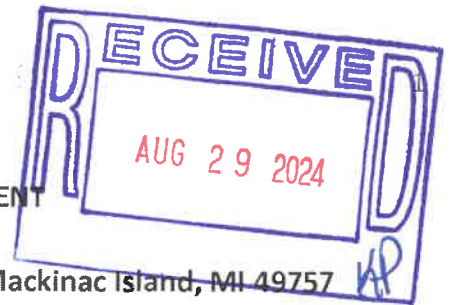


CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION



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

APPLICANT NAME & CONTACT INFORMATION:

Kim Kolatski
2803 Cadotte Ave, Mack. Isl. MI
231-420-0042 Kim@mackinacresorts.com
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)

Kim Kolatski
PO Box 24
Mackinac Island MI 49757

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):
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 ☐ 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): 49.051.630.038.10
B. Legal Description of Property: See Attached
C. Address of Property: 2803 Cadotte Ave, Mackinac Isl. MI 49757
D. Zoning District: 401 (Residential-improved)
E. Site Plan Checklist Completed & Attached: _____
F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) _____
G. Sketch Plan Attached: _____
H. Architectural Plan Attached: _____
I. Association Documents Attached (Approval of project, etc.): _____
J. FAA Approval Documents Attached: _____
K. Photographs of Existing and Adjacent Structures Attached: _____

File No. 8424-038-060
Exhibit A
Date 8-29-24
Initials KP

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: Change the window placements- Board up
existing living room window & add two smaller
Window - Start next spring

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.

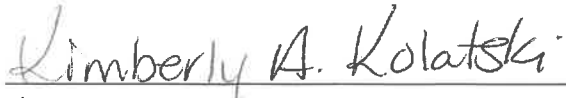
The undersigned affirms that he/she or they is (are) the applicant and the Owner (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, 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

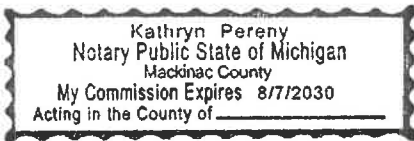
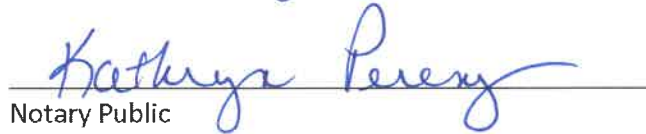
SIGNATURES

Signature



Please Print Name

Please Print Name

Signed and sworn to before me on the 29 day of August, 2024.


Notary Public

_____, County, Michigan

My commission expires: _____

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

Revised October 2023

OFFICE USE ONLY

FILE NUMBER: R424-038-060FEE: \$150 -DATE: 8.29.24CHECK NO: 2413INITIALS: KP

Revised October 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.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. 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	☒	☐
2. Legal description of the property	☒	☐
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	☒	☐

**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.	☒	☐
2. Name and address of the individual or firm preparing the site plan	☐	☒
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	☐	☒
4. Legend, north arrow, scale, and date of preparation	☐	☒
5. Legal description of the subject parcel of land	☒	☐
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	☒	☐
7. Area of the subject parcel of land	☐	☒
8. Present zoning classification of the subject parcel	☒	☐
9. Written description of the proposed development operations	☒	☐
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	☐	☒
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).	☐	☒

- | | | |
|---|-------------------------------------|-------------------------------------|
| 12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, 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 | ☐ | ☒ |

Natural FeaturesProvidedNot Provided
or Applicable

- | | | |
|---|--------------------------|-------------------------------------|
| 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) | ☐ | ☒ |
| 16. Topography of the site with at least two- to five-foot contour intervals | ☐ | ☒ |
| 17. Proposed alterations to topography or other natural features | ☐ | ☒ |
| 18. Earth-change plans, if any, as required by state law | ☐ | ☒ |

Physical FeaturesProvidedNot Provided
or Applicable

- | | | |
|---|--------------------------|-------------------------------------|
| 19. Location of existing manmade features on the site and within 100 feet of the site | ☐ | ☒ |
| 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 | ☐ | ☒ |
| 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		
22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features	☐	☒
23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)	☐	☒
24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)	☐	☒
25. Description of Existing and proposed on-site lighting (see also Section 4.27)	☐	☒
<u>Utility Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand	☐	☒
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)	☐	☒
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)	☐	☒
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.	☐	☒

**Site Plan Informational (Demolition)
Requirements (Section 20.04, D)**

<u>Demolition</u>	<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.	☐	☒
2. Copy of asbestos survey if required by EGLE or other state department.	☐	☒
3. Results of a pest inspection and, if necessary, a pest management plan.	☐	☒
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.	☐	☒
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.	☐	☒
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.	☐	☒

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	☒	☐
2. Legal description of the property	☒	☐
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)	☒	☐
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.	☒	☐

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM Joseph C. Stakoe, Assessor City of Mackinac Island P.O. Box 187 Mackinac Island, MI 49757	RECEIVED AUG 29 2024																												
PARCEL IDENTIFICATION																													
PARCEL NUMBER: 49-051-630-038-10																													
PROPERTY ADDRESS: 2803 CADOTTE AVE MACKINAC ISLAND, MI 49757																													
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: KOLATSKI KIMBERLY A P.O. BOX 24 MACKINAC ISLAND MI 49757-0024	PRINCIPAL RESIDENCE EXEMPTION																												
File No. <u>R424-038-060</u> Exhibit <u>B</u>	% Exempt As "Homeowners Principal Residence": 100.00%																												
	% Exempt As "Qualified Agricultural Property": .00%																												
	% Exempt As "MBT Industrial Personal": .00%																												
	% Exempt As "MBT Commercial Personal": .00%																												
	Exempt As "Qualified Forest Property": ☐ Yes ☒ No																												
Exempt As "Development Property": ☐ Yes ☒ No																													
LEGAL DESCRIPTION: Date <u>8-29-24</u> Initials <u>JP</u> ASSESSOR'S PLAT OF HARRISONVILLE C 1/3 OF LOT 38 DESCRIBED AS: COMM AT THE SE COR OF LOT 37 TH N 8 DEG 56'30"W ALONG HOBAN AVE 100 FT TO POB TH S 81 DEG 50'36"W 150 FT TO THE W LINE OF LOT 38 TH N 8 DEG 56'30"W 50 FT ALONG W LINE TH N 81 DEG 50'36"E 150 FT TO HOBAN AVE TH S 8 DEG 56'30"E ALONG HOBAN AVE 50 FT TO POB. PART OF																													
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)																													
PRIOR YEAR'S CLASSIFICATION IF DIFFERENT: 401 (RESIDENTIAL-IMPROVED)																													
	<table border="1" style="width:100%"><thead><tr><th></th><th>PRIOR AMOUNT YEAR: 2023</th><th>CURRENT TENTATIVE AMOUNT YEAR: 2024</th><th>CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th></tr></thead><tbody><tr><td>1. TAXABLE VALUE:</td><td style="text-align: right;">88,013</td><td style="text-align: right;">92,413</td><td style="text-align: right;">4,400</td></tr><tr><td>2. ASSESSED VALUE:</td><td style="text-align: right;">149,050</td><td style="text-align: right;">158,600</td><td style="text-align: right;">9,550</td></tr><tr><td>3. TENTATIVE EQUALIZATION FACTOR: 1.000</td><td></td><td></td><td></td></tr><tr><td>4. STATE EQUALIZED VALUE (SEV):</td><td style="text-align: right;">149,050</td><td style="text-align: right;">158,600</td><td style="text-align: right;">9,550</td></tr><tr><td colspan="4">5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT</td></tr><tr><td colspan="4">6. Assessor Change Reason(s):</td></tr></tbody></table>		PRIOR AMOUNT YEAR: 2023	CURRENT TENTATIVE AMOUNT YEAR: 2024	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	88,013	92,413	4,400	2. ASSESSED VALUE:	149,050	158,600	9,550	3. TENTATIVE EQUALIZATION FACTOR: 1.000				4. STATE EQUALIZED VALUE (SEV):	149,050	158,600	9,550	5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT				6. Assessor Change Reason(s):			
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5. There WAS or WAS NOT a transfer of ownership on this property in 2023 WAS NOT																													
6. Assessor Change Reason(s):																													

The 2024 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: JOSEPH C. STAKOE	Phone: (231) 590-4096	Email Address: JSTAKOE@NAPPRAISAL.NET
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March Board of Review Appeal Information. The Board of Review will meet at the following dates and times:

THE CITY OF MACKINAC ISLAND BOARD OF REVIEW (BOR) WILL MEET TO HEAR COMMENTS AND/OR PROTESTS OF ASSESSED PROPERTY VALUATIONS AT THE CITY HALL, MACKINAC ISLAND, MI 49757 BEGINNING ON MONDAY, MARCH 25, 2024 AT 1:00 PM - 4:00 PM AND 6:00 PM - 9:00 PM, AND TUESDAY MARCH 26, 2024 AT 9:00 AM - 12:00 PM AND 1:00 PM - 4:00 PM. PERSONAL HEARINGS WILL BE CONDUCTED BY APPOINTMENT, ONLY. TO SCHEDULE YOUR MEETING TIME PLEASE CALL JOE STAKOE IN ADVANCE, 231-590-4096. THE BOR WILL REMAIN OPEN FOR RECEIVING WRITTEN PETITIONS THROUGH FRIDAY, MARCH 29, 2024. ANY QUESTIONS CALL 906-847-6002 OR 231-590-4096, FAX 906-847-6430, OR E-MAIL JSTAKOE@NAPPRAISAL.NET.

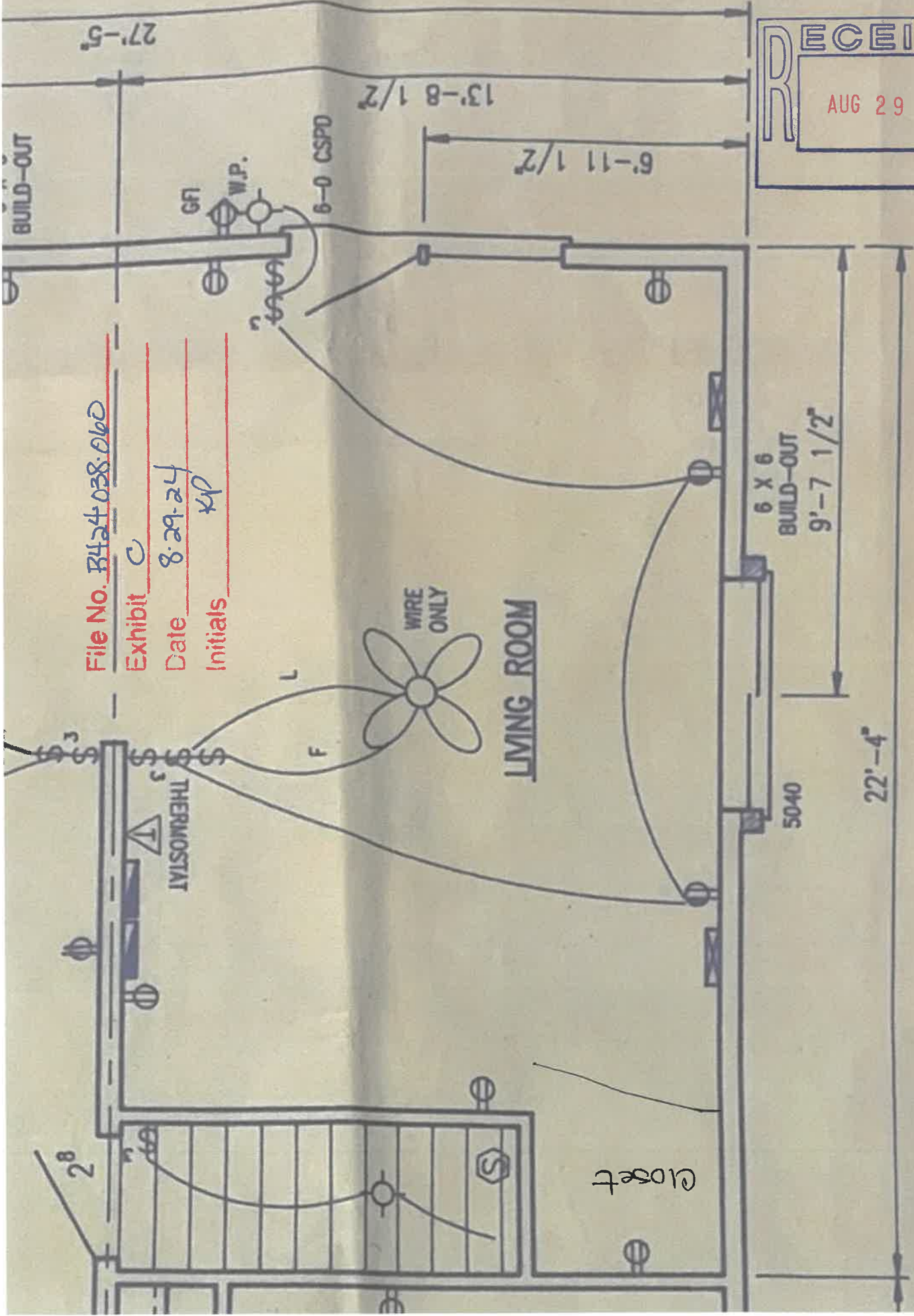
Current Plan

File No. B424038.060

Exhibit C

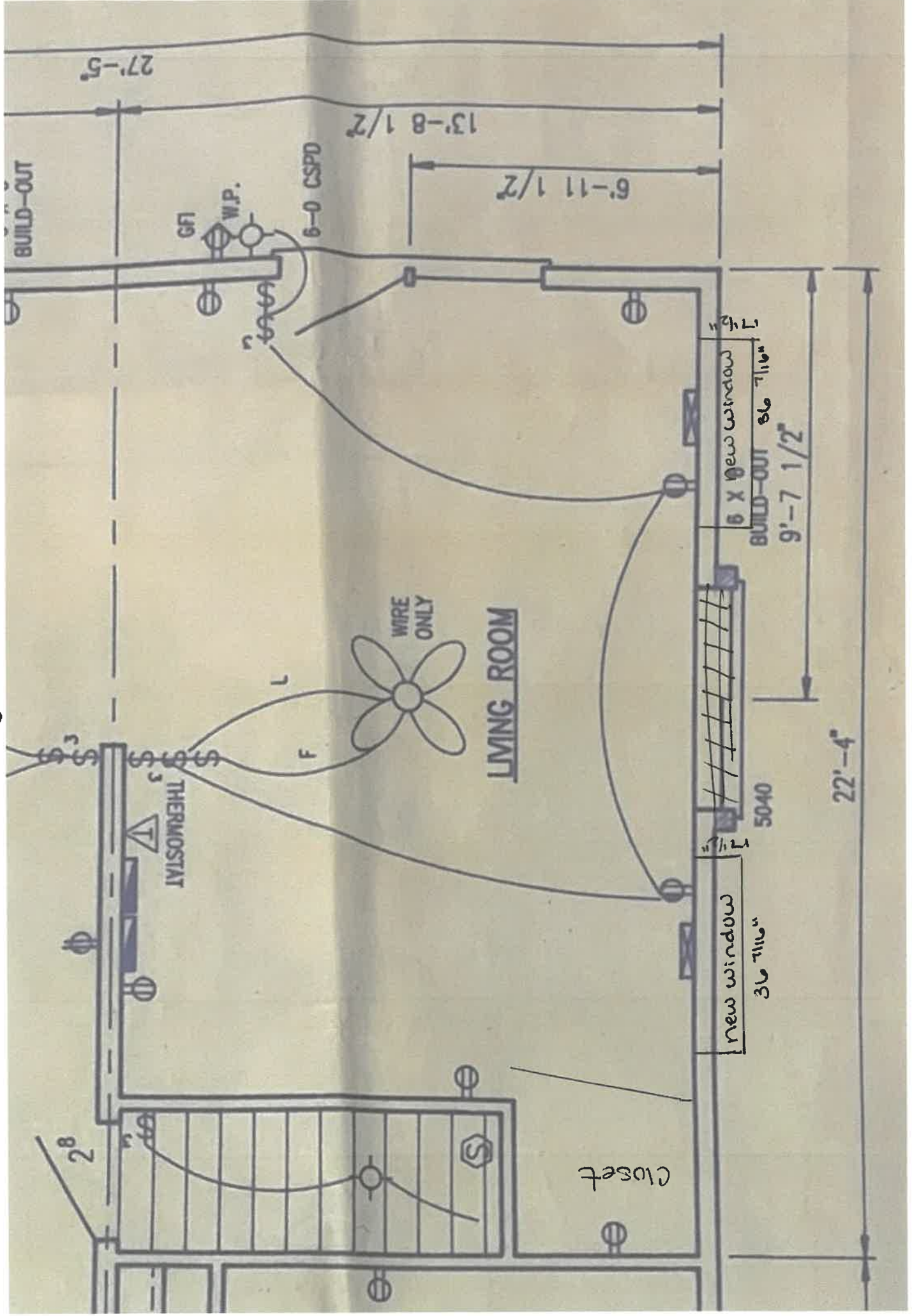
Date 8-29-24

Initials KP



RECEIVED
AUG 29 2024
KS

Alterations - close off existing window. Add two new windows.



Insect Screen 1: 400 Series Double-Hung, TW 41.625 x 59.75 Full Screen Aluminum Dark Bronze

Insect Screen 1: 400 Series Double-Hung, TW 41.625 x 59.75 Full Screen Aluminum Dark Bronze

Unit # U-Factor SHGC

A1	0.3	0.31
B1	0.3	0.31

Clear Opening/Unit # Width Height Area (Sq. Ft)

A1	37.9210	25.2350	6.64540
B1	37.9210	25.2350	6.64540



Item Qty

300 2

Operation

Location

Unit Price \$

LIVING ROOM

\$448.40

RO Size: 36 7/16" x 17 1/2"

Unit Size: 35 15/16" x 17"

AR31, Unit, 400 Series Awning, Installation Flange, Dark Bronze Exterior Frame, Pine w/White - Painted Interior Frame, No Dual Pane Low-E4 Standard Series Argon Fill Traditional Folding, White, White, Full Screen, Aluminum Wrapping: 6 3/8" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Appl

Hardware: PSA Traditional Folding White PN:1521039

Insect Screen 1: 400 Series Awning, AR31 Full Screen Aluminum White PN:1505363

Unit # U-Factor SHGC

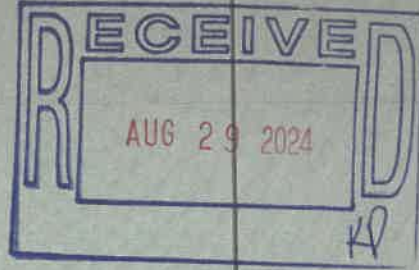
A1	0.28	0.31
----	------	------

File No. B424038.060

Exhibit D

Date 8.28.24

Initials KP



Quote #: 1269064

Print Date: 8/28/2024 4:00:08 PM UTC

All Images Viewed from Exterior

Page 2 of 4

Operation

Location

Unit Price

Qty

Item

KITCHEN

\$634.09

\$634.09

"Current"

File No. R424-038-060

Exhibit E

Date 8.29.24

10P

RECEIVED
AUG 29 2024



"Current"

