

CITY OF MACKINAC ISLAND

AGENDA

HISTORIC DISTRICT COMMISSION

Tuesday, February 11, 2025 at 10:00 AM

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

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Adoption of Agenda

V. Approval of Minutes

[a.](#) December 10, 2024

VI. Correspondence

VII. Committee Reports

VIII. Staff Report

[a.](#) Job Status Report

[b.](#) CD24-043-090(H) Straus Roof

[c.](#) R325-016-002(H) Gale Front Door Wendell House

IX. Old Business

[a.](#) R324-008-057(H) Benser New Home

[b.](#) C24-057-055(H) GHMI Merchants Building Amendment

[c.](#) Exterior Lighting Changes to Guidelines

X. New Business

[a.](#) R125-076-003(H) Dorcey Dormer

[b.](#) C25-066-004(H) Mary's Bistro Retractable Awnings

[c.](#) R325-008-005(H) Doud Shed Roof

[d.](#) CLG Report Input

XI. Public Comment

XII. Adjournment

MINUTES

HISTORIC DISTRICT COMMISSION

Tuesday, December 10, 2024 at 1:00 PM

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

I. Call to Order

The meeting was called to order at 1:01 PM.

II. Roll Call

PRESENT

Andrew Doud
Alan Sehoyan
Nancy Porter
Peter Olson
Shannon Schueller

ABSENT

Lee Finkel
Lorna Straus

Staff: Erin Evashevski, Richard Neumann, Dennis Dombroski

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as written.

Motion made by Porter, Seconded by Doud.

Voting Yea: Doud, Sehoyan, Porter, Olson, Schueller

V. Approval of Minutes

a. November 12, 2024

Motion to approve as written.

Motion made by Porter, Seconded by Doud.

Voting Yea: Doud, Sehoyan, Porter, Schueller

VI. Correspondence

a. Rentrop Statement

Sehoyan stated this should be last one for HDC. Motion to place on file.

Motion made by Sehoyan, Seconded by Porter.
Voting Yea: Doud, Sehoyan, Porter, Olson, Schueller

b. Lenox Porch Architectural Review

This was a contingency for the previous approval. Motion to place the review on file.

Motion made by Porter, Seconded by Doud.
Voting Yea: Doud, Sehoyan, Porter, Olson, Schueller

VII. Committee Reports

None

VIII. Staff Report

a. R124-005-082(H) Price Trim and Rail Replacement

Dombroski stated the applicant is replacing rot in the railing system.

b. C24-024-081(H) Main Street Inn Window Replacement

Dombroski stated 5 windows are being replaced in Main Street Inn.

c. C24-032-083(H) POV Gallery Siding Replacement

Dombroski stated the applicant is replacing the siding due to rot.

Motion to approve the staff report.

Motion made by Porter, Seconded by Olson.
Voting Yea: Doud, Sehoyan, Porter, Olson, Schueller

IX. Old Business

a. Exterior Lighting - Dombroski

Dombroski stated this was a carry over from the soffit lighting discussion on the James Murray house. Neumann was not able to attend the meeting last month. Neumann stated he and Dombroski talked about this. Generally the guidelines should be in a positive manner saying this is what we want, not, this is what we don't want. Neumann was not sure how we want to state this. Neumann stated that exterior lighting is becoming more prevalent, but is not appropriate in a historic district. It would create a kind of Disney appearance. Neumann and Dombroski recommend we develop a way to address this in guidelines under "styles". The Commission agrees this would be the right spot for this addition. Neumann will bring it back next month.

X. New Business

a. C24-032-084(H) POV Gallery Gutters

Sehoyan stated gutters are needed to keep water away from the building. Neumann did a favorable review. Just the northwest side of building. Neumann stated gutters are a utilitarian feature that most buildings have and is appropriate.

Motion to approve.

Motion made by Olson, Seconded by Porter.

Voting Yea: Doud, Sehoyan, Porter, Olson, Schueller

b. C24-012-088(H) MIFC Arnold Transit Main Dock Pier Repairs

Sehoyan stated this project is to replace the pilings at Arnold Line dock. They are blending new technology of steel with wood. Sehoyan thinks the blend makes it acceptable. Sehoyan read Neumann's conclusion aloud. Neumann stated people walking on the dock and coming in on the ferry will see only the wood pilings. You would have to be low on a small boat to see the steel. Neumann agrees this is a good blend to fix the deficiencies and still retain the historic look. Schueller asked if the old pilings are remaining. Dobrowolski stated yes. Dobrowolski stated the biggest thing is the cruise ships coming in. She felt the dock was not stable and testified to that in court. The project will be done in phases. This phase is the end of the dock. Porter asked about the timeframe, but they do not know this yet. Schueller asked if phase 1 lateral repair work is complete. Yes this is done. Doud stated if they run in to anything and it stays below the deck he would be comfortable with Dombroski approving it and bringing it to HDC if he feels it is necessary. Dombroski thinks the Corp will be the biggest hurdle in terms of addressing historic elements. The Corp interacts with SHPO. Dombroski thinks this design is a home

run. Per Matt Frentz the applicant has already submitted applications to EGLE. Sehoan asked when they will start. Frentz stated once approved here it will go to EGLE and then work can start. The Intention is to continue in a forward progress. Schueller asked if the cruise ships will be allowed to dock while work is being done. Frentz is not sure. Once they have a better plan to safely allow the ships, they will. First ships arrive end of April. The lateral work done so far is not enough to stabilize the dock for the ships. Mike Straus asked the applicant as the wood starts to rot, will it be replaced so the wood appearance remains or will the steel be visible . Dobrowolski confirmed they will replace rotted wood. Motion to approve.

Motion made by Porter, Seconded by Olson.
Voting Yea: Doud, Sehoan, Porter, Olson, Schueller

XI. Public Comment

None.

XII. Adjournment

Motion to adjourn at 1:26 PM.

Motion made by Porter, Seconded by Sehoan.
Voting Yea: Doud, Sehoan, Porter, Olson, Schueller

Alan Sehoan, Chair

Katie Pereny, Secretary

1-27-25

Section VIII, Itema.

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
448	02/25/20	C20-044-016(H)	Benser	Bob	Zoning, HDC & building permit apps for Verizon equipment on top of Chippewa Hotel. Tilson Technology Management is installing. Expecting Sec 106 approval May 1.		7221 Main Street	051-550-044-00	\$1,341.00			HDC	X	4/14/2022
449	01/04/21	MD21-074-001(H)	LaPine Shaffer	Dwight Jeffrey	HDC app for like-for-like repairs to roof, sills, skirting on display windows and any rotted siding. Extension granted feb 8 22		7541 Market Street	051-550-074-00	\$25.00			HDC	X	2/8/2023
450	01/12/21	MD21-010-004(H)	City of Mackinac Island		HDC app for siding and window repairs on the police department building. Work by city maintenance staff		7374 Market Street	051-550-010-10	waived			HDC	X	1/12/2022
451	03/01/21	R321-061-018(H)	Gough Brodeur Stables		HDC & Bldg permit app for verizon equipment under the porch. This replaces expired file R319-061-059. work by Chaille Jan 2022 Chaille says will finish in the spring. Sending in new permit. Permit was expired. May 20 2022 renewed. OK per DJD. Fee based on current fees was paid (625)	\$ 35,000	1503 Cadotte Avenue	051-575-061-00	\$1,350.00			HDC		5/20/2023
452	09/27/21	RS21-045-064(H)	City of Mackinac Island	DPW	Zoning and HDC, Bldg permit for improvements at Biddle pump station. Engineering work by fishbeck. Construction work by Grand Traverse Construction. Replacement of wastewater equipment, standby generator, electrical equipment upgrades, ventilation equipment upgrades, replace pump access hatches, new above ground fuel storage tank and architectural repairs including faux chimney	\$ 3,179,700	7595 Main Street	051-575-045-00	waived			HDC	X	10/12/2022
453	01/28/22	CD22-001-004(H)	Trivisonno	James and Nancy	Zoning and HDC for new garden screen wall to match existing wall		8246 Lakeview Blvd	051-650-001-00	\$22.00			HDC	X	2/8/2023
454	03/03/22	MD22-012-013(H)	LaPine Shaffer	Dwight Jeffrey	HDC app for like-for-like shingle replacement. March 15 2023 applicant requested extension because tree damaged new work. Since work had started prior to expiration, no extension is needed.		7557 Market Street	051-575-012-00	\$25.00			HDC	X	4/12/2023
455	05/31/22	C22-048-035(H)	Schunk	Steve	Zoning (400) and HDC (600) for change of use and new windows and balconies. June 14th change of use was approved. Thunderbird building. Work by Points North Construction	\$ 250,000	7293 Main street	051-550-048-00	\$3,195.00			HDC	X	7/12/2023
456	06/20/22	MD22-074-038(H)	Beeck	Craig	HDC app for new gutters, door and replace 7 windows. London square building		7541 Market Street	051-550-074-00	\$100.00			HDC	X	7/12/2023 windows only 8/9/23 gutters and door
457	07/26/22	RS22-048-043(H)	City of Mackinac Island		HDC app for like-for-like window replacement on library. Work by city maintenance staff (WINDOWS ARRIVING LATE SEPT 2023)		7549 Main Street	051-575-048-00	waived			HDC	X	8/9/2023
458	08/12/22	MD22-074-053(H)	Beeck	Craig	PC and HDC app to install a mini-split in the London Square building. Work by Sol-Air Heating & Cooling. Contractor changed to Top Notch Heating		7541 Market Street	051-550-074-00	\$500.00			HDC	X	9/13/2023

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2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTI ON X=Comple e	HDC portion complete	HDC?	STARTED	Cert of App Expires
459	11/01/22	C22-027-087(H)	Trayser	Big Store	HDC app for new roof like-for-like on Big Store building. Work by John Parris		7354 Main Street	051-550-027-00	\$25.00			HDC	X	12/13/2023
460	12/27/22	CD22-027-094(H)	Trivisonno	James	HDC and PC & Bldg Permit apps for renovation to carriage house. Redo deck and stairs and replace some siding. Work by Lee Sauvageau	\$ 90,000	8246 Grand Ave	051-650-001-00	\$1,004.85			HDC	X	1/10/2024
461	02/28/23	CD23-013-015(H)	Dziabis	Dave	HDC app for like for like repairs to rotted wood 4/12/24 job is mostly complete. Applicant will let me know when it is done this summer.		8459 Lakeview Blvd	051-650-013-00	\$25.00			HDC	X	3/14/2024
462	03/30/23	C23-083-019(H)	Grand Hotel	Gatehouse	HDC and PC for alteration to Gatehouse restaurant. Extension approved in Feb 13 24 meeting		1547 Cadotte Avenue	051-575-083-00	\$11,445.00			HDC		2/13/2025
463	08/29/23	MD23-011-072(H)	MICT		Zoning and HDC for variance for new front porch on Lenox building. Permit extended on Aug 13 24 for another year.		7396 Market Street	051-550-011-00	\$2,100.00			HDC	X	8/13/2025
464	09/20/23	MD23-026-085(H)	Benser/Porter		HDC and PC & Bldg apps for Change of Use from retail to residential. Rose Gazebo building	\$ 200,000	7407 Market Street	051-550-026-00	\$1,845.00			HDC	X	12/12/2024
465	12/06/23	R123-066-103(H)	Callewaert	Todd	HDC and PC for new shed. Work started without permits. \$250 zoning fine and \$250 HDC fine assessed		7742 Main Street	051-757-066-00	\$750.00			HDC	X	
466	12/15/23	R123-053-106(H)	McCarty	Matthew & Barbara	HDC app to replace windows on house		7745 Mahoney Avenue	051-575-053-00	\$100.00			HDC		1/9/2025
467	01/29/24	C24-019-007(H)	City of Mackinac Island	MITA	HDC and PC & Bldg apps for improvements at coal dock. Being done in two phases. Interior reno of hardware and rebuild of ice house. Work by O'Boyle Const.	\$ 275,000	7325 Main Street	051-440-019-00	waived			HDC	X	2/13/2025
468	03/19/24	MD24-017-014(H)	GHMI		HDC app for new gutters on Parker Apartments		7477 Market Street	051-550-017-00	\$100.00			HDC		4/9/2025
469	03/26/24	HB24-041-016	Jaquiss	Cheryl	HDC application for demolition of home and plans for new replacement structure		6948 Main St	051-525-041-00	\$1,500.00			HDC	X	5/14/2025
470	04/08/24	MD24-011-018(H)	McGreevy	Andrew & Stephanie	HDC app to replace 2nd floor deck boards, like for like.		7567 Market Street	051-575-011-10	\$25.00			HDC		5/14/2025
471	04/29/24	R124-042-021(H)	Yoder	Doug	HDC app for new egress window in Bayview Inn. Converting office space to a bedroom and bathroom for employee		6947 Main Street	051-525-042-00	\$100.00			HDC		5/14/2025
472	05/07/24	C24-037-023(H)	Murray	Mar	HDC app to replace rotted trim and cedar shakes on Murray Hotel. Work by Chad Ruddle		7260 Main Street	051-550-037-00	\$25.00			HDC		6/11/2025
473	05/10/24	MD24-010-026(H)	MICT		HDC app to repair rotted siding and trim on barn. Then repaint siding, doors, and windows		7577 Market Street	051-575-010-00	\$25.00			HDC		6/11/2025
474	05/10/24	C24-012-027(H)	Mackinac Island Ferry Co		HDC app for repairs and painting to buildings on dock. Work by Tietema Painting Co. Per Ryan they never did this job. Only painted. MIFC employees are replacing the siding.		7271 Main Street	051-440-012-00	\$25.00			HDC	X	6/11/2025
475	05/24/24	R124-023-030(H)	Pulte	Patrick	HDC app for gazebo in back yard. 100 sq ft so no zoning required		6823 Main Street	051-525-023-00	\$100.00			HDC		6/11/2025
476	05/28/24	C24-019-031(H)	City of Mackinac Island	MITA	HDC and PC apps for fencing on the coal dock around the under ground fuel tanks and the ramp		7325 Main Street	051-440-019-00	waived			HDC		6/11/2025
477	05/31/24	C24-066-033(H)	Callewaert	Todd	HDC app to replace rotted window stops and paint trim, like for like at Mary's Bistro.		7463 Main Street	051-550-066-00	\$25.00			HDC		7/9/2025

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTION X=Complete	HDC portion complete	HDC?	STARTED	Cert of App Expires
478	06/04/24	MD24-069-034(H)	GHMI		HDC app for fire repairs at the Twilight Building. New doors and front stoop		1391 Hoban Street	051-550-069-00	\$100.00			HDC	X	7/9/2025
479	06/07/24	MD24-078-035(H)	Chambers	James	HDC app to replace rotted trim boards. Work by Chad Ruddle		7526 Market Street	051-550-078-00	\$25.00			HDC		7/9/2025
480	06/17/24	R324-030-037(H)	Rearick	Carol & Doug	HDC & Bldg permit for rebuild of chimney. Work by Apha & Omega. 8/21 per contractor delaying project until spring of 2025.	\$ 70,000	7614 Main Street	051-575-030-00				HDC		7/9/2025
481	06/18/24	R124-080-038(H)	Lounsbury	Rosemary	HDC app to repair logs on home		7736 Mahoney Avenue	051-575-080-00	\$25.00			HDC		7/9/2025
482	06/19/24	C24-012-040(H)	Mackinac Island Ferry Company	MIFC	HDC and bldg permits for lateral support repairs on the Main dock #1	\$ 89,000	7271 Main Street	051-440-012-00	\$1,082.00			HDC	X	7/6/2025
483	07/03/24	CD24-039-043(H)	Shea	Diane	HDC app for gate post replacement and repair to the stone wall behind the barn and corner of the foundation on the barn. Work by Aaron Winberg		8268 Grand Avenue	051-650-039-00	\$85.00			HDC		8/13/2025
484	07/30/24	R324-008-045(H)	Findley	Brian	HDC app for porch roof shingle replacment and gutter replacement all like for like. Work by Matt Myers		6220 Main Street	051-600-008-10	\$25.00			HDC		8/13/2025
485	07/30/24	HB24-026-046(H)	Jon Cotton	CCHVI LLC	PC and HDC for enclosed fire escape, fire suppression, a/c updates and rot repairs and roofing repairs like for like. Harbour View Inn		6860 Main Street	051-525-026-00	\$1,025.00			HDC		9/10/2025
486	07/30/24	R324-008-047(H)	Doud	Andrew	PC and HDC and Bldg permit apps for relocation of one bldg on new foundation Work by Ray Halberg		1274 Mission Street	051-500-008-00	\$900.00			HDC		9/10/2025
487	07/30/24	MD24-036-048(H)	Mackinac Island State Park Commission		HDC app for new historical marker adjacent to the Tourism Bureau building for Bonga Tavern		7276 Main Street	051-550-036-00	waived			HDC		8/13/2025
488	08/07/24	C24-045-049(H)	Callewaert	Todd	HDC app for walk in cooler behind Pancake House. Like for like. Work done without a permit so \$250 fee assessed.		7245 Main Street	051-550-045-00	\$275.00			HDC		9/10/2025
489	08/27/24	R124-076-052(H)	Musser	Dan	HDC app for like for like repairs to porch decking, railings, spindles and columns. Window sills replaced		7810 Main Street	051-575-076-00	\$25.00			HDC		9/10/2025
490	08/27/24	HB24-016-053(H)	Gagnon		HDC app to replace roof shingles like for like. Work by Matt Myers		1337 French Lane	051-575-016-00	\$25.00			HDC		9/10/2025
491	08/27/24	R124-053-054(H)	McCarty		HDC app to replace roof shingles like for like. Work by Matt Myers		7745 Mahoney Avenue	051-575-053-00	\$25.00			HDC		9/10/2025
492	08/27/24	C24-057-055(H)	Jurcak	David GHMI	Zoning and HDC & Bldg apps for renovations to Merchants of Mackinac building. GHMI buying from Trayser	\$ 650,886	7377 Main Street	051-550-057-00	\$1,000.00			HDC		9/10/2025
493	08/27/24	R324-008-057(H)	Benser	Bob	Zoning and HDC for new single family residence		1274 Mission Street	051-500-008-00	\$900.00			HDC		1/14/2026
494	09/24/24	C24-042-065(H)	Doud	Andrew	HDC and Zoning for remodel to Doud's Market retail and housing areas, to 15 room hotel.		7200 Main Street	051-550-042-00	\$1,000.00			HDC		10/8/2025
495	10/04/24	C24-016-069(H)	Kristof	Bob	HDC app to replace like for like dock boards on old arbib dock. Work by Northern Power Electric. Address on app is 7293 Huron		7279 Main	051-440-016-00	\$25.00			HDC		11/12/2025

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
2	DATE APP RECVD'	FILE NUMBER	LAST NAME	FIRST NAME	TYPE	Estimated Cost of Construction	ADDRESS	PARCEL ID	FEE AMOUNT	RESOLUTI ON X=Comple t e	HDC portion complete	HDC?	STARTED	Cert of App Expires
496	10/09/24	MD24-010-070(H)	City of Mackinac Island		HDC app for new historical marker sign in front of City Hall		7358 Market Street	051-550-010-00	waived			HDC		11/12/2025
497	10/18/24	R124-065-072(H)	Cusack	Anna Mary	HDC app to replace lattice on front of house, like for like. Work by Bam Bazinau		7752 Main Street	051-575-065-00	\$25.00			HDC		11/12/2025
498	10/28/24	MD24-076-077(H)	GHMI		HDC app for Windsor building window replacement. All like for like		1417 Hoban Street	051-550-076-00	\$25.00			HDC		11/12/2025
499	10/29/24	R124-001-004-078(H)	Mackinac Place Condos		HDC app to replace the wood trim with Azek trim. Work by UpNorth Construction Steve Rilenge		6743 Main Street 6753 Main Street	051-745-001-00 002-004	\$100.00			HDC		11/12/2025
500	11/05/24	C24-012-079(H)	Main Dock	Hoffman Arnold Ferry	Plans for main dock ramp repair		7271 Main Street	051-440-012-00				HDC		
501	11/15/24	C24-024-081(H)	Porter	Nancy	HDC app for window replacement at Main Street Inn like for like. Work by Steve Kidder		7408 Main Street	051-550-024-00	\$25.00			HDC		12/11/2025
502	11/19/24	R124-005-082(H)	Price	Andrea	HDC app to replace rotted trim and rails. Work by Chad Ruddle		6687 Main Street	051-730-005-00	\$25.00			HDC		12/11/2025
503	11/21/24	C24-032-083(H)	Callewaert	Todd	HDC app to replace rotted siding and addmetal coil stock and ice and water shield. Work by Ryan Green		1482 Astor	051-550-032-00				HDC		12/11/2025
504	11/21/24	C24-032-084(H)	Callewaert	Todd	HDC app to install gutter on side of building. Work by Ryan Green		1482 Astor	051-550-032-00				HDC		12/11/2025
505	11/26/24	C24-012-088(H)	MIFC	Arnold Transit	Zoning and HDC for pier repairs on main dock		7271 Main Street	051-440-012-00	\$1,000.00			HDC		12/11/2025
506	12/12/24	CD24-043-090(H)	Straus	Lorna	HDC app for reroof like for like		8204 Park Avenue	051-650-043-00	\$25.00			HDC		

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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

Section VIII, Itemb.

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

A) MINOR WORK

PROPERTY LOCATION: 8204 Park Ave 05165004300
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Lorna Straus Email Address: strauss@msu.edu
Address: Box 278 8281 Lehew MI 49757
(Street) (City) (State) (Zip)
Telephone: 906-847-6436
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: _____ Email Address: _____
Address: _____
(Street) (City) (State) (Zip)
Telephone: _____
(Home) (Business) (Fax)

- ☒ Attach a brief description of the nature of the minor work proposed and the materials to be used.

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

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

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

[Signature]
Signature
Michael Straus
Please Print Name

SIGNATURES

File No. CD24-043-090CH

Signature

Exhibit A

Date 12-12-24

Initials KP

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

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

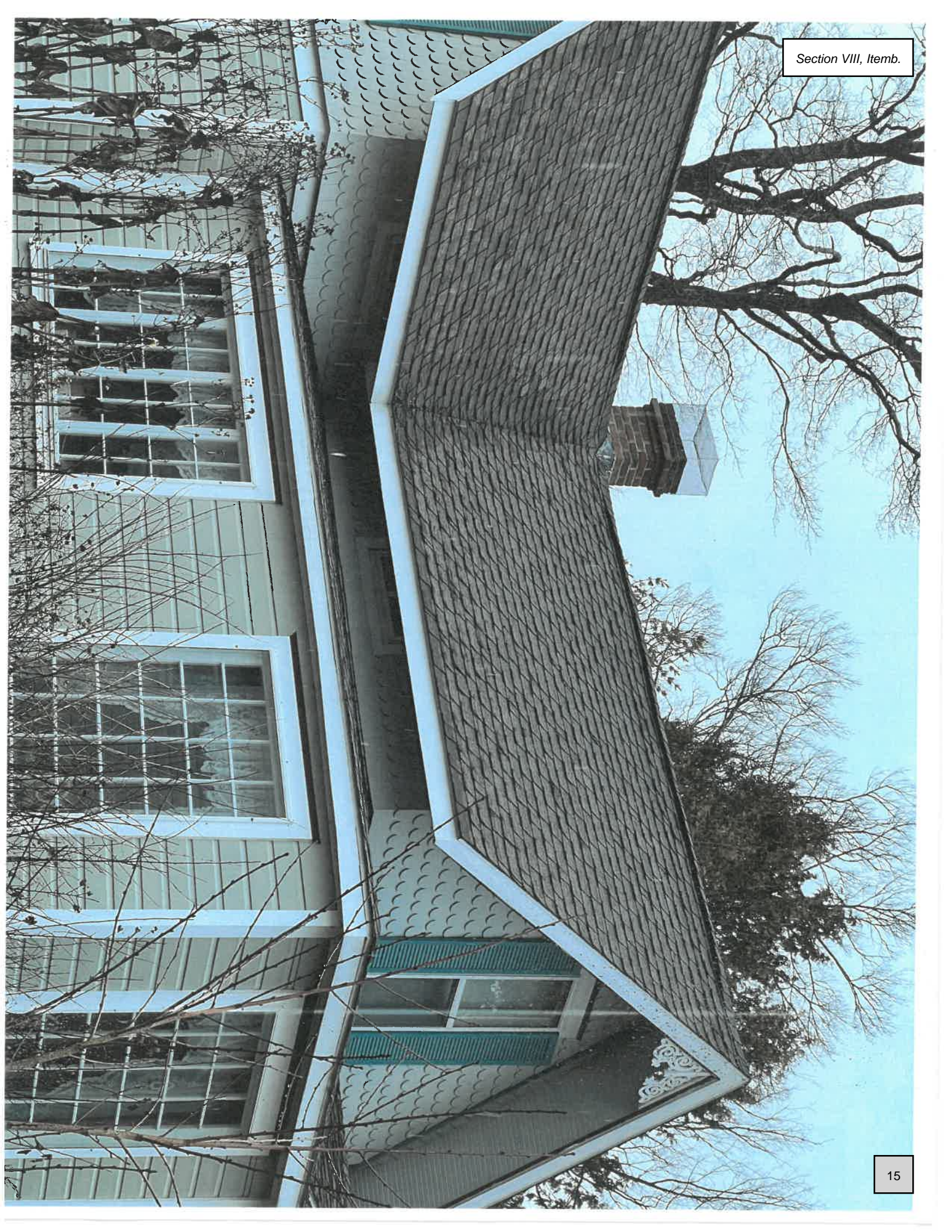
File Number: CD24-043-090CH Date Received: 12/10/24 Fee: \$25-
Received By: [Signature] Work Completed Date: _____









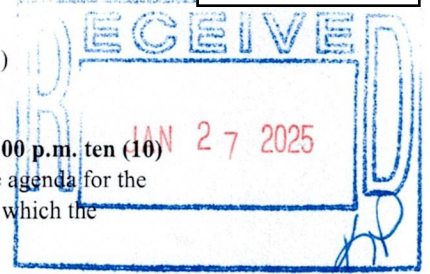


GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section VIII, Itemc.

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

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



A) MINOR WORK

PROPERTY LOCATION: 6732 Main St 051.500.016.00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Bob Gale PO2916 Email Address: _____
 Address: 6732 Main St Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
 Telephone: _____
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Ray Halberg Email Address: rayhalberg@hotmail.com
 Address: _____
 (Street) (City) (State) (Zip)
 Telephone: 906-430-0301
 (Home) (Business) (Fax)

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

Front Door
Like for Like

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

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

Josh Conry
Signature

SIGNATURES

Signature

File No. R325.016.002(H)

Exhibit A

Please Print Name

Please Print Name

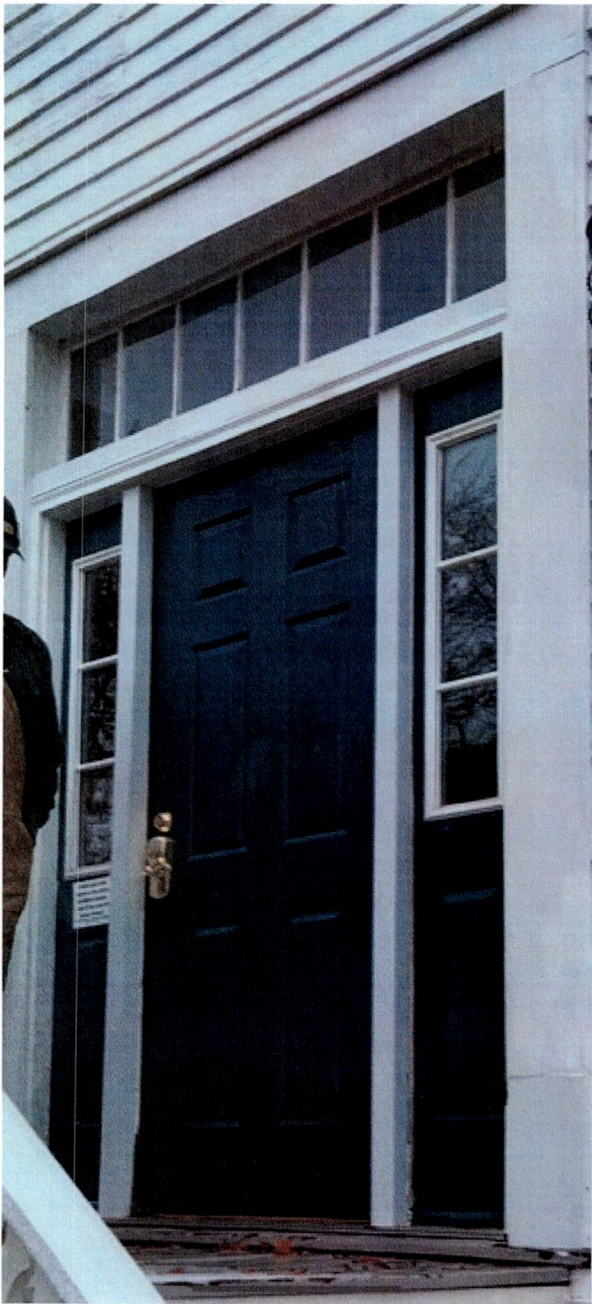
Date

1.28.25

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

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

File Number: R325.016.002(H) Date Received: 1.27.25 Fee: \$25
 Received By: Perery Work Completed Date: _____



File No. R325. 016. 002 (H)
Exhibit B
Date 1.28.25
Initials KP

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

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

APPLICANT NAME & CONTACT INFORMATION:

Robert Bensen % Andrew Douc
PO Box 1424, Mackinac Is, MI 49757
231.881.3343 rbensen@mc.com
Phone Number Email Address

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

Property Owner & Mailing Address (If Different From Applicant)

Is The Proposed Project Part of a Condominium Association?

Is The Proposed Project Within a Historic Preservation District?

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

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

Is a Variance Required?

Are REU's Required? How Many?

no

yes

no

no

no /

Type of Action Requested:

☒ Standard Zoning Permit

☐ Special Land Use

☐ Planned Unit Development

☐ Other _____

☐ Appeal of Planning Commission Decision

☐ Ordinance Amendment/Rezoning

☐ Ordinance Interpretation

Property Information:

A. Property Number (From Tax Statement): 051-500-008-00

B. Legal Description of Property: Lot 13, Plat 1

C. Address of Property: 1274 Mission St

D. Zoning District: R3

E. Site Plan Checklist Completed & Attached: yes

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

G. Sketch Plan Attached: yes

H. Architectural Plan Attached: yes

I. Association Documents Attached (Approval of project, etc.): no

J. FAA Approval Documents Attached: NA

K. Photographs of Existing and Adjacent Structures Attached: yes

Proposed Construction/Use:

A. Proposed Construction:

File No. R324.008.057(H)

Exhibit A

Date 8.27.24

Initials KB

X 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):

Single Family

Proposed Use: Single

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.

Robert G. Benser
Signature

SIGNATURES _____
Signature

Robert G. Benser
Please Print Name

Please Print Name

Signed and sworn to before me on the 27 day of August, 2024.



Kathryn Pereny
Notary Public

County, Michigan
My commission expires: _____

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: B324.008.057(H)

FEE: ~~150~~ 150-

DATE: 8.27.24

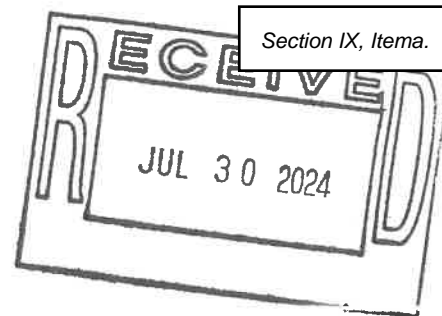
CHECK NO: 8117

INITIALS: KP

Revised October 2023

City of Mackinac Island

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



Site Plan Review Checklist

With The Application for Zoning Action *Phase I*

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

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

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

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

Optional Preliminary Plan Review Informational Requirements (Section 20.03)

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

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

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

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



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)

☒
☐

- Coach lighting by all doors on both buildings

Utility Information

Provided

Not Provided
or Applicable

26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand

☐
☒

27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)

☒
☐

28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)

☐
☒

29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.

☒
☐

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

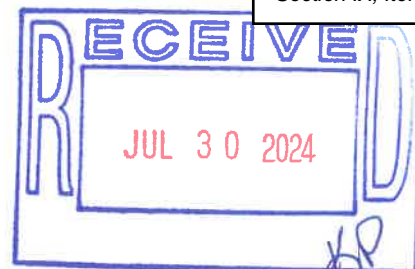
<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be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

Architectural Review
Informational Requirements (Section 18.05)

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

File No. R324008.047(H)Exhibit CDate 7.30.24Initials KP

Description of Work
 1274 Mission Street
 Mackinac Island, MI 49757



Proposed work:

To complete work in two phases:

Phase one: Move existing, two-story house to the front of the parcel, and create two separate condominiums, one on the ground floor and one on the upper floor.

Phase two: Build new condominium home on the back part of the parcel.

Refer to attached site plan dated July 29, 2024, for more detail

Property is zoned R-3 (*Hight Density Residential*) and is a non-contributing property located within the Mission Historic District.

Proposed development is a site condominium, the existing structure will be converted into two-single family condominiums, and the new structure will be a single-family condominium.

There are two existing REUs which will continue to be applied to the existing structure in "phase one" One new REU will be necessary for the new construction in "phase two"

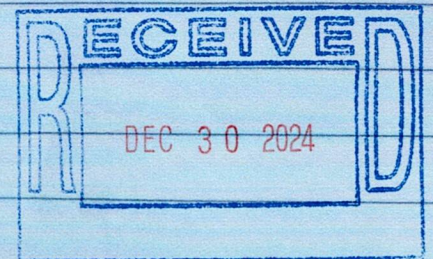
Construction start dates:

Phase one; November 1, 2024, building of new foundation by Chad Belongia and Erin Winberg, December 1, 2024 move existing house by Nick Mangini . Construction completion target date May 12025.

Phase two; Foundation construction to begin December 1, 2024, with construction of the house commencing upon foundation completion by Ray Halberg.

Demolition of the existing basement to be performed by Chad Belongia, and construction debris will contained on property and handled by Mackinac Island Service Company.

- # 11 MATERIALS WILL BE DELIVERED FROM DOCK 3 IN ST. IGNALE TO THE COAL DOCK ON THE ISLAND THEN DRAYED TO JOB SITE. MATERIALS TO BE DELIVERED ON A NEED BASIS. CHAD BELONGA WILL EXCAVATE BASEMENT WITH BACKHOE & TRUCKS.
- # 12 THE HOUSE WILL BE PANELIZED. (WILL NOT BE A DICKENSON HOME) PANELS WILL BE DELIVERED AS NEEDED. ALL DEBRIS WILL BE PLACED IN A DRAY AND HAULED AWAY BY THE SERVICE COMPANY
- # 13 BELONGA TO EXCAVATE IN THE NEXT 30 DAYS. WEINBERG WILL BEGIN FOUNDATION/ BLOCK WORK FOLLOWING. ~~PAUSE~~ FRAMING MATERIALS WILL BE DELIVERED AS SOON AS READY. WILL FRAME HOUSE SUMMER OF 2025.





△ RENDERING OF FRONT OF HOUSE (NORTH & WEST)

◁ RENDERING OF REAR OF HOUSE (NORTH & EAST)

	Richard Clements Architect, PLLC 15215 Merry Lane Ocqueoc, MI 49759 richardlee1523@live.com989-370-3681	ROBERT BENSER NEW RESIDENCE 1274 MISSION ST. MACKINAC ISLAND, MI 49757	date: 12.26.24	sheet: A0.0 COPYRIGHT © 2024
			project: 2204	



NORTH & WEST B4 HOUSE MOVED



ON WENDALL LOOKING EAST



ON WENDALL LOOKING SOUTH

AREA PHOTOS



SOUTH & WEST B4 HOUSE MOVED



ON WENDALL LOOKING SOUTHEAST B4 HOUSE MOVED



ON WENDALL LOOKING WEST B4 HOUSE MOVED



Richard Clements Architect, PLLC

15215 Merry Lane
Ocqueoc, MI 49759

richardlee1523@live.com

989-370-3681

ROBERT BENSER
NEW RESIDENCE

1274 MISSION ST.
MACKINAC ISLAND, MI 49757

date: 12.26.24






project: 2204

sheet:

A0.1

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LEGEND:

- | | |
|---|---------------|
|  | PROPERTY LINE |
|  | SETBACK LINE |
|  | SANITARY LINE |
|  | WATER LINE |
|  | U.G. ELECTRIC |

BENSER STORMWATER PLAN:

DESIGN CRITERIA:
10 YEAR 24 HOUR RAINFALL = 3.3"
(SOURCE: MDOT MS4 REPORT)
= (0.28") = 0.011' /hour

INFILTRATION RATE OF SOIL = 0.2"/hr.
(SOURCE: USDA) = 0.016'/hour x 24 hrs. *
67% = 0.25' / storm event

DESIGN STORM VOLUME = 2,130 s.f.
IMPERVIOUS x 0.28' = 597 cu. ft.

ABSORPTION AREA OF 6.5' STRIP AROUND PERIMETER OF BUILDING = 1315 s.f.

$$\begin{aligned} \text{STORMWATER ABSORPTION} &= 1315 \text{ s.f.} \times 0.25' \\ &= 328 \text{ cu. ft.} \end{aligned}$$

STORM VOLUME minus ABSORPTION =
REQUIRED DETENTION;
596 cu. ft. - 328 cu. ft. = 268 cu. ft. TO
BE DETAINED.

DETENTION INTERCEPTION BASIN 8" DEEP AT
SOUTH SIDE OF BUILDING = 680 s.f. x 0.67 x
 $\frac{2}{3}$ = 303 cu. ft. > 268 cu. ft.

SITE NOTES:

1. BICYCLE PARKING RACK IS PROVIDED AT A RATE OF 1 PER BEDROOM + 2 VISITORS. (6 TOTAL)
2. TRASH TO BE HELD WITHIN THE RESIDENCE AND SET CURBSIDE ON COLLECTION DAYS
3. LIGHTING -- NO AREA LIGHTING PROPOSED. COACH LIGHTING PROVIDED AT BUILDING ENTRANCES SHEILDLED TO CONFINE LIGHT WITHIN THE SITE.
4. SEE STORMWATER NOTES THIS SHEET

Richard Clements Architect, PLLC

15215 Merry Lane
Ocoee, MI 49759

richardlee1523@live.com

989-370-3681

ROBERT BENSER
NEW RESIDENCE

1274 MISSION ST.
MACKINAC ISLAND, MI 49757

date: Dec. 26, 2024

date: July 29, 2024

date: **June 23, 2022**

project: 2205

sheet:

A1.0

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TAX #051-500-008-00

LOT 16 ASSESSOR'S PLAT #13

ZONED R-3
LOT AREA = 5,391 SF = 0.124 ACRES

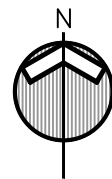
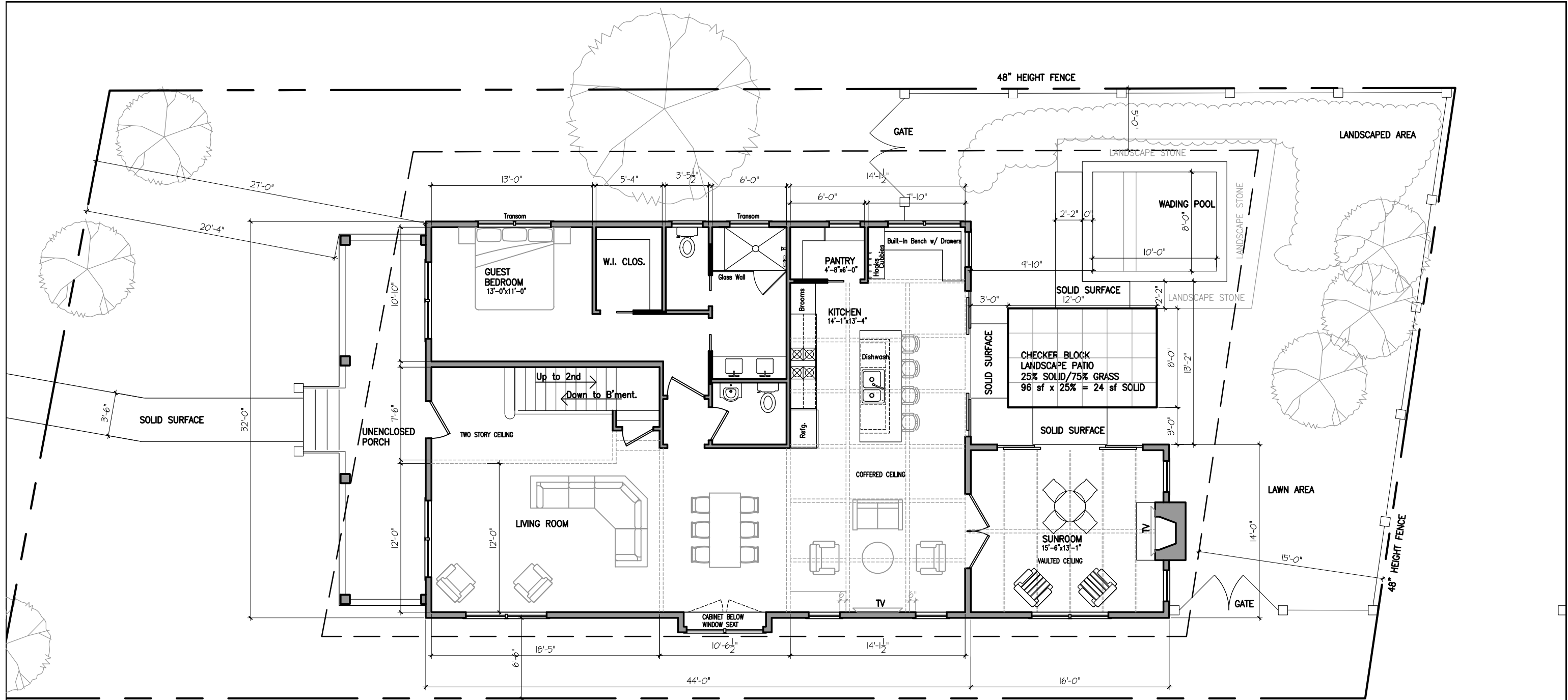
ALLOWED IMPERVIOUS	= 40% = 2,156 SF
ACTUAL IMPERVIOUS	
HOUSE & PORCH	= 1,852 SF
SOLID PAVING	= 141 SF
LANDSCAPE BLOCK	= 24 SF (96 sf x 25%)
WADE POOL	= 113 SF
TOTAL IMPERVIOUS	= 2,130 = 39.6%

MAX UNITS = 2 (@ 20/ ACRE)
PROPOSED UNITS = 1

MAX. HEIGHT = 35'-0" 2½ STORY
ACTUAL HEIGHT = 34'-2" 2½ STORY

PROPOSED SITE PLAN

SCALE 1"= 30'-0"



1632 Square Feet

MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

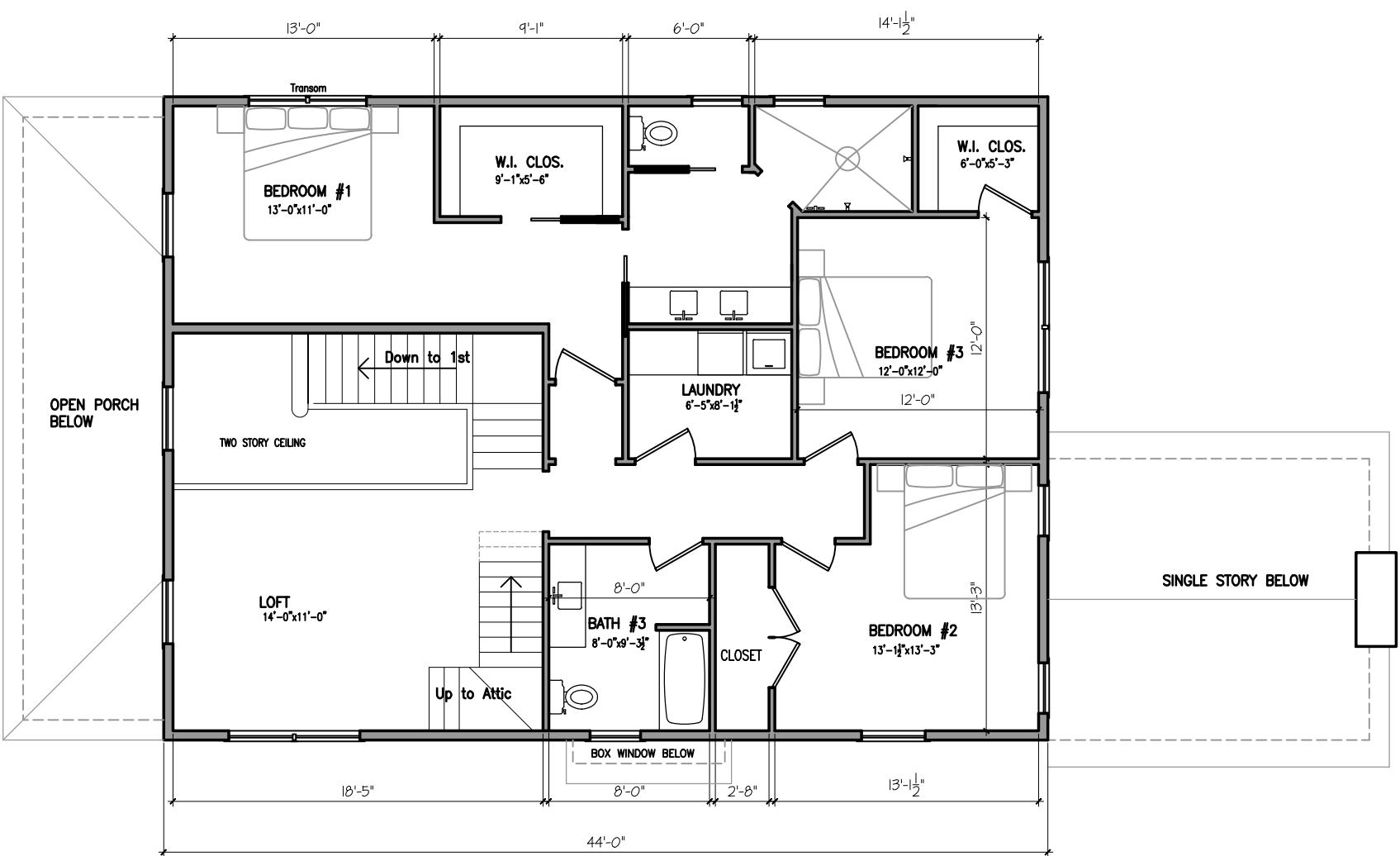
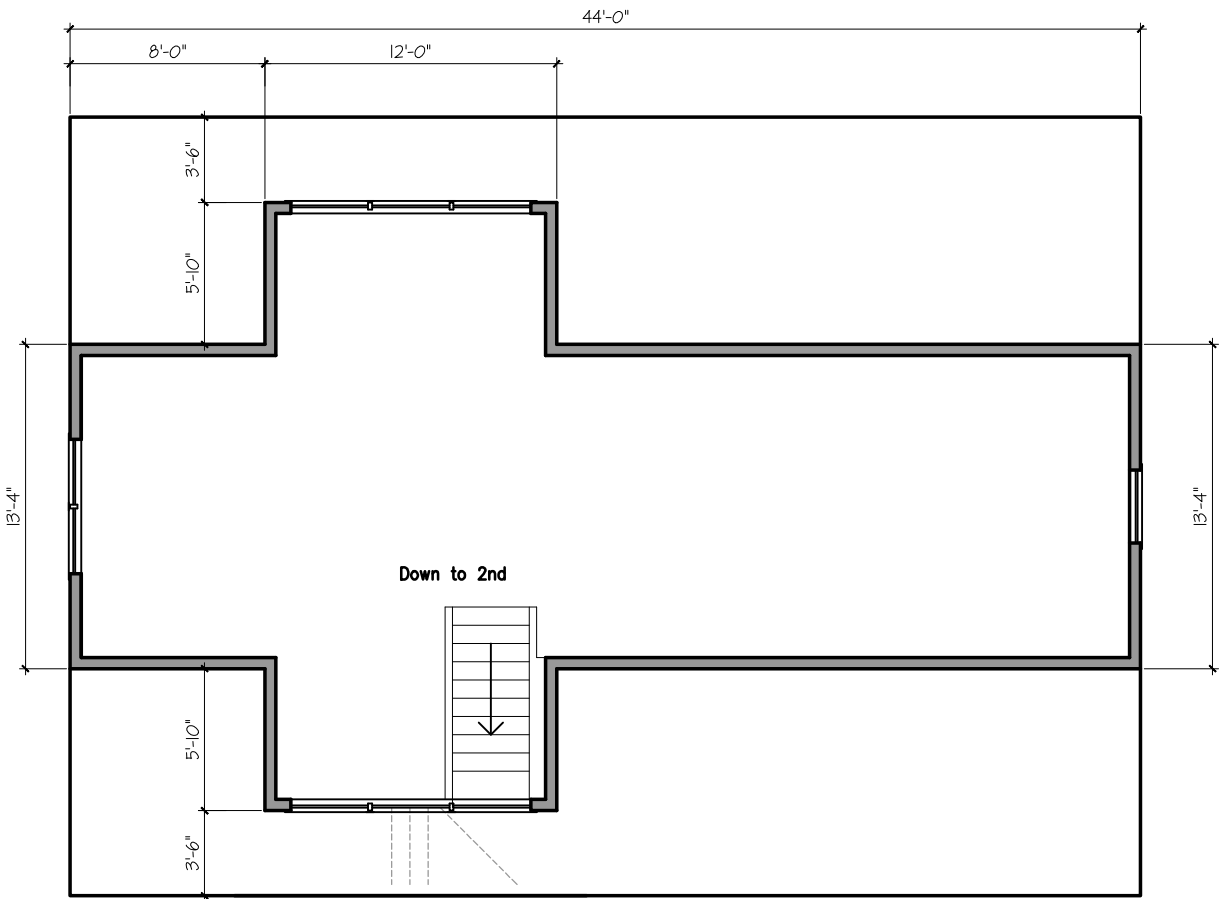


Richard Clements Architect, PLLC
15215 Merry Lane
Ocqueoc, MI 49759
richardlee1523@live.com 989-370-3681

ROBERT BENSER
NEW RESIDENCE
1274 MISSION ST.
MACKINAC ISLAND, MI 49757

date: 12.26.24
date: 7.29.24
project: 2205

sheet:
A1.1
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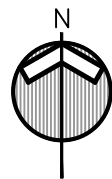
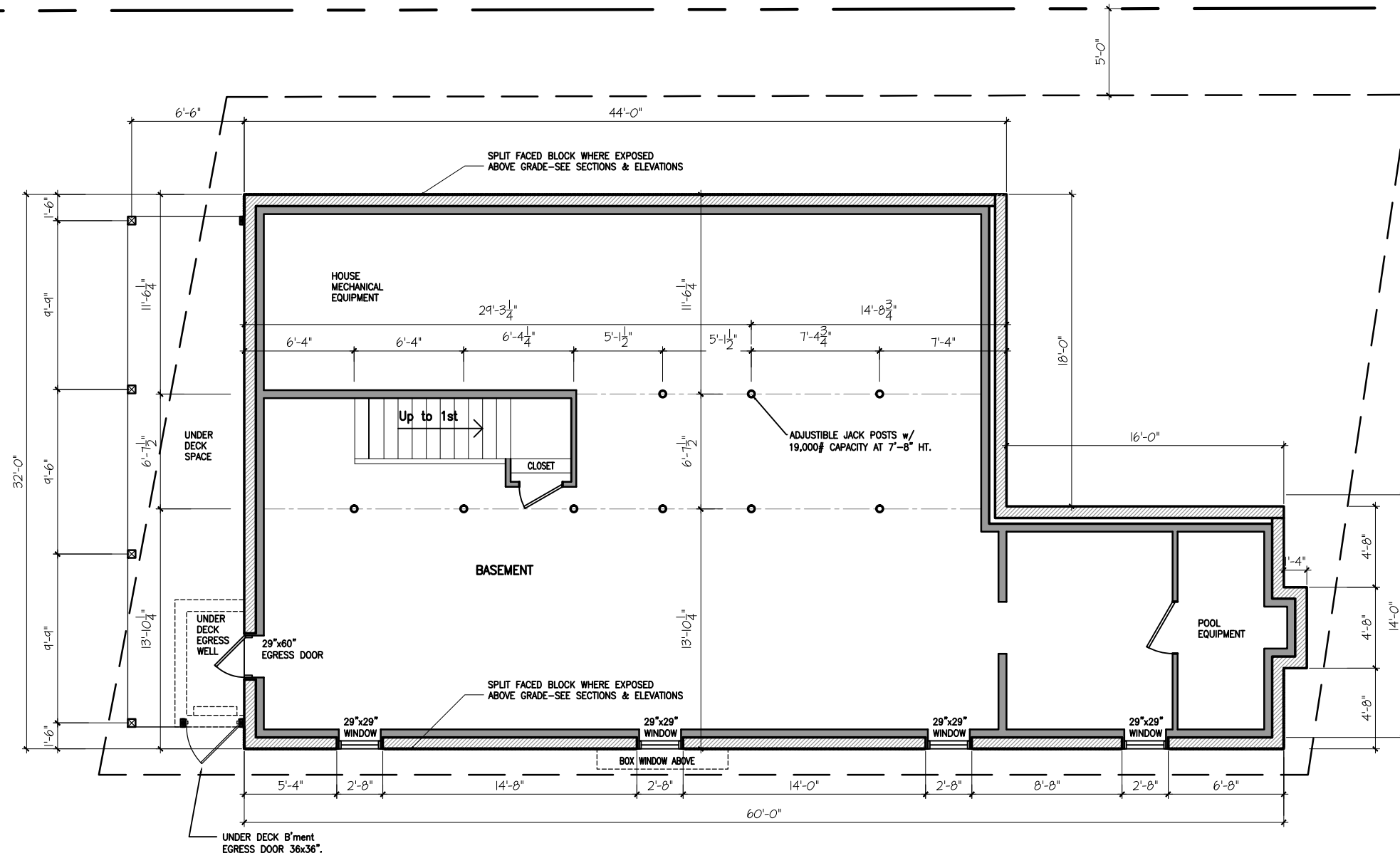


Richard Clements Architect, PLLC
15215 Merry Lane
Ocqueoc, MI 49759
richardlee1525@live.com 989-370-3681

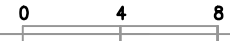
ROBERT BENSER
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date: 12.26.24
date: 7.29.24
project: 2205

sheet:
A1.2
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BASEMENT PLAN
SCALE: 1/4"=1'-0"



Richard Clements Architect, PLLC

15215 Merry Lane
Oqueoc, MI 49759

richardlee1525@live.com

989-370-3681

ROBERT BENSER
NEW RESIDENCE

1274 MISSION ST.
MACKINAC ISLAND, MI 49757

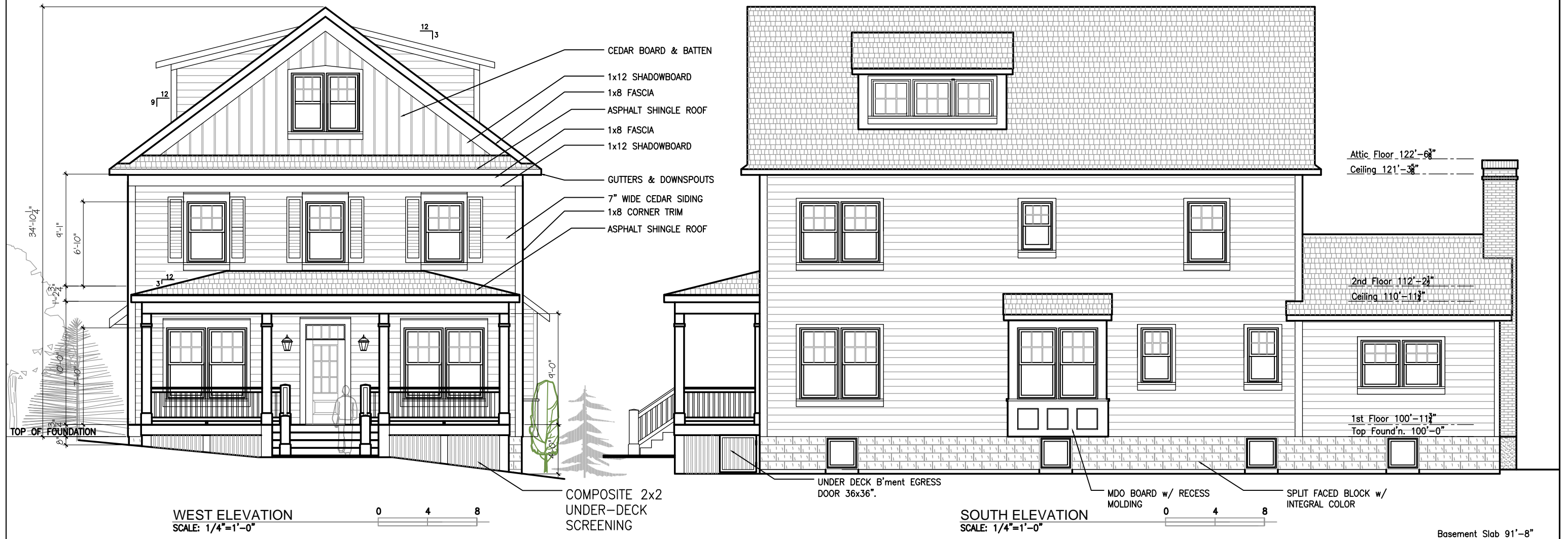
sheet:

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date: 12.26.24

project: 2205

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NEW WINDOWS/DOORS: ANDERSEN WOOD CLAD DOUBLE HUNG OR SIMULATED DOUBLE HUNG, CLEAR GLASS WITH LIGHT TRANSMITTANCE GREATER THAN 60%.

Richard Clements Architect, PLLC

15215 Merry Lane
Ocqueoc, MI 49759

richardlee1523@live.com

989-370-3681

ROBERT BENSER
NEW RESIDENCE

1274 MISSION ST.
MACKINAC ISLAND, MI 49757

date: 12.26.24

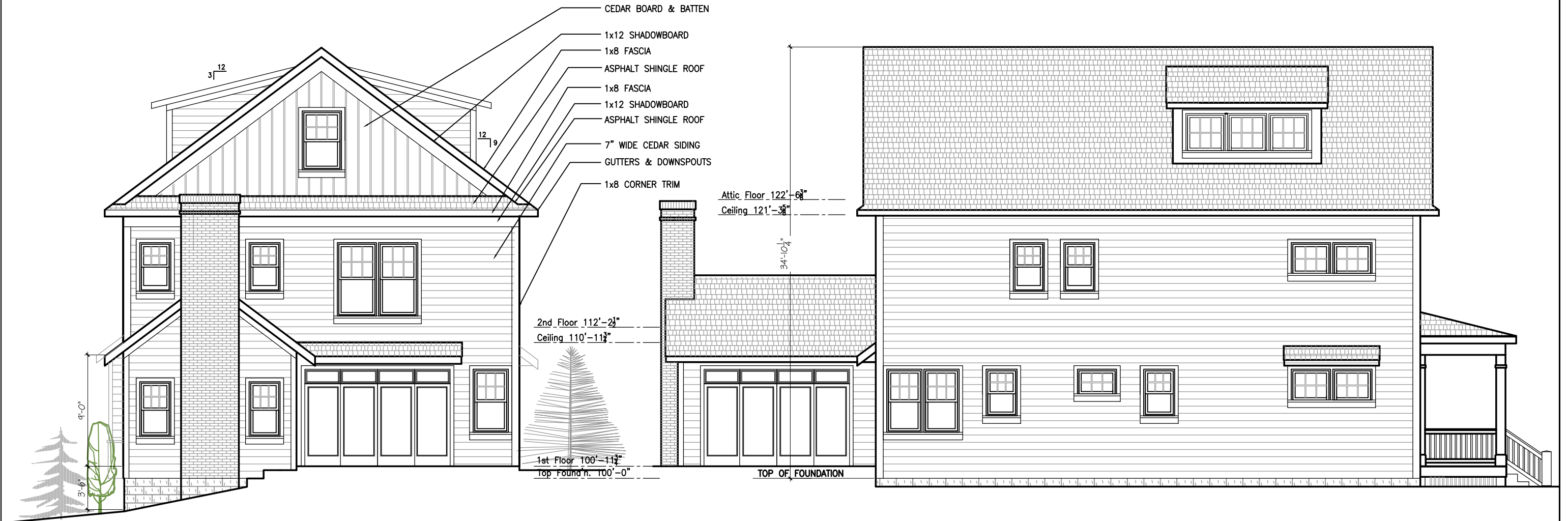
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project: 2205

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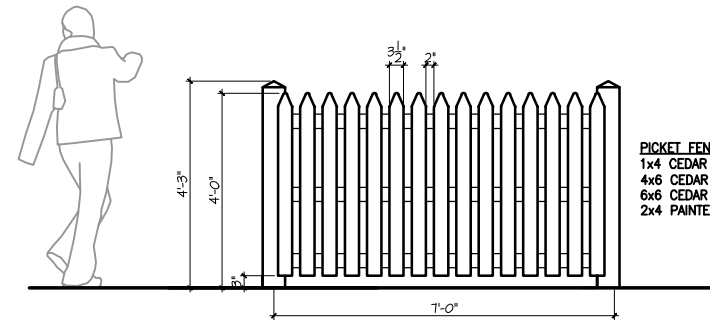
A1.4

COPYRIGHT © 2024



EAST ELEVATION
SCALE: 1/4"=1'-0"

NORTH ELEVATION
SCALE: 1/4"=1'-0"



PICKET FENCE SECTION
SCALE: 1/2"=1'-0"

NEW WINDOWS/DOORS: ANDERSEN WOOD
CLAD DOUBLE HUNG OR SIMULATED DOUBLE
HUNG, CLEAR GLASS WITH LIGHT
TRANSMITTANCE GREATER THAN 60%.

Richard Clements Architect, PLLC

15215 Merry Lane
Ocqueoc, MI 49759

richardlee1523@live.com

989-370-3681

ROBERT BENSER
NEW RESIDENCE

1274 MISSION ST.
MACKINAC ISLAND, MI 49757

date: 12.26.24

date: 7.29.24

project: 2205

sheet:

A1.5

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MACKINAC MARKET

7377 MAIN ST. MACKINAC ISLAND, MICHIGAN

AUGUST 26, 2024

REVISED 1/17/25

GHMI RESORT HOLDINGS LLC
100 SAINT PAUL STREET, SUITE 800
DENVER, CO 80206

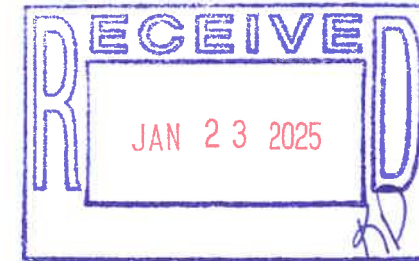
ARCHITECT: BARRY J POLZIN ARCHITECTS INC.
101 N LAKESHORE BLVD.
MARQUETTE, MI 49855

ZONING: C COMMERCIAL

PROJECT DESCRIPTION:

THE FIRST FLOOR WILL REMAIN AS RETAIL SPACE, AN ICE CREAM COUNTER WILL BE ADDED. THE ENTRY TO THE BUILDING WILL REMAIN UNCHANGED, EXISTING DOORS TO REMAIN. NEW BRICK PAVERS WILL BE ADDED TO REPLACE THE PAINTED CONCRETE. THE SIDEWALK CANOPY COLUMNS WILL BE REPLACED WITH NEW COMPOSITE COLUMNS. THE RAILING ABOVE WILL BE REPLACED WITH A NEW COMPOSITE CHIPPENDALE PATTERN RAILING.

TWO NEW CONDENSERS WILL BE ADDED AND CONCEALED BEHIND THE RAILING ON THE BACK (WATER SIDE OF THE BUILDING)



File No. C24-057-055(H)
Exhibit Q
Date 1-23-25
Initials KP

LEGAL DESCRIPTION

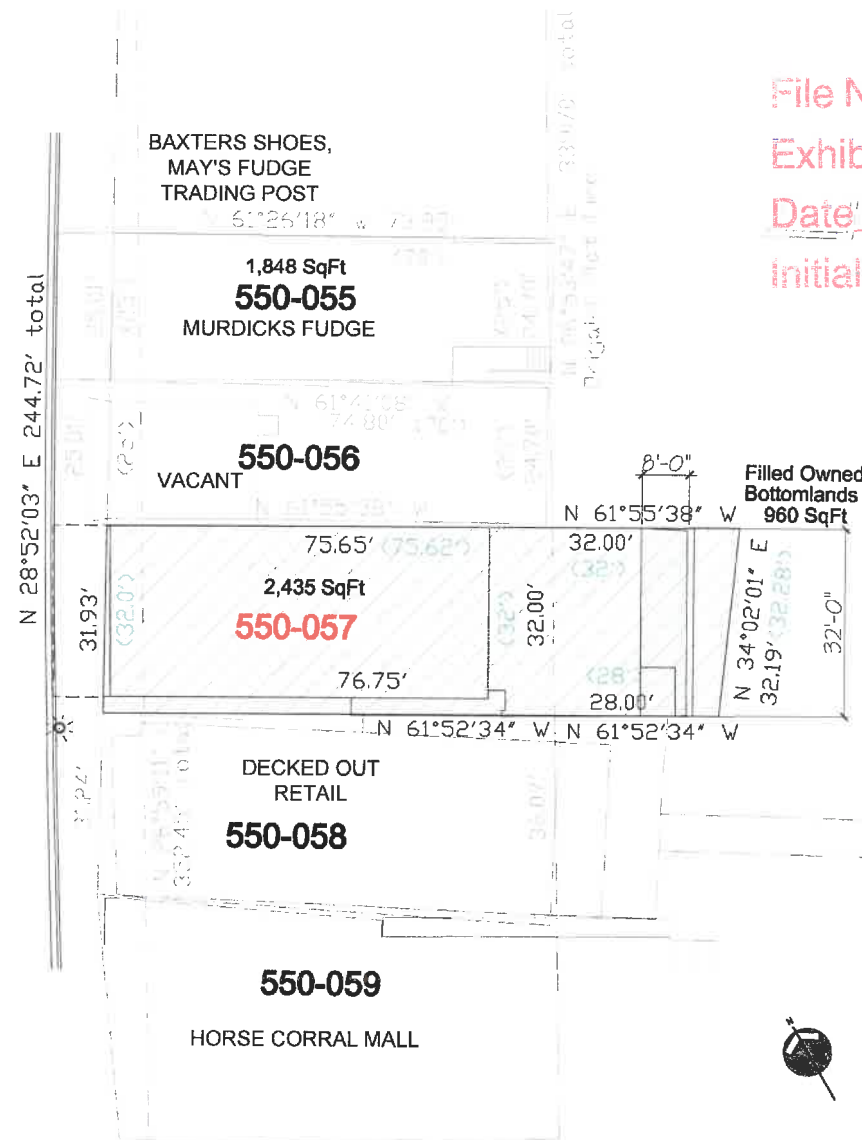
ASSESSORS PLAT NO.3 SWLY 63.08 FT OF LOT 134 EXC SWLY 31.08 FT AND BOTTOMLANDS DESCRIBED AS: COMM AT NWLY COR OF LOT 132 TH S 20 DEG 12'17"E ALONG NWLY LINE OF LOTS 132,133 AND 134, 181.42 FT TH S 70 DEG 27'E 75.62 FT TO POB TH CONT S 70 DEG 27'E 32 FT TH S 27 DEG 09'W ALONG SHORE 32.28 FT TH N 70 DEG 27'20"W 28 FT TH N 18 DEG 15'E 32 FT TO POB

INDEX

- A1.0 COVER/LEGAL/SITE PLAN
- A1.1 ELEVATIONS
- A1.2 ELEVATIONS AND DETAILS

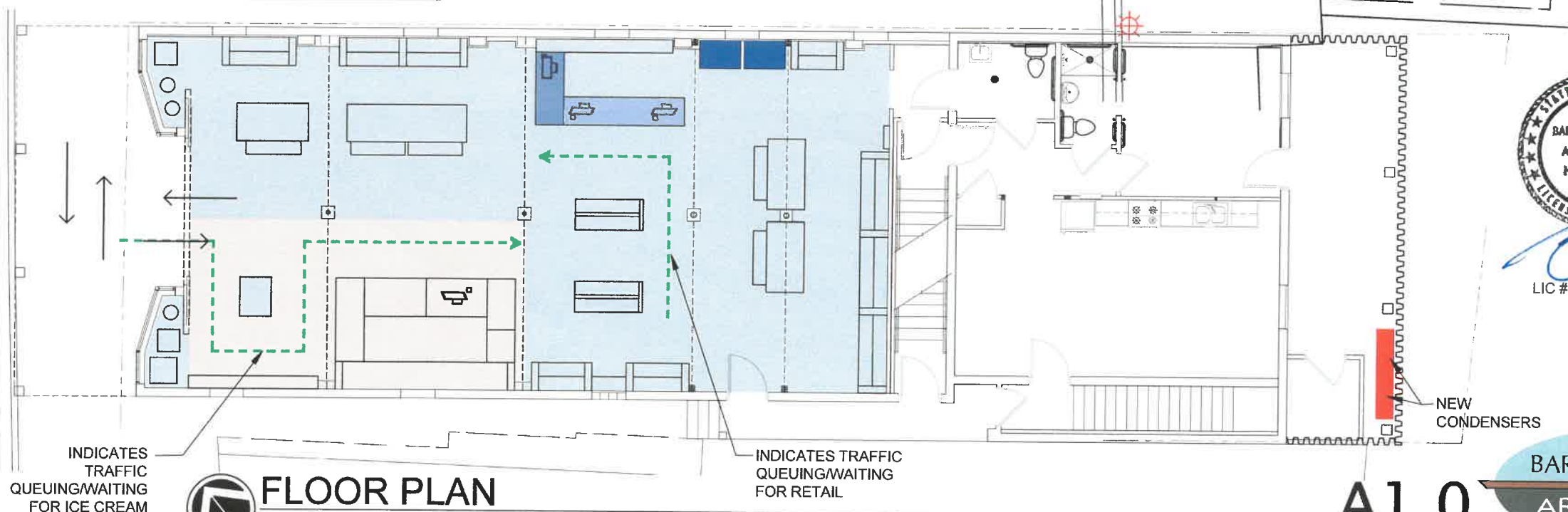
DOORS ARE ALL EXISTING AND WILL REMAIN

NEW WINDOWS ARE ALUMINUM CLAD WOOD WINDOW UNITS WITH CLEAR INSULATED GLASS. ALL NEW TRIM IS WOOD (PAINTED).



SITE PLAN

SCALE 1"=20'



INDICATES TRAFFIC QUEUING/WAITING FOR ICE CREAM

INDICATES TRAFFIC QUEUING/WAITING FOR RETAIL

NEW CONDENSERS



FLOOR PLAN

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



LIC # 1301029135

BARRY J. POLZIN
ARCHITECTS

A1.0
1 of 3

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ALL RIGHTS RESERVED.

MACKINAC MARKET

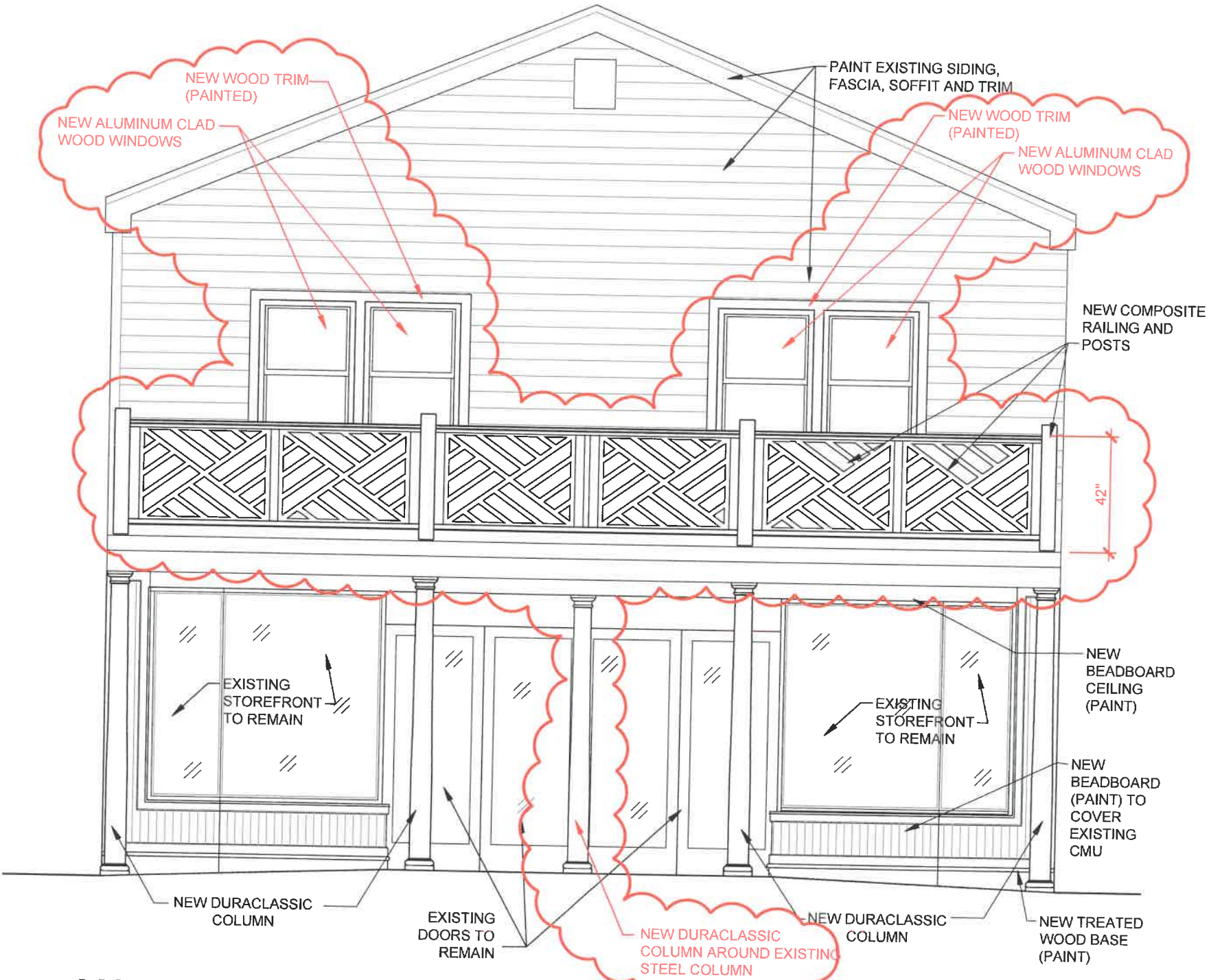
7377 MAIN ST. MACKINAC ISLAND, MICHIGAN

AUGUST 26, 2024

REVISED 1/17/25



MAIN STREET -EXISTING



MAIN STREET EXTERIOR ELEVATION-PROPOSED

SCALE: 1/4" = 1'-0"

A1.1

2 of 3

BARRY J. POLZIN
ARCHITECTS

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ALL RIGHTS RESERVED.

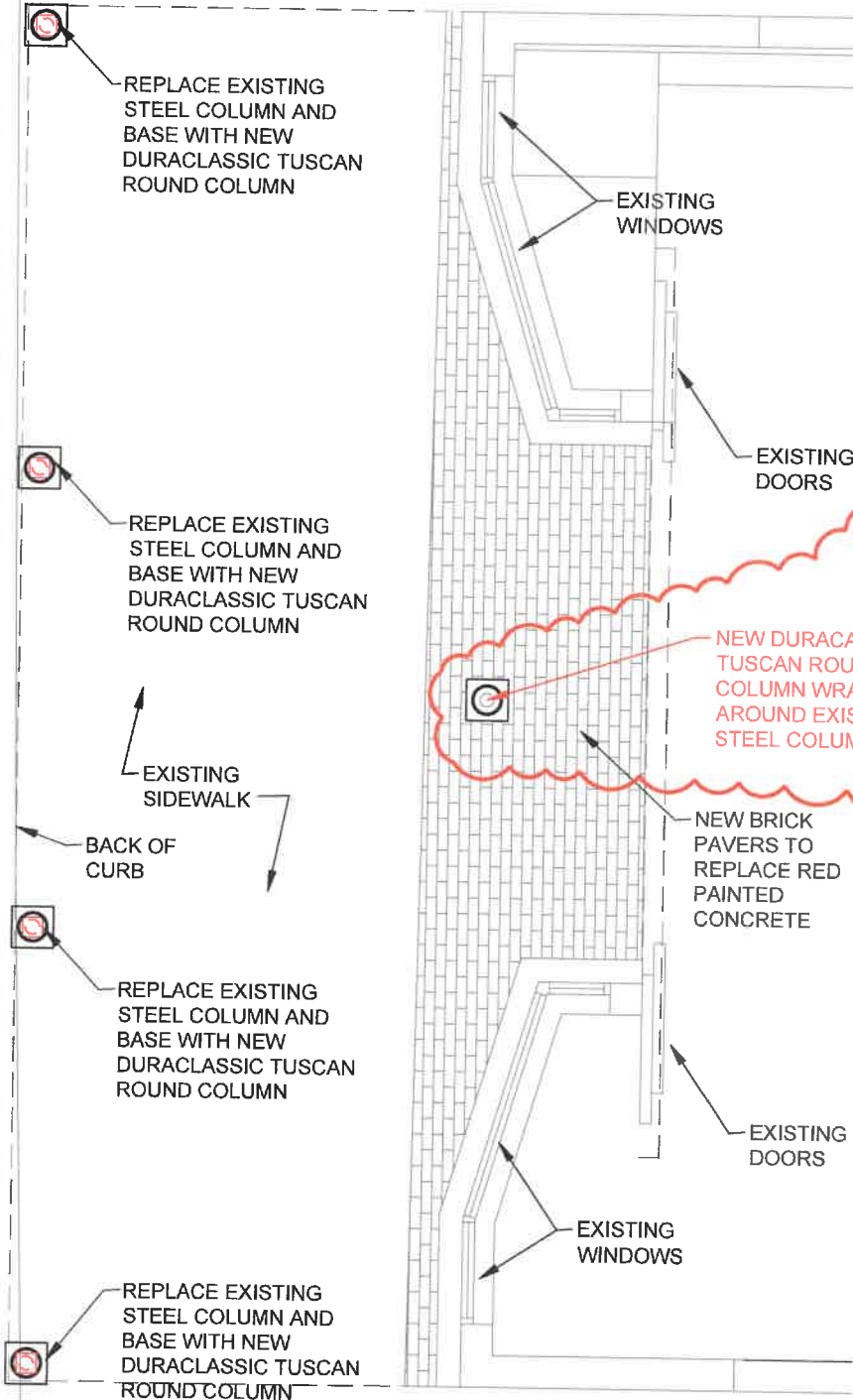
MACKINAC MARKET

7377 MAIN ST. MACKINAC ISLAND, MICHIGAN

AUGUST 26, 2024
REVISED 1/17/25

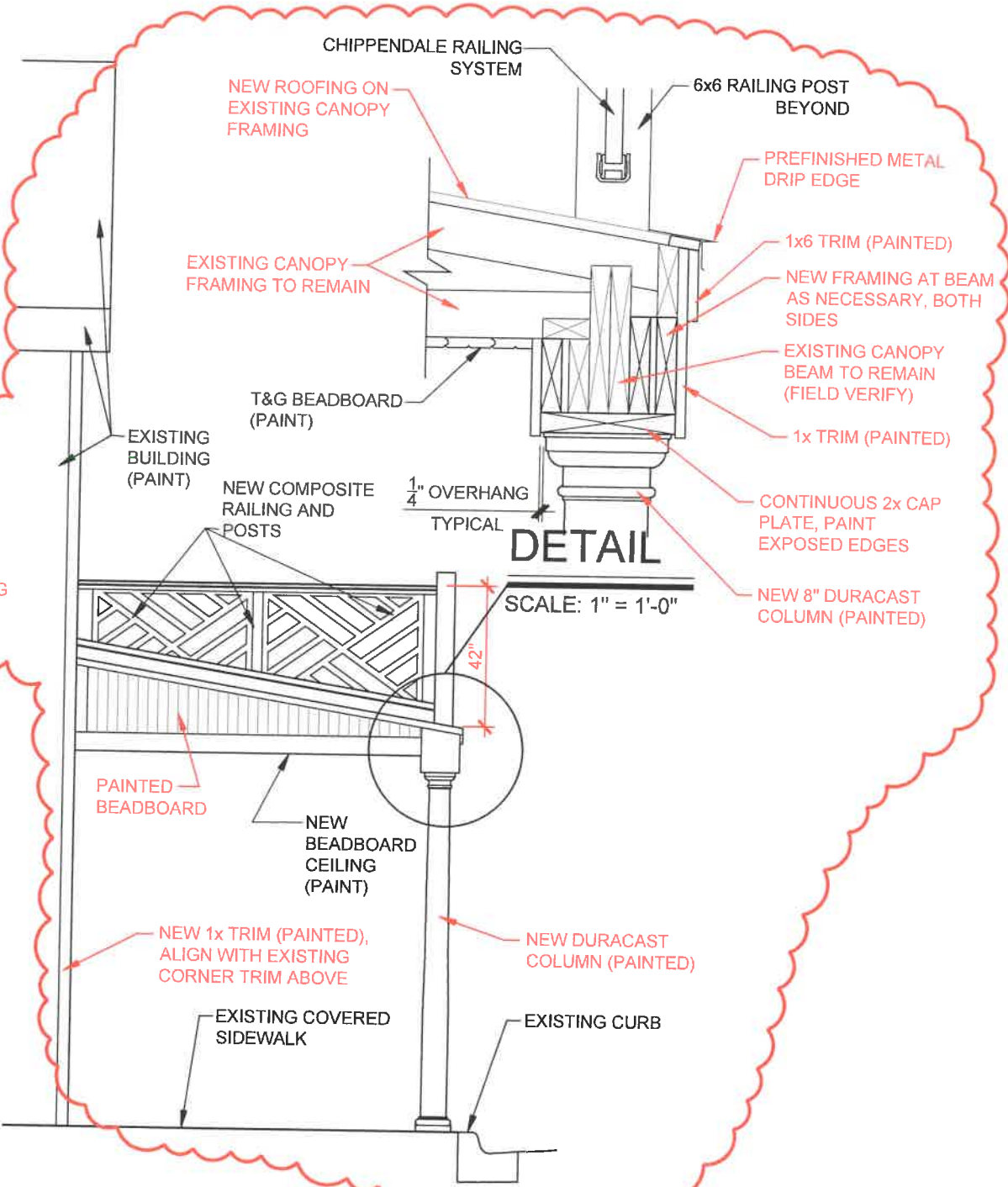


HARBOR SIDE



ENLARGED FLOOR PLAN

SCALE: 1/4" = 1'-0"

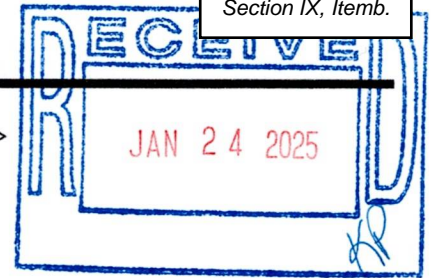


PROPOSED SIDE(S)
EXTERIOR ELEVATION

A1.2
3 of 3

Katie Pereny

From: Megan Hornbogen <mhornbogen@bjparchitects.com>
Sent: Friday, January 24, 2025 10:19 AM
To: Katie Pereny
Cc: Barry Polzin
Subject: Mackinac Market- Amended Submittal



Katie,

We are submitting amended drawings for Mackinac Market to address a few items that we discovered upon starting construction the existing porch/canopy framing was in better condition than expected and we have revised the drawings to keep the existing roof framing and just replace the roof, railing, and trim. We had hoped to eliminate the center column in front the of existing doors, but it is not feasible given the existing structure uncovered upon demolition. The existing center column is shown back in elevation and plan, we propose to add column surround to match the columns at the curb. We also have added the replacement of the second story street façade windows with a more appropriate shaped and proportioned unit.

The balance of the previously approved work remains unchanged.

Thanks,

Megan Hornbogen, AIA, NCARB

BARRY J POLZIN ARCHITECTS, INC

101 N. Lakeshore Blvd.
Marquette, MI 49855
O 906-226-8661
C 906-360-8522
mhornbogen@bjparchitects.com

File No. C24-057-055(H)
Exhibit S
Date 1.24.25
Initials KP

6 September 2024, 12 December 2024 - DRAFT - Neumann and Dombroski

DESIGN GUIDELINES
For Work Within Historic Districts

G. DESIGN GUIDELINES FOR EXTERIOR LIGHTING

As for all the guidelines, the purpose is to recommend that changes and additions of lighting and light fixtures for use in the historic districts, both commercial and residential uses, be era-appropriate. And more broadly, these guidelines should be applied across the City, as all is part of the Mackinac Island National Historic Landmark.

Both the character of the light itself (color temperature), and the fixtures which produce the light, should be appropriate to the historic ambiance of the Districts.

Styles - The appearance of light fixtures should be typical of and appropriate for the architectural styles found in the historic districts, those being:

- Victorian / Queen Anne -
- Arts and Crafts / Bungalow -
- Colonial Revival -

Typically fixtures should be ceiling or wall mounted. Modern styles and types such as soffit and roof edge illumination are not appropriate in historic settings.

Materials and Finishes - Light fixture construction materials and their finishes should reflect the typical and appropriate materials associated with their architectural style period.

- Victorian / Queen Anne - Dark / black metal finishes.
- Arts and Crafts / Bungalow - Weathered metals (sometimes hand-hammered) with art glass, often in amber or green colors.
- Colonial Revival - Usually brass or silvered metal finishes, and with glass having etched patterns.

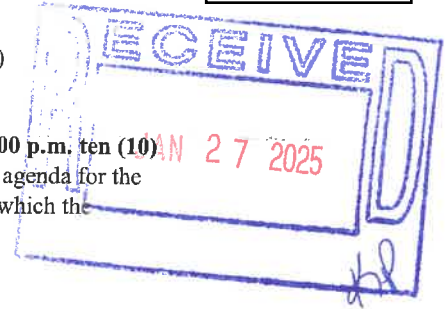
Light Quality - In natural light color temperature varies throughout the day, but in darkness people seem to prefer a warmer color temperature approximating incandescent light sources. This is in the 2,500 - 3,000 K color temperature range, and is most appropriate for the historic environments of the Island's historic districts.

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

Section X, Itema.

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

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



A) MINOR WORK

PROPERTY LOCATION: 7778 Mahoney Ave 051.575.076.10
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Josh Dorsey Email Address: _____
Address: 7778 Mahoney Ave Mackinac Island MI 49757
(Street) (City) (State) (Zip)
16490 Oakview C. Alva, FL 33920
Telephone: _____
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Ray Halberg Email Address: ray.halberg@hotmail.com
Address: _____
(Street) (City) (State) (Zip)
Telephone: 906-430-0301
(Home) (Business) (Fax)

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

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

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

File No. R125.076.003(4)
Signature Josh Dorsey SIGNATURES Ray Halberg
Signature _____
Please Print Name _____ Please Print Name _____
Date 1-28-25
Initials MD

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

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

File Number: R125.076.003(4) Date Received: 1-27-25 Fee: \$600-
Received By: HR Work Completed Date: _____

Adding 3rd floor dormer for a toilet + sin

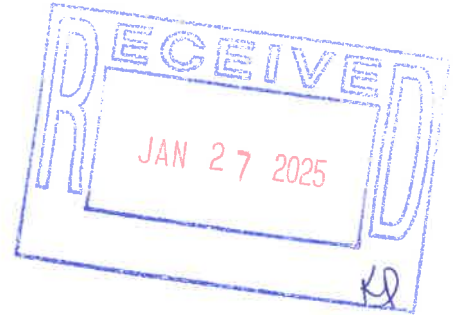
Section X, Itema.

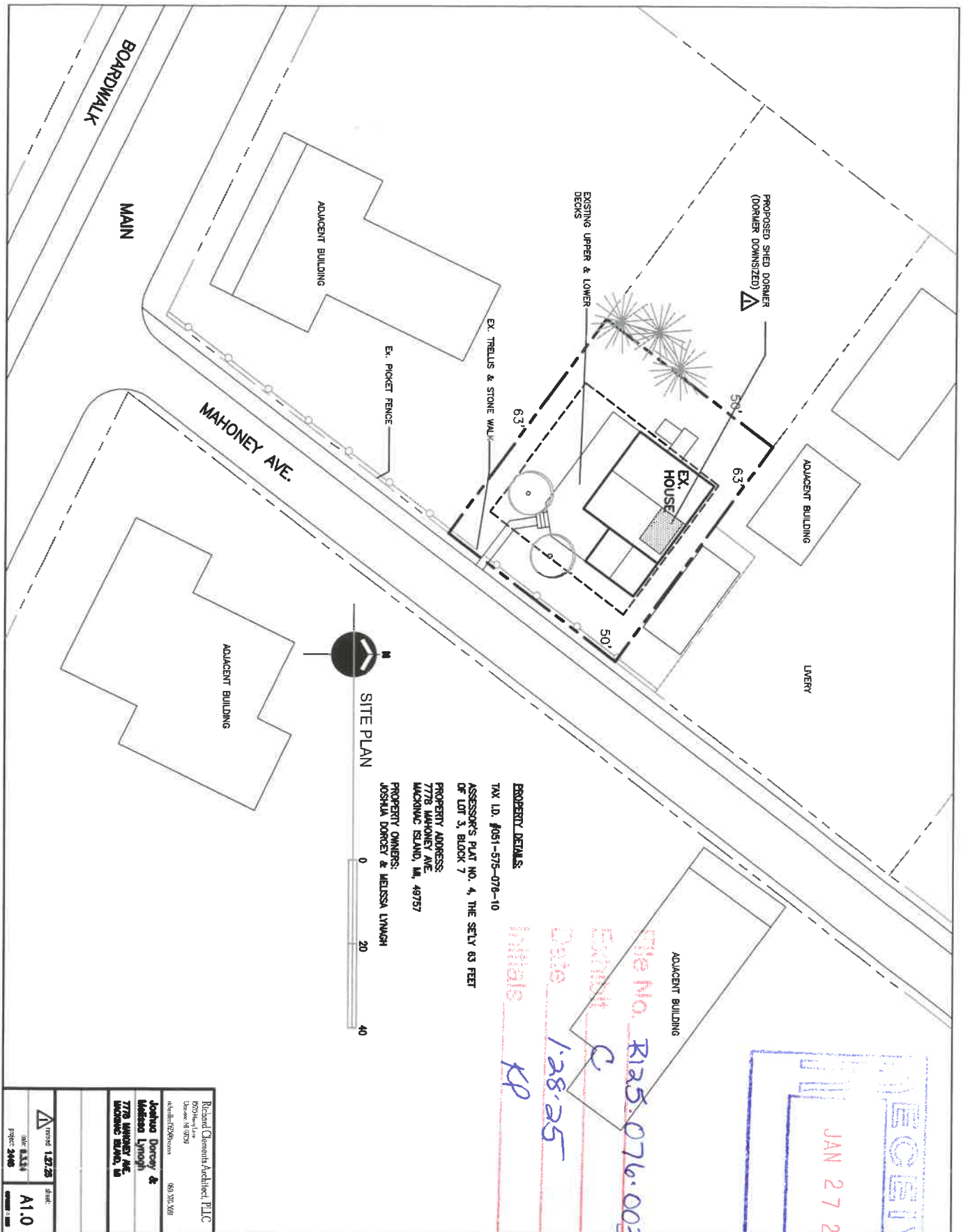
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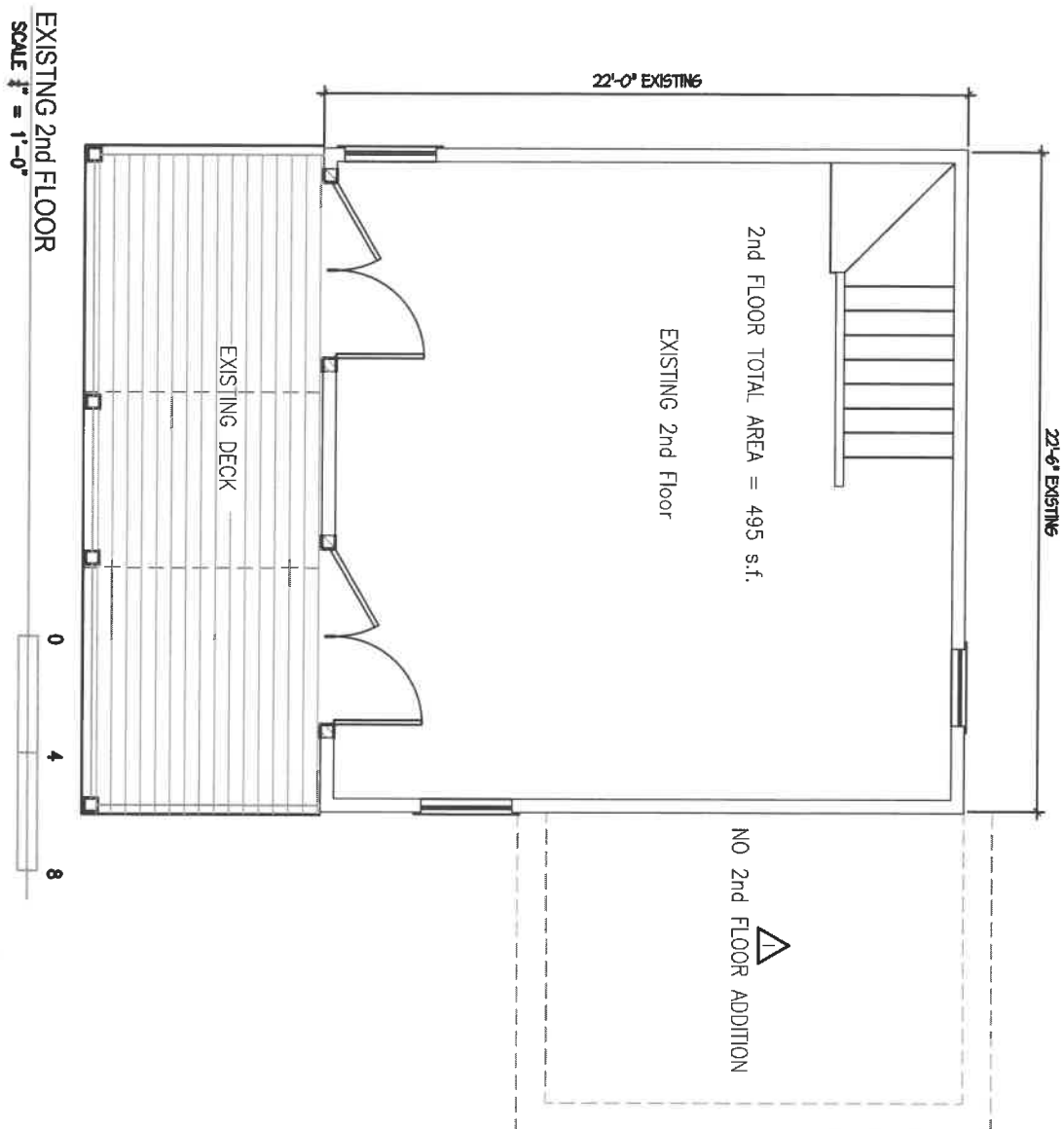
Exhibit B

Date 1.28.25

Initials KP

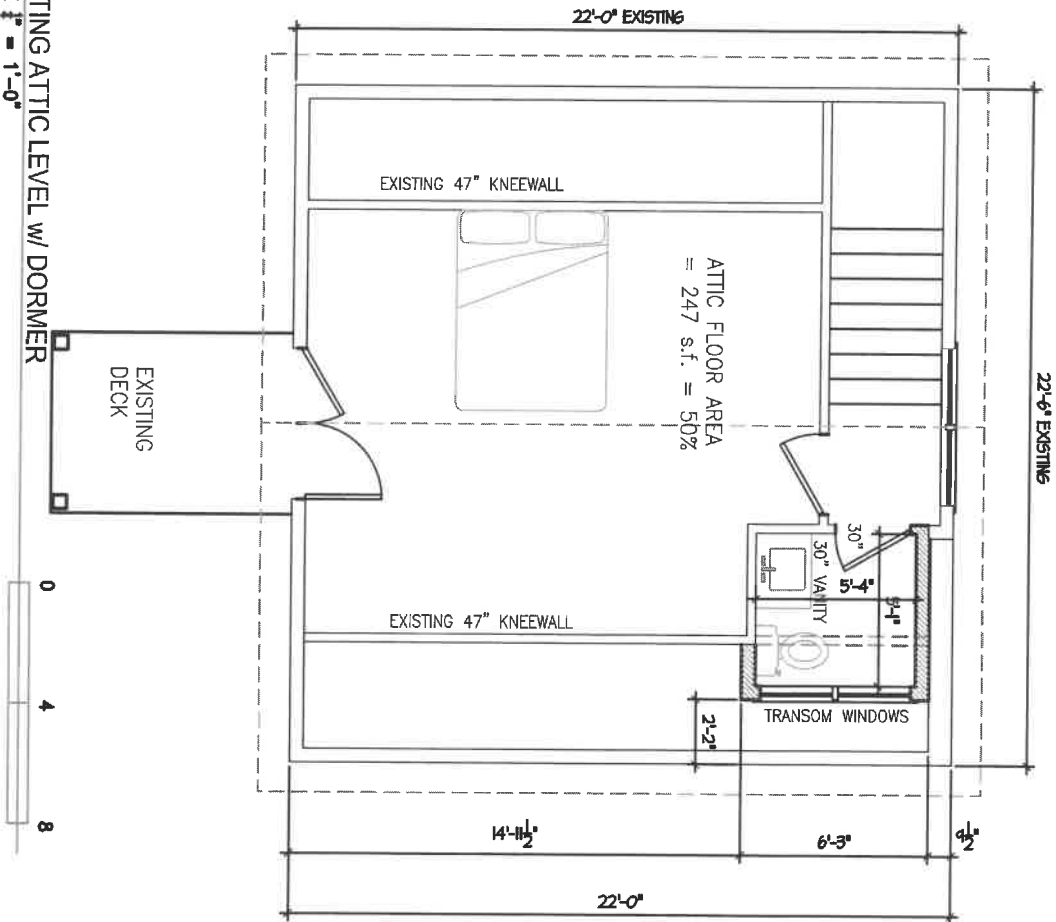




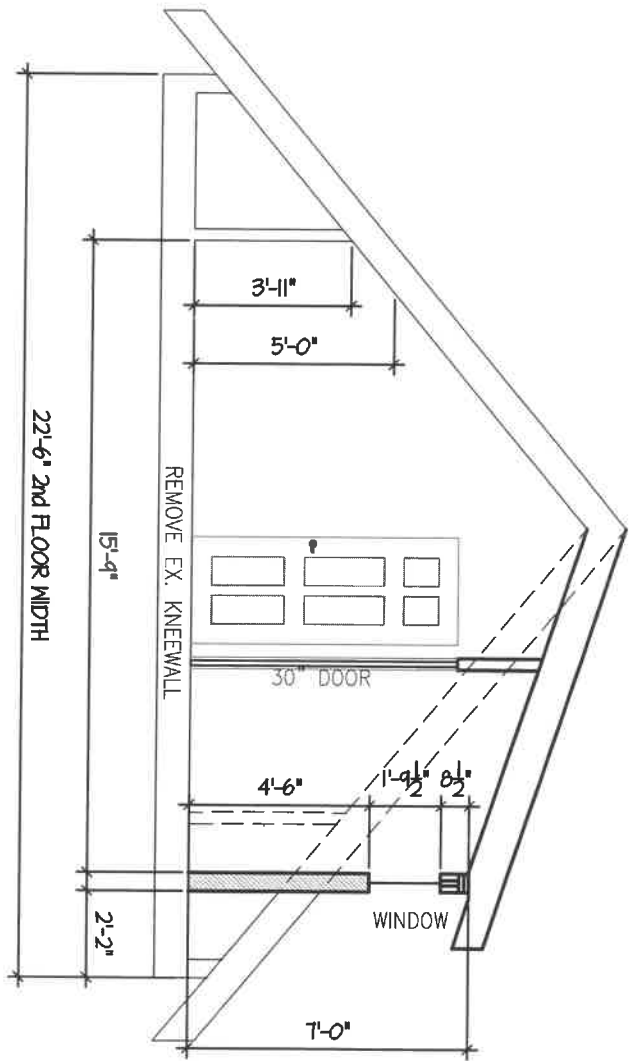


Richard Clements Architect, PLLC 15212 Merry Lane Orangetown, NJ 07475 richardlee152@live.com 989-370-3681	Joshua Dorcey & Melissa Lynagh 7778 MAHONEY AVE. MACKINAC ISLAND, MI	zoning: Oct. 3, 2024 project: 2448	sheet: A1.2 COPYRIGHT © 2008
		revised: Jan. 27, 2025 	

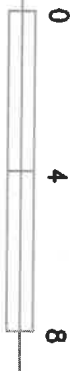
EXISTING ATTIC LEVEL W/ DORMER
SCALE 1" = 1'-0"



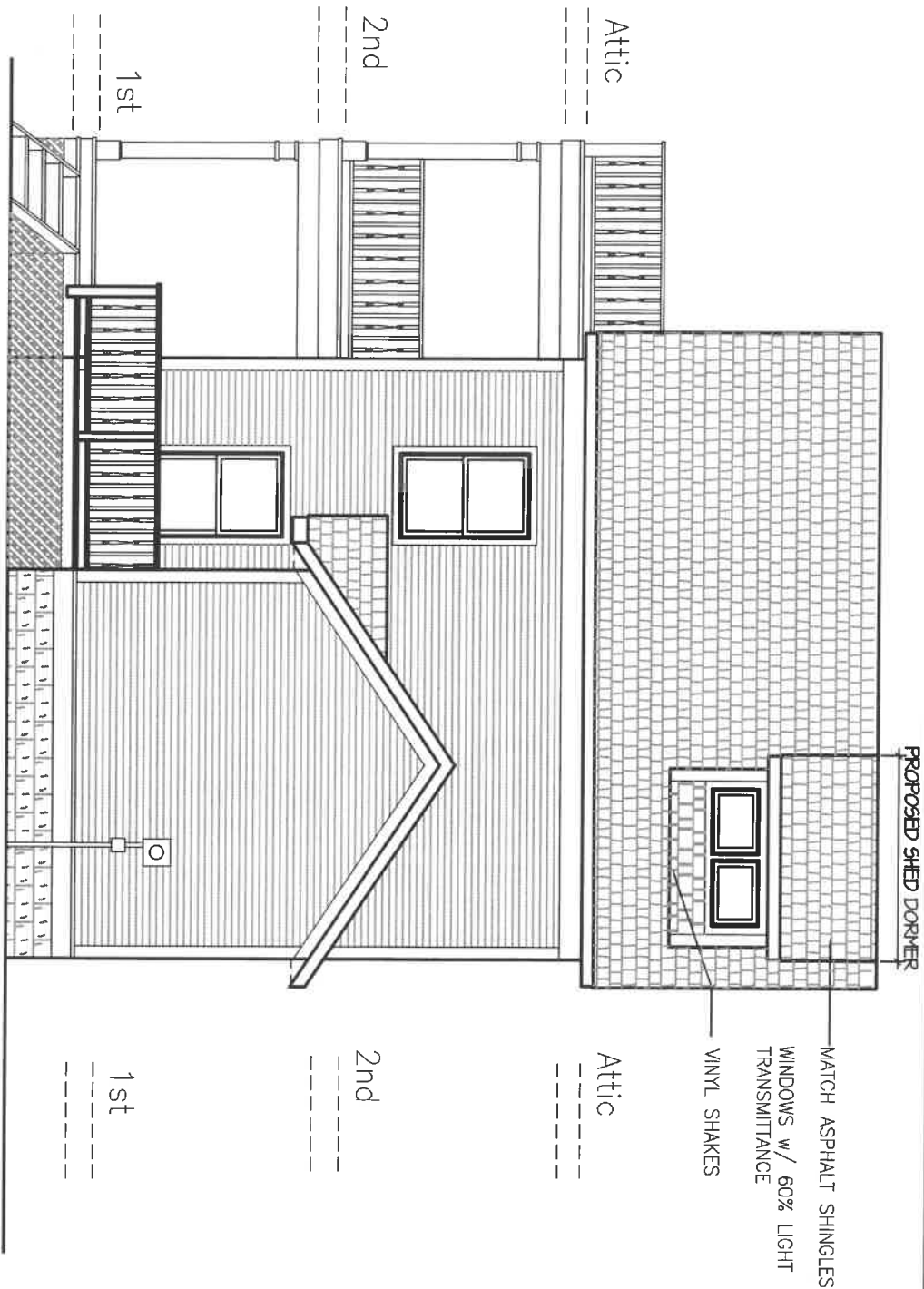
<p>Richard Clements Architect, PLLC 1525 Merry Lane Oshtemo, MI 49739 richardcl@1525mi.com 989-370-3681</p>	<p>Joshua Dorsey & Melissa Lynagh 7778 MAHONEY AVE. MACKINAC ISLAND, MI</p>	<p>zoning: Oct. 3, 2024 project: 2448 revised: Jan. 27, 2025</p>	<p>sheet: A1.3 COPYRIGHT © 2025</p>
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ATTIC SECTION
SCALE 1/4" = 1'-0"

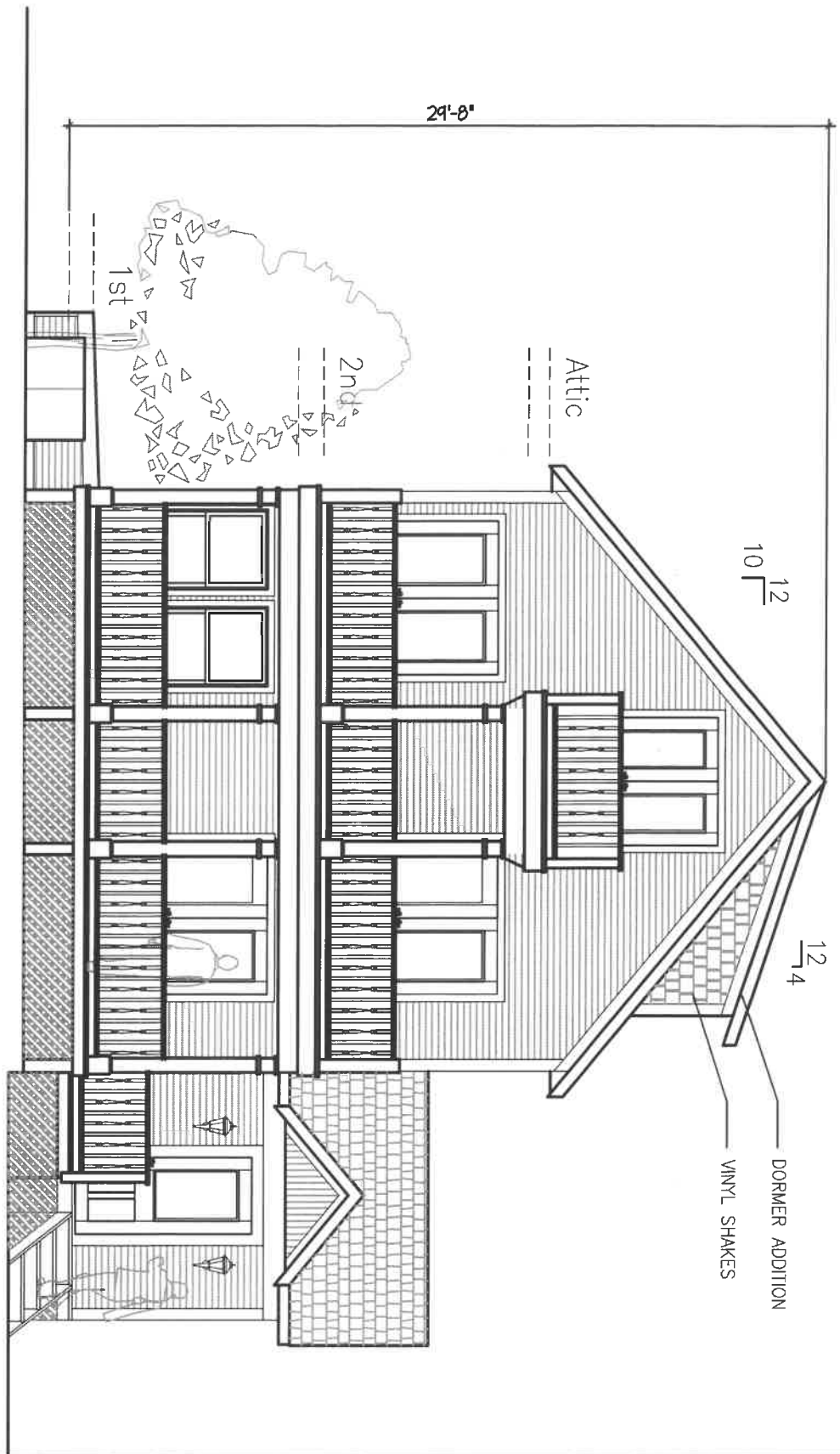


Richard Clements Architect, PLLC 15215 Mery Lane Oshtemo, MI 49719 richardcl@15230@live.com 989-370-3681		Joshua Dorcey & Melissa Lynagh 7778 MAHONEY AVE. MACKINAC ISLAND, MI		zoning: Oct. 3, 2024 project: 2448 revised: Jan. 27, 2025	sheet: A1.4 COPYRIGHT © 2025
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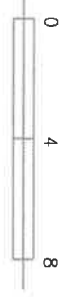


PROPOSED SOUTHEAST ELEVATION
SCALE 1/4" = 1'-0"

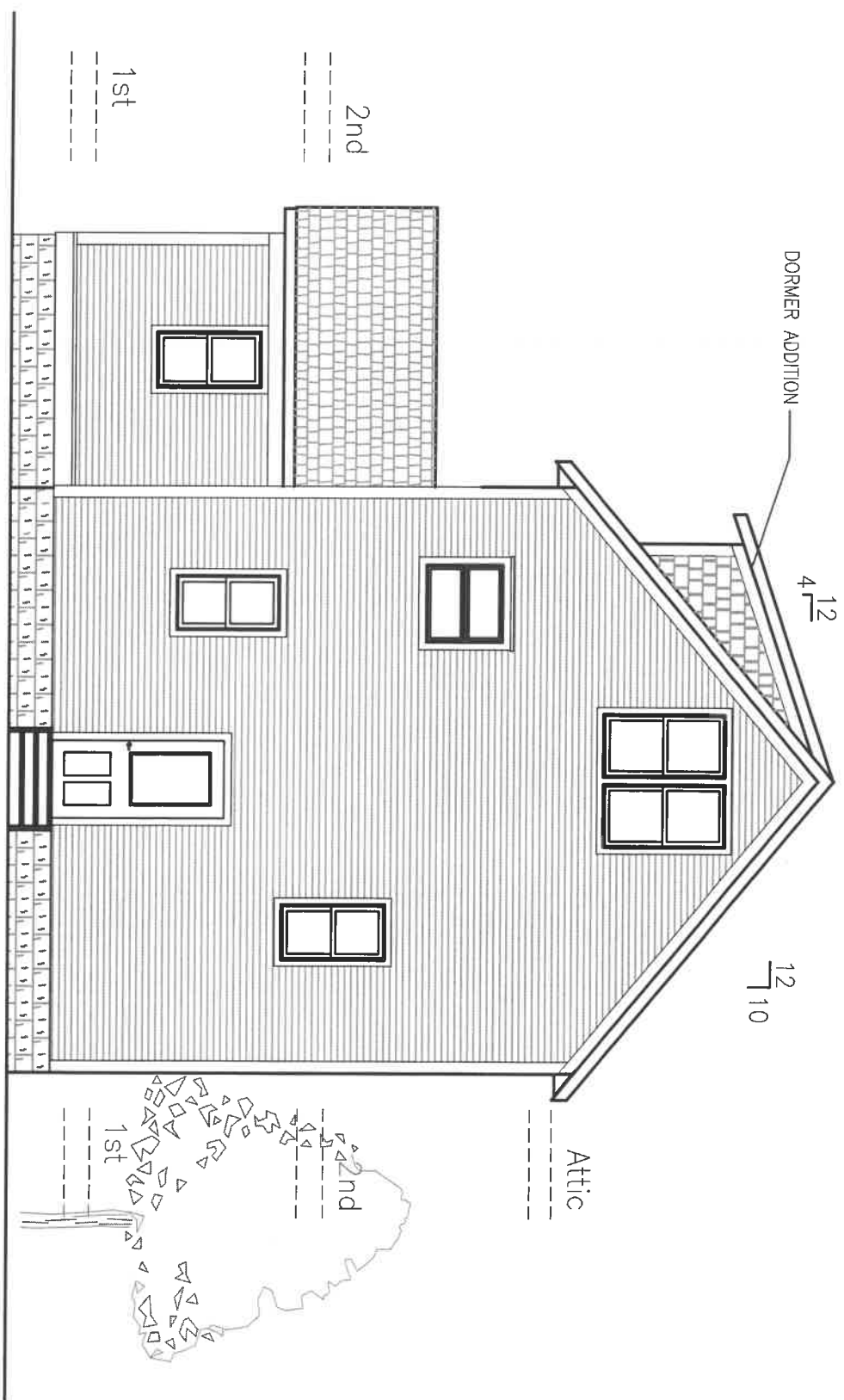
Richard Clements Architect, PLLC 13215 Merry Lane Oshtemo, MI 49739 richard@rca13215.com 989-370-3681		Joshua Dorcey & Melissa Lynagh 7778 MAHONEY AVE. MACKINAC ISLAND, MI		zoning: Oct. 3, 2024 project: 2448 revised: Jan. 27, 2025	sheet: A2.1 COPYRIGHT © 2025
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PROPOSED SOUTHWEST ELEVATION
SCALE 1/4" = 1'-0"



Richard Clements Architect, PLLC 15212 Merry Lane Oshtemo, MI 49739 richardlee1523@freecom 989-370-3081		Joshua Dorcey & Melissa Lynagh 7778 MAHONEY AVE. MACKINAC ISLAND, MI	zoning: Oct. 3, 2024 project: 2448 revised: Jan. 27, 2025	sheet: A2.2 COPYRIGHT © 2025
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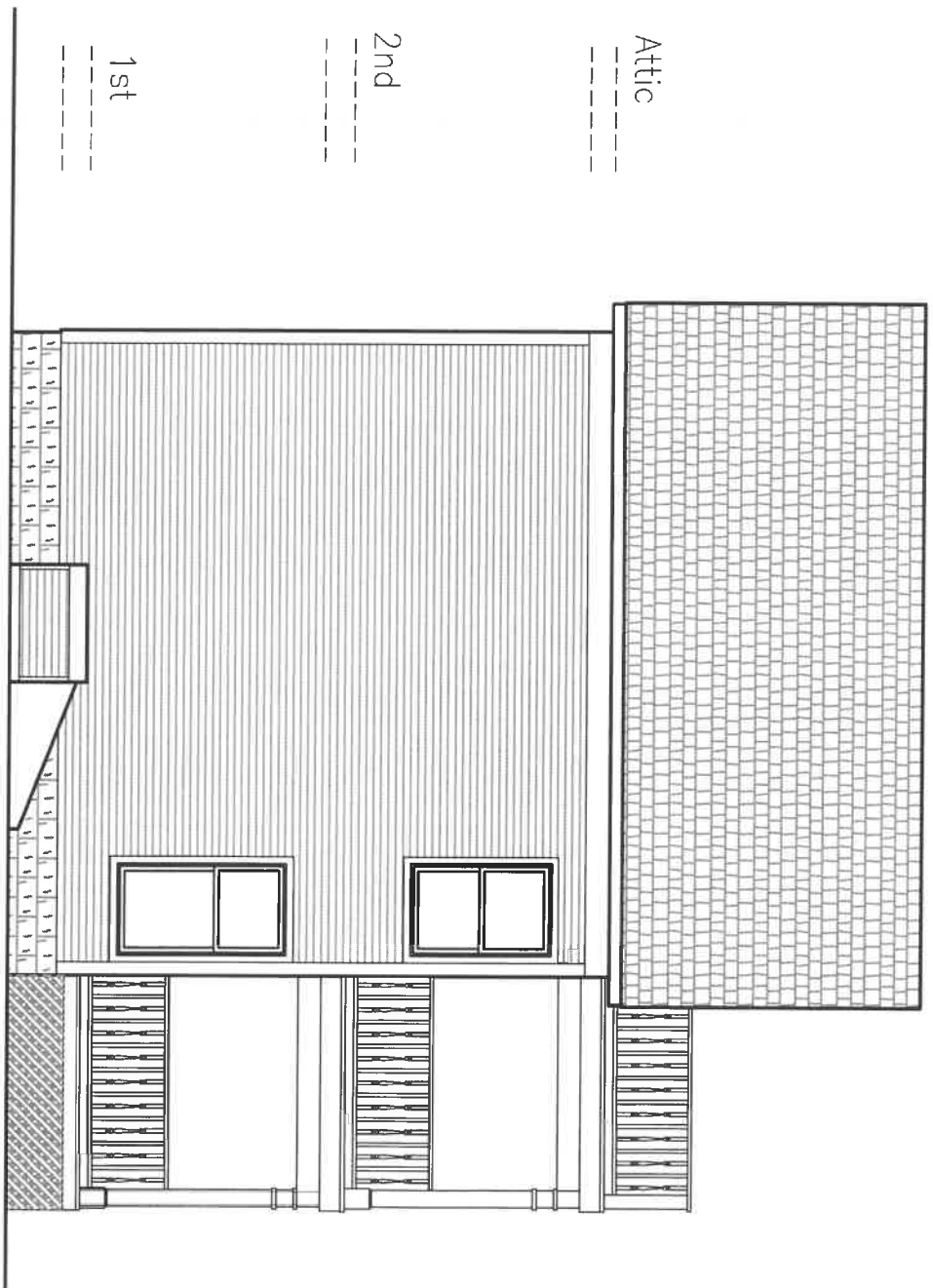
NO CHANGE TO NORTHEAST ELEVATION

PROPOSED NORTHEAST ELEVATION

SCALE 1/4" = 1'-0"



Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49739 richardlee1523@live.com		Joshua Dorsey & Melissa Lynagh 7778 MAHONEY AVE. MACKINAC ISLAND, MI		zoning: Oct. 3, 2024 project: 2448	sheet: A2.3 copyright © 2025
				revised: Jan. 27, 2025	



NO CHANGE TO NORTHWEST ELEVATION

SCALE $\frac{1}{4}" = 1'-0"$

0 4 8

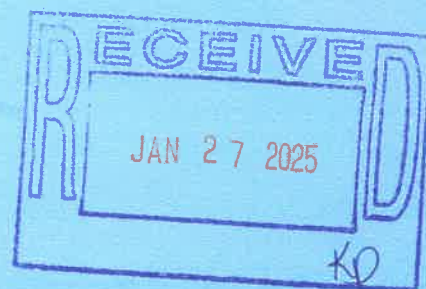
Richard Clements Architect, PLLC 13213 Merrill Lane Orangetown, NJ 07979 richardcl@13213.com 989-370-3681		Joshua Dorcey & Melissa Lynagh 7778 MAHONEY AVE. MACKINAC ISLAND, MI	zoning: Oct. 3, 2024 project: 2448 revised: Jan. 27, 2025	sheet: A2.4 COPYRIGHT © 2025
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File No. R125-076-003(4)

Exhibit D

Date 1-28-25

Initials KP







GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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

Section X, Itemb.

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

A) MINOR WORK

PROPERTY LOCATION: 7463 Main St 051-550-066-00
(Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Todd Callewaert Email Address: todd@theislandhouse.com
Address: 7742 Main Mackinac Island MI 49757
(Street) (City) (State) (Zip)
Telephone: _____
(Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: _____ Email Address: _____
Address: _____
(Street) (City) (State) (Zip)
Telephone: _____
(Home) (Business) (Fax)

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

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

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

Signature: Ryan Green SIGNATURES: File No. C25-066-004(H)
Please Print Name: Ryan Green Exhibit B
Date: 1-28-25
Initials: KP
Please Print Name: _____

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

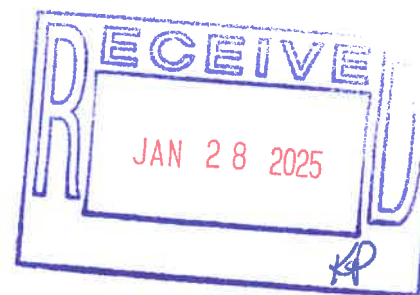
RETURN THIS FORM AND SUPPORTING MATERIALS TO:
MACKINAC ISLAND BUILDING OFFICIAL
7358 MARKET STREET, MACKINAC ISLAND, MI 49757
PHONE: (906) 847-4035

File Number: C25-066-004(H) Date Received: 1-28-25 Fee: 600-
Received By: Ryan Green Work Completed Date: _____

We would like to add two retractable awnings to maximise the use of the patio at Mary's Bistro. We also like to turn the storage room into a lounge room.

Section X, Itemb.

Ryan Green



File No. C25.066.004(H)

Exhibit C

Date 1.28.25

Initials KP



File No. C25-066-004(11)
Exhibit D
Date 1-28-25
Initials RP



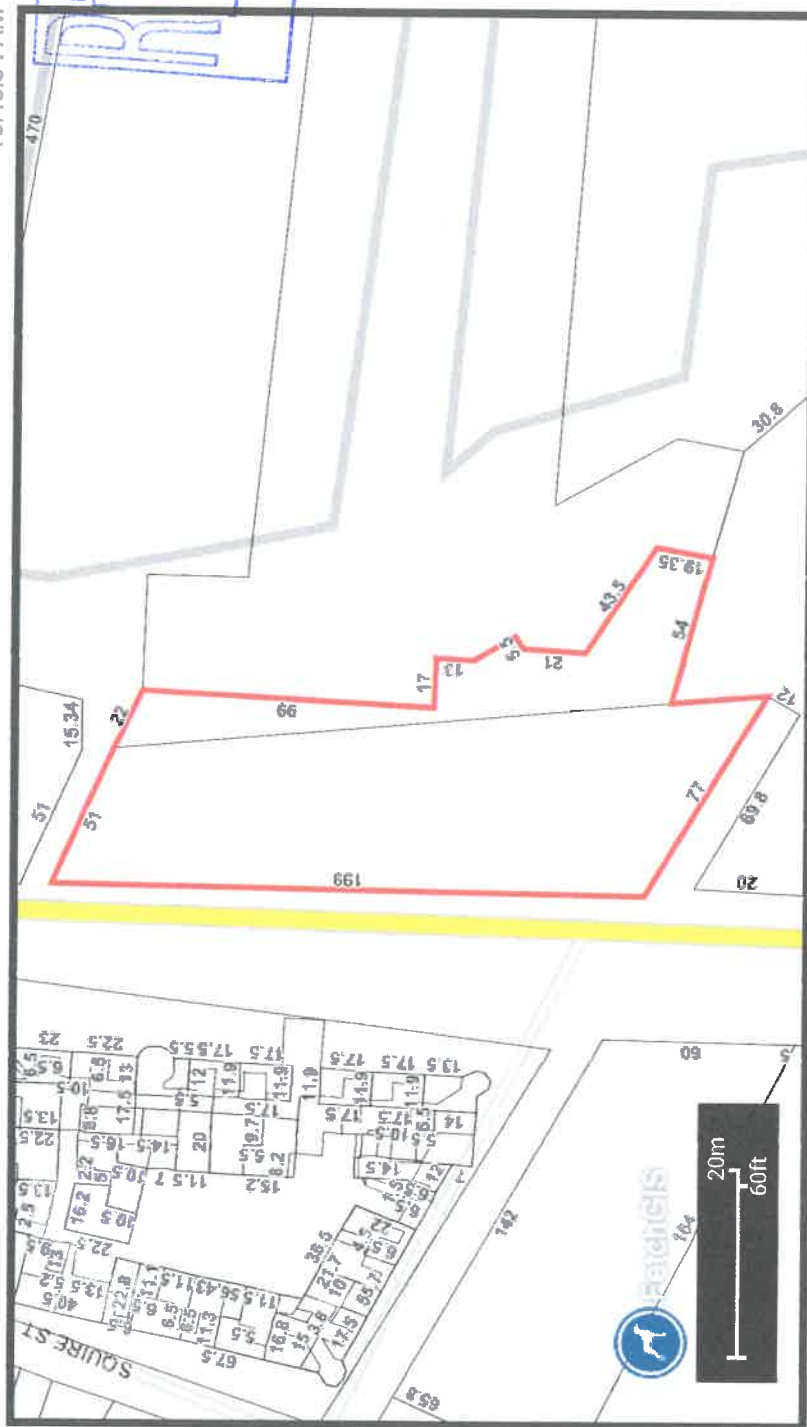
Section X, Itemb.



Eastern UP GIS

Parcel Report: 051-550-066-00

1/28/2025
10:46:34 AM



RECEIVED
JAN 28 2025
RP

Property Address

7463 MAIN ST
MACKINAC ISLAND, MI, 49757

Owner Address

RYBA PROPERTIES LLC
PO BOX 516

Unit:

051

Unit Name:

CITY OF MACKINAC
ISLAND

File No. C25-066-004(H)
Exhibit E

Date 1-28-25

Initials RP

Section X, Itemb.

MACKINAC ISLAND, MI 49757-0516

Section X, Itemb.

General Information for 2024 Tax Year

Parcel Number:	051-550-066-00	Assessed Value:
Property Class:	201	Taxable Value:
Class Name:	Commercial 201	State Equalized Value:
School Dist Code:	49110	
School Dist Name:	District 49110	
 PRE 2023:	 0%	
PRE 2024:	0%	

GENERAL APPLICATION FOR WORK LOCATED WITHIN A HISTORIC DISTRICT

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

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

ALL MINOR WORK

PROPERTY LOCATION: 1274 Mission Street 051-500-008-00
 (Number) (Street) (Property Tax ID #)

PROPERTY OWNER

Name: Andrew Dowd **Email Address:** dowd's market@gmail.com
Address: 2507 Cadotte Ave Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
Telephone: 231-392-6456
 (Home) (Business) (Fax)

APPLICANT/CONTRACTOR

Name: Bam Bazinaw **Email Address:** BCMackinac@gmail.com
Address: Mackinac Island MI 49757
 (Street) (City) (State) (Zip)
Telephone: 906-430-1100
 (Home) (Business) (Fax)

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

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

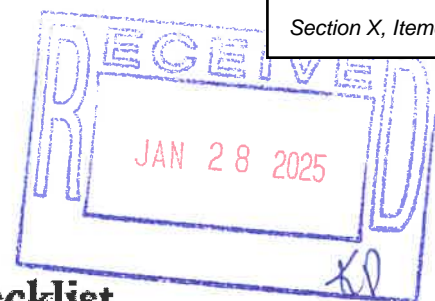
I certify that the information provided in this Application and the documents submitted with this Application are true to the best of my information, knowledge and belief; and that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system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

SIGNATURES
 Signature: _____ Signature: _____
 Please Print Name: _____ Please Print Name: _____
 Date: 1-28-25
 Initials: XP

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

RETURN THIS FORM AND SUPPORTING MATERIALS TO:
 MACKINAC ISLAND BUILDING OFFICIAL
 738 MARKET STREET, MACKINAC ISLAND, MI 49757
 PHONE: (906) 847-4835

File Number: B325-008-005 Date Received: 1-28-25 Fee: 600 -
 Received By: Alberny Work Completed Date: _____



Historic District Application Checklist

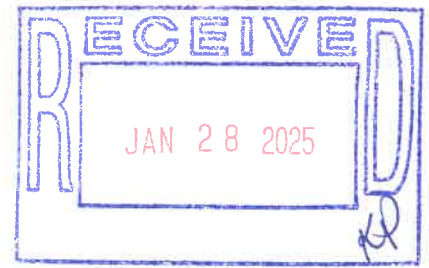
- ☒ Brief Description of the nature of the work proposed and the materials to be used.*
- ☐ Photographs - Clear photographs of entire project site, streetscape, water view (if applicable), surrounding context and all elevations of the existing structure(s). Property address should be identified on all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

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

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

City of Mackinac Island
Historic Commission
Planning Commission

RE: Shed Roof Application



Dear Commissioners:

Please see the attached application for construction of a shed roof over a retaining wall at the East entrance of the Doud house located at 1274 Mission Street currently under renovation.

On the original plans, this area was not covered, however after building the retaining wall, it became apparent that a partial cover would help in protecting the entrance from the rain and snow.

Sincerely,

Andrew Doud

File No. 8325.008.005(H)
Exhibit B
Date 1.28.25
Initials KP

DOUB PROJECT DESCRIPTION
 MOVE EXISTING BUILDING SOUTH ONTO A BUILDING TO BE A DUPLEX WITH ONE RESIDENCE ON EACH LEVEL.

DOUB INFO:

LOT AREA = 5,460 SF = 0.126 ACRES

ALLOWED IMPERVIOUS	= 40%	2,186 SF
ACTUAL IMPERVIOUS		
HOUSE	= 1,456 SF	
WALKS/DRIVES	= 400 SF	
LEAN-TO	= 116 SF	
TOTAL IMPERVIOUS	= 1,972	35.0%

MAX UNITS = 2 (@ 20/ ACRE)

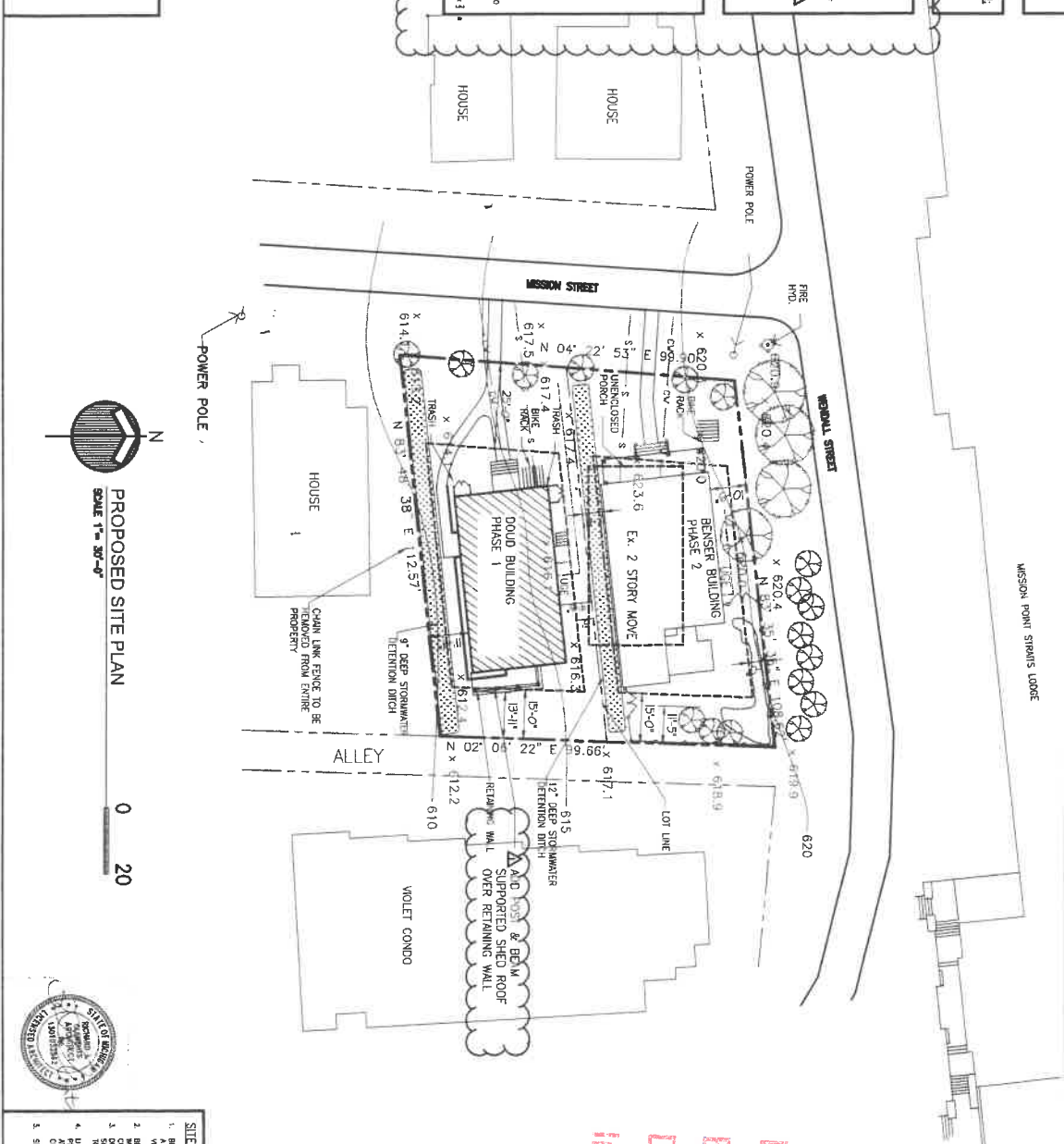
ACTUAL UNIT = 2

MAX HEIGHT = 35'-0" 2ND STORY

ACTUAL HEIGHT = 18'-6" 2 STORY



COULD STORMWATER PLAN:

[illegible]

SITE NOTES:

1. BROCK PARKING SPACE IS PROVIDED AT A RATE OF 1 PER BEDROOM + 3 VISITORS. (12 TOTAL)
2. BESSER BUILDING, TRAIL, TO BE HELD WITHIN THE RESERVE AND SET BACK FROM THE TRAIL BY 10 FEET.
3. CORNIE BUILDING, TWO CHIMNEYS, SCORCHED TRUNK CHIMNEYS ATTACHED TO PLATYX.
4. LIGHTING - NO AREA LIGHTING ALLOWED AT BUILDING ENTRANCES, SHELTER TO CORNIE USED WITHIN THE SITE.
5. SEE STORMWATER NOTES THIS SHEET

Richard C. Clements is Architect, P.L.C. 2000 N. 1st St., Suite 100 Chicago, Ill. 60610 (312) 467-7879		960,570,350
Andrew Gould Released Driver 17274 Mountain St. Moorpark, Calif., 93473		
arrested: Jan. 25, 2005 for: Corruption, Del. 20, 2004 in: Franklin, Del., 11, 2004		
driver: Aug. 25, 2004 project: 2004 - 2005		2004
PROPOSED SITE PLAN		A1.0 2004 - 2005

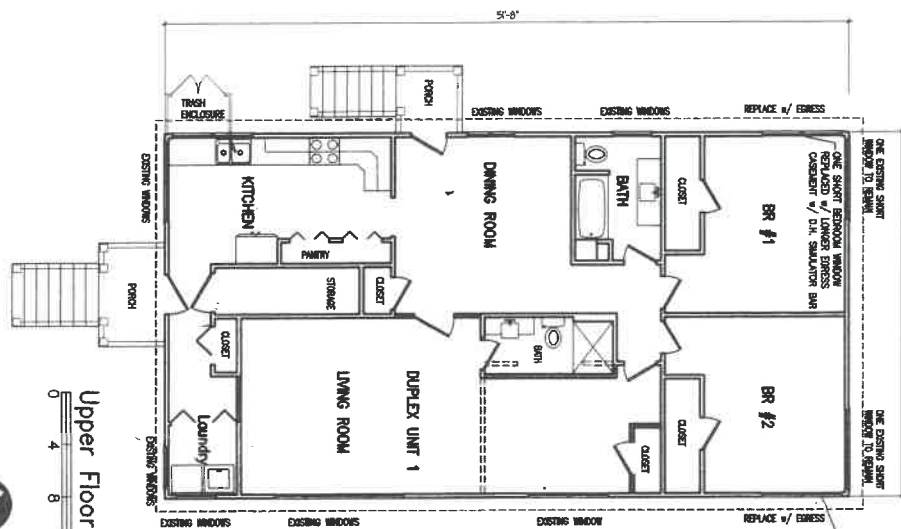
RECEIVED
JAN 28 2025

File No. R335-008-005CH

Exhibit D

Date 1-28-25

Initials RP



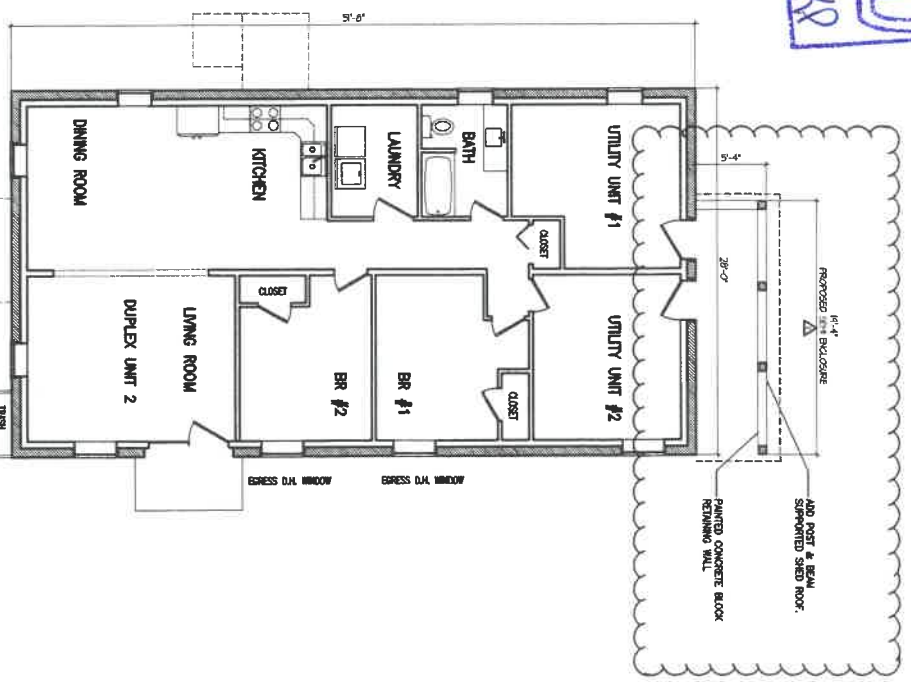
Upper Floor Plan

0 4 8 16 1" = 1'-0"



EXISTING UPPER STRUCTURE
MOVED SOUTH ABOVE RESULT
LOWER LEVEL STRUCTURE

Each Floor = 1,456 s.f.



Lower Floor Plan

0 4 8 16 1" = 1'-0"

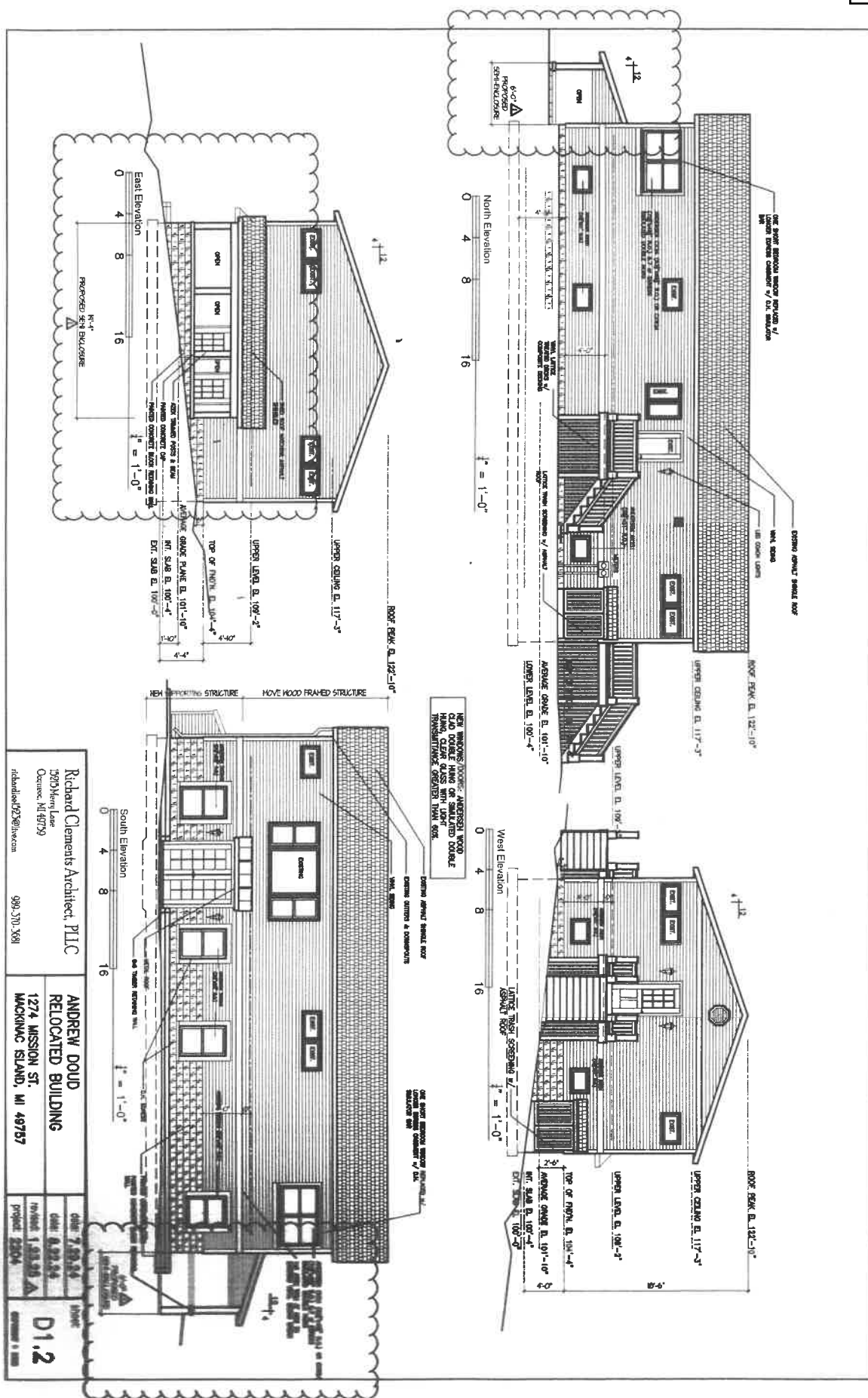
Richard Clements Architect, PLLC
12211 Merry Lane
Oxbridge, NJ 08729
richard@rca280.com 908.370.3681

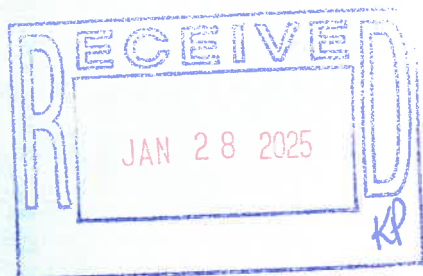
ANDREW DOUD
RELOCATED BUILDING
1274 MISSION ST.
MACONAC ISLAND, NJ 08757

date: 7.29.24	sheet:
date: 8.22.24	
revised: 1.23.25	
project: 2204	

D1.1

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File No. R325.008.005(H)

Exhibit D

Date 1.28.25

Initials KP









Michigan State Historic Preservation Office
Certified Local Government Program
CLG 2024 Annual Report

Section X, Itemd.

1. CLG BASIC INFORMATION

CERTIFIED LOCAL GOVERNMENT

CHIEF ELECTED OFFICIAL

CLG CONTACT PERSON (official person on file with National Park Service)

TITLE

MAILING ADDRESS

EMAIL

TELEPHONE

CLG/HISTORIC DISTRICT COMMISSION WEBSITE (if applicable)

2. HISTORIC DISTRICT ORDINANCE AND PRESERVATION PLANNING

A. DID THE CLG KEEP ITS HISTORIC DISTRICT ORDINANCE IN EFFECT FOR THE ENTIRE YEAR? ☐ YES ☐ NO (if no, briefly explain)

B. DID THE CLG ADOPT OR AMEND/REVISE/MODIFY ANY OF THE FOLLOWING DURING THE YEAR?

(Provide a link or attach any documents for which you select yes)

HISTORIC DISTRICT ORDINANCE

☐ YES ☐ NO

PRESERVATION PLAN (including master plan component)

☐ YES ☐ NO

HDC BYLAWS OR RULES OF PROCEDURE

☐ YES ☐ NO

DESIGN GUIDELINES (under PA 169, guidelines must be approved by SHPO)

☐ YES ☐ NO

COA APPLICATION/REQUIREMENTS

☐ YES ☐ NO

SURVEY PLAN

☐ YES ☐ NO

OTHER PRESERVATION-RELATED REGULATIONS/PROCEDURES (e.g., blight ordinances, demolition ordinances, downtown design standards, etc.)

☐ YES ☐ NO

3. HISTORIC DISTRICT COMMISSION

A. PROVIDE THE NAME AND TITLE FOR THE COMMUNITY'S STAFF LIAISON TO THE HDC

B. DOES THE HDC USE AN ON-CALL PRESERVATION SPECIALIST (e.g., architect, historian, etc.)? ☐ YES ☐ NO (if yes, provide name/title)

C. IDENTIFY **CURRENT** HISTORIC DISTRICT COMMISSION MEMBERS.

(Submit a resume or Attachment A for each **NEW** commissioner appointed during the year)

NAME	ROLE (e.g., chair, vice-chair, etc.)	TERM STARTED	TERM ENDS

D. DOES THE HDC INCLUDE AT LEAST ONE MEMBER WHO IS A QUALIFIED PRESERVATION PROFESSIONAL? ☐ YES ☐ NO

If you answer no, briefly identify how the CLG sought to identify qualified professionals (architects, historians, architectural historians, archaeologists, etc.) to fill vacancies AND submit a copy of related announcements, advertisements, or other means used to seek qualified members.

E. ARE THERE CURRENTLY ANY HDC VACANCIES?

☐ YES ☐ NO If yes, how many?

F. DID NEW COMMISSIONERS RECEIVE TRAINING MATERIALS AND INFORMATION ON THE LOCAL HISTORIC DISTRICT ORDINANCE?

☐ YES ☐ NO ☐ NOT APPLICABLE

G. DID AT LEAST ONE COMMISSIONER AND/OR STAFF PERSON PARTICIPATE IN TRAINING (e.g., conferences, webinars, and in-person workshops)?

☐ YES ☐ NO If yes, identify the training and participants below. If no, briefly explain why no one participated in training.

NAME OF TRAINING	PROVIDER	ATTENDEES

H. WHEN ARE YOUR HDC'S REGULARLY SCHEDULED MEETINGS? (e.g., first Wednesday of each month)

I. IDENTIFY THE MONTHS IN WHICH YOUR HDC MET AT LEAST ONCE.

MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*	MONTH	MEETING HELD?	QUORUM PRESENT?	MINUTES ON WEBSITE?*
January 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	July 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
February 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	August 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
March 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	September 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
April 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	October 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
May 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	November 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
June 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	December 2024	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*if not available on your website, submit minutes for at least two meetings

J. PROVIDE INFORMATION ON DESIGN REVIEW APPLICATIONS RECEIVED FOR REVIEW DURING THE YEAR.

APPLICATION TOTALS	RESULTS OF REVIEWS
# OF APPLICATIONS RECEIVED:	# OF CERTIFICATES OF APPROPRIATENESS ISSUED:
# OF APPLICATIONS REVIEWED BY STAFF ONLY:	# OF DENIALS ISSUED:
# OF APPLICATIONS REVIEWED BY THE HDC:	# OF NOTICES TO PROCEED ISSUED:
WERE ANY HDC DECISIONS APPEALED? <input type="checkbox"/> YES <input type="checkbox"/> NO (if yes, complete the information below)	
# OF HDC DECISIONS APPEALED:	
# OF DECISIONS OVERTURNED:	

OF DECISIONS AFFIRMED:

4. INVENTORY AND DESIGNATION

A. IDENTIFY NEW SURVEY PLANS, PROGRESS ON EXISTING PLANS, AND/OR CHANGES TO EXISTING SURVEY PLANS, INCLUDING CHANGES IN PRIORITIES OR PROCESSES.

B. DID THE CLG ACTIVELY WORK ON OR COMPLETE HISTORIC RESOURCE SURVEYS? ☐ YES ☐ NO
If yes, identify them below. If the survey was completed but data and reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary to capture all surveys in progress or completed.

NAME OF SURVEY	HOW MANY RESOURCES?	SURVEY PROVIDED TO SHPO?
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO
		<input type="checkbox"/> YES <input type="checkbox"/> NO

C. DOES THE CLG HAVE SURVEYS TENTATIVELY PLANNED FOR NEXT YEAR? ☐ YES ☐ NO
If yes, briefly identify them, including the reason for the survey (e.g., part of work plan, development pressure, considering designation, etc.). If no, identify future survey goals that may be of interest.

D. WAS ANY MUNICIPAL-SPONSORED ARCHAEOLOGICAL SURVEY COMPLETED DURING THE YEAR? ☐ YES ☐ NO
If yes, identify them below.

NAME OF SURVEY	SHPO CONTACTED PRIOR TO WORK?	FOLLOWED STATE STANDARDS?
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO

E. DID THE CLG ENGAGE IN LOCAL HISTORIC DISTRICT DESIGNATION ACTIVITIES DURING THE YEAR? ☐ YES ☐ NO
If yes, identify them below. If associated reports were not previously provided to SHPO, submit a copy with this report. Use additional sheets if necessary.

DISTRICT NAME	STATUS AND ACTION	REPORT PROVIDED TO SHPO?
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed <input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<input type="checkbox"/> YES <input type="checkbox"/> NO
	<input type="checkbox"/> Draft/Underway <input type="checkbox"/> Final/Completed	<input type="checkbox"/> YES <input type="checkbox"/> NO

		<input type="checkbox"/> New District <input type="checkbox"/> Modification <input type="checkbox"/> Elimination	<div>Section X, Itemd.</div>
F. DO YOU KNOW OF ANY NATIONAL REGISTER OR LOCAL DISTRICT PROPERTIES THAT WERE MOVED OR DEMOLISHED? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, briefly identify them below.			
NAME/ADDRESS OF PROPERTY		NAME OF DISTRICT (IF APPLICABLE)	

5. PUBLIC PARTICIPATION		
A. WERE ALL HDC MEETINGS HELD IN ACCORDANCE WITH THE OPEN MEETINGS ACT, P.A. 267 OF 1976? <input type="checkbox"/> YES <input type="checkbox"/> NO (if no, briefly explain)		
B. WAS INFORMATION ABOUT THE HDC, ITS MEETINGS, AND ITS ACTIVITIES MAINTAINED ON THE LOCAL GOVERNMENT’S WEBSITE? <input type="checkbox"/> YES <input type="checkbox"/> NO		
C. BEYOND A WEBSITE, HOW DOES THE HDC PROVIDE INFORMATION ABOUT MEETINGS AND ACTIVITIES TO THE PUBLIC? <input type="checkbox"/> Mailings <input type="checkbox"/> Newspapers <input type="checkbox"/> Posting at Municipal Building <input type="checkbox"/> On-site Project Signs <input type="checkbox"/> Direct Email <input type="checkbox"/> Door Fliers <input type="checkbox"/> Email List/Listserv <input type="checkbox"/> Local Access Channels <input type="checkbox"/> Community Events <input type="checkbox"/> Other		
D. DID THE CLG/HDC PROVIDE, SPONSOR, OR PARTICIPATE IN PUBLIC EDUCATIONAL ACTIVITIES (e.g., walking tours, lectures, Preservation Month activities, historical marker programs) OR FORMAL TRAINING ON HISTORIC PRESERVATION? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, identify the activities below. SHPO encourages sharing photos so we can highlight your efforts! Use additional sheets if necessary.		
ACTIVITY	SPONSORING ORGANIZATION	DATE

6. CLG/HISTORIC PRESERVATION GOALS		
A. BRIEFLY DESCRIBE IF/HOW YOU MET THE GOALS IDENTIFIED IN YOUR LAST ANNUAL REPORT.		
GOAL	DID YOU MEET THIS GOAL?	IF YES, DESCRIBE HOW IT WAS MET. IF NO, DESCRIBE WHY IT WAS NOT MET.
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
B. BRIEFLY DESCRIBE YOUR TOP GOALS FOR NEXT YEAR (2025). EACH CLG MUST IDENTIFY AT LEAST ONE GOAL.		
GOAL	IS THIS A MULTI-YEAR GOAL?	DO YOU NEED SHPO ASSISTANCE TO MEET THIS GOAL? IF SO, BRIEFLY DESCRIBE.
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	

☐ YES ☐ NO

7. MISCELLANEOUS INFORMATION

A. SHPO HAS A NEW CLG COORDINATOR. WHAT IS ONE THING YOU WOULD LIKE THE NEW COORDINATOR TO UNDERSTAND ABOUT YOUR COMMUNITY AND LOCAL PRESERVATION ACTIVITIES/NEEDS?

B. WHAT ACCOMPLISHMENT/ACHIEVEMENT/EVENT FROM 2024 IS YOUR CLG/HDC MOST PROUD OF? OR IS THERE A PRESERVATION SUCCESS STORY FROM YOUR COMMUNITY THAT YOU WOULD LIKE TO HIGHLIGHT? SHPO encourages sharing photos!

C. DESCRIBE ANY PROBLEMS, ISSUES, OR CHALLENGES (e.g., economic, political, operational) ENCOUNTERED IN THE LOCAL PRESERVATION PROGRAM IN 2024.

D. WHAT ARE THE MOST CRITICAL PRESERVATION ISSUES/NEEDS FACING YOUR COMMUNITY?

E. DID YOUR COMMUNITY RECEIVE ANY PRESERVATION GRANTS (other than CLG grants) IN 2024?

☐ YES ☐ NO (If yes, briefly identify them below.)

F. DID YOUR COMMUNITY HAVE ANY LOCAL INCENTIVE/GRANT/LOAN PROGRAMS (e.g., façade grant programs, DDA programs, low-interest loans, abatements, etc.) AVAILABLE FOR HISTORIC PROPERTIES IN 2023? ☐ YES ☐ NO (If yes, briefly identify them below.)

NAME OF PROGRAM

OF PROPERTIES BENEFITED

G. DO YOU HAVE ANY UPCOMING PROJECTS YOU WOULD LIKE TO DISCUSS FOR A POTENTIAL CLG GRANT APPLICATION? ☐ YES ☐ NO

H. IF REIMBURSEMENT WERE AVAILABLE FOR SOME OF THE COSTS TO ATTEND THE MHPN STATEWIDE PRESERVAION CONFERENCE OR BIENNIAL NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS CONFERENCE, WOULD YOU BE INTERESTED? ☐ YES ☐ NO

I. IS THERE ANYTHING ELSE YOU WOULD LIKE TO SHARE WITH SHPO?

