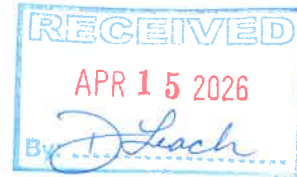


# MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

April 14, 2026



Mayor Margaret M. Doud  
Members of the City Council  
City of Mackinac Island  
PO Box 455  
Mackinac Island, MI 49757

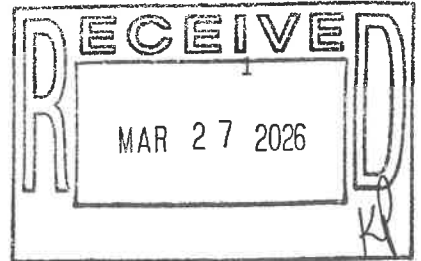
Dear Mayor and Council Members,

At the regular meeting of the Mackinac Island Planning Commission held on Tuesday, April 14, 2026, there was a request from Mike Benjamin for a variance to have 3 dwelling units instead of the allowed 2, located at 7301 Main Street. There was a motion made and supported to send the request to the Zoning Board of Appeals with the recommendation of approval from the Planning Commission based on the criteria of the need for employee housing and to encourage employee housing on Main Street above businesses which is consistent with the Master Plan. This particular housing has been in use before the Zoning Ordinance.

Sincerely,

Katie Pereny  
Secretary to the Planning Commission

enclosures



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

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

APPLICANT NAME & CONTACT  
INFORMATION:

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

SEAN O'BOYLE-O'BOYLE & COMPANY

Phone Number                      SEAN.L.OBOYLE@GMAIL.COM  
Email Address

File No. Case: 049-020(H)  
Exhibit B  
Date 3-27-26  
Initials KP

Property Owner & Mailing Address (If Different From Applicant)  
7301 MAIN STREET LLC  
MICHAEL BENJAMIN  
10 GRANT PL., LEXINGTON MA., 02420-3719

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):  
CONTRACTOR

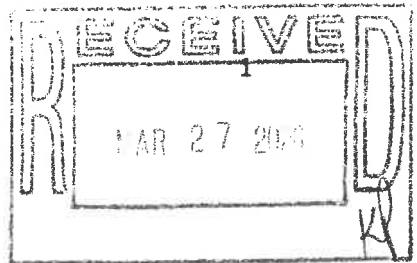
Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?  
NO

Is a Variance Required?  
Yes, To permit kitchen in boardinghouse

Are REU's Required? How Many?  
YES / 2

**Type of Action Requested:**

- |   |  |
|---|--|
| <input type="checkbox"/> Standard Zoning Permit Decision                            | <input type="checkbox"/> Appeal of Planning Commission |
| <input type="checkbox"/> Special Land Use   | <input type="checkbox"/> Ordinance Amendment/Rezoning  |
| <input type="checkbox"/> Planned Unit Development                                   | <input type="checkbox"/> Ordinance Interpretation      |
| <input checked="" type="checkbox"/> Other <u>Variance, Kitchen in boardinghouse</u> |  |



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,  
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the scheduled Planning Commission Meeting.

SEAN O'BOYLE-O'BOYLE & COMPANY

\_\_\_\_\_  
\_\_\_\_\_  
Phone Number                      Email Address

File No. C26-049-020(A)  
Exhibit B  
Date 3-27-26  
Initials KP

Property Owner & Mailing Address (If Different From Applicant)  
7301 MAIN STREET LLC  
MICHAEL BENJAMIN  
10 GRANT PL., LEXINGTON MA., 02420-3719

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Is The Proposed Project Within a Historic Preservation District?  
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Applicant's Interest in the Project (If not the Fee-Simple Owner):  
CONTRACTOR

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

Is a Variance Required?  
Yes, To permit kitchen in boardinghouse

Are REU's Required? How Many?  
YES / 2

**Type of Action Requested:**

- |   |  |
|---|--|
| <input type="checkbox"/> Standard Zoning Permit Decision                            | <input type="checkbox"/> Appeal of Planning Commission |
| <input type="checkbox"/> Special Land Use   | <input type="checkbox"/> Ordinance Amendment/Rezoning  |
| <input type="checkbox"/> Planned Unit Development                                   | <input type="checkbox"/> Ordinance Interpretation      |
| <input checked="" type="checkbox"/> Other <u>Variance, Kitchen in boardinghouse</u> |  |

**Property Information:**

- A. Property Number (From Tax Statement): 051-550-049-00
- B. Legal Description of Property: LOT 130, ASSESSOR'S PLAT No. 3, CITY OF MACKINAC ISLAND, MACKINAC COUNTY
- C. Address of Property: 7301 MAIN STREET
- D. Zoning District: C- COMMERCIAL
- E. Site Plan Checklist Completed & Attached: YES
- F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) YES
- G. Sketch Plan Attached: NO
- H. Architectural Plan Attached: YES
- I. Association Documents Attached (Approval of project, etc.): NOT APPLICABLE
- J. FAA Approval Documents Attached: NOT APPLICABLE
- K. Photographs of Existing and Adjacent Structures Attached: YES

**Proposed Construction/Use:**

- A. Proposed Construction:
  - New Building
  - Alteration/Addition to Existing Building
  - Other, Specify \_\_\_\_\_
- B. Use of Existing and Proposed Structures and Land:
 

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

EXISTING (2) RETAIL SHOPS AND EMPLOYEE HOUSING

Proposed Use: EXISTING (2) RETAIL SHOPS AND EMPLOYEE HOUSING AND (2) FAMILY RESIDENTIAL UNITS

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 \_\_\_\_\_ (specify owner, Lessee, Architect, Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. **If the applicant is other than the owner, then a**

notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

[Signature]  
Signature

MICHAEL BENJAMIN  
Please Print Name

SIGNATURES

[Signature]  
Signature

SEAN L. O'BOYLE  
Please Print Name

Signed and sworn to before me on the 25 day of March, 2026.

**THERESA ANDREWS**  
Notary Public, Marquette County, Michigan  
My commission expires June 5, 2029.  
Acting in the County of Marquette

[Signature]  
Notary Public  
Marquette County, Michigan  
My commission expires: 6/5/2029

**FOR OFFICE USE ONLY**

Zoning Permit Issued: \_\_\_\_\_

**Inspection Record:**

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued \_\_\_\_\_

<b>OFFICE USE ONLY</b>		Variance = Zoning
FILE NUMBER: <u>226-049-020 (+)</u>		FEE: <u>1500 + 400 = 1900</u>
DATE: <u>3-27-26</u>	CHECK NO: <u>4581</u>	INITIALS: <u>[Signature]</u>
		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

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

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

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

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

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

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



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

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input 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,	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

Physical Features

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

- |  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| 22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 25. Description of Existing and proposed on-site lighting (see also Section 4.27)  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <u>Utility Information</u>   | <u>Provided</u>                     | <u>Not Provided or Applicable</u>   |
| 26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

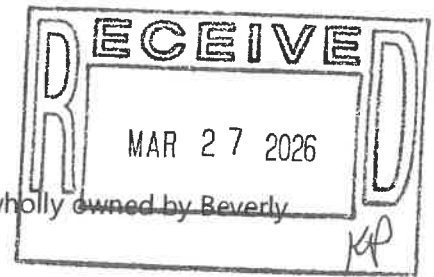
**Site Plan Informational (Demolition)  
Requirements (Section 20.04, D)**

<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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



Item 1.

Applicant/Developer is **7301 Main Street LLC** which is a Michigan-based LLC wholly owned by Beverly Benjamin and managed by Michael Benjamin.

Address:

7301 Main Street LLC,  
7301 Main Street  
PO Box 497  
Mackinac Island, MI 49757

Michael Benjamin  
617 319 6521  
michael.h.benjamin@gmail.com

Winter address

10 Grant Place  
Lexington, MA 02420

Summer address

7664 Main Street  
PO Box 497

Mackinac Island, MI 49757

Michael Benjamin is the Power of Attorney for Beverly Benjamin under terms of a Durable Power of Attorney agreement dated Oct 30, 2017.

File No. C26-049-020 (H)  
Exhibit C  
Date 3.27.26  
Initials KP

Item 9

The building at 7301 Main street was built prior to 1905 using techniques and materials of the day. Proposed modifications will accomplish the following goals:

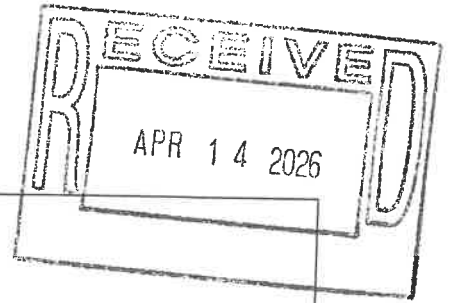
- Provide a fire suppression/sprinkler system for the building.
  - Upgrade the structure to meet fire codes
  - Upgrade the basement to include a pump room for the sprinkler system, secure dry storage areas for the gift shops, a sump system, and bicycle storage area. Install a wall on the beach side of the basement similar to the wall behind JoAnn's
  - Upgrade the existing employee housing area
  - Install two apartments facing the water that have balconies.
  - Remove exterior stairway on the back of the building and install an interior back stairway serving the beach facing apartments, the stores, the basement, and providing exit to the beach.
  - Minimal changes will be made to the two gift shops which occupy the first floor. Two small bathrooms used by the staff will be replaced by one accessible bathroom for staff of the two stores.
  - No changes will be made to the main street facing facade

File No. C26-049-020(H)

Exhibit F

Date 4.14.26

Initials KD



Memo:

To:	Mackinac Island Planning Commission Historic District Commission David Lipovsky Katie Pereny
From:	Michael Benjamin – 7301 Main Street LLC
Subject	Section 22.06 Criteria for variances
Date	April 9, 2026

We are looking forward to our meetings next week with the HDC and Planning Commission concerning the proposed work on 7301 Main Street. This memo is to address the specific criteria for variances and how they apply to the work we are planning. Below are the criteria followed by a discussion of how and why we believe we meet the criteria.

**From the current Zoning Ordinance**

**Section 22.06 Criteria for variances.**

No variance in the provisions or requirements of this ordinance shall be authorized by the board unless the board finds from reasonable evidence that all the following facts and conditions exist:

- A. That there are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties in the same zoning district.
- B. That such variance is necessary 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. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.
- C. That the authorizing of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purposes of this ordinance or the public interest.
- D. That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought is not of a general or recurrent nature as City of Mackinac Island Zoning Ordinance 74 to make reasonably practicable the formulation of a general regulation for such conditions or situation.

## **Discussion**

A. The building at 7301 Main Street Mackinac Island was built around 1900 on the rock beach, supported by wooden pillars. It has no structural wall on the waterside of the building, and an unstructured rock foundation under the front. Age and weather threaten this historic building, and this project brings the structure in line with work done over the years on most buildings of its vintage on the water side of Main Street by shoring up foundations and adding fire suppression.

B. The building currently includes a boarding house for employees of the two stores: Benjamin of Mackinac, and the Little Island Bookstore. Employees of the shops have been staying in the space for over 50 years - since the early 1970's. The boarding house includes a small kitchen, laundry facility, and currently sleeps four. The shops offer living space in the boarding house exclusively for employees. The availability of employee housing, which is close and clean is a key factor in attracting and maintaining good retail tenants. The Master Plan encourages adequate employee housing, and a full kitchen would best suit the employees and ensure safety.

(From the 2024 Master Plan Housing Goals and Policies (Pg 74&75 ) #7: Identify appropriate development standards, regulations, and locations for employee housing. Employee Housing Action Strategies: • Work with businesses to develop a strategy for businesses to adequately house employees.)

C. The variance will not negatively affect adjacent property. The overall project improves Safety for the adjacent properties by adding Fire Suppression

D. Good employee housing is hard to find on Mackinac Island. We have an existing structure that will be reconstructed to modern safety standards with sprinkling and we would like to maintain the kitchen for employees. Most other buildings in the Commercial historic district with employee housing typically have a centralized kitchen that serves meals to their team. The small boarding house at 7301 Main St suits our small employee base well.