CITY OF MACKINAC ISLAND PLANNING COMMISSION & BUILDING DEPARME

APPLICATION I	FOR ZONING ACTION 17-6190 PO Box 455 Mac	Alig 2 g or
Stonecliffe Properties LLC - Love Shock	Please complete both s	ildes of application.
8593 Cudahy Circle, Mackinac Island, MI 49757	The fee and five (5) cop	ples of the application, plans
+1 (434) 841-1295 kevin@pultefamilyfoundation.org	and all required documenthe Zoning Administrate the scheduled Planning	ents must be summitted to or fourteen (14) days prior to Commission Meeting.
Property Owner & Mailing Address (If Different From Applican Stonecliffe Properties LLC	υ	
220 S. Dixie Hwy. Boca Raton, FL 33432		
Is The Proposed Project Part of a Condominium Association	riation?	No
is the Proposed Project Within a Historic Presentation	n District C	No
applicable a interest in the Project (If not the Fee-Cime	do Oumani.	Owner
is the Proposed Structure Within Any Area That The P	AA Regulates Airspace?	Yes
2 o senance vedaniens		No
Are REU's Required? How Many?		No /
Type of Action Requested:		
x Standard Zoning Permit		
Special Land Use	Appeal of Planning Com	
Planned Unit Development	Ordinance Amendment,	•
X Other Change of USe	Ordinance Interpretatio	ก
roperty Information:		
	-675-017-90	
Legal Description of Property: See Site Plan		
Address of Property: 3597 Ridge Rd		
. Zoning District: HB		
	es	
Site Plan Attached: (Comply With Section 20.04 of the Zoning	~d Yes	
Sketch Plan Attached: No	Ordinance)	
. Architectural Plan Attached: Yes		
Association Documents Attached (Approval of p	roject etc.). Not Applicable	
FAA Approval Documents Attached: In process	roject, etc.j. Not Applicable	
 Photographs of Existing and Adjacent Structures 	Attached: Yes	
Proposed Construction/Use: Proposed Construction: New Building Other, Specify	_Alteration/Addition to Existi	ing Building
Use of Existing and Proposed Structures and Lan		
Use of Existing and Proposed Structures and Land		
Existing Use (If Non-conforming, explain nature Residence	e of use and non-conformity)	HB23.017.0716
Proposed Use: HB	Exhibit	1
If Vacant:	Date	02022
Previous Use:		0100
Proposed Use:	nitials	VO -
Length of Time Parcel Has Been Vacant:		M
FILE NUMBER: 4823-017-074	USE ONLY	00 -
DATE: 8-29-23 CHECK NO: 1098	INITIALS. K	Revised July 2023

STATE OF MICHIGAN)
COUNTY OF MACKINAC) 55

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.
- 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 Qualif Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application. **SIGNATURES** Signature Please Print Name Signed and sworn to before me on the Z4* "OFFICIAL SEAL" SABRINA VILLALVAZO NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 04/22/2025 FOR OFFICE USE ONLY Zoning Permit Issued: Inspection Record: Inspector Inspection Date Comments 1. 2. Occupancy Permit Issued Revised July 2023

City of Mackinac Island

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

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

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

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

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

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

Optional Preliminary Plan Review Informational Requirements (Section 20.03)

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

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

Ge	neral Information	Provided	Not Provided or Applicable
1.	Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and addresses of the planner, design engineer or surveyor who designed the project layout any interest he holds in the land.	(X) ress t and	The second secon
2.	Name and address of the individual or firm preparing the site plan	x	
3.	Scale of not greater than one 1 in \approx 20 ft for a development of not more that three acres and a scale of not less than 1 in \approx 100 ft for a development in exo of three acres	n cess X	The state of the s
4.	Legend, north arrow, scale, and date of preparation	X	
5.	Legal description of the subject parcel of land	X	
6.	Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	х	
7.	Area of the subject parcel of land	х	And the state of t
8.	Present zoning classification of the subject parcel	X	
9.	Written description of the proposed development operations	X	
10.	Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	x	
11.	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	red X	
Nat	ural Features	Provided	Not Provided or Applicable
12.	Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26	x x	
13.	Topography of the site with at least two- to five-foot contour intervals	X	
14.	Proposed alterations to topography or other natural features		x
15.	Earth-change plans, if any, as required by state law		x
			Not Provided
-		rovided	or Applicable
	ocation of existing manmade features on the site and within 100 feet of the ite	x	
î	ocation of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site	X	

1	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	Au New Liver	X	
1	 Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features 	х		
2	 Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) 	X	Special Control of Additional Control of Add	
2	 Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) 	x		
2	2. Description of Existing and proposed on-site lighting (see also Section 4.27)	x		
<u>U</u>	tility Information P	ovided	Not Provided or Applicable	
2	Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand		X	
24	 Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13) 	X		
25	 Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13) 	X		
26	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 4.26)	х		
	Architectural Review Informational Requirements (Section 18.05)			
<u>lte</u>	m Pro	víded	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	х		
2.	Legal description of the property	х		
3.	Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	X		
4.	Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within	X		

Love Shack Project

14. Freight Hauling Plan

Material Hauling

- Arnold Freight to Island → Mackinac Island Service Company to site
- If necessary, Fresh Air to Island → Mackinac Island Service Company to site
- Unloading/loading of overweight items with annually permitted equipment on site

Equipment

- Utilize annually permitted equipment already on site e.g., Ditch Witch
- (1) Mini Mobile Mud Hog Mixer
- Belonga Excavation Equipment
- Mackinac Island Service Co delivery to site (when possible)

Vehicles to be submitted for permitting from City and State Park, with police escorts, if necessary.

All equipment will be operated in accordance with permitting guidelines and parked out of public view when not in use.

Construction Debris & Trash

- Placed in debris wagon (noted in red on plan)
- Drop-off and timely removal contingent on Mackinac Island Service Co availability.

15. Construction Staging Plan

Material, Equipment, Construction Debris & Trash, Dumpsters, Vehicles

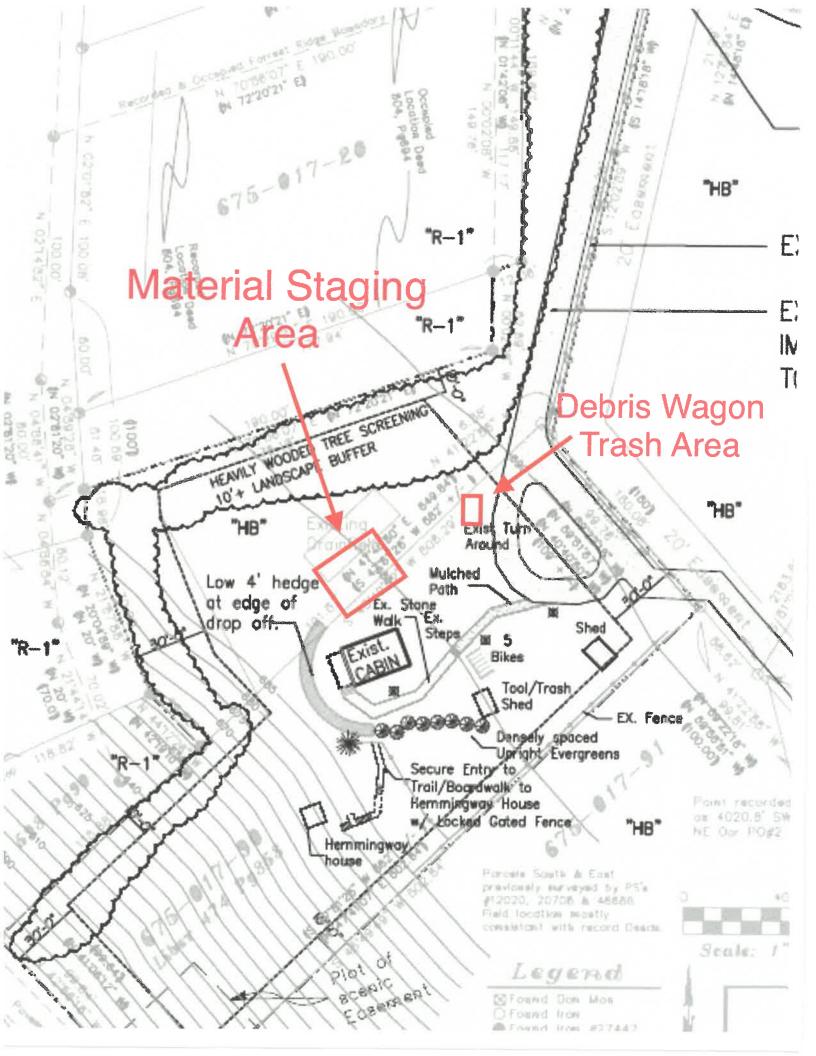
- Stored away from fire lanes, exits, and access points.
- Construction tents used to cover materials and equipment sensitive to elements.
- Debris and material kept off ground, covered, and out of public view when possible.
- Annually permitted equipment to be moved to and from Stonecliffe property maintenance area daily and returned to maintenance area when not in use.

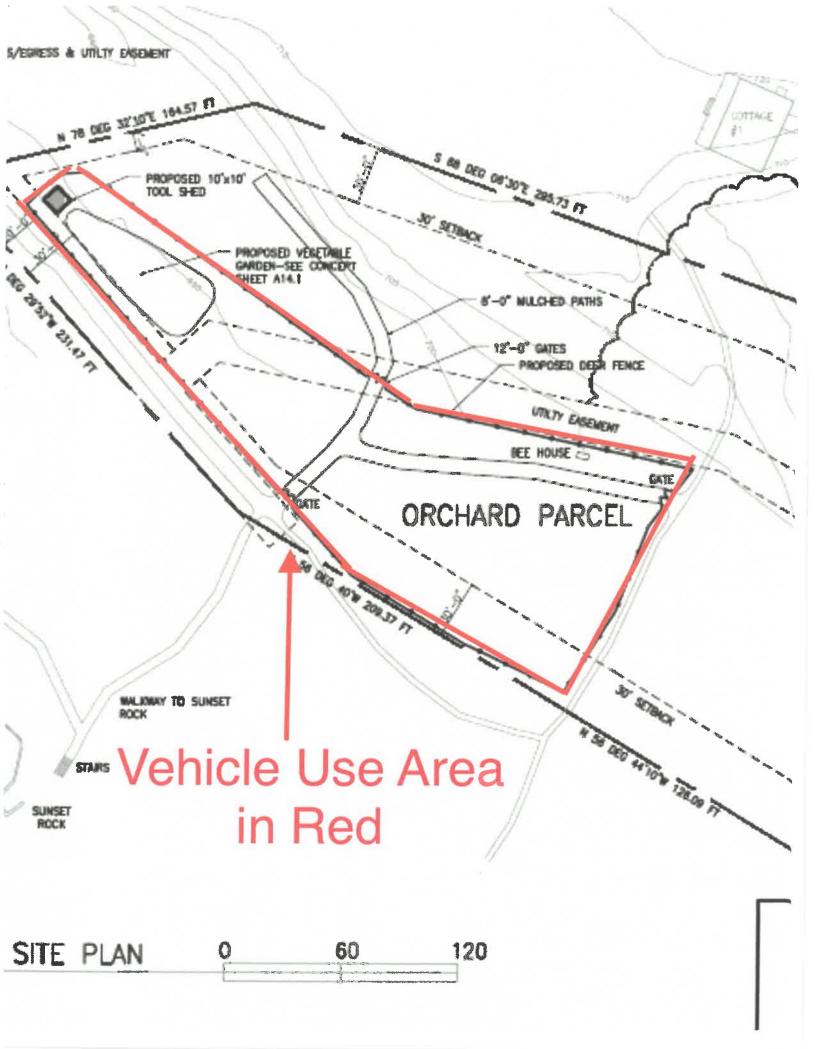
Safety & Security

 Construction area signage, fencing, and caution tape used to secure areas that pose safety or security risk to contractors or the general public.

16. Start Date/End Date

Proposed Start: October 16, 2023 Anticipated Completion: Winter/Spring 2024





File No. 4823-017-074
Exhibit_3
Date 8-29-23





Stonecliffe Properties - The Stonecliffe Love Shack

Project Description:

Initials

This project is proposing to convert the use of a residential home that is zoned for HB use to an HB use. Interior updates will be completed to bring the building up to commercial code. Exterior changes are minimal, but include addition of a railing to the porch, rebuilding the porch steps, increasing turning radius in the driveway, adding a hedge to the bluff, and adding a locked gate to an existing man-made staircase down the bluff.

Description of effect on adjoining lands:

This converted use will have no effect on any adjoining properties and its location is not encumbered by any easements.

Description of Operations:

This building will be rented as a hotel room, along with the rest of Stonecliffe's hotel room inventory. It will be operated & maintained by the Stonecliffe staff, along with the rest of the property and hotel rooms.

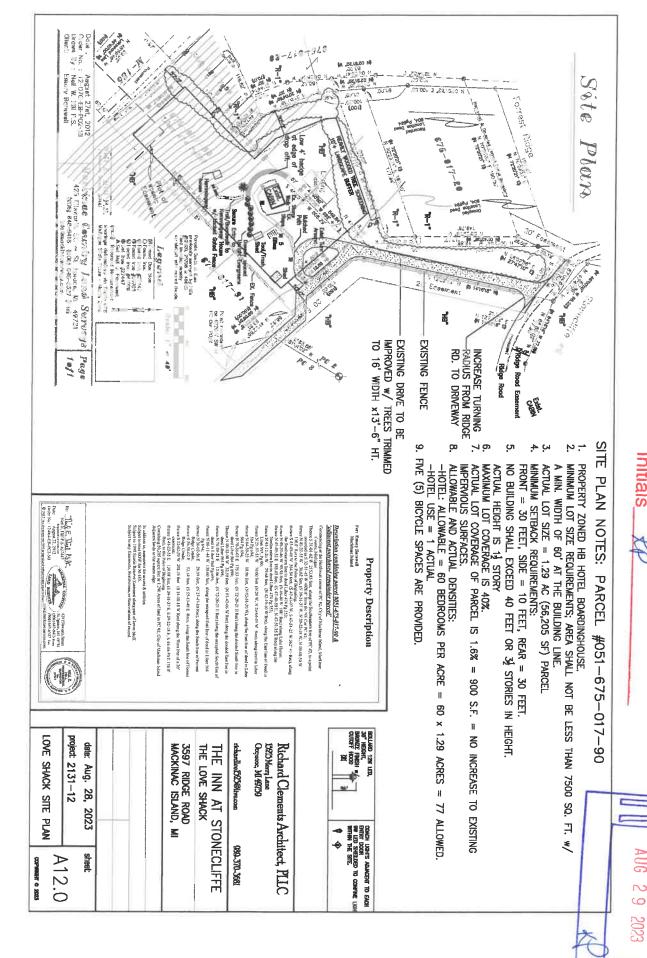
Exhibit #873.017.074

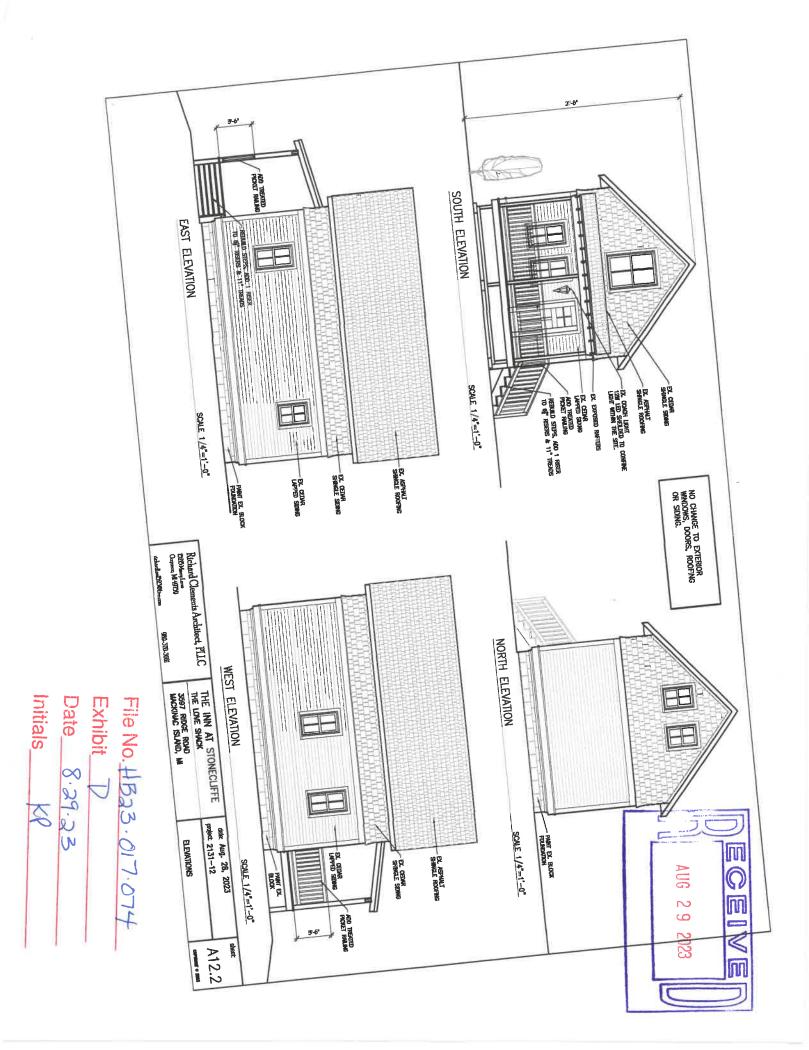
Date 8.39.33

Initials \$\$\partial{P}\$

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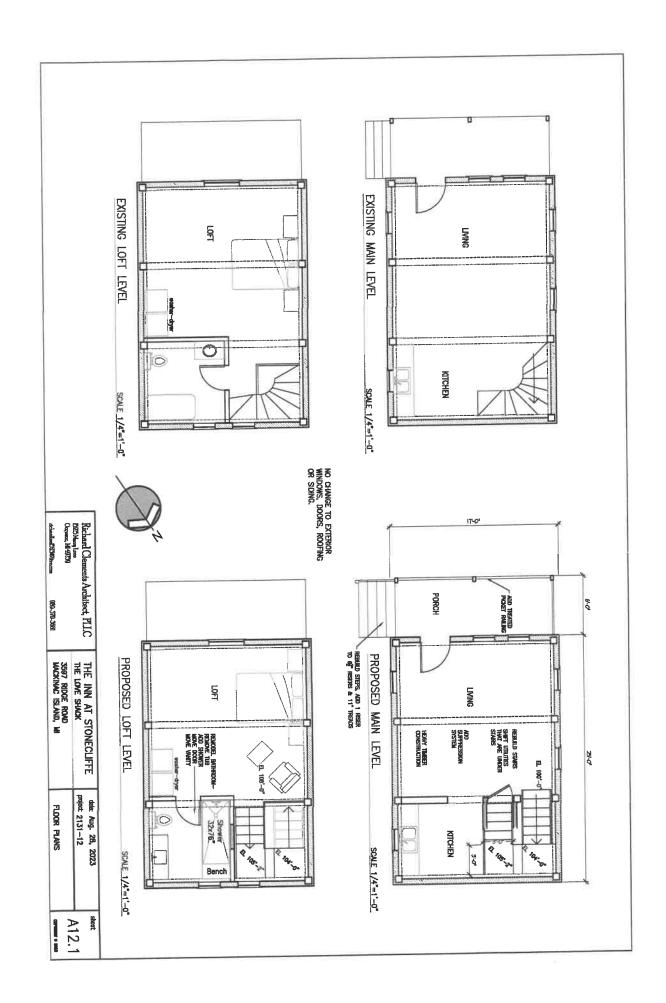
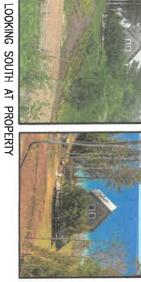


Exhibit / File No. 41523-017-074

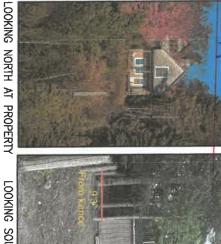
ECEIVE

Date & 39-33











OUTBUILDING & FENCE ON-SITE



LOOKING NORTH TOWARD RIDGE RD.



EASEMENT DRIVE AT PROPOSED BACK--UP TURN AROUND TO BE WIDENED

AI Z.J	EXTERIOR PHOTOS	3597 RIDGE ROAD WACKINAC ISLAND, MI	962-370-3681	Dupaer, M 49139
1010	project 2131-12	THE LOVE SHACK		D2D Many Lane
sheet	date: Aug. 28, 2023	THE INN AT STONECLIFFE	Architect, PLLC	Richard Clements Architect, PLLC







UPSTAIRS SLEEPING LOFT LOOKING NORTHWEST

Richard Clements Architect, PLLC 5550 May Law Ocyaer, M 49759

989-370-3681

THE INN AT STONECLIFFE
THE LOVE SHICK
3567 RIDGE ROAD
MACKINAC ISLAND, M

date: Aug. 28, 2023 project 2131-12 INTERIOR PHOTOS

A12.4