

August 27<sup>th</sup> 2024

Dear Mayor Doud  
Mackinac Island City Council

KSL Capitol (KSL) is currently under contract to purchase the Mackinac Island Bike Shop LTD (MIB) from it's owner Ira Green. KSL and MIB are hereby requesting the transfer of 263 of MIB's 319 rental bicycle licenses to KSL Capital.

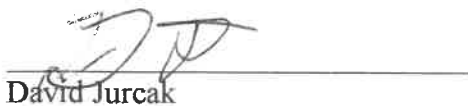
The KSL operation will utilize the current MIB site at 7421 Main Street with no changes to the existing site plan or signage.

With the transfer, KSL will be managing 100 licenses from the Grand Hotel and 263 from MIB for a total of 363 rental bicycle licenses, 24% of the total Mackinac Island Commercial (Rental) licenses.

Thank you,



Ira Green  
Owner  
Mackinac Island Bike Shop LTD



David Jurcak  
Representing  
Grand Hotel & KSL Capitol

# MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

## ZONING PERMIT

(File No. C17-062-026(H))

August 10, 2017

To Ira Green:

Zoning approval has been granted by the Mackinac Island Planning Commission, contingent on the submission of a new comprehensive site plan, for the bike storage deck project, located at 7421 Main Street, (Property Number 051-550-062-00) Mackinac Island, Michigan.

This letter is to be considered the zoning permit for the above referenced project. Listed below are the next steps to follow, along with any conditions set forth by the Planning Commission:

1. The effective date of this permit is August 8, 2017. Approval has been given for the drawings and site plans as presented to the Commission on August 8, 2017. Any additional changes must be presented to the Commission before work is to commence.
2. Application for a building permit for the proposed project if required by the building codes.
3. Contact the Mackinac Island Department of Public Works and/or Mackinac County (L.M.A.S.) Health Department for water and/or sewer requirements as they pertain to your project.

If you have any additional questions, please feel free to contact me at (906) 847-4035.

Sincerely,



Dennis J. Dombroski  
Zoning Administrator

Cc: File

# MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

August 9, 2017

## CERTIFICATE OF APPROPRIATENESS

Mackinac Island Bicycle Inn, LLC  
Ira Green  
3360 Aurora Drive  
Petoskey, MI 49770

RE: Application Number C17-062-026(H); Mackinac Island Historic District

Dear Mr. Green,

At its regular meeting on Tuesday, August 8, 2017 the Mackinac Island Historic District Commission reviewed the above-referenced application for the storage deck located at 7421 Main Street, which includes building a wooden deck to store bicycles. No bicycles will be stored on the beach. The Commission hereby issues a Certificate of Appropriateness, effective August 8, 2017, to approve the storage deck project on the property located at 7421 Main Street.

Please retain this Certificate of Appropriateness for your files. If you have any questions please contact me at (906) 847-6190.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer King / KP".

Jennifer King  
Chairman  
Cc: File

MACKINAC ISLAND, MICHIGAN  
MAY 20, 2014



EXISTING CURB CUT

HURON STREET

EXISTING  
LIGHT POLE

# SITE PLAN

SCALE: 1/16" = 1'-0"

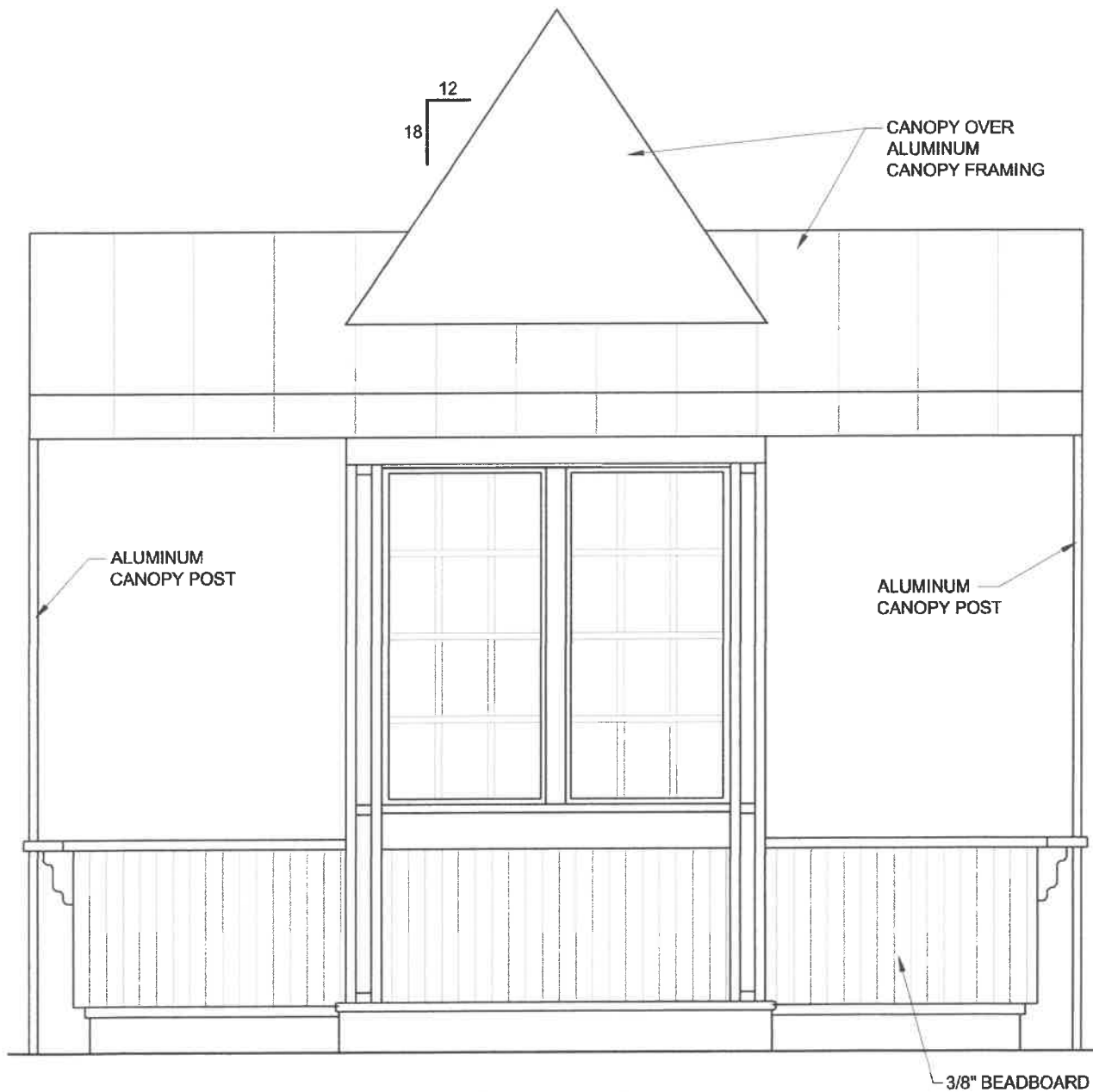


BARRY J. POLZIN

ARCHITECTS

# MACKINAC ISLAND BIKES - KIOSK

MACKINAC ISLAND, MICHIGAN  
MAY 20, 2014



## WEST ELEVATION

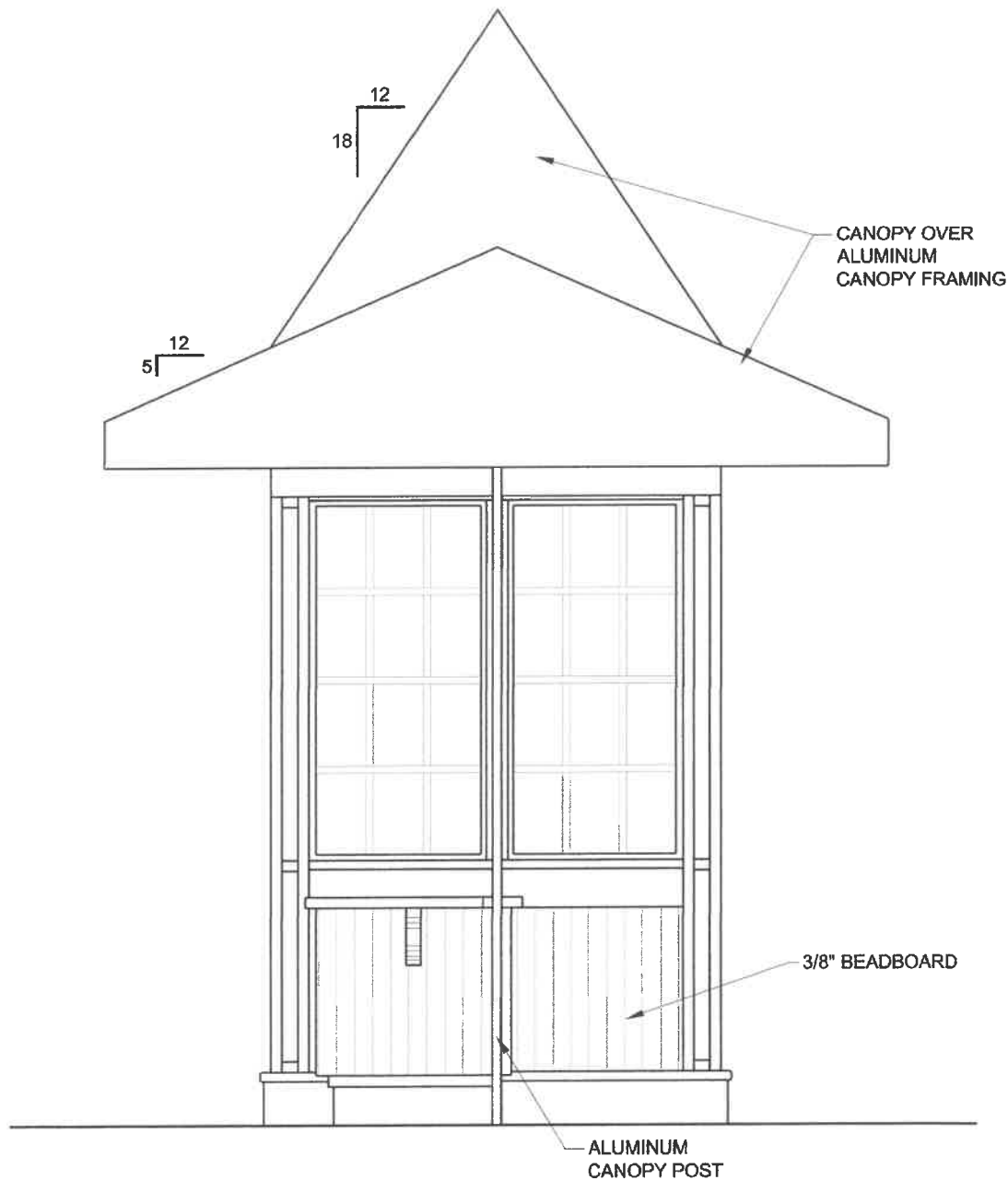
SCALE: 1/2" = 1'-0"



COPYRIGHT © 2014 BY BARRY J. POLZIN ARCHITECTS.  
ALL RIGHTS RESERVED.

# MACKINAC ISLAND BIKES - KIOSK

MACKINAC ISLAND, MICHIGAN  
MAY 20, 2014

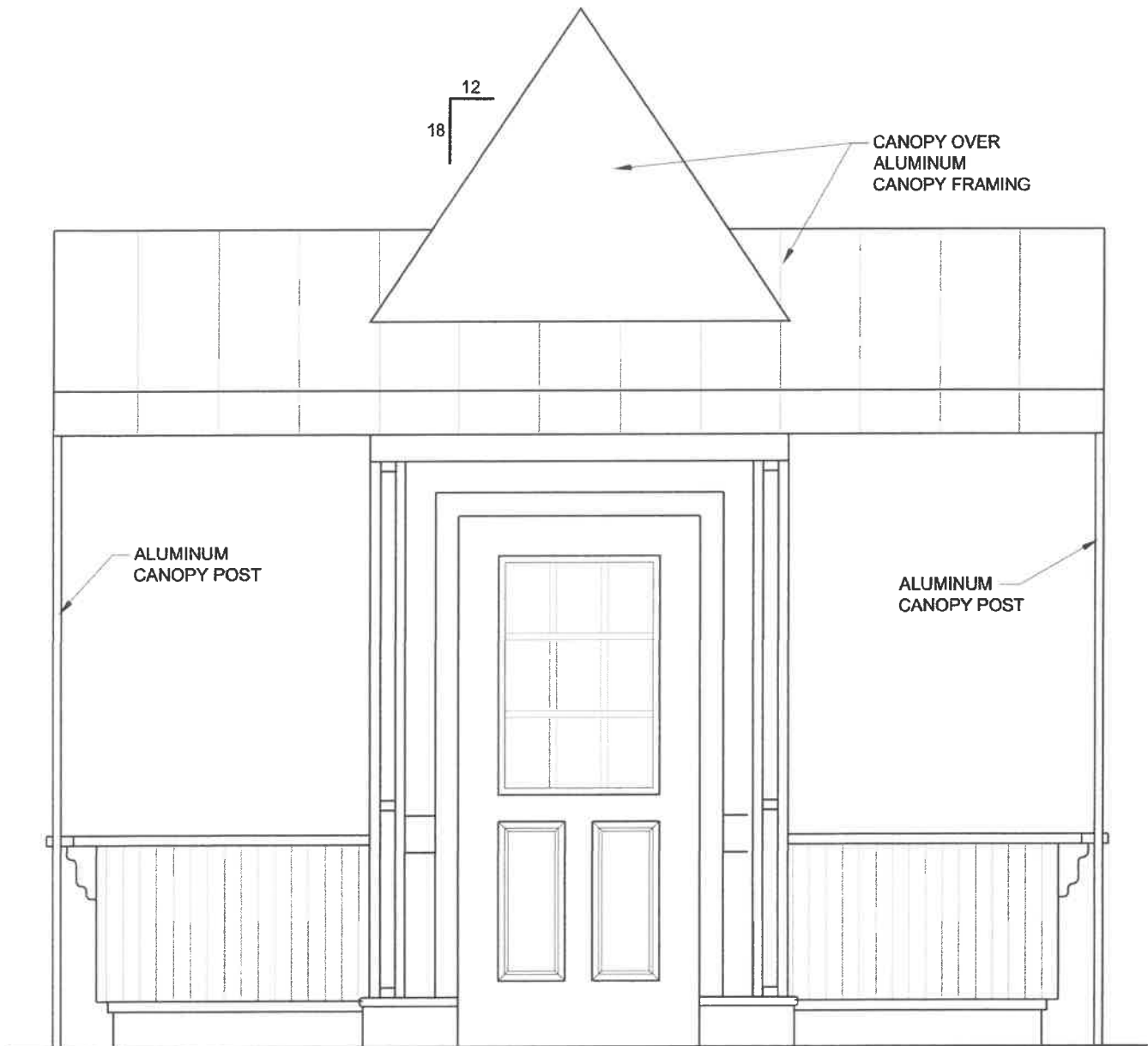


## NORTH/SOUTH ELEVATION

SCALE: 1/2" = 1'-0"

# MACKINAC ISLAND BIKES - KIOSK

MACKINAC ISLAND, MICHIGAN  
MAY 20, 2014



## EAST ELEVATION

SCALE: 1/2" = 1'-0"



COPYRIGHT © 2014 BY BARRY J. POLZIN ARCHITECTS.  
ALL RIGHTS RESERVED.



# MACKINAC ISLAND BIKES - KIOSK

MACKINAC ISLAND, MICHIGAN  
MAY 20, 2014





# MACKINAC ISLAND BIKES - KIOSK

MACKINAC ISLAND, MICHIGAN  
MAY 20, 2014

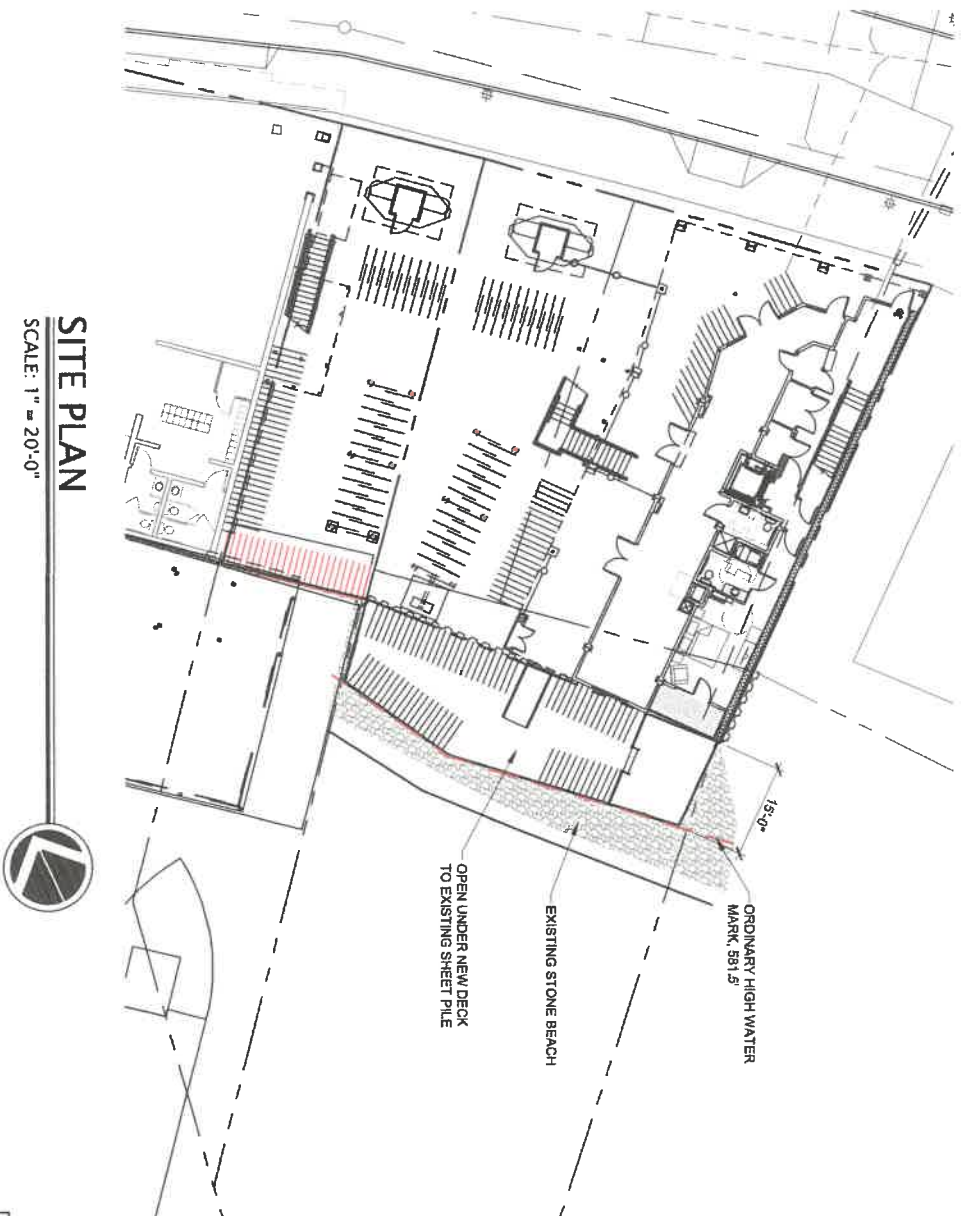


MACKINAC ISLAND BIKES - KIOSK  
MACKINAC ISLAND, MICHIGAN  
MAY 20, 2014



# MACKINAC ISLAND BIKE SHOP STORAGE DECK

MACKINAC ISLAND, MICHIGAN



## APPLICABLE CODES

2015 MICHIGAN BUILDING CODE

## INDEX TO DRAWINGS

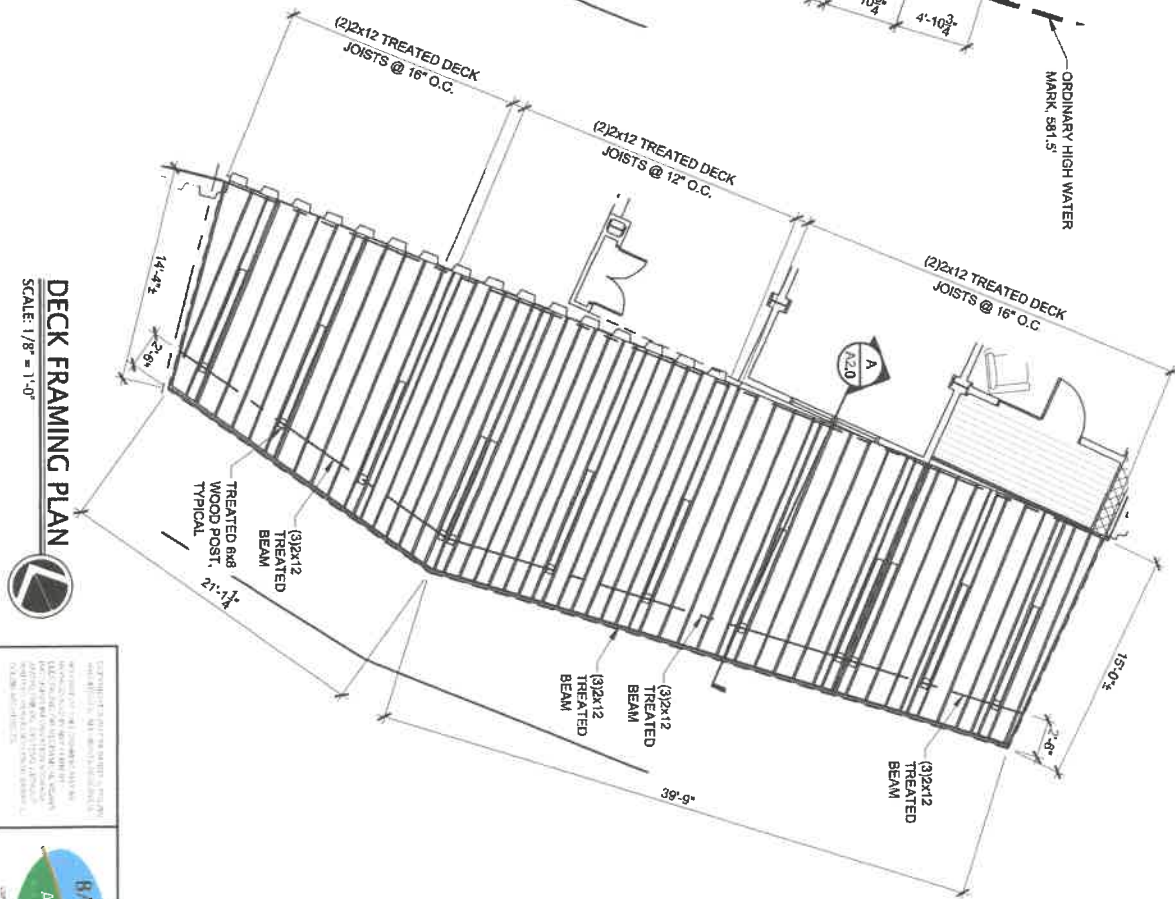
- |      |   |
|------|---|
| C1.0 | COVER/SITE PLAN                           |
| A1.0 | FOUNDATION/FRAMING PLANS                  |
| A2.0 | DECK PLAN, EXTERIOR ELEVATION AND SECTION |

<small>DESIGNED BY: JAMES J. POLZIN, AIA, LEED AP ARCHITECTS: JAMES J. POLZIN ARCHITECTS, PLLC 1000 W. MICHIGAN AVE., SUITE 100 MACKINAC ISLAND, MI 49757 TEL: (507) 853-1234 WWW.JJPA.COM</small>	 BARRY J. POLZIN ARCHITECTS	<small>SHEET: C1.0 OCTOBER 18, 2017</small>
--	--	---



# MACKINAC ISLAND BIKE SHOP STORAGE DECK

MACKINAC ISLAND, MICHIGAN



DECK FOUNDATION PLAN  
SCALE: 1/8" = 1'-0"

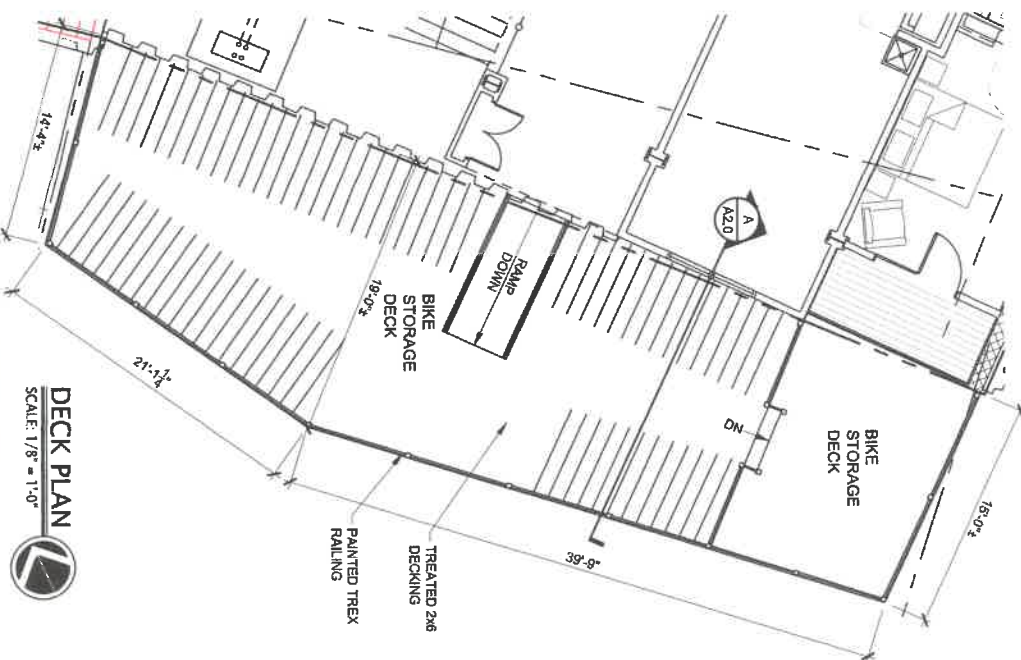
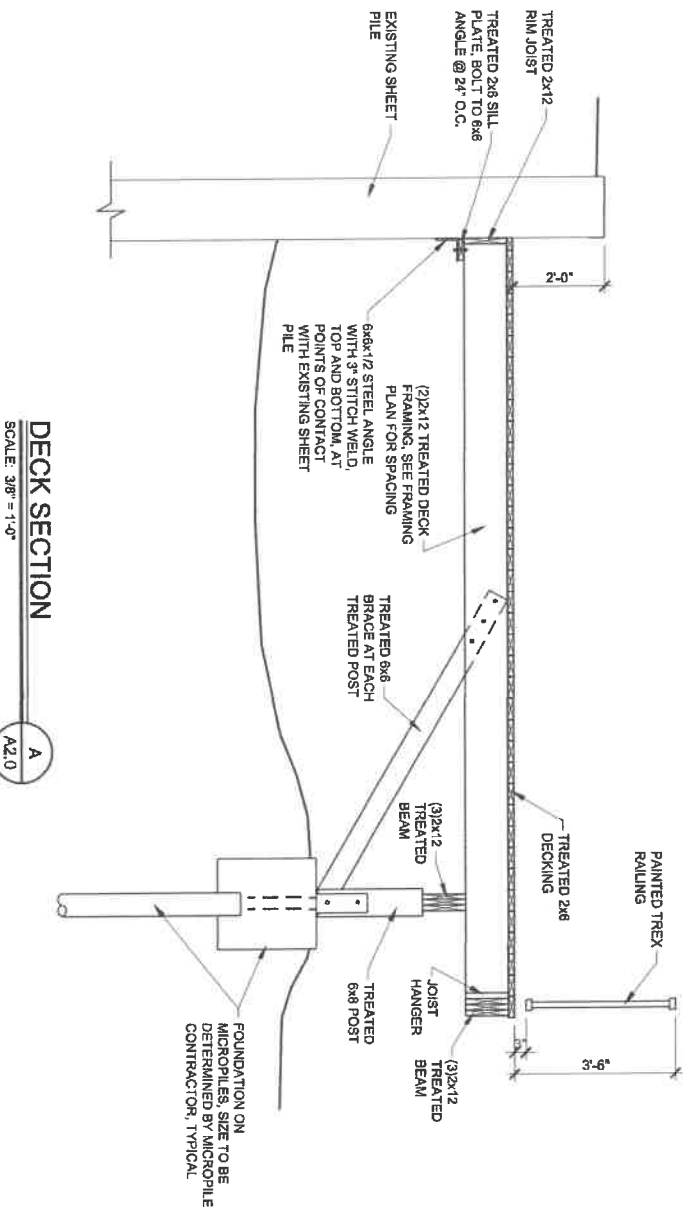
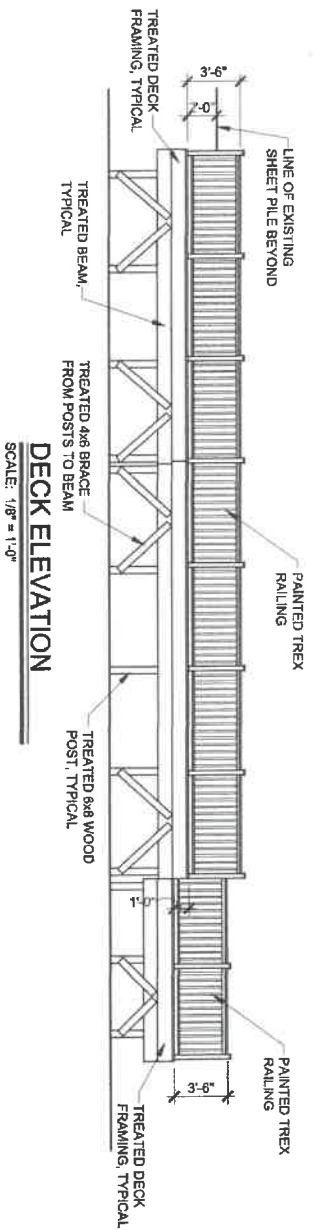
DECK FRAMING PLAN  
SCALE: 1/8" = 1'-0"

SHEET:  
**A1.0**  
 OCTOBER 19, 2017

BARRY J. POLZIN  
 ARCHITECTS  
 1000 N. W. 10TH AVE.  
 SUITE 100  
 MIAMI, FL 33136  
 (305) 576-1111  
 www.barryjpolzin.com

# MACKINAC ISLAND BIKE SHOP STORAGE DECK

MACKINAC ISLAND, MICHIGAN



SHEET: **A2.0**  
 OCTOBER 19, 2017  
 BARRY I. POIZIN ARCHITECTS  
 1000 N. ZEEB RD., SUITE 100  
 MACKINAC ISLAND, MI 49757  
 TEL: 507.833.1234  
 WWW.BIPARCHITECTS.COM