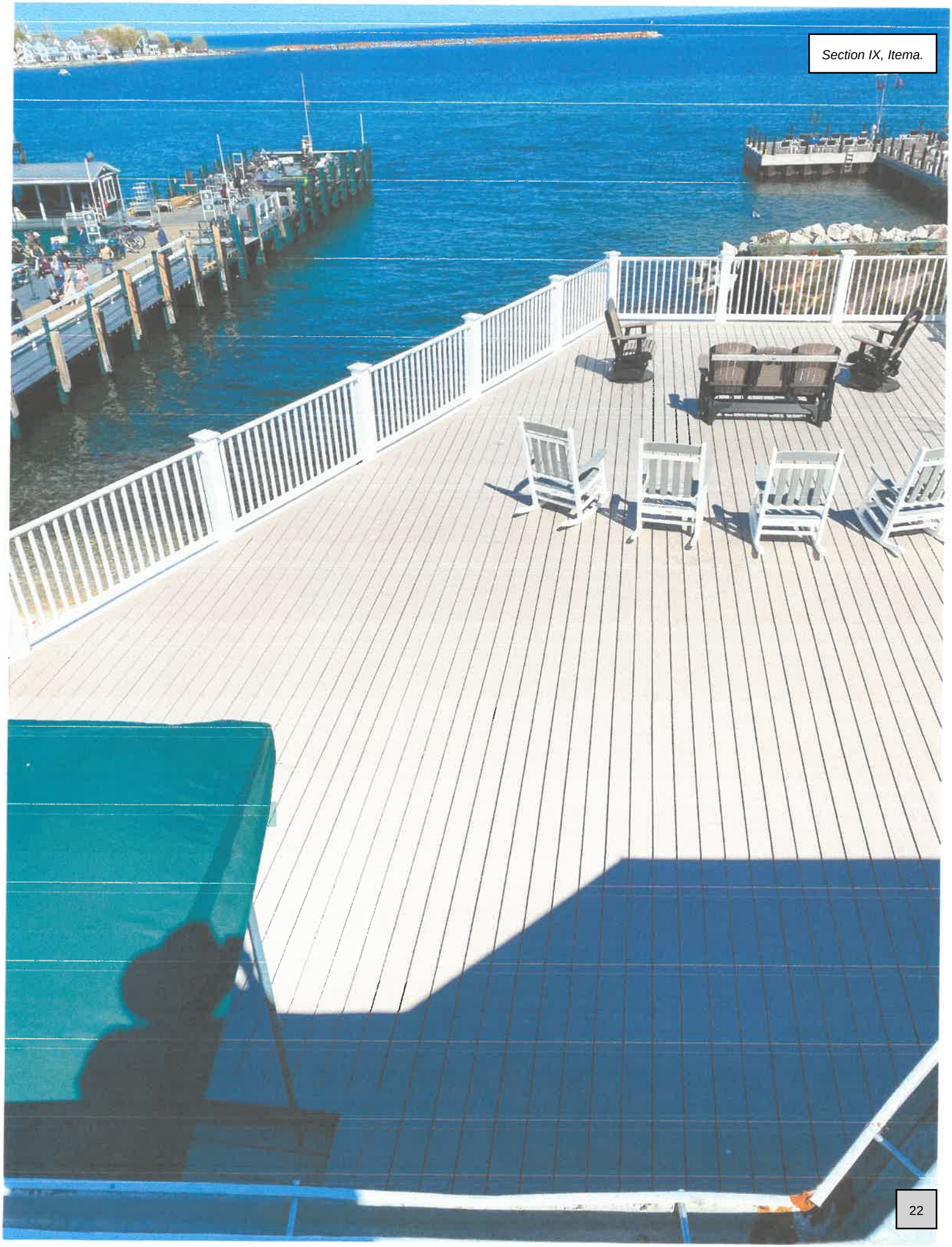
A wood AND Aztek
deck is being installed
to protect the roofing
MAtERIAL FROM TRAffic.

RECEIVED
MAY 11 2026

File No. C26-013-025(11)
Exhibit C
Date 5-11-26
Initials KP



File No. C26-013-025(H)
Exhibit D
Date 5-11-26
Initials KI



Richard
Neumann
Architect
610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 May 2026

Katie Pereny, Secretary
Historic District Commission
City of Mackinac Island
P.O. Box 455
Mackinac Island, MI 49757

Re: **RYBA'S FUDGE ROOF DECK ADDITION**
Design Review

Dear Ms. Pereny:

I have reviewed the proposed roof deck on the Ryba's Fudge building in the Market and Main Historic District.

Should you have any questions, please contact me.

Sincerely,

RICHARD NEUMANN ARCHITECT

Rick Neumann

Rick Neumann

c. Peter Deckert, Applicant
David Lipovsky, City of Mackinac Island
Erin Evashevski, Evashevski Law Office

Richard
Neumann
Architect
610 Grand Avenue, Petoskey, Michigan 49770, 231.347.0931

26 May 2026

DESIGN REVIEW

RYBA'S FUDGE ROOF DECK ADDITION
7463 Main Street

Market and Main Historic District
City of Mackinac Island, Michigan

INTRODUCTION

This design review is for a proposed second floor roof deck, at Ryba's Fudge, 7463 Main Street, in the Market and Main Historic District. The building is a Non-contributing structure in the historic district. The Applicant proposes to install a new deck on top of a recently replaced single-ply membrane roof which overlooks Haldimand Bay, and is accessible to foot traffic. The proposed decking material is cellular PVC, which would be installed on pressure-treated wood runners. A existing guard railing surrounds the roof area.

This design review is based on City Code Sec. 10-161 "Design Review Standards and Guidelines", of Article V. "Historic District", of the City of Mackinac Island Ordinance No. 443, adopted October 21, 2009. The review standards are those of the Department of the Interior entitled "The United States Secretary of the Interior's Standards for Rehabilitation" and "Guidelines for Rehabilitating Historic Buildings", as set forth in 36 CFR, part 67, as well as the factors set forth in City Code Sec. 10-161(b).

Materials submitted for Review consist of a written description and two photographs, dated 11 May 2026.

REVIEW

Of the Secretary of the Interior's Standards, and the Standards Under Sec. 10-161(b), the applicable Standards for review are the following:

Standard 9 - *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size and architectural features to protect the historic integrity of the property and its environment."*

The proposed new decking on top of recently installed single-ply membrane roofing would not destroy significant materials that characterize the property, and would be compatible with the architectural character of the building, and be appropriate to the property and the environment.

Standard 10 - *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."*

The proposed new deck could be removed in the future, preserving the essential form and integrity of the property.

Standards Under Code Sec. 10-161(b)

In reviewing applications, the Commission shall also consider all of the following:

(1) - *"The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area."*

The Ryba Building is not historic; the proposed roof deck would be appropriate to the building and to the historic value of the surrounding historic district.

(2) - *"The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area."*

The roof is flat, and is not visible from the street, although it is visible from the Iroquois Hotel next door, and maybe from a distance in views from higher elevations. Even if visible, the deck would have an appropriate relationship with the rest of the building and the surrounding area.

(3) - *"The general compatibility of the design, arrangement, texture and materials proposed to be used."*

A new roof deck would be compatible with the design, arrangement, and materials of the larger Ryba building.

(4) - *"Other factors, such as aesthetic value, that the Commission finds relevant."*

Being essentially invisible, the new deck would not detract from the building's aesthetic value.

CONCLUSION

The proposed new deck at the Ryba Fudge Store building at 7463 MainStreet would meet the Standards for review.

END OF REVIEW

RECEIVED
JUL - 2 2026

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

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

APPLICANT NAME & CONTACT INFORMATION:

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

Daniel Lumbrezer and Sophia Afridi
508 W. Front St. Perrysburg, OH 43551
513 407-0794
Phone Number Email Address

File No. CD26-028-035(H)
Exhibit A
Date 7-2-26
Initials KP

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):
Owner

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

Is a Variance Required?
Yes

Are REU's Required? How Many?
No /____

Type of Action Requested:

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

Revised October 2023

C. If Vacant:

Previous Use: Vacant land

Proposed Use: Single-family dwelling

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.

SIGNATURES

Signature | Signature

Daniel Lumbrezer | Sophia Afridi

Please Print Name | Please Print Name

Signed and sworn to before me on the 26 day of June, 2026.

ZACKERY ROYAL
Notary Public
State of Ohio
My Comm. Expires
September 7, 2030

Notary Public

Wood County, ~~Michigan~~ Ohio

My commission expires: 09-07-30

FOR OFFICE USE ONLY

Zoning Permit Issued:

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued

OFFICE USE ONLY

FILE NUMBER: CD26-028-035(H) **FEE:** $150-

DATE: 7-2-26 **CHECK NO:** 1429 **INITIALS:** KP Revised October 2023

October 2023

City of Mackinac Island

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

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

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

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

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

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

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	X	
2. Legal description of the property	X	
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	X	

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

General Information	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	X	
2. Name and address of the individual or firm preparing the site plan	X	
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	X	
4. Legend, north arrow, scale, and date of preparation	X	
5. Legal description of the subject parcel of land	X	
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	X	
7. Area of the subject parcel of land	X	
8. Present zoning classification of the subject parcel	X	
9. Written description of the proposed development operations	X	
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	X	
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).	X	
12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris,	X	

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.	☐	X
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	X	☐

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)	X	☐
16. Topography of the site with at least two- to five-foot contour intervals	☐	X
17. Proposed alterations to topography or other natural features	☐	X
18. Earth-change plans, if any, as required by state law	☐	X

Physical Features

	Provided	Not Provided or Applicable
19. Location of existing manmade features on the site and within 100 feet of the site	X	☐
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	X	☐
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	☐	X

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

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		X
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)		X
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)		X
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.		X

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

Demolition	Provided	Not Provided or Applicable
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	☐	☐
2. Copy of asbestos survey if required by EGLE or other state department.	☐	☐
3. Results of a pest inspection and, if necessary, a pest management plan.	☐	☐
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.	☐	☐
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.	☐	☐
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.	☐	☐

Architectural Review
Informational Requirements (Section 18.05)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	X	
2. Legal description of the property	X	
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)	X	
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.	X	

Daniel Lumbrezer
508 W. Front St.
Perrysburg, OH 43551
513 407-0794
lumbredj@gmail.com

June 25, 2026

City of Mackinac Island
Planning Commission and Building Department
7358 Market St.
PO Box 455
Mackinac Island, MI 49757

Please find the additional supplemental information pertaining to the site plan checklist.

Site Plan Informational Requirements, Section 20.04, B and C

General Information

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:
   Daniel Lumbrezer
   508 W. Front St.
   Perrysburg, OH 43551
2. Name and address of the individual or firm preparing the site plan:
   Architect: Aaron Christy
   1080 Farnsworth Road
   Waterville, OH 43566
   Surveyor: Neil Hill, PS
   Mackinac Country Land Surveys
   429 Ellsworth St.
   St. Ignace, MI 49781
5. Legal description of the subject parcel of land:
   Record Description Liber 502 page 594, Lots 1 & 2 of Block 9, of Hubbard's Annex according to the recorded plat recorded thereof in Liber 1 of Plats, page 14 Mackinac County Records; AND: a portion of Lot 3, Block 8 of Hubbards Annex according to the recorded plan thereof, recorded in Liber 1 of Plats, Page 14, Mackinac County Records, described as: Commencing at a point on the Easterly

line of Hubbard's Avenue where the Southerly line of Block 9, produced, will intersect same; thence N 51∘30' W 110 feet; thence S 9∘E 129 feet; thence S 61∘E 21 7/12 feet; thence N 35∘E 86 7/12 feet to the point of beginning

7. Area of the subject parcel of land:
   27,782 feet (0.62ac)
8. Present zoning classification of the subject parcel:
   "CD" Cottage
9. Written description of the proposed development operations:

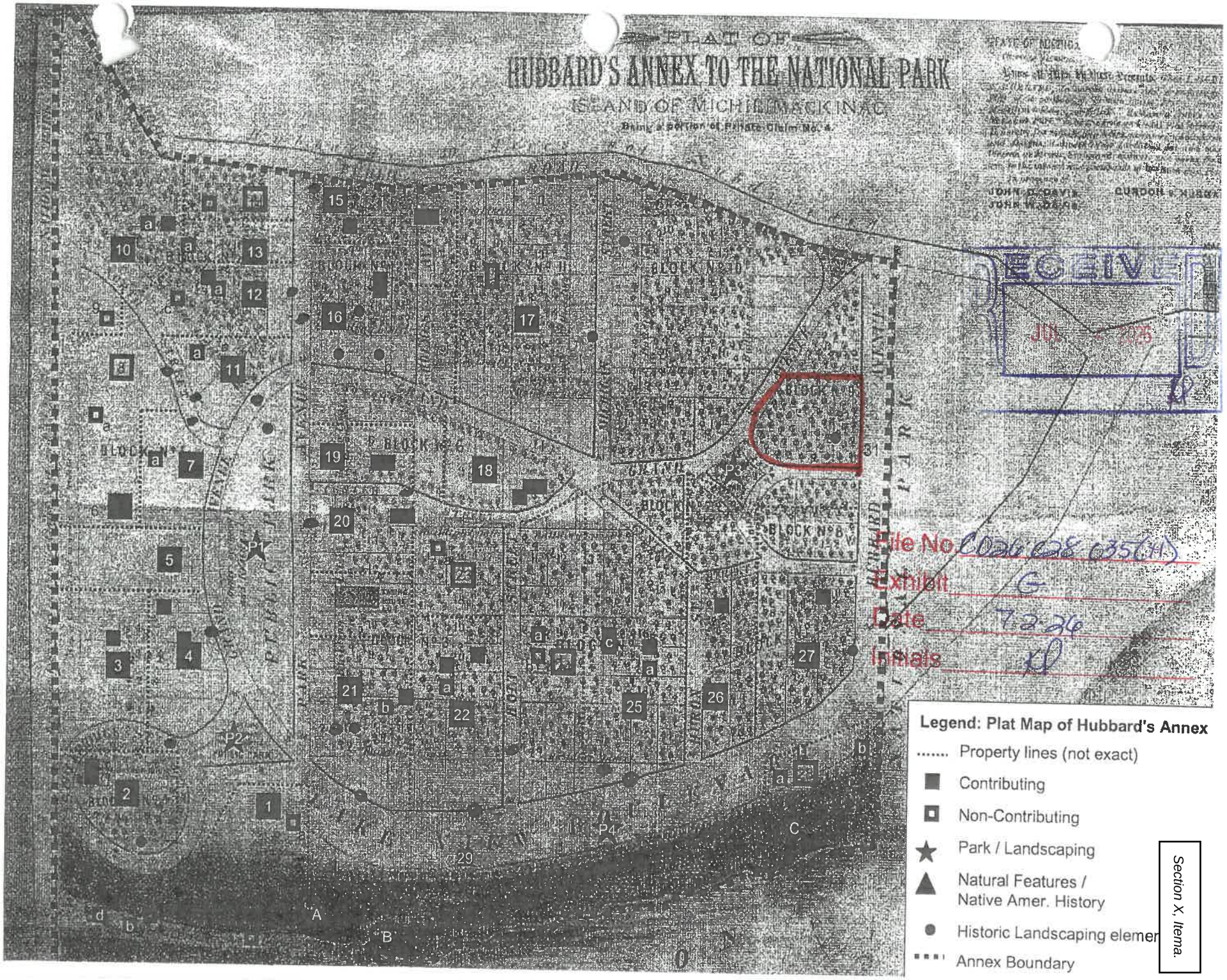
- Establish a graded entrance at the southwest border of Lot 1 to intersect Grand Ave.
- Construct a 3310 square foot, 2-story wood-framed cottage sited according to accompanying site plan (enclosure, page #)

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:
    No significant effect is anticipated. Nearest occupied structures lie >100ft from the proposed footprint. The site and surrounding environs are wooded, effectively screening sight lines. Additional benefit is provided by wide adjacent easements (50' along the SE lot line, 30' along the NW).
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:
    Freight would arrive by ferry at the Coal Dock, then proceed by dray along Astor-Market-Cadotte-Annex Rd-Grand Ave and enter the site from Grand Ave. Waste removal would follow the same route in reverse. Motor vehicles are expected to be needed for the groundworks and foundations. No transport of heavy materials is to occur during peak season.
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:
    Staging would occur in two places: at the Coal Dock and at the building site. Prior to framing completion, any outdoor storage of materials or waste to be located as indicated on the site plan in respect to required setbacks. Following "dry-in", no further outdoor storage will occur. In the interest in limiting waste created on-site, all materials are to be pre-cut and/or assembled wherever possible prior to transport.

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:
    Approval of this zoning request requires a variance to the Mackinac Island Code of Ordinances, Appendix A, Article 11, Section 11.03, Item A, which requires the lot size in this district not be less than one acre. We maintain that a variance to this requirement is appropriate for the following:
    - The boundaries of the building site, being Lots 1 and 2 of Block 9 of Hubbard's Annex to the National Park, stand today as they did on the original plat of Hubbard's Annex in 1882. (enclosure, page 5) The boundaries have not been modified nor have lots been subdivided from this initial plat. The present owners, including immediate family, do not now own, nor have ever owned adjacent property that could be included as part of this lot.
    - The proposed structures will meet all remaining setback, height, lot coverage, and density requirements as outlined in Article 11.
    - For the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. Numerous nearby properties stand on lots smaller than 1 acre, ie:
      8219 Grand Ave (0.5ac)
      8290 Holt Ave (0.5ac)
      8309 Park Ave (0.4ac)
      8287 Park Ave (0.48ac)
      8268 Grand Ave (0.47ac).
      Additionally, permits for new construction have been issued for properties within the same zoning district since the time of adoption of this ordinance, ie:
      6880 Huron Rd (0.36ac)
      2468 Annex Rd (0.31ac)
    - The applicants have previously obtained written assurance from the Planning Commission as to the buildability of the lot, dated September 9, 2020 (enclosure, page 6)
15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features:
    Natural features on the site amount to a short plateau with small areas of exposed rock along the northwest, numerous mature cedar trees scattered mostly around the perimeter, and a central clearing.
16. Topography of the site with at least two- to five-foot contour intervals:

Topography was not recorded as part of the property survey.

17. Proposed alterations to topography or other natural features:
    No alterations to the topography are proposed.
18. Proposed alterations to topography or other natural features:
    There are no earth-change plans.
19. Location of existing manmade features on the site and within 100 feet of the site:
    Existing man-made features amount to two lengths of rock wall that previously retained garden beds. These have been determined not to constitute an historic significance (enclosure, page #) and no special effort will be made to preserve them.



Section X, Ttema.

MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

RECEIVED
JUL - 2 2026
KP

September 9, 2020

Bruce Goodwin
Lydia Pennock
328 Urie Road
Craftsbury Common, VT 05827

Dear Mr. Goodwin and Ms. Pennock,

At the regular meeting of the Historic District Commission, held September 8, 2020, a Motion was made stating that the Blodgett garden, located on lots 1 & 2, block 9 in the Hubbard's Annex, has not been maintained for many years and per Attorney, Gary Rentrop, proposed Motion: the historic characteristics of the garden do not justify the historic designation of a historic landscape element. The lot is buildable and any construction would be subject to the historic district guidelines. All Commission members were in favor and the Motion passed. The lot will continue to hold the historic designation of Historic Landscaping Element, assigned in 2000, and as shown on the Hubbard's Annex resource survey map.

File No. CD26-028-035(H)
Exhibit F
Date 7-2-26
Initials KP

Sincerely,

Lee Finkel/KP

Lee Finkel
Chairman, City of Mackinac Island Historic District Commission

CC: File
Daniel Lumbrezer
Bill Borst, Mackinac Island Realty

7358 Market Street, PO Box 455 • Mackinac Island, MI 49757-0455
(906) 847-4035 Office • (906) 847-6430 Fax

RECEIVED
JUL - 2

RECEIVED
JUL - 2 2026

Fig 1

File No. CD26-028-035(H)
Exhibit E
Date 7-2-26
Initials KP

Fig 2

Fig 3

Fig 4

Fig 5

Fig 6

Fig 7

LP SmartSide®
TRIM & SIDING

TRIM

540 Series Trim - Brushed Smooth

1" Nominal Thickness
Primed: 2" | 3" | 4" | 6" | 8" | 10" | 12"

Brushed Smooth

Products:

LP® SmartSide® 540 Series Trim
LP® SmartSide® ExpertFinish® 540 Series Trim

DESIGNED & RATED FOR EXTERIOR USE

Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay

Application Instructions:

LPCorp.com/Literature

Sustainability Info:

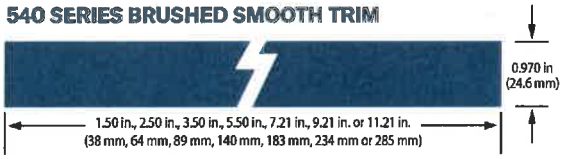
- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards

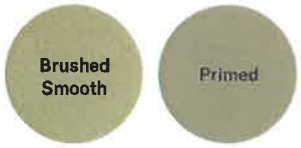
LP® SmartSide® 5/50 YEAR PRORATED LIMITED WARRANTY

LP® SmartSide® ExpertFinish® 5/15/50 YEAR PRORATED LIMITED WARRANTY

Primed Specifications and PIDs:

540 SERIES BRUSHED SMOOTH TRIM





PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	WEIGHT	PID
540 Series Brushed Smooth Trim	16 ft. (192 in.) (4.9 m)	1.50 in. (38 mm)	0.970 in. (24.6 mm)	3 PSF	46011
	16 ft. (192 in.) (4.9 m)	2.50 in. (64 mm)	0.970 in. (24.6 mm)	3 PSF	46010
	16 ft. (192 in.) (4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	3 PSF	45992
	16 ft. (192 in.) (4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	3 PSF	45993
	16 ft. (192 in.) (4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	3 PSF	45995
	16 ft. (192 in.) (4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	3 PSF	45997
	16 ft. (192 in.) (4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	3 PSF	45998

See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot

LP SmartSide®
TRIM & SIDING

Vertical Siding - Brushed Smooth

3/8" Nominal Thickness
Primed: 16' x 16"

VERTICAL SIDING

Brushed Smooth

Products:

LP® SmartSide® 38 Series Vertical Siding
LP® SmartSide® ExpertFinish® 38 Series Vertical Siding

DESIGNED & RATED FOR EXTERIOR USE

Not rated for structural use. Sheathing-only attachment; see installation instructions for details

Pair with LP® SmartSide® trim for board & batten style applications

Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay

SMART GUARD

Application Instructions:

LPCorp.com/Literature

Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards

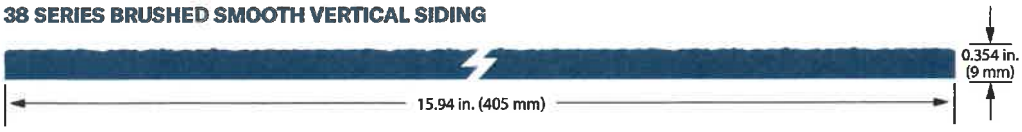
SUSTAINABLE FORESTRY INITIATIVE
SFI-00603

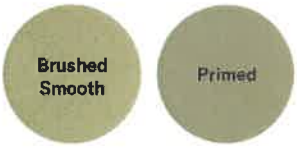
LP® SmartSide® 5/50 YEAR PRORATED LIMITED WARRANTY

LP® SmartSide® ExpertFinish® 5/15/50 YEAR PRORATED LIMITED WARRANTY

Primed Specifications and PIDs:

38 SERIES BRUSHED SMOOTH VERTICAL SIDING





PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	WEIGHT	PID
38 Series Brushed Smooth Vertical Siding	16 ft. (192 in.) (4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	1.5 PSF	46007

See LPCorp.com for product, warranty, and installation details. Metric units are rounded. PSF = Pounds Per Square Foot

Product Specifications

Cedar Valley Shingle Siding

Handcrafted Cedar Valley products are perfect for your distinctive home.

A Custom Look For Your Custom Home.

Cedar is a timeless compliment to any architectural style, from traditional to contemporary.

The Cedar Valley system-shingle panels, corners, column wraps and more-comes in a variety of styles and shingle patterns to help you create the exact look you want for your home.

In addition, Cedar Valley provides custom-designed products for special needs and applications.

There's No Substitute For Real Cedar.

Cedar Valley products are made from 100 percent kiln-dried Western Red Cedar for a beautiful, warm look. Synthetic siding can't come close to the natural performance and appearance of real cedar. Cedar provides unsurpassed resistance to moisture, decay and damage. There's an additional bonus to natural cedar siding-energy savings. Cedar's unique cell structure traps tiny pockets of air to boost insulation and reduce home energy costs. Cedar is naturally low maintenance. Properly finished and installed, it could be the last siding your home ever needs.

Color and Factory Finished Choices.

Cedar Valley products are available in a "Rainbow of Colors" and range of factory finished options. Whether you're looking for the rustic warmth and beauty of natural cedar or the impact of color, you'll have many options to choose from. All applied by our nationwide network of machine stainers for a tough durable coating that adds protection and value to your home.

Backed By An Outstanding Warranty.

Cedar Valley has been the leader in the shingle panel industry for more than 25 years. We've built our reputation on an ongoing commitment to quality, innovation and performance. With warranties up to 50 years, our panel system is backed by one of the best warranties in the business.

Even Buttline Panels

Staggered Buttline Panels

Open Keyway Panels

CEDAR VALLEY
Handcrafted Shingle Panels

CVPS-103 Rev. 7/14

943 San Felipe Road Hollister, Ca 95023 T.800-521-9523 F.831-636-8109 www.cedar-valley.com

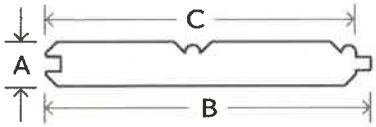
ACRE

EDGE & CENTER BEAD/V-GROOVE REVERSIBLE SIDING

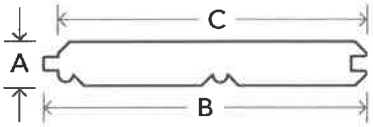
Suited for a wide range of applications, ACRE is the perfect medium for executing your ideas. This revolutionary material can be cut, curved, shaped and molded to fit countless applications, both exterior and interior.

PROFILE DETAILS

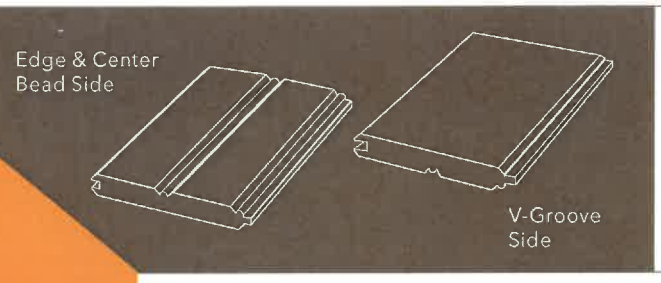
Edge & Center Bead Side



V-Groove Side



NOMINAL SIZE	ACTUAL THICKNESS (A)	ACTUAL WIDTH (B)	REVEAL (C)	LENGTHS
1"x6"	3/4", 5/8"	5-7/16"	5-3/16"	16'



Available in:

ACRE Grain

MODERN·MILL
BUILDING REVOLUTIONS

EcoStar LLC

Traditional Shake in Chestnut

Traditional Shake

EcoStar Shake roof tiles are custom crafted using real cedar shakes as a template to create an intricate texture that truly appears natural. These synthetic shake tiles are manufactured from up to 80% post-industrial recycled materials. Unlike real wood, EcoStar Shake provides superior protection from the most extreme elements such as rain, wind, hail, snow, fire, extreme temperature change and the sun's UV rays. Little-to-no maintenance combined with a 50-year warranty means a trouble-free roofing solution with lasting performance.

EcoStar Shake combines modern performance with the classic architectural detail of wood. This shake alternative offers endless possibilities for residential and commercial buildings. Our extensive color palette enhances the architectural detail of both historic and new construction projects.

Advantages
- The look of traditional cedar shake without extensive maintenance
- Easy application keeps installation costs down
- Factory pre-blended for color & width
- Designed with up to 6" headlap for installation integrity
- Significant property insurance discounts may be available when upgrading or building a roof to protect against the elements

Architectural Flexibility
- Packaged in a blend of 6", 9" and 12" widths
- Staggered and offset installations accentuate roof texture and depth

Strength & Durability
- Provides superior durability and protection from extreme weather conditions that include fire, wind, hail and wind driven rain
- 19" length provides 3" of headlap protection (Class C) and 20" length provides 2" of headlap protection (Class A) against wind-driven rain and ponding snow melt (at maximum reveal)
- Significant life cycle savings

Environmental Sustainability
- Manufactured with post-industrial recycled plastics and/or rubber (not tires)

Technical Information
- Miami-Dade County, Florida NOA No. 17-1227.10 11/07/23
  - Miami-Dade Wind TAS100 & TAS125
  - UL listed Class C or Class A fire resistance (UL 790)
  - Prolonged UV Exposure (ASTM G155)
- Division 7 Building Codes per UL ER18920-01 / -02
- State of Florida Evaluation Report FL 30713-R1
- Texas Dept. of Insurance Evaluation (RC-135)
- Canadian Code Compliance Evaluation (CCMC-14174-R)
- UL Class 4 (highest rating) hail impact resistance (UL 2218)
- Resistant to algae, fungus or mold growth
- Job lot control produces uniform roof tile weathering
- ISO 9001:2015 Quality Management Standards

Warranty Options
- 50-Year Limited Material Warranty available
- 50-Year Gold Star Labor & Material Warranty available

Traditional Shake Profiles:

12", 9", 6" Blend

Fire Rating	Class C	Class A
Recycled Material	80%	25%
Tile Width	12", 9", 6"	
Profile	Solid	
Tile Thickness	3/8"	
Maximum Reveal	8" (7")	9" (8", 7")
Weight/Sq at Max. Reveal	261 lbs.	277 lbs.
Impact Rating	Class 4	
Miami-Dade	No	Yes
Standard Colors	14 (12 available as Cool Colors)	
Factory Blends	Yes	

42 Edgewood Drive | Holland, NY 14080 | 800.211.7170 | www.ecostarllc.com

© 2026 by EcoStar, LLC. EcoStar is a trademark of EcoStar, LLC. P/N 605906. 05/15/2026.

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

Adjacent carriage house, 8247 Lakeview Blvd, from Grand Ave, looking North

File No. CD26·028·035(H)
Exhibit K
Date 7·10·26
Initials KP

RECEIVED
JUL 10 2026

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

Adjacent carriage house, 8200 Lakeview Blvd, from Grand Ave. looking West

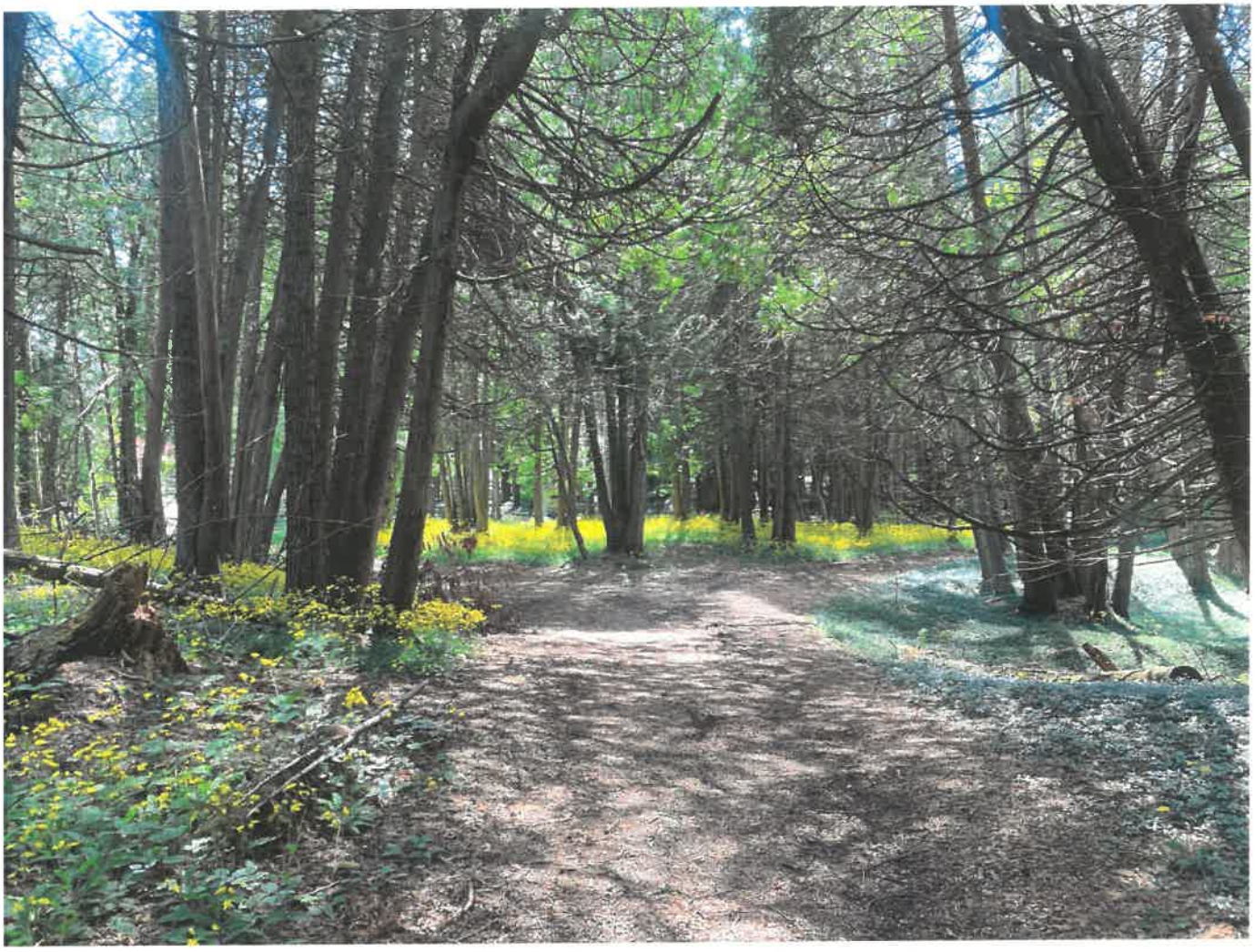
Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

View from Grand Ave, looking East

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

View from Grand Ave, looking Northwest

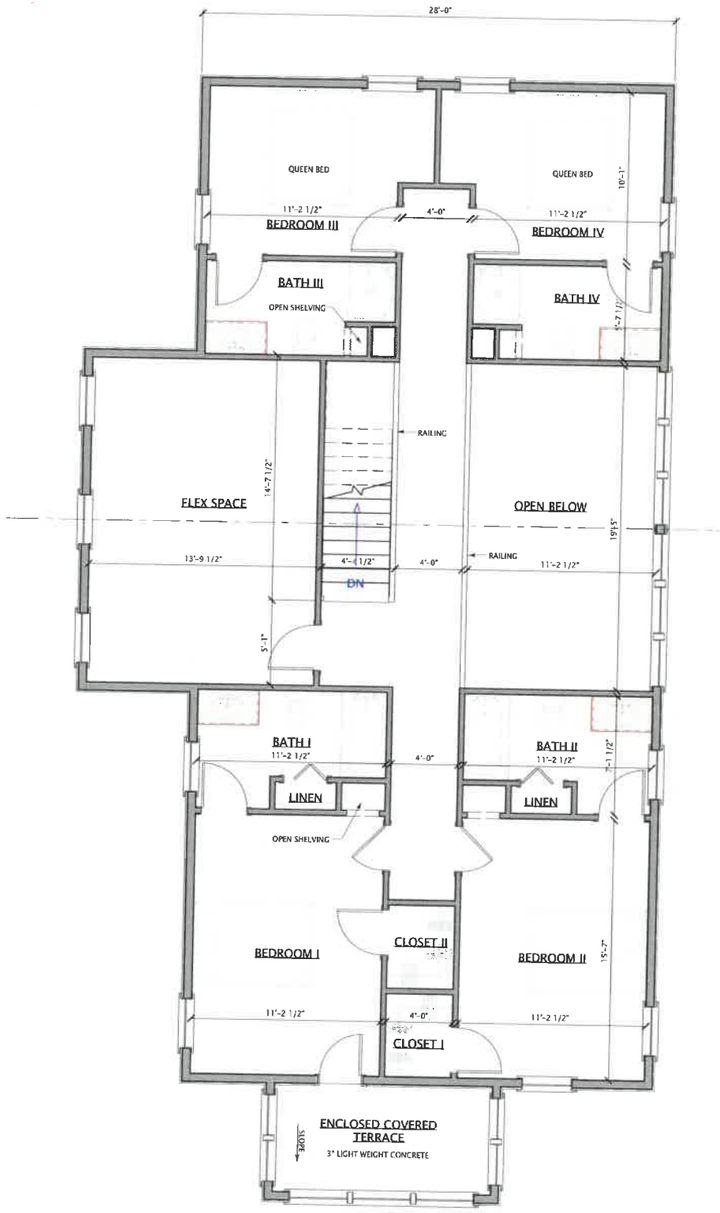
Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings



View from Valley Road, looking West

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

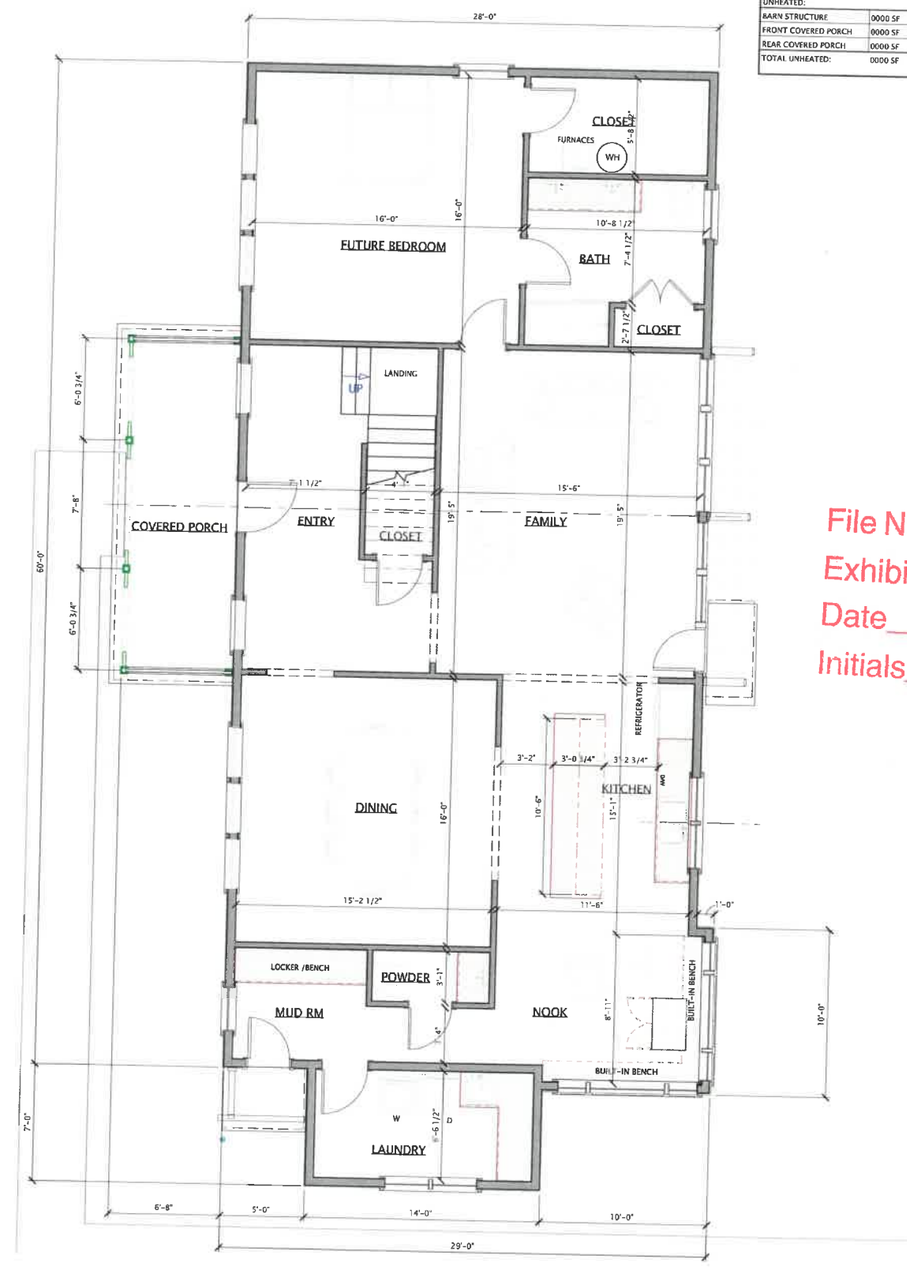
Adjacent home, 2467 Annex Road, from Valley Road looking East



SECOND FLOOR PLAN

1/4" = 1'-0"

NORTH
TRUE NORTH



FIRST FLOOR PLAN

1/4" = 1'-0"

NORTH
TRUE NORTH

AREA CALCULATION	
BASED ON OUTSIDE FACE OF STUD OR CONCRETE / BLOCK	
HEATED:	
FIRST FLOOR	1788 SF
SECOND FLOOR	1522 SF
TOTAL HEATED:	3310 SF
UNHEATED:	
BARN STRUCTURE	0000 SF
FRONT COVERED PORCH	0000 SF
REAR COVERED PORCH	0000 SF
TOTAL UNHEATED:	0000 SF

1080 F
Waterv
419.450.0636 tel
archdesign419@gmail.com
www.facebook.com./ARCHDesign007

ARCH DESIGN, LLC

Designing
Planning
Remodeling

RECEIVED
JUL - 2 2026

PROJECT TITLE:

New Residence for Lumbrezer

GENERAL CONTRACTOR:

File No CU26-028-035(A)
Exhibit D
Date 7-2-26
Initials KP

REVISION:

10.29.25	FOR APPROVAL

DESIGNER: AJC
APPROVED:

AD JOB NO. 0382-24

SHEET TITLE:

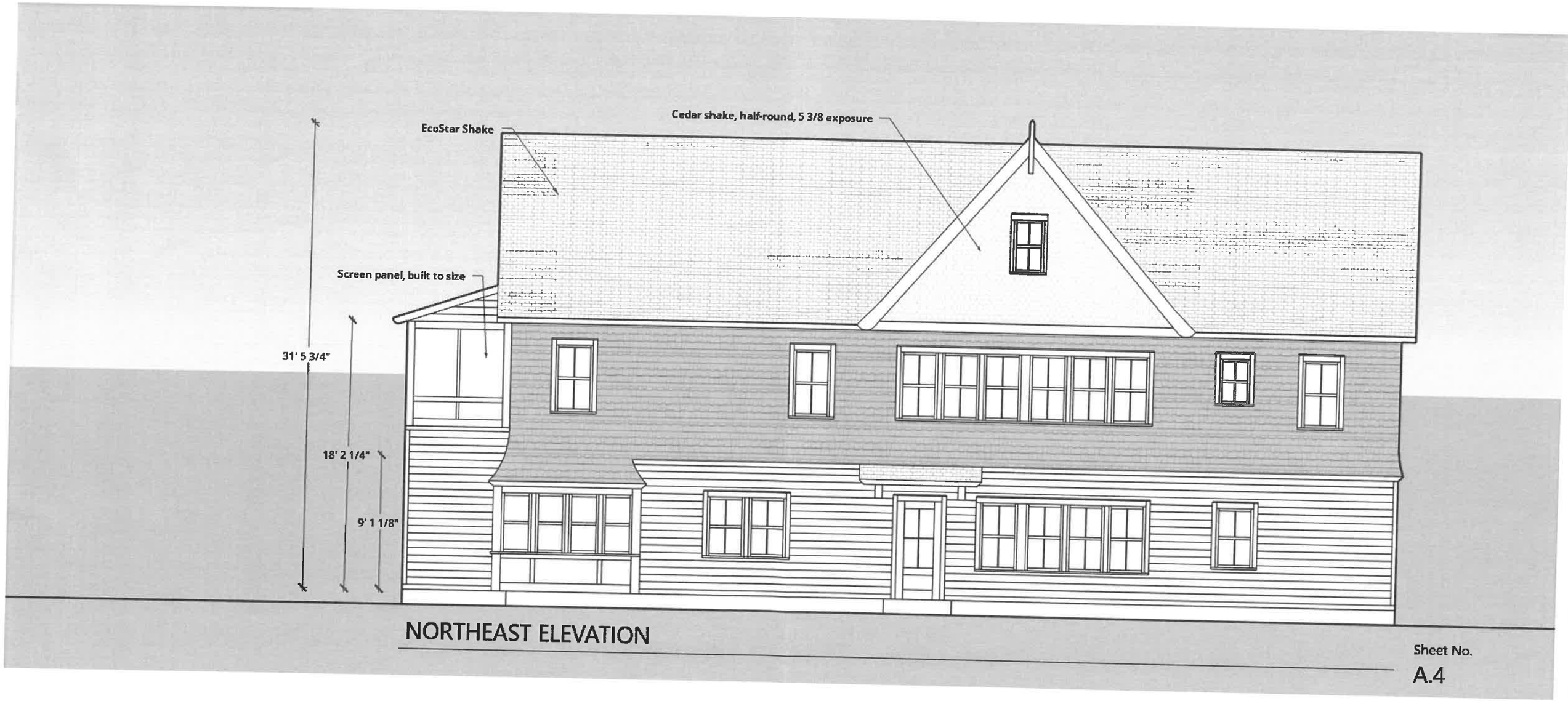
FLOOR PLANS

SHEET NO.

A1.0

SOUTHWEST ELEVATION

Sheet No.
A.5


EcoStar Shake
Cedar shake, half-round, 5 3/8 exposure
Screen panel, built to size
31' 5 3/4"
18' 2 1/4"
9' 1 1/8"
NORTHEAST ELEVATION
Sheet No.
A.4

EcoStar Shake (4)
10" Rake
8" board and batten (3)
8" Freize
Cedar shake, even line, 5 3/8" exposure (2)
6" lap siding (4" exposure) (1)
3.5" Corner boards
5.5" Water table
NORTHWEST ELEVATION
Lap siding, "sunray" pattern (5)
Cedar Shake, diagonal, 5 3/8" exposure
EcoStar Shake (4)
31' 5 3/4"
18' 2 1/4"
9' 1 1/8"
SOUTHWEST ELEVATION

Sheet No.
A.5

File No. 026-028-035(A)
Exhibit C
Date 7-2-26
Initials KP

Boundary Survey

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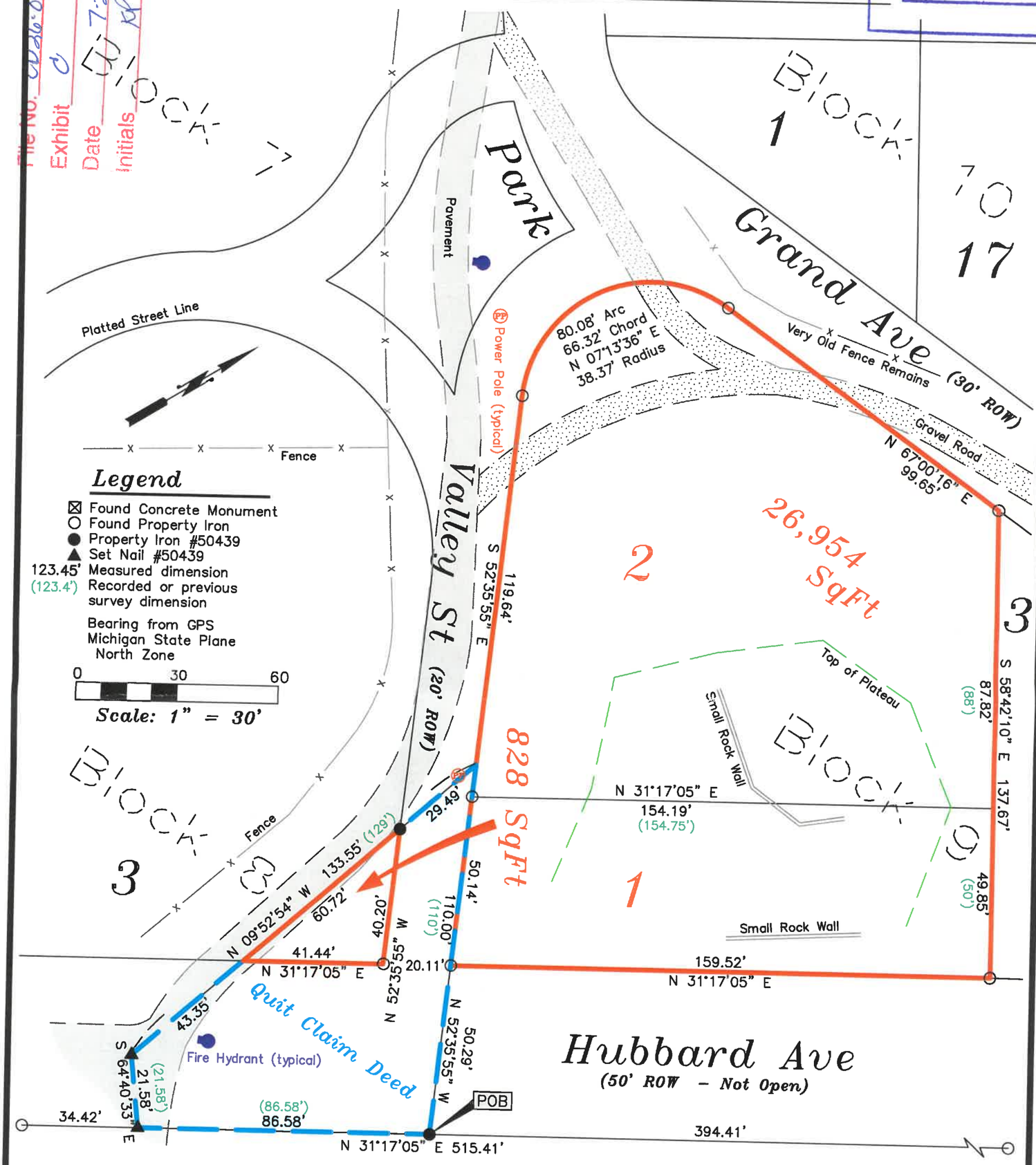
JUL - 2 2026



Legend

- ⊠ Found Concrete Monument
- ○ Found Property Iron
- ● Property Iron #50439
- ▲ Set Nail #50439
- 123.45' Measured dimension
- (123.4') Recorded or previous survey dimension

Bearing from GPS Michigan State Plane North Zone

0 30 60

Scale: 1" = 30'

Record Description Liber 502 Page 594

Lots 1 & 2, Block 9, of Hubbard's Annex according to the recorded plat thereof recorded in Liber 1 of Plats, page 14, Mackinac County Records; AND:

A portion of Lot 3, Block 8 of Hubbard's Annex accordning to the recorded plat thereof, recorded in Liber 1 of Plats, Page 14, Mackinac County Records, described as: Commencing at a point on the Easterly line of Hubbard's Avenue where the Southerly line of Block 9, produced, will intersect same; thence N 51°30' W 110 feet; thence S 9° E 129 feet; thence S 61° E 21 7/12 feet; thence N 35° E 86 7/12 feet to the Point of Beginning; also described as: Commencing at the point on the Easterly line of Hubbard's Avenue where the Southerly line of Block 9, proudced, will intersect same; thence N 57°13' W 110 feet along said Southerly line of said Block 9; thence S 12°16' E 129 feet; thence S 66°12'45" E 21.58 feet; thence N 32°47' E 91.58 feet to the Place of Beginning,

EXCEPTING AND EXCLUDING THEREFROM any portion which may lie within a public street as shown on the recorded Plat of Hubbard's Annex, recorded in Liber 1 of Plats, Page 14, Mackinac County Records.

Subject to easements, and building and use restrictions of record, if any.

Neil W. Hill P.S.

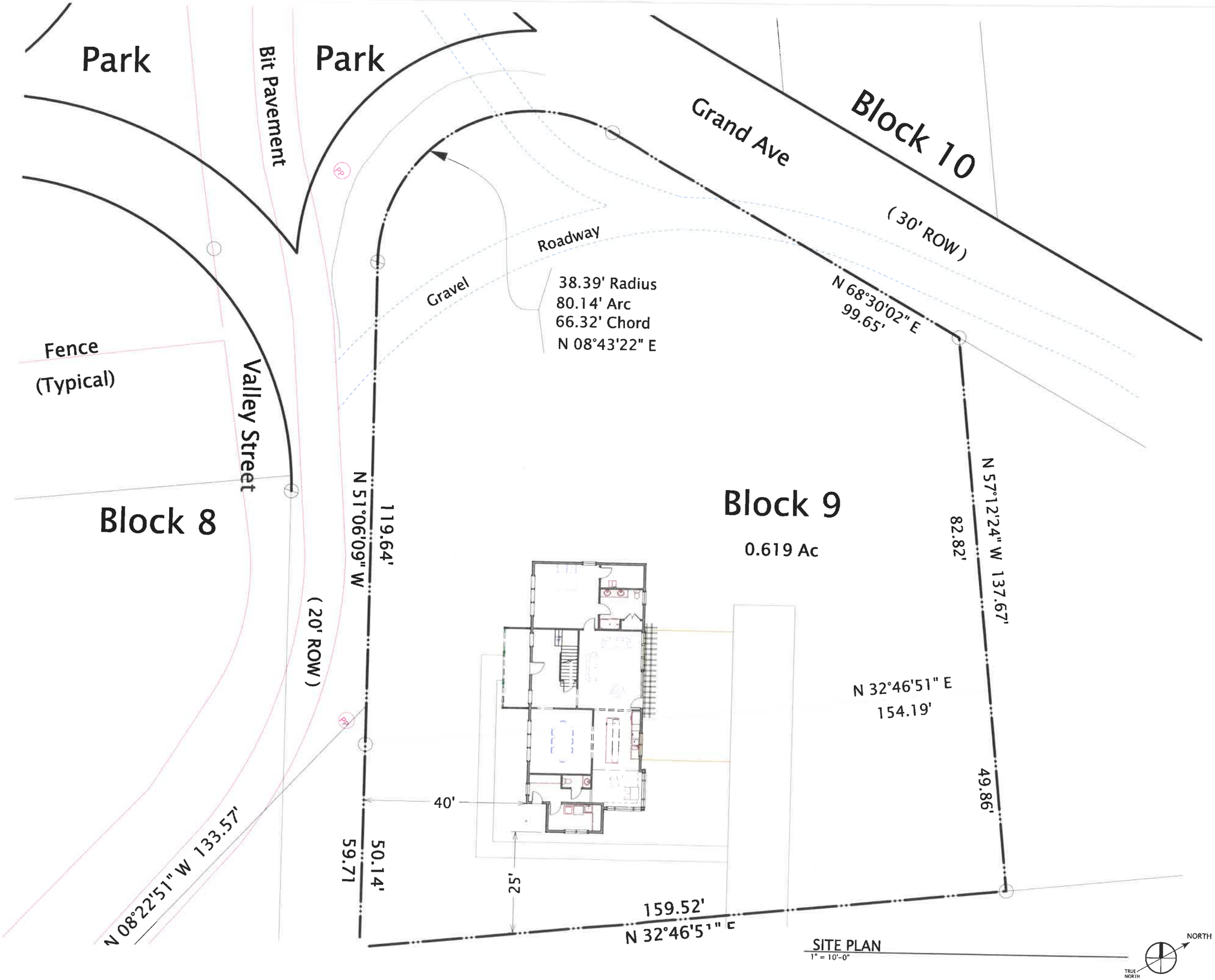
Neil W. Hill P.S.
Professional Surveyor #50439

STATE OF MICHIGAN
NEIL W. HILL
PROFESSIONAL SURVEYOR
No. 50439
LICENSED PROFESSIONAL SURVEYOR

Page # 1 of 1
Date : October 8, 2020
Client : Dan Lumbrezer
Order No. : 20123-L1/2-B9-HA
Drawn By : Neil W. Hill P.S.

MACKINAC COUNTRY LAND SURVEYS

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



SITE PLAN
1" = 10'-0"

NORTH
TRUE NORTH

1080 Farnsworth Rd.
Waterville, OH 43566
419.450.0636 tel
archdesign419@gmail.com
www.facebook.com./ARCHDesign007

ARCH DESIGN, LLC

Designing
Planning
Remodeling

PROJECT TITLE:

New Residence for Lumbrezer

GENERAL CONTRACTOR:

REVISION:

10.29.25	FOR APPROVAL

DESIGNER: AJC

APPROVED:

AD JOB NO. 0382-24

SHEET TITLE:

SITE PLAN

SHEET NO.

A0.1

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

Adjacent carriage house, 8247 Lakeview Blvd, from Grand Ave, looking North

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

Adjacent carriage house, 8200 Lakeview Blvd, from Grand Ave. looking West

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

View from Grand Ave, looking East

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

View from Grand Ave, looking Northwest

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

View from Valley Road, looking West

Applications for Zoning Action, Work Within a Historic District lots 1&2 of Block 9 of Hubbard's Annex, Existing streetscapes and adjacent buildings

Adjacent home, 2467 Annex Road, from Valley Road looking East

1.Sponsor

Name:	Daniel Lumbrezer
Attn of:	Daniel Lumbrezer
Address:	508 West Front Street
City:	Perrysburg
State:	OH
Zip:	43551
Country:	US
Phone:	+1-513-407-0794
Fax:	

2.Sponsor's Representative

Name:	Daniel Lumbrezer
Attn of:	Daniel Lumbrezer
Address:	508 West Front Street
City:	Perrysburg
State:	OH
Zip:	43551
Country:	US
Phone:	+1-513-407-0794
Fax:	

3.Notice of: New Construction

4.Duration:

Permanent (Months:0 Days:0)

5.Work Schedule:

6.Type: House

7.Marking/Lighting: None

8.FCC Antenna Registration Number:
(if applicable)

9.Latitude: 45°51' 11.62" N

10.Longitude: 84°37' 58.27" W

12.Nearest

State:	MI
County:	Mackinac

13.Nearest Public Use Airport: MCD
(or Military Airport/Heliport)

14.Distance from Airport to Structure: 4421 ft

15.Direction from Airport to Structure: 166°

16.Site Elevation *(SE)*: 734 ft

17.Structure Height *(AGL)*: 32 ft

18.Overall Height *(AMSL)*: 766 ft

19.Prior ASN *(if applicable)*:

20.Description of Location:

0.63 acre site at 734 feet maximum elevation at the eastern intersection of Grand Ave and Valley Road

21.Description of Proposal:

Construction of a single-family dwelling of total height 32'2" at elevation 734 feet. Notice is required by local zoning.

Frequencies:

Low Freq	High Freq	Unit	ERP

Letters:

Processed 7460-2 Forms:

Supplemental Form 7460-2:

Please login to add a Supplemental Form 7460-2

Privacy Act Statement (5 U.S.C. § 552a(e)(3)): Authority: Information solicited by the Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) is authorized by 49 U.S.C. § 44718 and 47101 Purpose: The FAA OE/AAA is an application used to evaluate all structures that may affect the national airspace system and defend against potential hazards to the safety and efficient use of the navigable airspace. The information collected is used to allow a user access to the OE/AAA and to administer the Aeronautical Study Process. Routine Uses: In accordance with the Privacy Act system of records notice, DOT/ALL 16 Mailing Management System and DOT/FAA 826 Petitions for Exemptions, Other than Medical Exemptions this information may be disclosed to officials within the federal government and the public in general. DOT/ALL 13 - Internet/Intranet Activity and Access Records, this information is routinely used; • To provide information to any person(s) authorized to assist in an approved investigation of improper access or usage of DOT computer systems; • To an actual or potential party or his or her authorized representative for the purpose of negotiation or discussion of such matters as settlement of the case or matter, or informal discovery proceedings; • To contractors, grantees, experts, consultants, detailees, and other non-DOT employees performing or working on a contract, service, grant cooperative agreement, or other assignment from the Federal government, when necessary to accomplish an agency function related to this system of records; and • To other government agencies where required by law.

Disclosure: Submission of the information is voluntary, however, failure to submit requested information will result in FAA's inability to grant you access to the system and may result in an inability of the FAA to process the notice or administer the aeronautical study process for the construction, alteration, activation, or deactivation proposed.

Failure to Provide All Requested Information May Delay Processing of your Notice

U.S. Department of Transportation
Federal Aviation Administration

Notice of Proposed Construction or Alteration

FOR FAA USE ONLY

Aeronautical Study Number
2026-AGL-11854-OE

Status: Evaluating

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2026-AGL-1185

Issued Date: 08/03/2026

DANIEL LUMBREZER
DANIEL LUMBREZER
508 West Front Street
Perrysburg, OH 43551

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	House Cottage
County, State:	Mackinac, Michigan

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	45-51-11.62N	84-37-58.27W	734 Ft	32 Ft	766 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordi regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at 1-405-954-6544, or glendle.r-ctr.rains@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2026-AGL-11854-OE.

Signature Control No: 715896291-717472640 (DNE)
Glendle Rains
Technician

Attachment(s)
Map(s)

TOPO Map for ASN 2026-AGL-11854-OE

File No. R326-007-036
Exhibit A
Date 7.8.26
Initials KP

RECEIVED
1
JUL - 8 2026
KP

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

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

APPLICANT NAME & CONTACT INFORMATION:

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

Hoban Hill Townhouse Property

231-881-6860
Phone Number Email Address

Property Owner & Mailing Address (If Different From Applicant)
Nancy Porter/Bob Benser/Andrew Doud

Is The Proposed Project Part of a Condominium Association?
Yes

Is The Proposed Project Within a Historic Preservation District?
No

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

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

Is a Variance Required?
Yes

Are REU's Required? How Many?
0 / ____

Type of Action Requested:

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

Revised October 2023

Property Information:

A. Property Number (From Tax Statement): 051.630.007.00

B. Legal Description of Property: Harrisonville Portion of Lot 7

C. Address of Property: 2243 Cadotte Ave.

D. Zoning District: _____

E. Site Plan Checklist Completed & Attached: _____

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

G. Sketch Plan Attached: _____

H. Architectural Plan Attached:* _____

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

J. FAA Approval Documents Attached: _____

K. Photographs of Existing and Adjacent Structures Attached:* _____

Proposed Construction/Use:

A. Proposed Construction:

*____ New Building ____Alteration/Addition to Existing Building

____Other, Specify_____

B. Use of Existing and Proposed Structures and Land:

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

_____

_____

Proposed Use: Maintenance storage shed 20'x12'

_____

Revised October 2023

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 Manager **(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.

SIGNATURES

Signature | Signature

Roy Shryock

Please Print Name | Please Print Name

Signed and sworn to before me on the 8th day of July, 2026.

CHRISTINA GRAY
Notary Public, State of Michigan
County of Mackinac
My Commission Expires: Feb. 10, 2032

Christina Gray
Notary Public

Mackinac County, Michigan
My commission expires: Feb 10 2032

FOR OFFICE USE ONLY

Zoning Permit Issued:

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued

OFFICE USE ONLY

FILE NUMBER: R326-007-036 **FEE:** 450 –

DATE: 7-8-26 **CHECK NO:** 7216 **INITIALS:** KP Revised October 2023

October 2023

Revised October 2023

City of Mackinac Island

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

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

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

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

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

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

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	*	
2. Legal description of the property		
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	*	

Revised October 2023

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

General Information	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	*	
2. Name and address of the individual or firm preparing the site plan	*	
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	*	
4. Legend, north arrow, scale, and date of preparation	*	
5. Legal description of the subject parcel of land	*	
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	*	
7. Area of the subject parcel of land	*	
8. Present zoning classification of the subject parcel	*	
9. Written description of the proposed development operations		*
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		*
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).	*	
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.		*

Architectural Review
Informational Requirements (Section 18.05)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	*	
2. Legal description of the property	*	
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)	*	
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.	*	

RECEIVED
JUL - 8 2026

LOT 1 SIZE:
LOT #1 AREA = 9,521 s.f. = 0.21 Acres, Min. Width = 65'
UNCHANGED

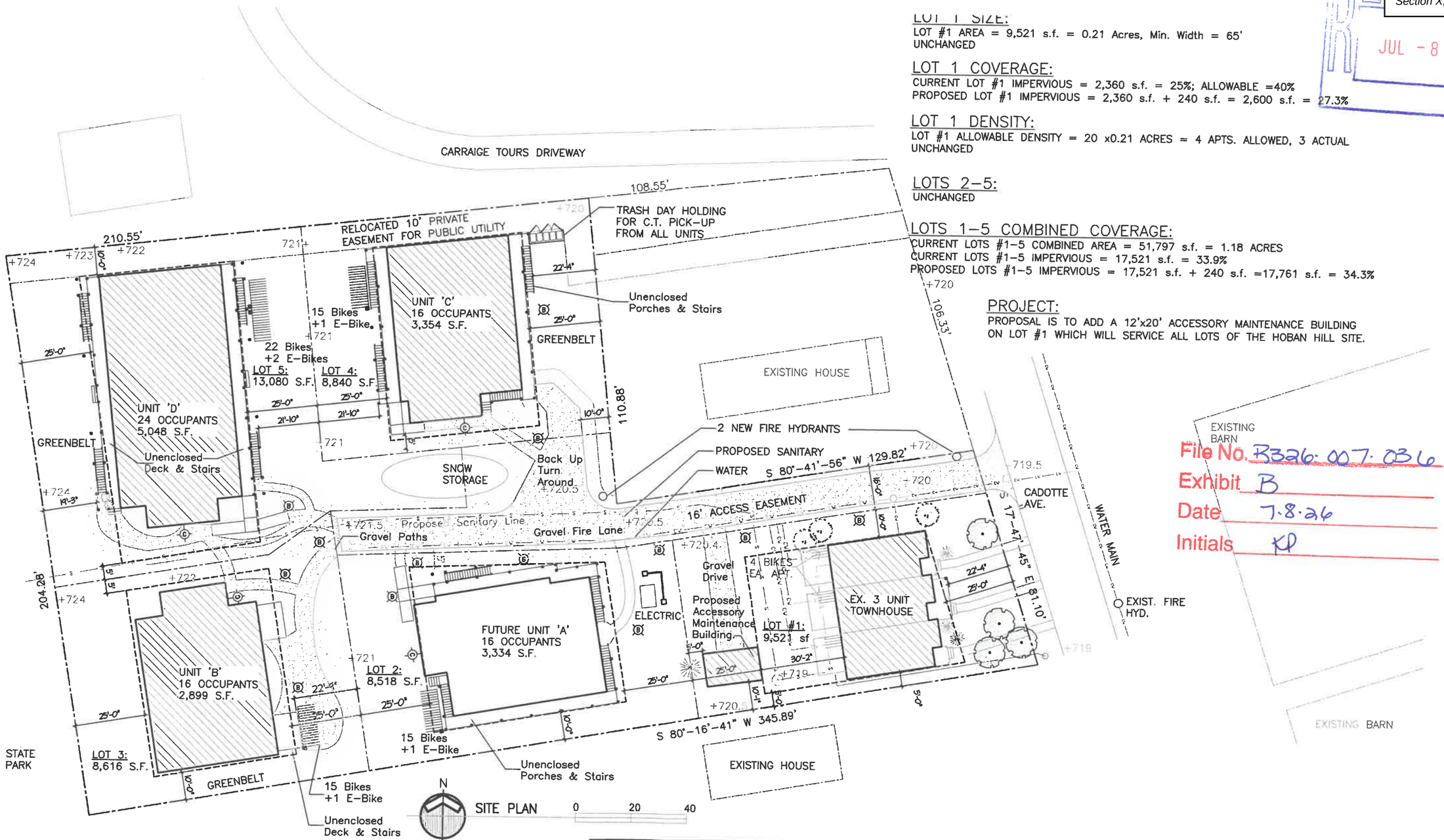
LOT 1 COVERAGE:
CURRENT LOT #1 IMPERVIOUS = 2,360 s.f. = 25%; ALLOWABLE =40%
PROPOSED LOT #1 IMPERVIOUS = 2,360 s.f. + 240 s.f. = 2,600 s.f. = 27.3%

LOT 1 DENSITY:
LOT #1 ALLOWABLE DENSITY = 20 x0.21 ACRES = 4 APTS. ALLOWED, 3 ACTUAL
UNCHANGED

LOTS 2–5:
UNCHANGED

LOTS 1–5 COMBINED COVERAGE:
CURRENT LOTS #1–5 COMBINED AREA = 51,797 s.f. = 1.18 ACRES
CURRENT LOTS #1–5 IMPERVIOUS = 17,521 s.f. = 33.9%
PROPOSED LOTS #1–5 IMPERVIOUS = 17,521 s.f. + 240 s.f. =17,761 s.f. = 34.3%

PROJECT:
PROPOSAL IS TO ADD A 12'x20' ACCESSORY MAINTENANCE BUILDING ON LOT #1 WHICH WILL SERVICE ALL LOTS OF THE HOBAN HILL SITE.



= GRAVEL

= GRASS SOD

Richard Clements Architect, PLLC
15215 Merry Lane
Ocqueoc, MI 49759
989-370-3681

HOBAN HILL HOUSING
MAINTENANCE BUILDING

CADOTTE AVENUE
MACKINAC ISLAND, MI

date: 06.30.26
project: 1916

sheet: A1.0

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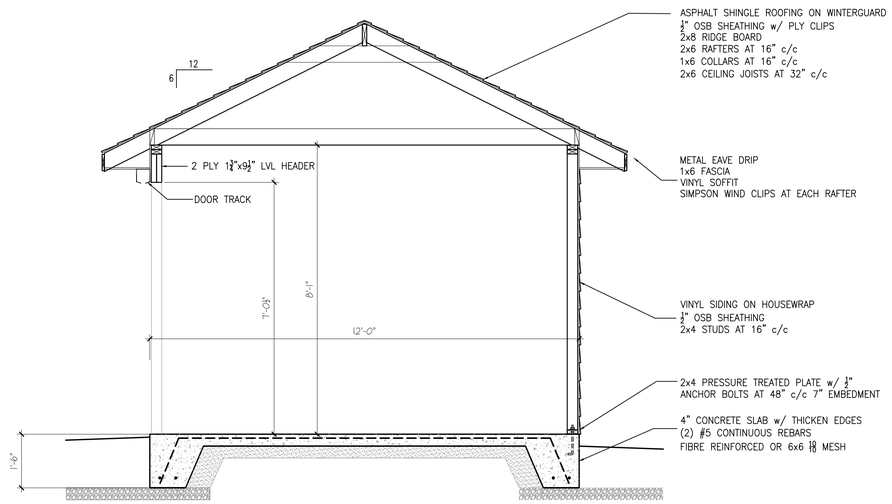
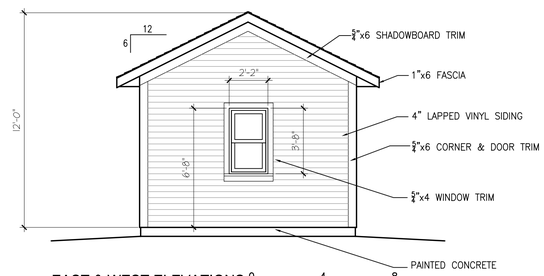
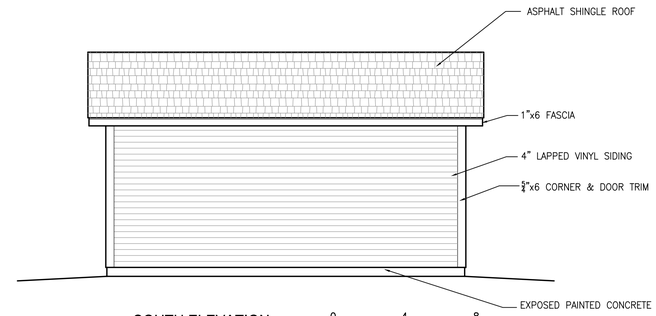


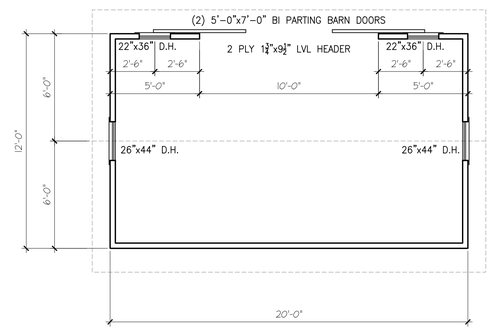
SECTION 0 4 8



EAST & WEST ELEVATIONS 0 4 8

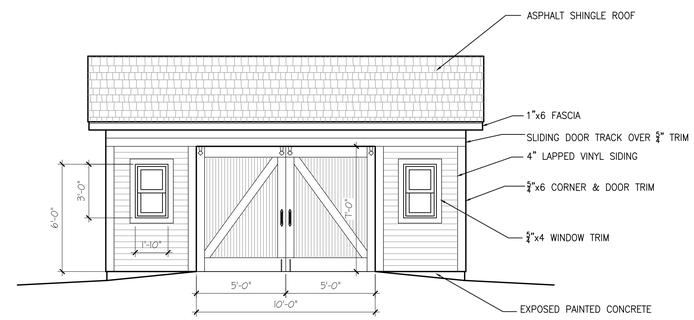


SOUTH ELEVATION 0 4 8

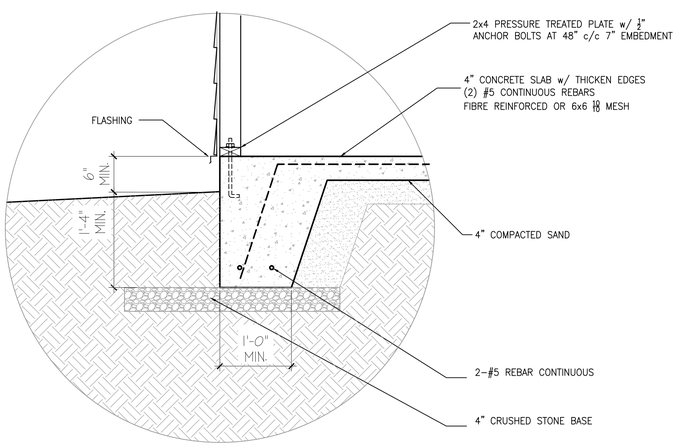


N

FLOOR PLAN 0 4 8



NORTH ELEVATION 0 4 8



DETAIL 0 1 2

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Ocqueoc, MI 49759
richardlee15235@live.com 989-370-3681

HOBAN HILL
ACCESSORY SHED

CADOTTE AVE.
MACKINAC ISLAND, MI

FOR BIDDING
NOT FOR CONSTRUCTION

date: June 29, 2026
project: 2621

FLOOR PLAN

sheet: A1.1

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