

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

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

APPLICANT NAME & CONTACT INFORMATION:

Stoncliffe Properties, LLC - Apple Orchard
8593 Cudahy Circle, Mackinac Island, MI 49757

+1 (434) 841-1295 kevin@pultefamilyfoundation.org

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)
Stoncliffe Properties LLC

220 S. Dixie Hwy.
Boca Raton, FL 33432

Is The Proposed Project Part of a Condominium Association?	_____ No
Is The Proposed Project Within a Historic Preservation District?	_____ No
Applicant's Interest in the Project (If not the Fee-Simple Owner):	_____ Owner
Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?	_____ Yes
Is a Variance Required?	_____ No
Are REU's Required? How Many?	_____ No / _____

Type of Action Requested:

<input checked="" type="checkbox"/> Standard Zoning Permit	_____ Appeal of Planning Commission Decision
_____ Special Land Use	_____ Ordinance Amendment/Rezoning
_____ Planned Unit Development	_____ Ordinance Interpretation
_____ Other _____	

Property Information:

A. Property Number (From Tax Statement): 051-675-015-47
B. Legal Description of Property: See Site Plan
C. Address of Property: Miller Lane
D. Zoning District: HB
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: N/A
K. Photographs of Existing and Adjacent Structures Attached: Yes

Proposed Construction/Use:

A. Proposed Construction:
_____ New Building
_____ Alteration/Addition to Existing Building
☒ Other, Specify _____

B. Use of Existing and Proposed Structures and Land:

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

Proposed Use:

C. If Vacant:

Previous Use: Vacant land with Apple Trees

Proposed Use: Vacant land with Apple Trees and other agricultural uses.

Length of Time Parcel Has Been Vacant: Unknown—Vacant when purchased in 2022.

File No. HB23-015-073

Exhibit A

Date 8-29-23

Initials KP

OFFICE USE ONLY

FILE NUMBER: HB23-015-073

FEE: \$400-

DATE: 8-29-23

CHECK NO: 1098

INITIALS: KP

Revised July 2023

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

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

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

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

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

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

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

[Signature]
Signature

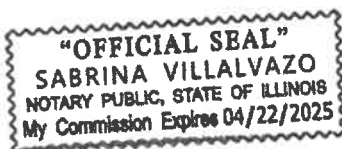
SIGNATURES

Signature

Karen Doyle; Stonetree Properties LLC
Please Print Name

Please Print Name

Signed and sworn to before me on the 29th day of August, 2023



Sabrina Villalvazo
Notary Public
DuPage County, ILLINOIS
My commission expires: 4/22/2025

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued: _____

Revised July 2023

City of Mackinac Island

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

Site Plan Review Checklist

Please Submit With The Application for Zoning Action

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

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

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. 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

<u>Physical Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
16. Location of existing manmade features on the site and within 100 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. 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"/>

- | | | |
|--|-------------------------------------|-------------------------------------|
| 18. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. 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"/> |
| 21. 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"/> |
| 22. 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> |
|---|-------------------------------------|---------------------------------------|
| 23. 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"/> |
| 24. 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"/> |
| 25. 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"/> |
| 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) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**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"/> |

Apple Orchard Project

14. Freight Hauling Plan

Material

- 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

Expected Equipment

- Utilize annually permitted equipment already on site – e.g., Ditch Witch, Kubota Tractor
- Skid Steer
- Mackinac Island Service Co delivery to site (when possible).

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 or dumpster (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.
- Vehicles move to and from site from maintenance area daily. Vehicle returned to maintenance area when not in use.

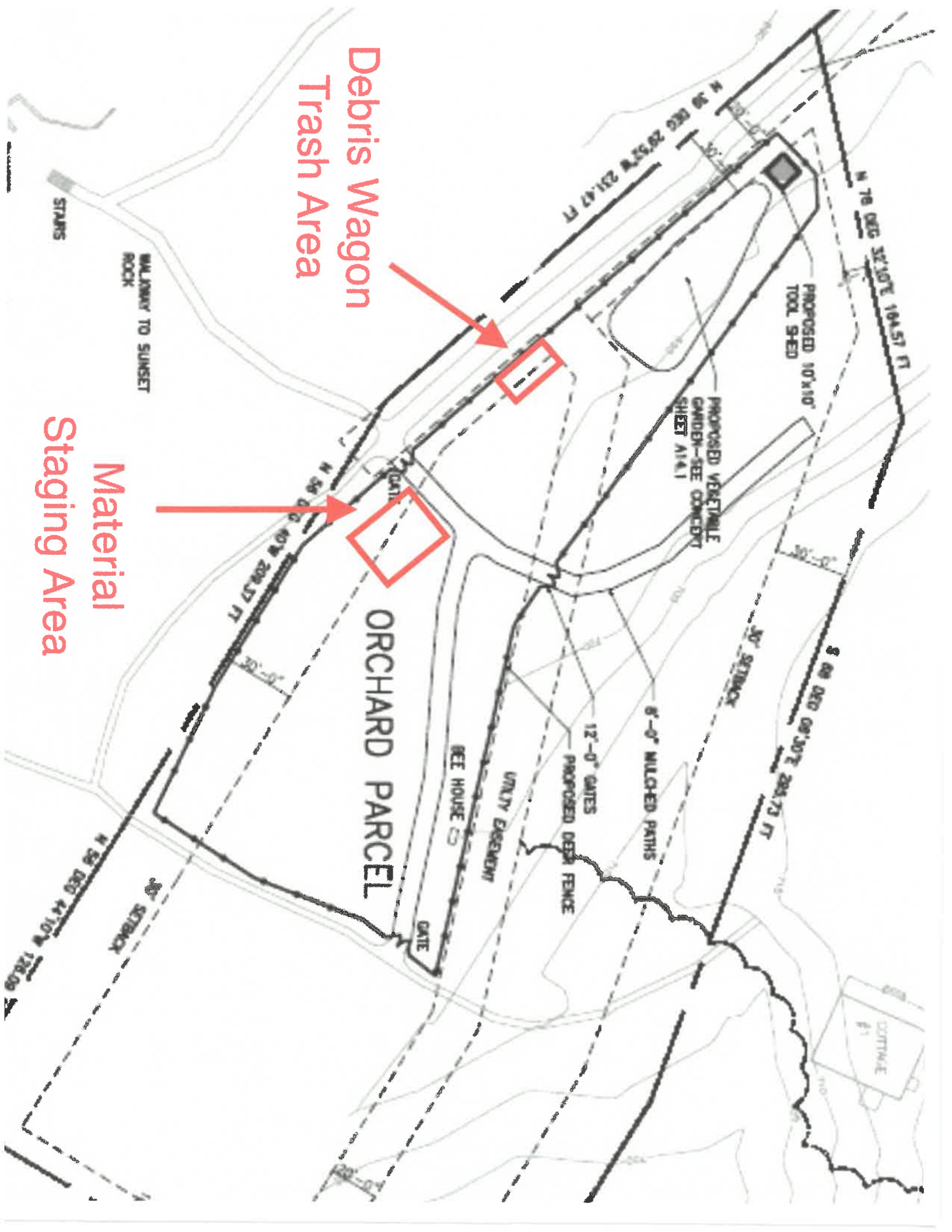
Safety & Security

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

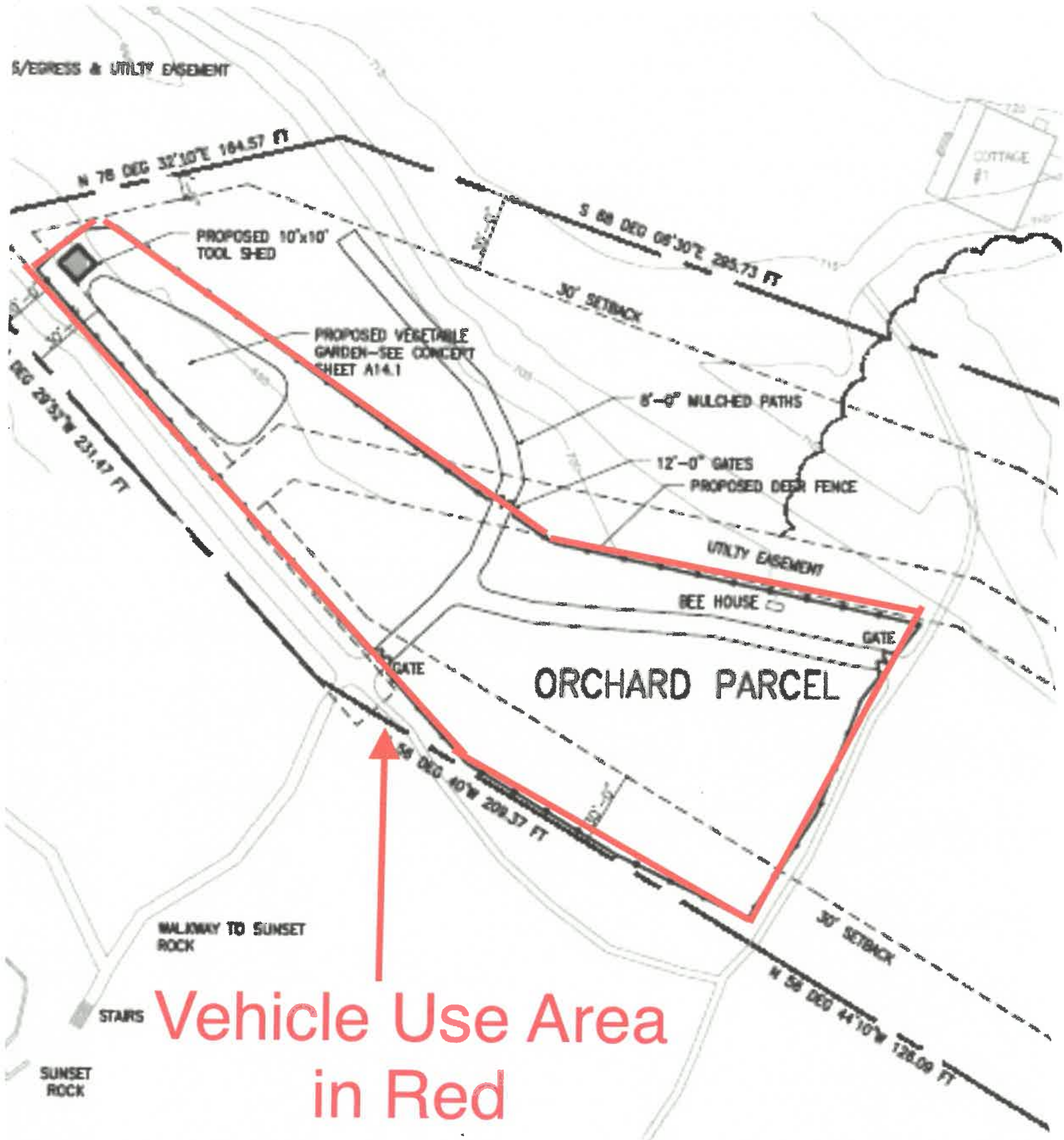
16. Start Date/End Date

Proposed Start: October 2023

Anticipated Completion: Winter/Spring 2024



EGRESS & UTILITY EASEMENT



SITE PLAN



Stonecliffe Properties LLC - Stonecliffe Orchard

Project Description:

Stonecliffe is revitalizing the historic Apple Orchard by improving the health of the existing trees, planting dozens of new trees, adding beehives & a chicken coop, and creating a vegetable garden. To support the orchard and other agricultural uses, the following are being proposed to be added to the site:

- 6' deer fence, made of cedar poles and mesh wire (matching to the fence that lines that neighboring property)
- 10x10 storage shed with LP Lap siding, wood double doors, and green shingles

Description of effect on adjoining lands:

This converted use will not affect any adjoining properties. The fence will be built inside of the path used to access Sunset Rock, and thus not affect public access to Sunset Rock.

Description of Operations:

The Orchard will be operated & maintained by the Stonecliffe staff, along with the rest of the property. Additional programs (e.g., Beekeeping classes, plain air painting classes) will be hosted in the Orchard in partnership with other Island businesses / third parties.

File No. HB23-015-073

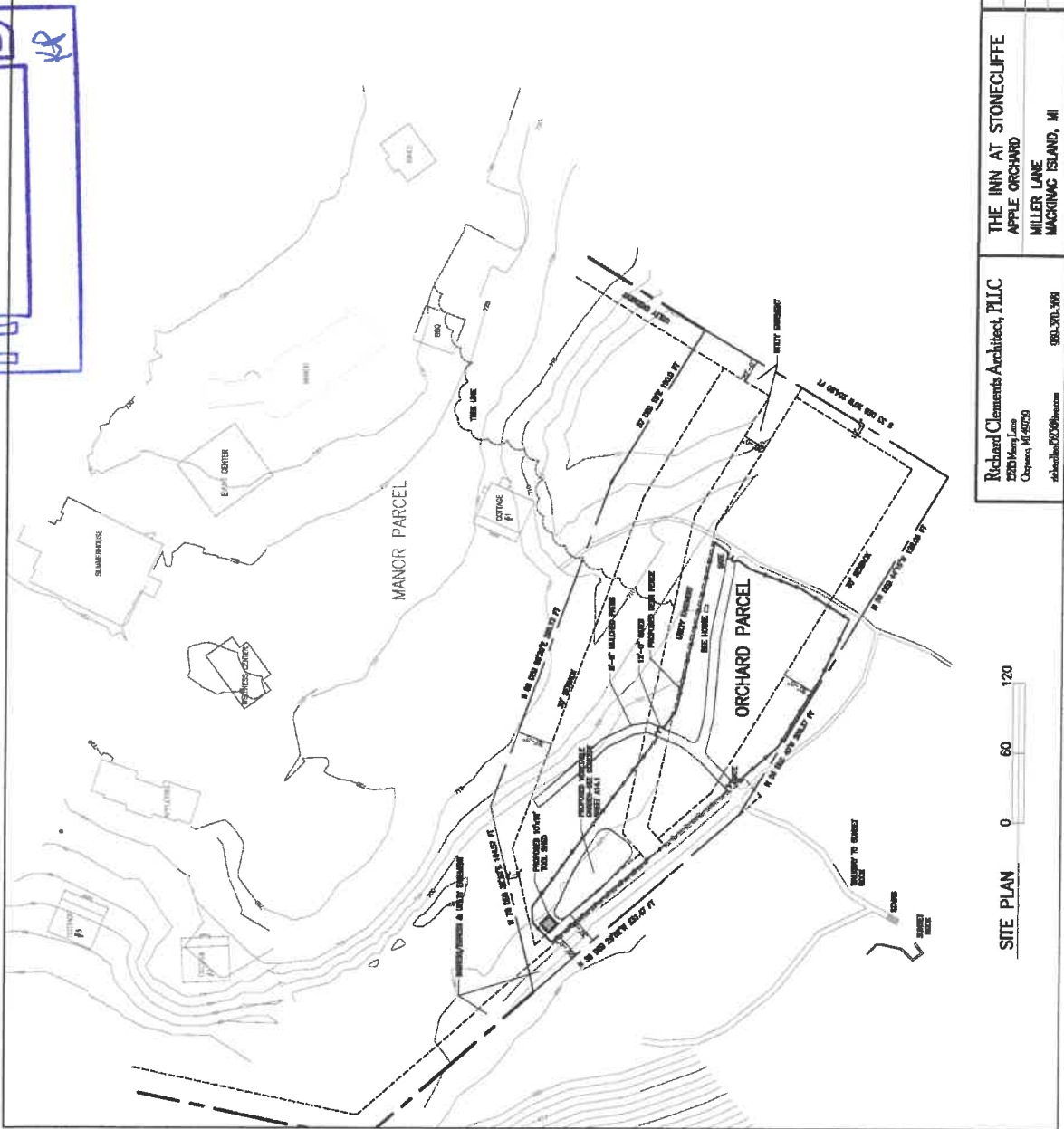
Exhibit B

Date 8-29-23

Initials KP

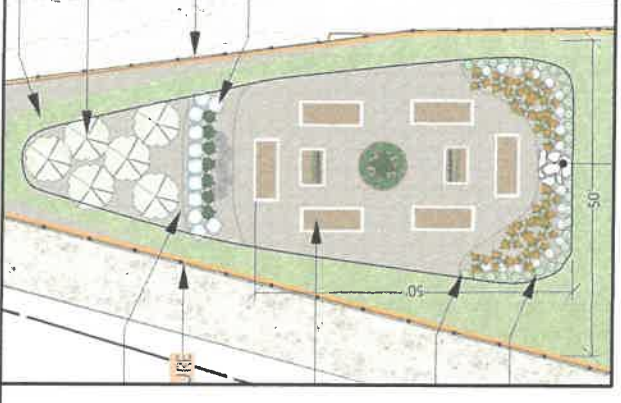
File No. H23-015-073
Exhibit C
Date 8.29.23
Initials KP

RECEIVED
AUG 29 2023
KP



SITE PLAN NOTES: PARCEL #051-675-015-47
PROPERTY ZONED HB HOTEL BOARDINGHOUSE.
1. MINIMUM LOT SIZE REQUIREMENTS: AREA SHALL NOT BE LESS THAN 7500 SQ. FT. W/ A MIN. WIDTH OF 90' AT THE BUILDING LINE.
2. ACTUAL LOT SIZE = 2.47 AC (107,594 SF) PARCEL
3. MINIMUM SETBACK REQUIREMENTS:
4. FRONT = 50 FEET, SIDE = 10 FEET, REAR = 30 FEET.
5. NO BUILDING SHALL EXCEED 40 FEET OR 3/4 STORIES IN HEIGHT.
6. ACTUAL SHED HEIGHT IS 1 STORY.
7. MAXIMUM LOT COVERAGE IS 40%.
8. MAXIMUM LOT COVERAGE OF PARCEL IS 0.1% = 100 S.F.

PRIVATE CLAIM NO. 3 COMM AT THE NELY COR OF PC 3 TH S 33 DEG 20'00"W 2244.08FT ALONG SELY LINE OF PC 3 TO THEPOB TH N 58 DEG 44'10"W 128.09 FT TH CONT N 58 DEG 40'W 209.37 FT TH N 39 DEG 20'52"W 231.47 FT TH N 78 DEG 32'10"E 194.57 FT TH S 68 DEG 06'30"E 286.73 FT TH S 57 DEG 16'E 150.0 FT TO THE SELY LINE OF PC 3 TH S 33 DEG 20'W 254.90 FT W/L ALONG SELY LINE TO THE POB. 2.47 A M/L



CONCEPT PLAN FOR VEGETABLE GARDEN

Richard Clements Architects, PLLC
2000 Main Lane
Oconomowoc, WI 53069
richard@rca-llc.com 920.370.3388

THE INN AT STONECLIFFE
APPLE ORCHARD
MILLER LANE
MACKINAC ISLAND, MI

date: Aug. 28, 2023
project: 2131-12
sheet: A14.0
DRAWN BY: [blank]
CHECKED BY: [blank]
DATE: [blank]





PATH INTO ORCHARD



SAMPLE SHED



BEE HOUSE



PROPOSED FENCE



EXISTING BORDERING MANOCGIAN FENCE

File No. HB23-015-073
Exhibit D
Date 8.29.23
Initials KP

Richard Clements Architect, PLLC 7200 Hwy 1 Ogish, MI 49720 richard@rca256.com 989-370-3581	THE INN AT STONECLIFFE APPLE ORCHARD MILLER LANE MACKINAC ISLAND, MI	date Aug. 28, 2023 project 2131-12 APPLE ORCHARD	sheet A14.1 drawing 0 100
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