

File No. MD26-031-012(H)

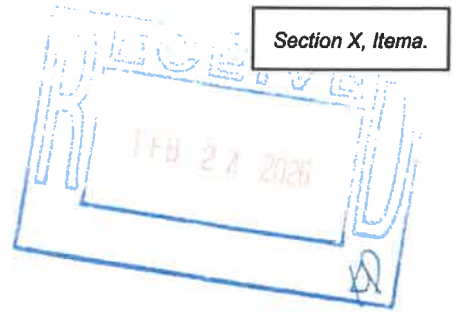
Exhibit A

February 23, 2026

Date 2-24-26

Initials JP

Section X, Item.



Planning and Historic District Commissioners:

Historic District and Planning Commission Members:

I am presenting the following project located at 1500 Astor Street. The property is a contributing property and part of the Lilac House Property owned by Ken and Lori Ann Thompson.

I would be creating a small restaurant that we are calling Patrick Doud Pub Garden. We would be leaving the building the same, while extending the building lower into the ground. By removing the ground, thus lowering the building, we will make the building more accessible. The building is in dire need of leveling on the inside.

We will be adding a patio on the outside. This has been done in other projects in the downtown district.

I have attached a picture of current owner Ken in front of the building when it was "buggy drive inn" in the early 1960's.

Planning Commission

We are hoping to start the project in June. We will use the Mackinac Island Service Company to remove dirt.

We will restore the ground to the similar pitch of the sidewalk, and use crushed gravel to cover the patio area. Flower boxes will be built to create a barrier between the sidewalk and garden area.

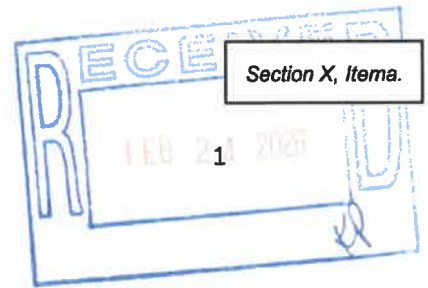
We do not think there will be any street closures.

I will be available for any questions.

Thank you for your time.

Andrew Doud

File No. MDab-031-02(H)  
Exhibit B  
Date 2-24-26  
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:

1500 ASTOR  
Andrew DAV  
PO 1426

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.

Ken Thompson

9064305616    ken@cityofmi.org  
Phone Number    Email Address

Property Owner & Mailing Address (If Different From Applicant)

Ken Thompson  
WINTER ADDRESS: 21121 Old State Rd 4A  
CUDJOW KEY, FL 33042

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):

Lease

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

NO

Is a Variance Required?

NO

Are REU's Required? How Many?

NO

Type of Action Requested:

Standard Zoning Permit Decision

Special Land Use

Planned Unit Development

Other \_\_\_\_\_

Appeal of Planning Commission

Ordinance Amendment/Rezoning

Ordinance Interpretation

Revised October 2023

**Property Information:**

- A. Property Number (From Tax Statement): \_\_\_\_\_
- B. Legal Description of Property: Yes \_\_\_\_\_
- C. Address of Property: Yes \_\_\_\_\_
- D. Zoning District: Yes \_\_\_\_\_
- 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: \_\_\_\_\_
- I. Association Documents Attached (Approval of project, etc.): NO \_\_\_\_\_
- J. FAA Approval Documents Attached: NO \_\_\_\_\_
- 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: See Cover letter \_\_\_\_\_

\_\_\_\_\_

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 LESSEE (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



## 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 checked="" type="checkbox"/>	<input type="checkbox"/>
16. Topography of the site with at least two- to five-foot contour intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Proposed alterations to topography or other natural features	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Earth-change plans, if any, as required by state law	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<u>Physical Features</u>	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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>Provided</u>                     | <u>Not Provided or Applicable</u>   |
|--|-------------------------------------|-------------------------------------|
| <u>Utility Information</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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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)**

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

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

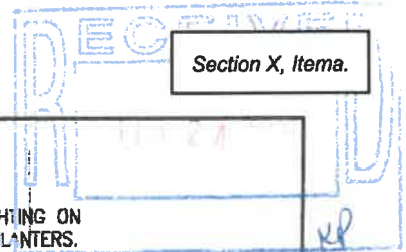
<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<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"/>

File No. MDa6-031-012(4)

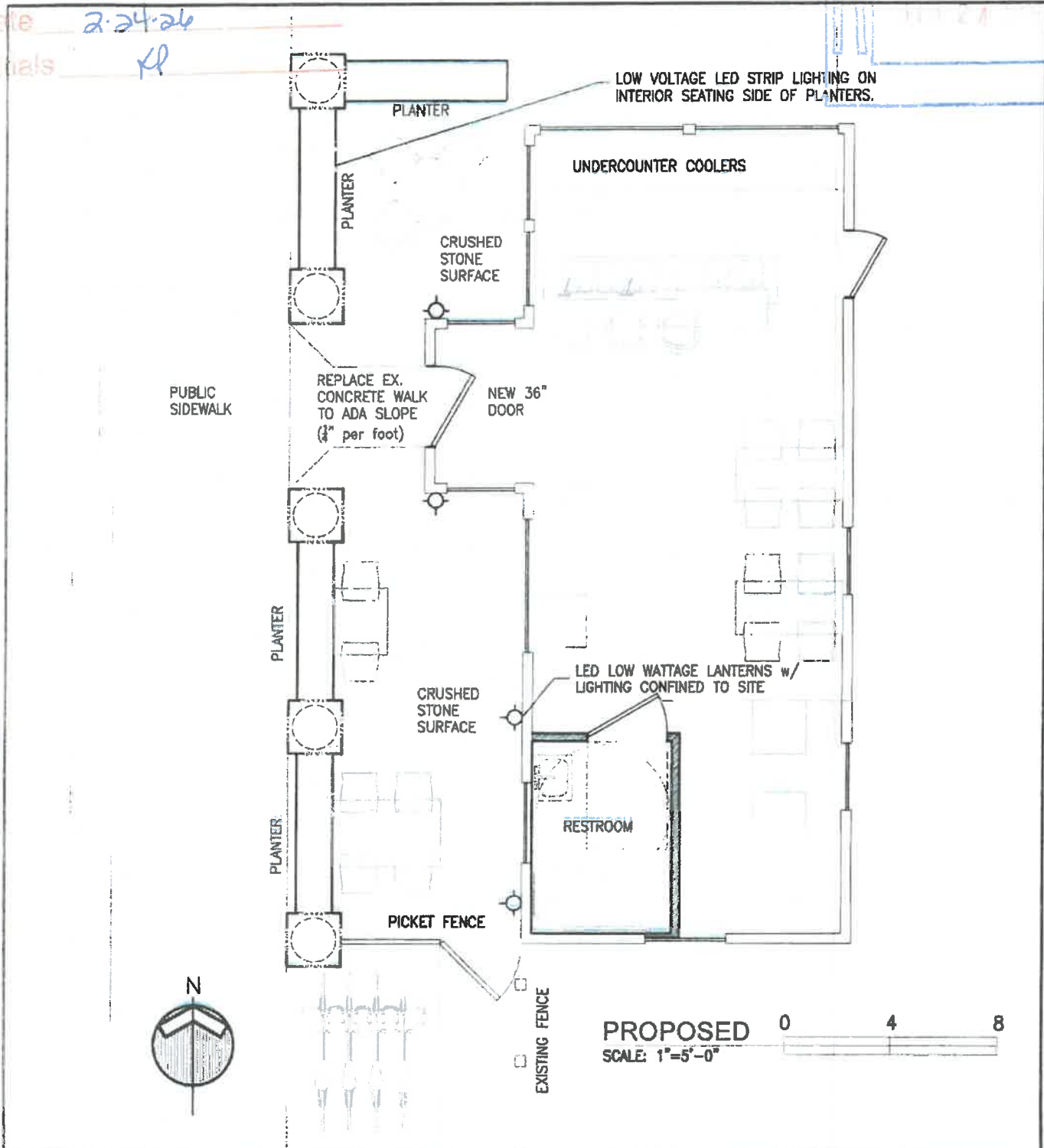
Exhibit F

Date 2-24-26

Initials KP



Section X, Itema.



Richard Clements Architect, PLLC  
 15215 Merry Lane  
 Okemos, MI 49759  
 rich 989-370-3681

PATRICK DOUD PUB  
 BEER GARDEN  
 1500 ASTOR STREET  
 MACKINAC ISLAND, MI

FOR REVIEW ONLY  
 NOT FOR CONSTR.  
 date: Feb. 24, 2025  
 project: 2606

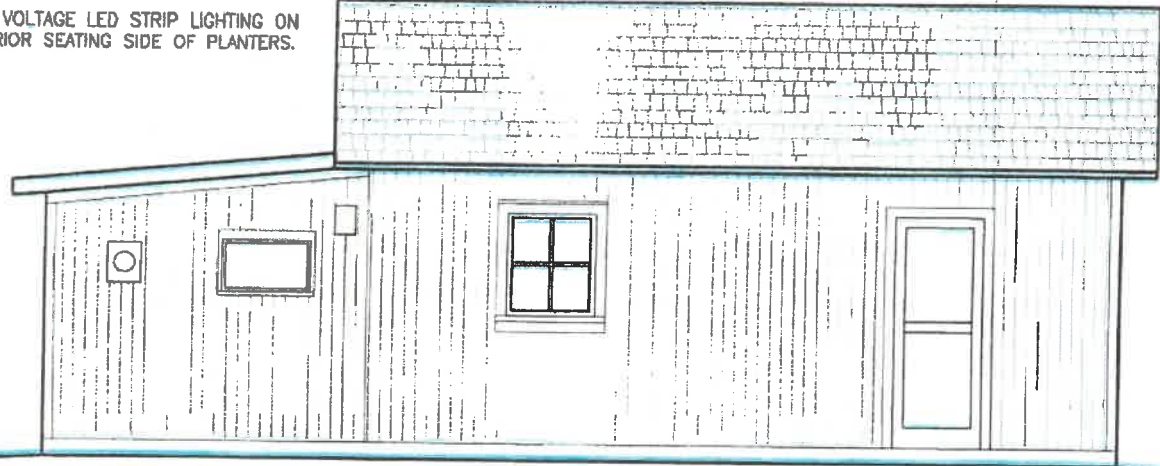
sheet:  
 A1.1  
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**PROPOSED WEST ELEV.**  
SCALE: 1"=5'-0"

PROPOSED WOOD PLANTER BOXES  
24"x24" WOOD TRIM PIERS &  
4'-0" HEIGHT x16" WIDE PLANTERS  
WOOD TRIM w/ BEAD BOARD.  
  
LOW VOLTAGE LED STRIP LIGHTING ON  
INTERIOR SEATING SIDE OF PLANTERS.

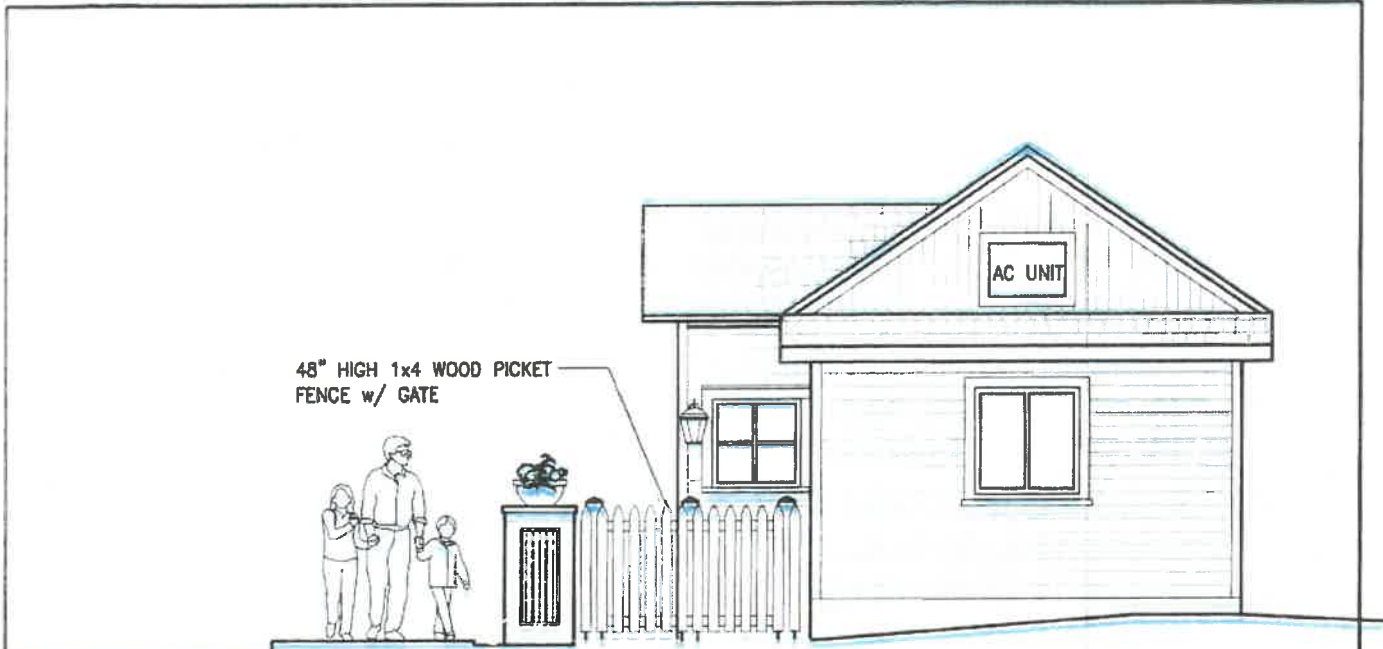
REDUCE SLOPE OF PRIVATE SIDEWALK TO ENTRY DOOR TO  
MEET ADA COMPLIANCE, REDUCE FRONT GRADE BEHIND  
PLANTERS BY AVERAGE OF 9" ALONG WEST SIDE OF  
BUILDING, UNDERPIN FOUNDATION, APPLY 9" SKIRT BOARD.



**EXISTING EAST ELEV.**  
SCALE: 1"=5'-0"

NO CHANGES TO BUILDING ELEVATION

<p>Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49759  989-370-3681</p>	<p>PATRICK DOUD PUB BEER GARDEN  1500 ASTOR STREET MACKINAC ISLAND, MI</p>	<p>FOR REVIEW ONLY NOT FOR CONSTR.  date: Feb. 24, 2025 project: 2606</p>	<p>sheet: <b>A2.1</b>  COPYRIGHT © 2025</p>
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48" HIGH 1x4 WOOD PICKET FENCE w/ GATE

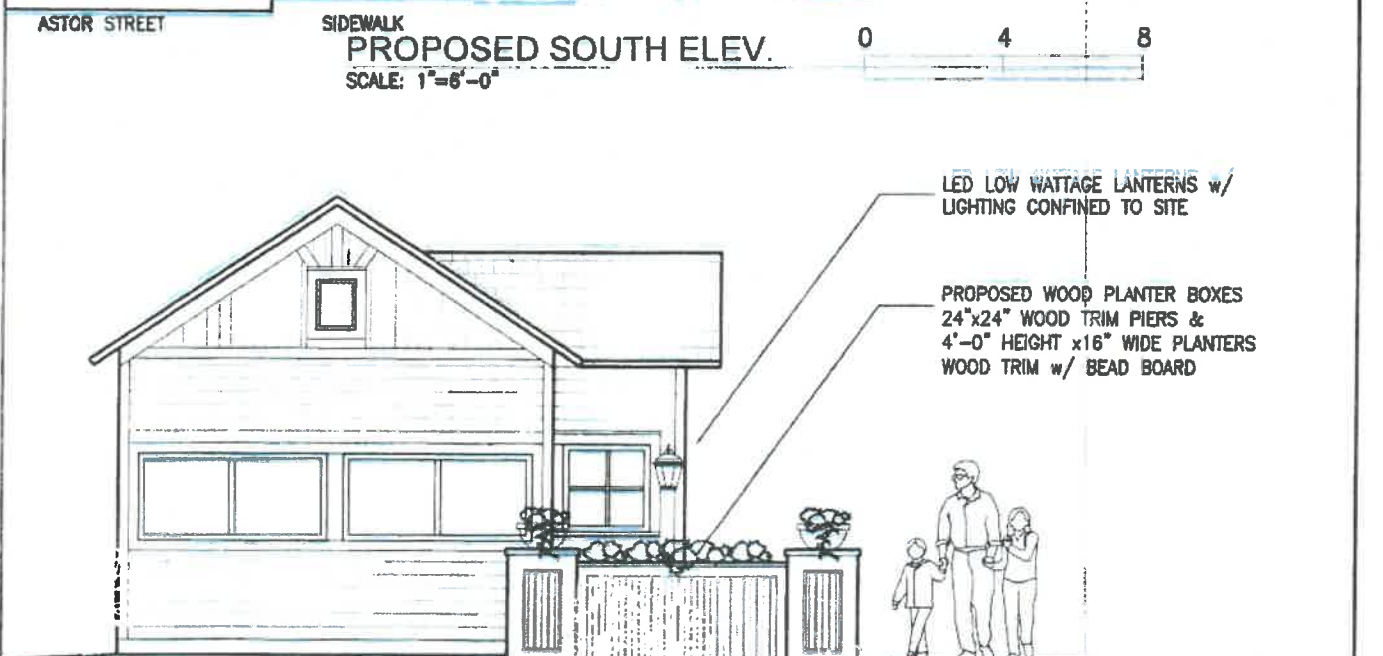
AC UNIT

ASTOR STREET

SIDEWALK

PROPOSED SOUTH ELEV.

SCALE: 1"=6'-0"



LED LOW WATTAGE LANTERNS w/ LIGHTING CONFINED TO SITE

PROPOSED WOOD PLANTER BOXES  
24"x24" WOOD TRIM PIERS &  
4'-0" HEIGHT x16" WIDE PLANTERS  
WOOD TRIM w/ BEAD BOARD

SIDEWALK

ASTOR STREET

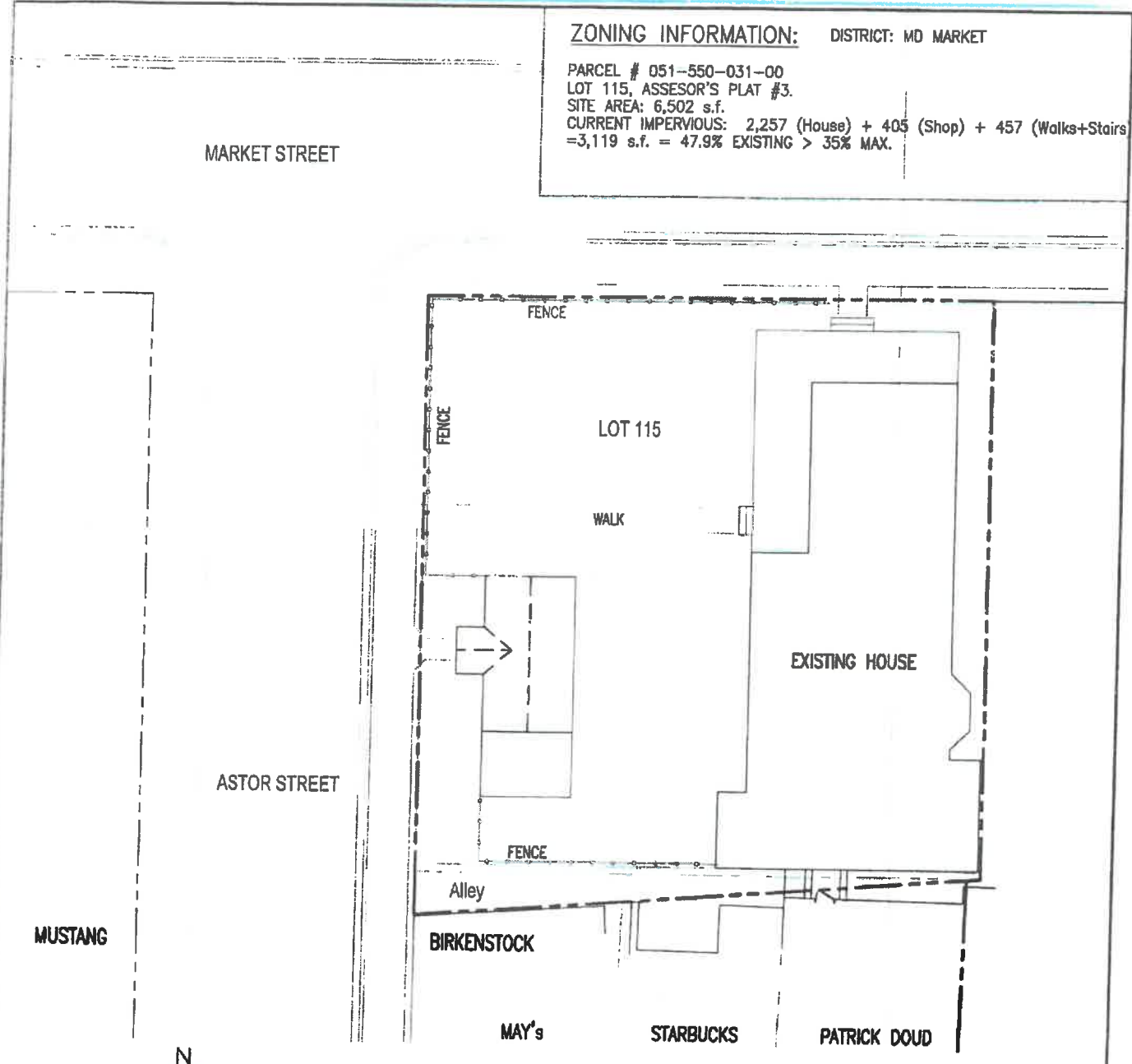
PROPOSED NORTH ELEV.

SCALE: 1"=5'-0"

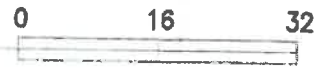


<p>Richard Clements Architect, PLLC 15215 Merry Lane Oshtemo, MI 49739  richan 989-370-3681</p>	<p>PATRICK DOUD PUB BEER GARDEN  1500 ASTOR STREET MACKINAC ISLAND, MI</p>	<p>FOR REVIEW ONLY NOT FOR CONSTR.  date: Feb. 24, 2025 project: 2606</p>	<p>sheet: <b>A2.2</b> <small>COPYRIGHT © 2025</small></p>
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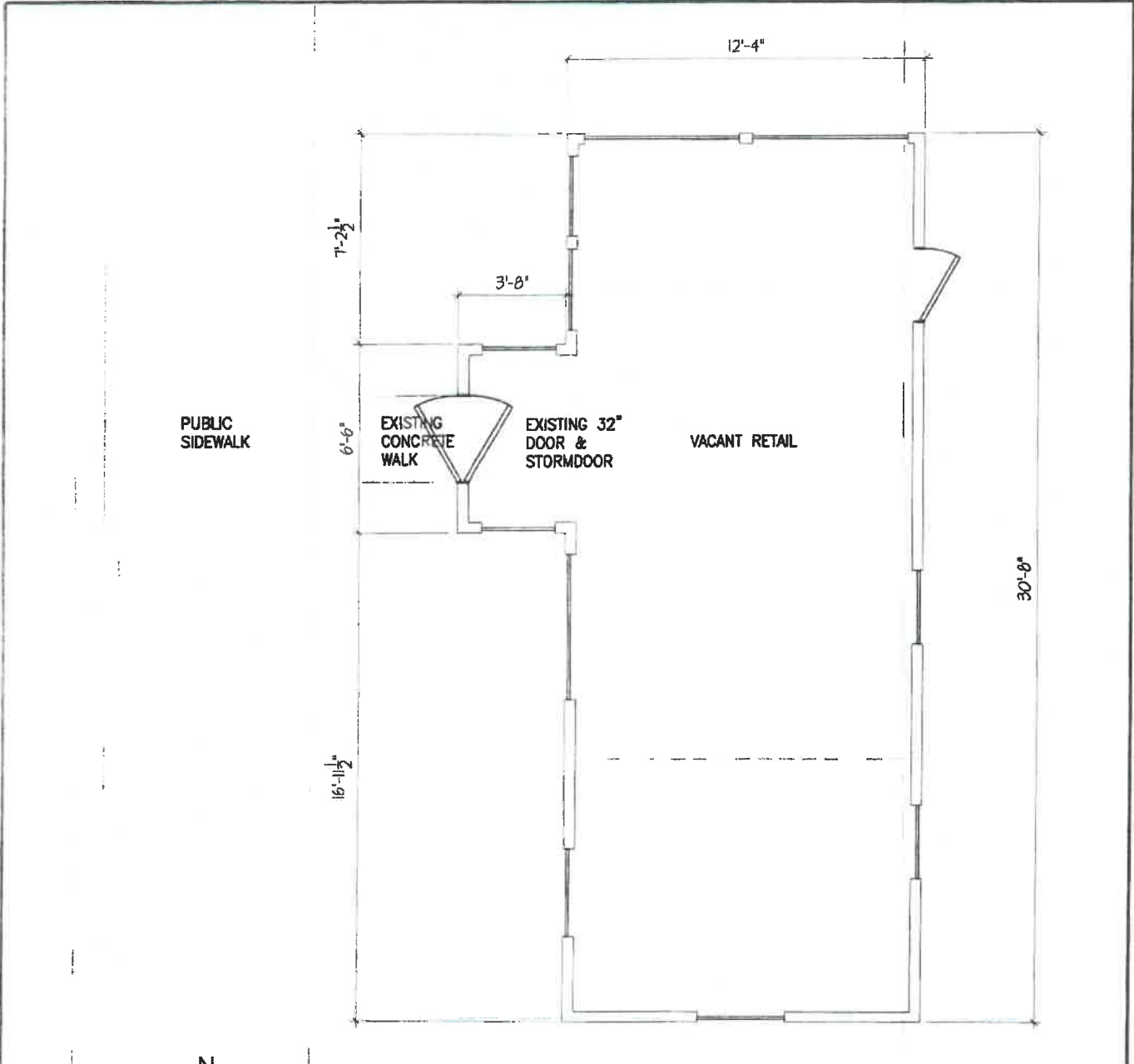
**ZONING INFORMATION:** DISTRICT: MD MARKET  
 PARCEL # 051-550-031-00  
 LOT 115, ASSESSOR'S PLAT #3.  
 SITE AREA: 6,502 s.f.  
 CURRENT IMPERVIOUS: 2,257 (House) + 405 (Shop) + 457 (Walks+Stairs)  
 =3,119 s.f. = 47.9% EXISTING > 35% MAX.



**EXISTING SITE PLAN**  
 SCALE: 1"=20'-0"



Richard Clements Architect, PLLC 15215 Merry Lane Okemos, MI 49759 r1 @live.com 989-370-3681	PATRICK DOUD PUB BEER GARDEN	EXISTING NOT FOR CONSTR.	sheet: X1.0
	1500 ASTOR STREET MACKINAC ISLAND, MI	date: Feb. 24, 2026 project: 2606	COPYRIGHT © 2026



**EXISTING FLOOR PLAN**  
SCALE: 1"=5'-0"



**Richard Clements Architect, PLLC**  
15215 Merry Lane  
Okemos, MI 49739  
989-370-3681

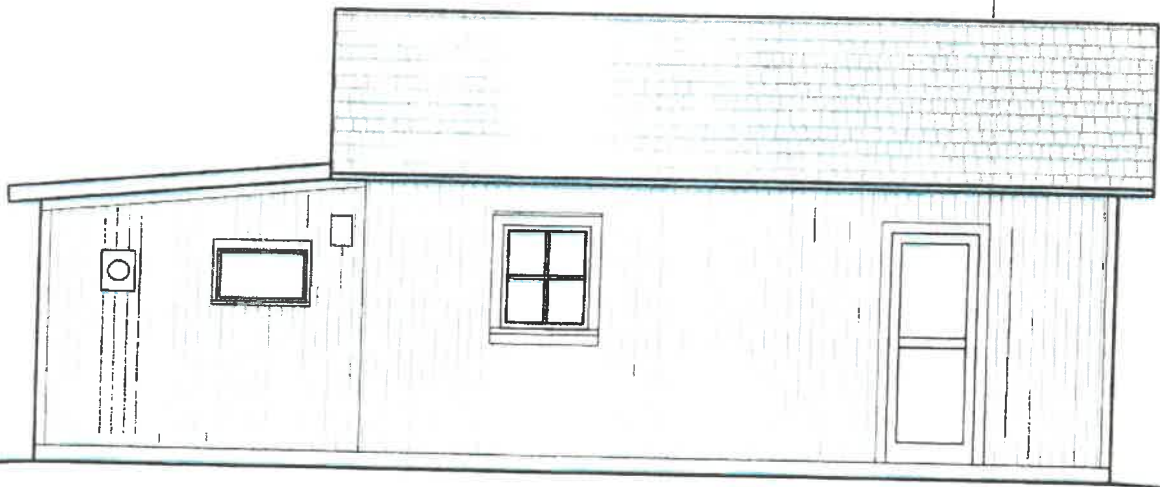
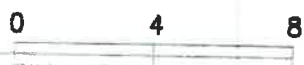
**PATRICK DOUD PUB  
BEER GARDEN**  
1500 ASTOR STREET  
MACKINAC ISLAND, MI

EXISTING  
NOT FOR CONSTR.  
date: Feb. 24, 2025  
project: 2606

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**EXISTING WEST ELEV.**  
SCALE: 1"=5'-0"



**EXISTING EAST ELEV.**  
SCALE: 1"=5'-0"



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Oshtemo, MI 49759  
989-370-3681

PATRICK DOUD PUB  
BEER GARDEN  
1500 ASTOR STREET  
MACKINAC ISLAND, MI

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project: 2606

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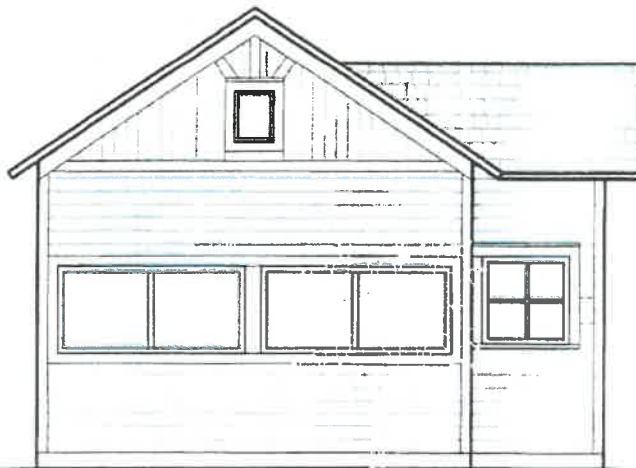
ASTOR STREET

SIDEWALK

EXISTING SOUTH ELEV.

SCALE: 1"=5'-0"

0 4 8



SIDEWALK

ASTOR STREET

EXISTING NORTH ELEV.

SCALE: 1"=5'-0"

0 4 8

Richard Clements Architect, PLLC  
 15215 Merry Lane  
 Okemos, MI 49759  
 989-370-3681

PATRICK DOUD PUB  
 BEER GARDEN  
 1500 ASTOR STREET  
 MACKINAC ISLAND, MI

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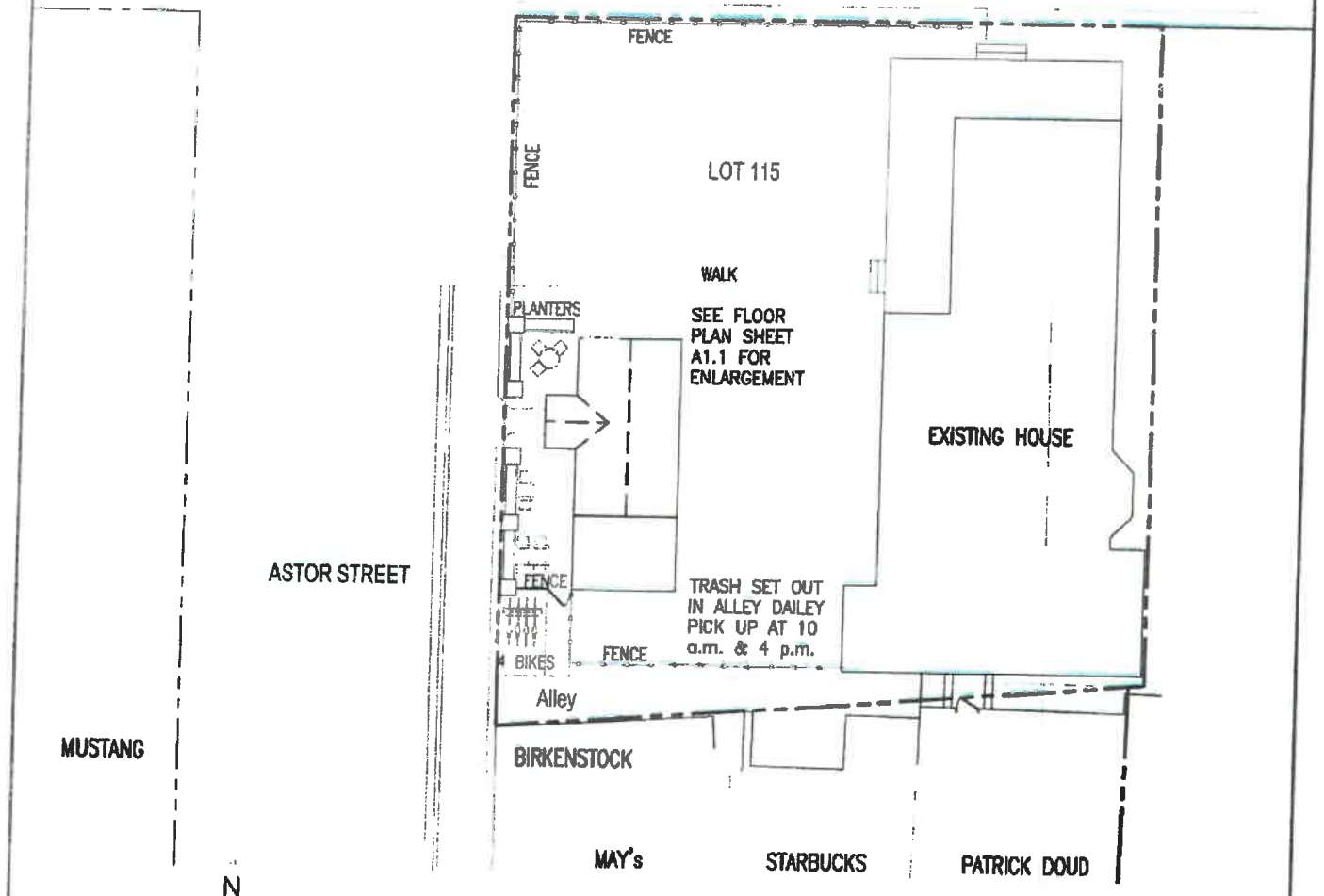
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File No. MD26-031-012(M)

Section X, Item.

Exhibit E  
Date 2-24-26  
Initials RP  
MARKET STREET

**ZONING INFORMATION:** DISTRICT: MD MARKET  
PARCEL # 051-550-031-00  
LOT 115, ASSESSOR'S PLAT #3.  
SITE AREA: 6,502 s.f.  
CURRENT IMPERVIOUS: 2,257 (House) + 405 (Shop) + 457 (Walks+Stairs) = 3,119 s.f. = 47.9% EXISTING > 35% MAX.  
NO INCREASE TO IMPERVIOUS SURFACES ARE PROPOSED



**PROPOSED SITE PLAN**  
SCALE: 1"=20'-0"  
0 16 32

Richard Clements Architect, PLLC  
15215 Merry Lane  
Oshtemo, MI 49759  
989-370-3681

**PATRICK DOUD PUB  
BEER GARDEN**  
1500 ASTOR STREET  
MACKINAC ISLAND, MI

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project: 2606

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FEB 24 2026  
RP

File No. MD246-031-012(4)

Exhibit D

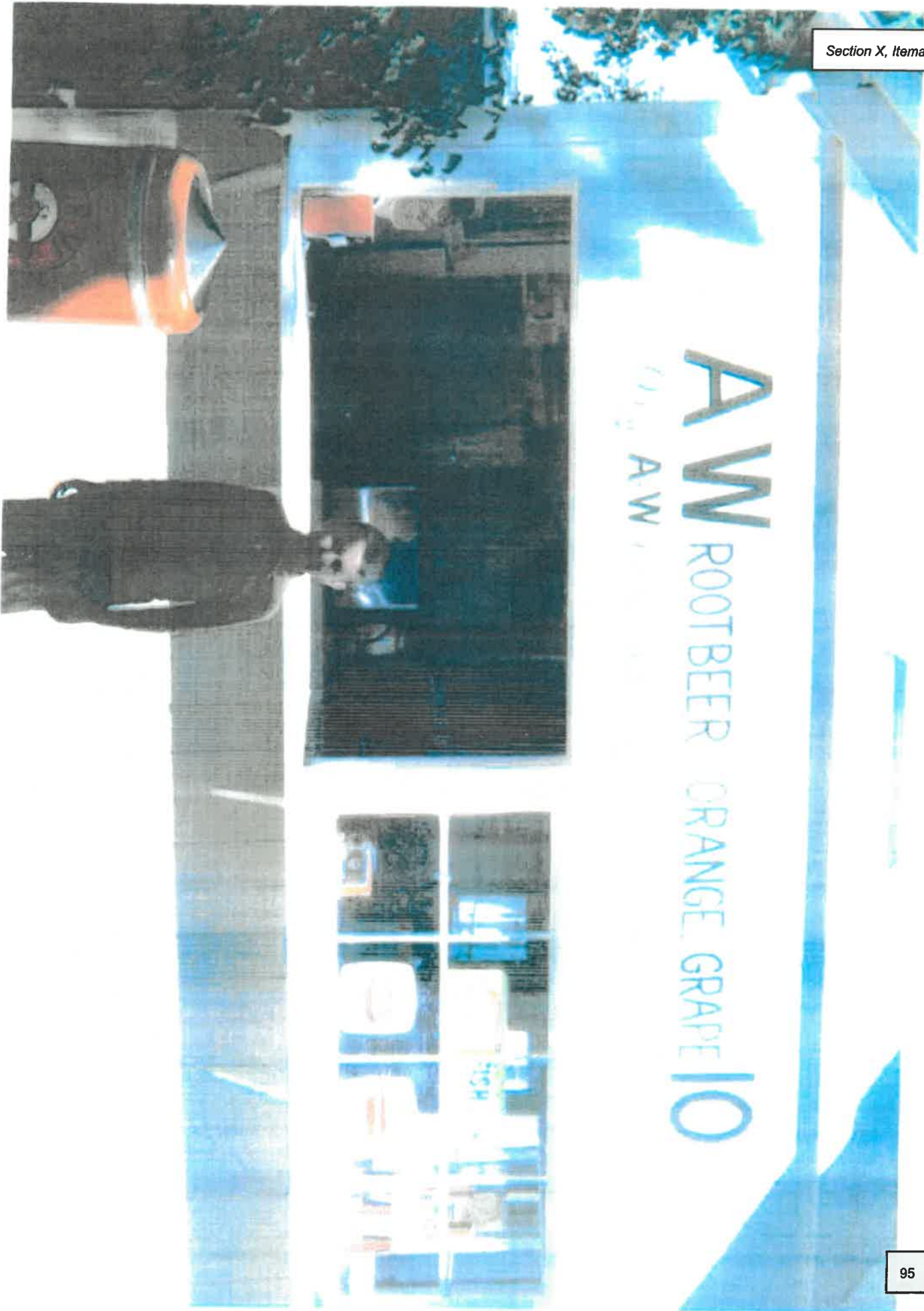
Date 2-24-24

Initials KP











ASTOR STREET PHOTO

REAR YARD PHOTO



Richard Clements Architect, PLLC  
15215 Merry Lane  
Oshtemo, MI 49759  
m 989-370-3681

PATRICK DOUD PUB  
BEER GARDEN  
1500 ASTOR STREET  
MACKINAC ISLAND, MI

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project: 2606

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MARKET STREET PHOTO

ALLEY SIDE YARD PHOTO



Richard Clements Architect, PLLC  
15215 Merry Lane  
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PATRICK DOUD PUB  
BEER GARDEN  
1500 ASTOR STREET  
MACKINAC ISLAND, MI

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