

File No. MD25-069-054(H)

Exhibit P

Date 9-8-25

Initials KP

Andrew Doud  
7587 Market Street  
Mackinac Island, Michigan 49757



To the Planning Commission and City Council:

This letter is in reply to the letter from the Planning Commission dated August 13, 2025. The Planning Commission requested I submit a response to four issues. On August 26, 2025, I responded and a copy is attached. Since that time I went to City Council and as such want to offer some additional comments:

**1. Flush out the traffic issue on Cadotte Avenue.**

Reply:

- (a) As I reside on this corner, I understand it is a very busy corner, but I am not aware of a "traffic issue" and I am not a "traffic" expert.
- (b) Neither the City nor its Planning Commission has ever conducted a traffic study for Cadotte Avenue.
- (c) The City has not posted any traffic signs for this corner (except for winter snowmobile signs, which are helpful).
- (d) There has never been a police officer directing traffic on this corner.
- (e) There has never been a bike or equine business owner directing traffic on this corner.
- (f) The City recently issued numerous bike and shuttle licenses, which would suggest there is not a traffic issue.
- (g) This property is self-contained and does not require parking on the street.
- (h) There is nothing in the City Code that obligates a property owner to "flush out traffic issues".
- (i) The proposed use is allowed in the Market Street District per the Zoning Ordinance.

**2. Provide a landscape plan for the area between the proposed hotel and the residential structure next door.**

Reply:

- (a) See attached

**3. Provide the written construction criteria on the Site Plan Checklist.**

Reply:

- (a) See attached construction staging plan. This plan supplements the August 26, 2025, submittal and also contains an approval letter from Mrs. May.

**4. Look into the encroachment on the right of way.**

Reply:

- (a) I not only "looked into" use of the City right-of-way on Market Street/Benjamin Hill but applied to City Council twice.
- (b) Attached is a taxi drop-off plan that City Council expressed an interest in.

In further reply, I would appreciate it if the Planning Commission would consider the following:

- (a) 10.2 Permitted Use. This request is an allowed use in this District.
- (b) There is no request nor need for a special land use.
- (c) There is no request nor need for a variance.
- (d) This request complies with Section 20.06(B) and 20.04(C)(7). There is a compatible relationship between the existing streets, and all bikes will be stored on site. The entrance widths are fully compatible for luggage and garden carts. It is more compatible than other hotels located on Market St./Cadotte. There is no objective criteria contained in the Ordinance to suggest otherwise.
- (e) Since my original application was submitted in June of 2025:
  - a. I have been to the Planning Commission in July
  - b. I attended two City Council meetings
  - c. I attended two meetings of the Historic District Commission, which approved this project unanimously with positive comments.

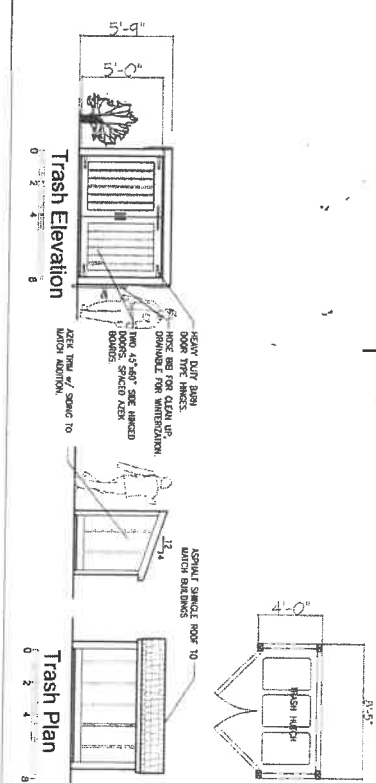
In conclusion, I believe that this application fully complies with the City Code. I would appreciate approval at the September meeting.

As always, thank you for your time.

A handwritten signature in black ink, appearing to read "J. Andrew Dore". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

## SCHEDULE OF ATTACHMENTS

1. Landscape Plan. Shows landscape plan for area between hotel and adjacent residence. Also shows electric bike charging station, bike racks, trash plan, lighting and stormwater plan.
2. August 26, 2025 reply letter.
3. Construction Staging Plan. Depicts staging area for all construction, fencing, and dray access.
4. Mrs. May approval letter.
5. Taxi Drop-Off Plan. Plan I submitted to City Council which received positive comments regarding the traffic issue.



August 26, 2025

Planning Commission

I am submitting the following in regards to the current project at The May House

**Flush out the traffic issue on Cadotte Avenue**

We will be fully self sufficient in bike parking. Required amount of parking is probably more then double the amount needed according to parking at The Mackinac House which is two more rooms.

3-5 Garbage bags will go out daily. We will set garbage out in the afternoon only

Deliveries will vary between 10-15 cases, three days a week. Will be done in the morning with food deliveries

**Provide Landscape plan for the area between the Hotel and the House.**

I have submitted a new site plan with a tree barrier between the properties

**Provide the written construction criteria on the Site Plan Checklist**

All materials will be brought over by Arnold Freight and Delivered by the Mackinac Island Service Company.

Will be using a CAT 307 Excavator from Belonga Excavating. A CAT TL642C Telehandler from Smith Equipment

The Foundation will be built in October.

Walls will be placed in November

Trusses will be placed in December

Finish work will continue throughout winter

The intention is open for business next Spring

**Look in to the encroachment on the right of way.**

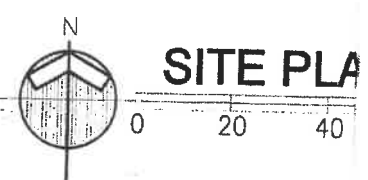
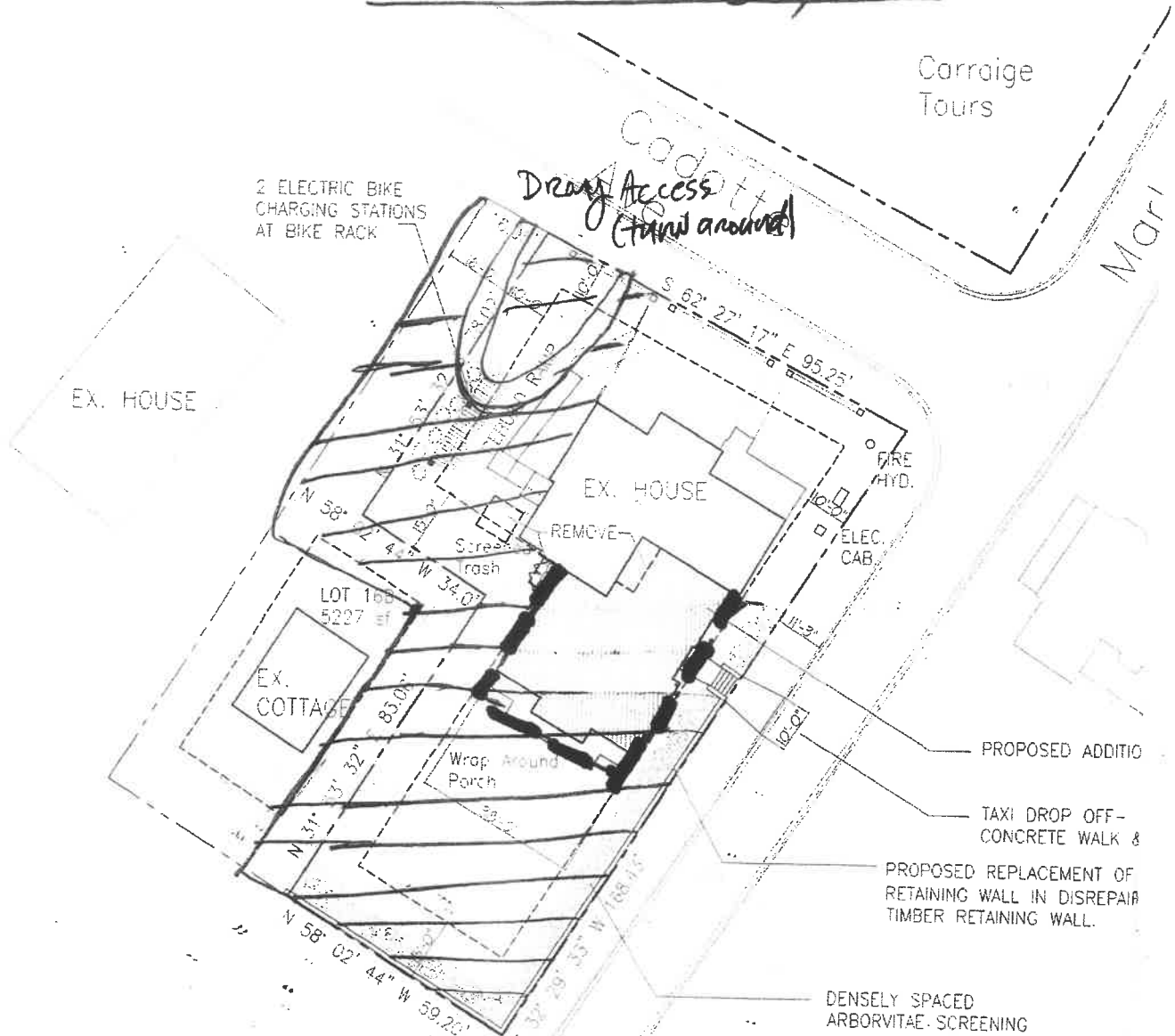
I am presenting this to the city next Wednesday

I will be available for any questions


Thank you for your time.

Andrew

# Construction Staging Plan

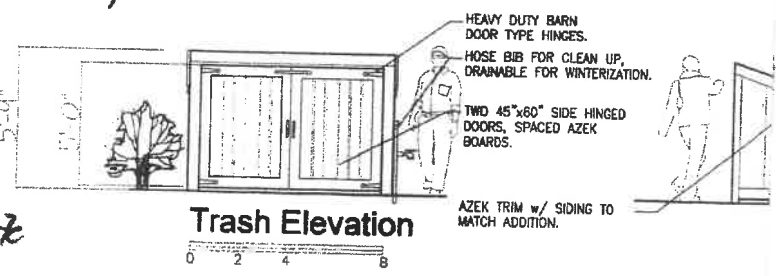


3  
 TIAL USE  
 RE 43,560 sf / 7 = 6,225 sf  
 = 2 ALLOWED, 1 ACTUAL  
 = 6,409 sf SITE REMAINING  
  
 IDENTIAL USE  
 4: 4x500 = 2,000 sf < 6,409 sf  
  
 ER 450 sf OF BUILDING AREA  
 EL USE.  
  
 BUILDING AREAS:  
 50 = 17.5 ALLOWED  
 = 17 ACTUAL

 **Staging Area**  
 for all construction  
 materials, equipment,  
 construction debris  
 dumpsters, motor  
 vehicles.

 **Fencing**

**Notes:**  
 all debris  
 and trash  
 screen on site



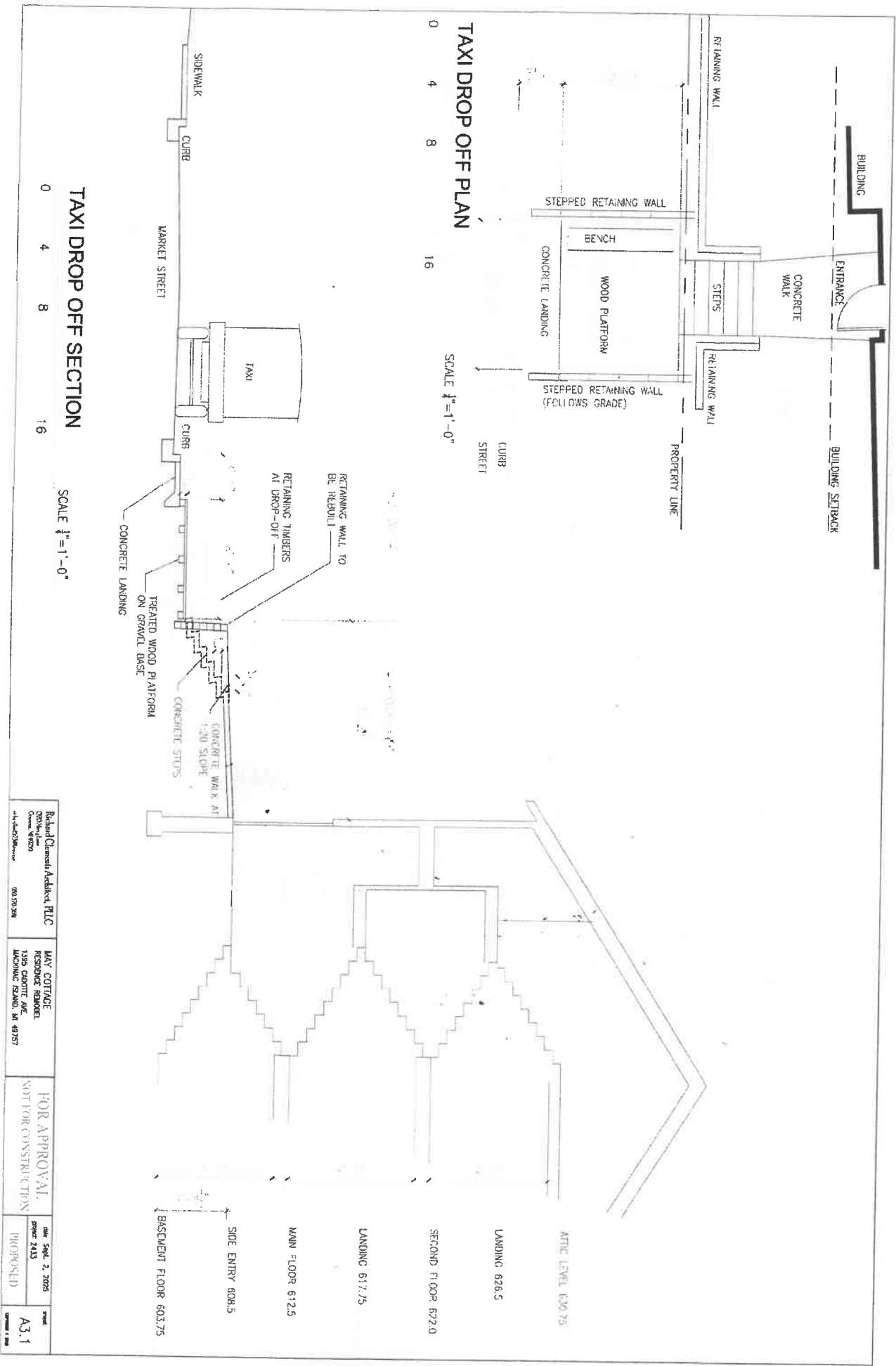
September 5, 2025

I'm writing this letter to inform both Council and the Planning Commission that Andrew Doud is allowed to make full use of my yard during his project. This includes storage, staging and dray delivery.

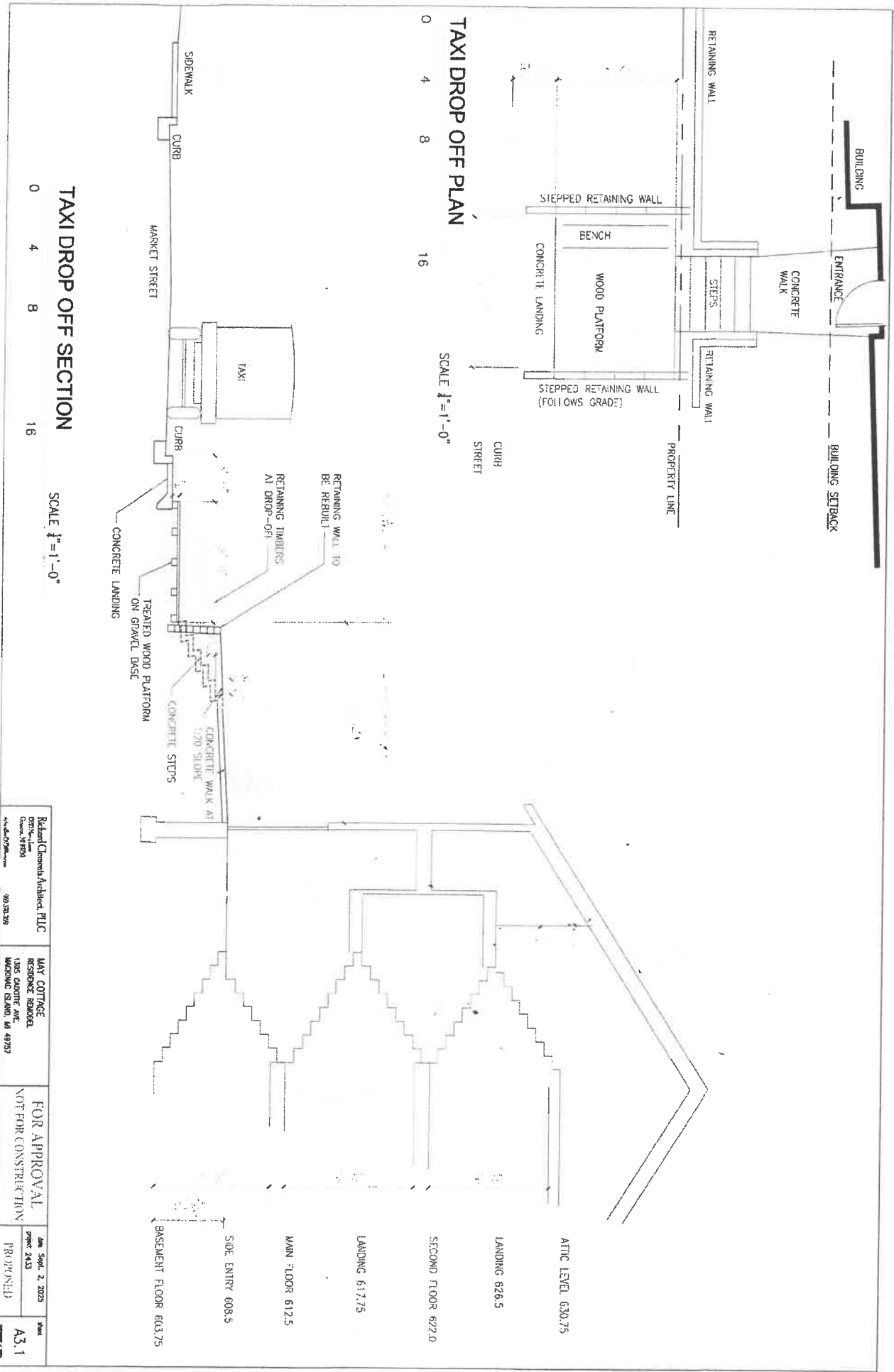
Andrew keeps me aware of the progress of his project on a regular basis.

*Cresencia E May*





Richard Clements Architect, PLLC 2000 K Street, N.E. Suite 400 Washington, D.C. 20002	MAY COTTAGE RESIDENCE REMODEL 1395 CLOUTTE AVE. LARCHMONT, ISLAND, MD 43757	FOR APPROVAL NOT FOR CONSTRUCTION	Date: Sept. 2, 2005 Project: 2435 Proposed Sheet: A3.1 Drawing: 1 of 2
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Richard Clement Architect, PLLC Owner: 1/15/20 Project: 1/15/20	MAY COTTAGE RESIDENCE REBUILT 1385 DODDING AVE. MADISON, ISLAND, WI 49757	FOR APPROVAL NOT FOR CONSTRUCTION	DATE: Sept. 2, 2025 PAGE: 24.13	SCALE: A3.1
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