CITY OF MACKINAC ISLAND PLANNING COMMISSION & BUILDING DEPARMENT



APPLICATION FOR ZONING ACTION

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 44757

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APPLICANT NAME & CONTACT INFORMATION: Stonecliffe Properties, LLC - Mercantile Project	Please complete both si	ides of application.	
8593 Cudahy Circle, Mackinac Island, MI 49757		les of the application, plans	
+1 (434) 841-1295 _kevin@pultefamilyfoundation.o	war .	ents must be submitted to or fourteen (14) days prior to	
Phone Number Email Address	the scheduled Planning		
Property Owner & Mailing Address (If Different From Applicant)		
Pulte Family Charitable Foundation			
220 S. Dixie Hwy.			
Boca Raton, FL 33432		No	
Is The Proposed Project Part of a Condominium Assoc		No	
Is The Proposed Project Within a Historic Preservation Applicant's Interest in the Project (If not the Fee-Simp		Owner	
Is the Proposed Structure Within Any Area That The F.		Yes	
Is a Variance Required?	AA Negulates Alispace :	No	
Are REU's Required? How Many?		TBD /	
Type of Action Requested: x Standard Zoning Permit	Appeal of Planning Con	nmicelan Decision	
Standard Zoning Permit Special Land Use	Ordinance Amendmen		
Planned Unit Development	Ordinance Interpretation	· -	
Other		•••	
Property Information:	051.763.0	007000 combining with 051-762-001-00	
Troperty realises (From Tax Statement).	1-763-008-00 ; in process of C	ombining with 051-762-001-00	
B. Legal Description of Property: See Site Plan			3
C. Address of Property: 8593 Cudahy Circle D. Zoning District: HB			
o. Louing District.	Yes		
c. Site riair checklist completed & Attached.	Site Fight Checklist Completed & Attached.		
Size Profit Accounted. (Compay wan section to the zoring ordinance)			
Sketch Plan Attached: No Architectural Plan Attached: Yes			
Association Documents Attached (Approval of	project, etc.): Not Applicable		
FAA Approval Documents Attached: In process			
J. FAA Approval Documents Attached: In process K. Photographs of Existing and Adjacent Structure			
On the state of th			,
Proposed Construction/Use: A. Proposed Construction:			
x New Building	Alteration/Addition to Exi	sting Building	1
Other, Specify			
B. Use of Existing and Proposed Structures and La		A. A	
Existing Use (If Non-conforming, explain nate Open space adjacent to BBQ Pavilion, Bike			
Proposed Use: Mercantile building		FIIE NO. HB23	.007.055
		Evhibit A	
		LATIIDIL_ H	
C. If Vacant:		Date 7:26	5.23
Previous Use:			
Proposed Use: Length of Time Parcel Has Been Vacant:		Initials	
	CE USE ONLY	100-	
FILE NUMBER: HBa3.007.055	FEE: \$4	100	
DATE: 7-25-23 CHECK NO: 109	3 INITIALS: 49	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 or privilege to erect any structure or to use any premises described for any purposes or in any manner prohibite 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 Own (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
Please Print Name Name Please Print Name
Signed and sworn to before me on the 25 day of JULY 2023.

OFFICIAL SEAL
MARY GRACE THOMAS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Apr 29, 2026

Motary Public Stee 1108

My commission expires: 4 29 2026

		FOR OFFICE USE ONLY			
Zoning Permit I	ssved:				
Inspection Reco	ord:				
	Inspection	Date	Inspector	Comments	
1.					
2.					
3.					
Occupancy Peri	mit 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.cityofrni.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)

lte	<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	ent X	

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

Gen	eral Information	rovided	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 address of the planner, design engineer or surveyor who designed the project layout a any interest he holds in the land.		
2.	Name and address of the individual or firm preparing the site plan	х	
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 exce of three acres	ss X	
4.	Legend, north arrow, scale, and date of preparation	х	
5.	Legal description of the subject parcel of land	х	
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	x	
8.	Present zoning classification of the subject parcel	x	
9.	Written description of the proposed development operations	х	
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 require by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission	d X	
Nat	ural Features Pr	ovided	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)		×
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		х
Phy	sical Features Pr	ovided	Not Provided or Applicable
	Location of existing manmade features on the site and within 100 feet of the site	x	
	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	x	

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		х	
19. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features	Х		
 Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) 	х		
 Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) 	х		
22. Description of Existing and proposed on-site lighting (see also Section 4.27)	x		
Utility Information	Provided	Not Provided or Applicable	
23. 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		
 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)			
Architectural Review Informational Requirements (Section 18.0)	5)		
		Not Provided	
<u>Item</u>	rovided	or Applicable	
 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		
 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) 	on X		
 Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings with 150 feet of the site. 	x x		





Stonecliffe Properties Mercantile Building

Project Description:

This project is proposing to add a 36x24 building to the south-side of The Inn at Stonecliffe property – located between the BBQ Pavilion and Bike Pavilion. This building is similar in size and style to a previously approved building that has been built on the Stonecliffe property.

Description of effect on adjoining lands:

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

Description of Operations:

This mercantile building will be used to sell sundries, apparel, local art, collectibles, and other merchandise consistent with a typical hotel gift shop. The building will be operated & maintained by the Stonecliffe staff, along with the rest of the property.

File No. HB23.007.055

Exhibit B

Date 7.25-23

Initials KP