



September 24, 2024

Planning Commission  
C/O Katie Pereny  
7358 Market Street  
PO Box 455  
Mackinac Island, MI 49757

Re: Parcel Id. No. 051-525-041-00  
6948 Main Street, Mackinac Island, Michigan

File No. HB24-041-016  
Exhibit Q  
Date 9-24-24  
Initials KP

Dear Planning Commission:

As you are aware, we are attorneys for Cheryl Nephew Jaquiss, as Trustee of her Trust, relating to property located at 6948 Main Street, Mackinac Island, Michigan ("Owner"). On behalf of Owner, we are requesting to be on the agenda for the Mackinac Island Planning Commission meeting on October 8, 2024. The Owner is seeking zoning and site plan approval and to the extent required by the City Code, approval for the demolition which was already approved by the HDC. In support of the request, enclosed are the following:

1. Application for Zoning Approval
2. Site Plan Review Checklist
3. Site Plan Drawings
4. Surveys (x2)
5. Freight Hauling Plan
6. Construction Staging Plan
7. Delivery, Staging and Setting Information
8. Construction timeline
9. Waterline visual
10. Asbestos & Paint Survey report
11. Historical Acknowledgement
12. Neighborhood pictures
13. \$150 application fee

Please include a copy of this correspondence with the Application for Zoning Action.

**ATTORNEYS & COUNSELORS AT LAW**

406 Bay Street, Suite 300 • Petoskey, MI 49770 • T: (231) 347-1200 • F: 248-901-4040 • [plunkettcooney.com](http://plunkettcooney.com)

If you need any further information, please advise.

Very truly yours,

A handwritten signature in dark ink, appearing to read "James J. Murray". The signature is fluid and cursive, with the first name "James" and last name "Murray" clearly distinguishable.

James J. Murray  
Plunkett Cooney  
Direct Dial 231-348-6413

JJM/tll

Enclosures

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:

Cheryl Nephew Jaguiss Individual  
Living Trust ugd 11/10/2008 (the "Trust")  
(501) 690-7305    rjaguiss@mac.com  
Phone Number    Email Address  
c/o James Murray "jmurrray@plunkettcooney.com"  
Property Owner & Mailing Address (If Different From Applicant)

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.

6948 Main St. Mackinac Island (Tax Id # 051-525-041-00)

Is The Proposed Project Part of a Condominium Association?	<u>NO</u>
Is The Proposed Project Within a Historic Preservation District?	<u>YES</u>
Applicant's Interest in the Project (If not the Fee-Simple Owner):	<u>Fee Simple</u>
Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?	<u>NO</u>
Is a Variance Required?	<u>NO</u>
Are REU's Required? How Many?	<u>NO</u> /

Type of Action Requested:

<input checked="" type="checkbox"/> Standard Zoning Permit	<input type="checkbox"/> Appeal of Planning Commission Decision
<input type="checkbox"/> Special Land Use	<input type="checkbox"/> Ordinance Amendment/Rezoning
<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Ordinance Interpretation
<input checked="" type="checkbox"/> Other <u>Demolition of existing structure per HDC Resolution</u>	

Property Information:

A. Property Number (From Tax Statement):	<u>051-525-041-00</u>	
B. Legal Description of Property:	<u>Lot 86 Assessor's Plat No. 2</u>	
C. Address of Property:	<u>6948 Main St.</u>	
D. Zoning District:	<u>H13</u>	
E. Site Plan Checklist Completed & Attached:	<input checked="" type="checkbox"/>	File No. <u>H324-041-016</u>
F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance)	<input checked="" type="checkbox"/>	Exhibit <u>B</u>
G. Sketch Plan Attached:	<input checked="" type="checkbox"/>	Date <u>9-24-24</u>
H. Architectural Plan Attached:	<input checked="" type="checkbox"/>	Initials <u>KP</u>
I. Association Documents Attached (Approval of project, etc.):	<u>N/A</u>	
J. FAA Approval Documents Attached:	<u>N/A</u>	
K. Photographs of Existing and Adjacent Structures Attached:	<input checked="" type="checkbox"/>	

Proposed Construction/Use:

A. Proposed Construction:

<input checked="" type="checkbox"/> New Building	<input type="checkbox"/> Alteration/Addition to Existing Building
<input checked="" type="checkbox"/> Other, Specify <u>Demolition of existing building per HDC approval.</u>	

## B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

HB  
 Proposed Use: R-1

## C. If Vacant:

Previous Use: N/A  
 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

Cheryl Nephew Jaguiss, Trustee  
Please Print Name

Signed and sworn to before me on the 23 day of September, 2024.

K. RICKLEY, Notary Public  
Mackinac County, State of Michigan  
Acting in the County of Mackinac  
My Commission Expires: 10/21/2025

K. Rickley  
Notary Public

Mackinac County, Michigan  
My commission expires: 10/21/2025

## 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: \_\_\_\_\_

FEE: \_\_\_\_\_

DATE: \_\_\_\_\_ CHECK NO: \_\_\_\_\_ INITIALS: \_\_\_\_\_

Revised October 2023

## City of Mackinac Island

7338 Market Street  
P.O. Box 435  
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. 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	<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, 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)
15. 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)



#### Utility Information

Provided

Not Provided  
or Applicable

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.



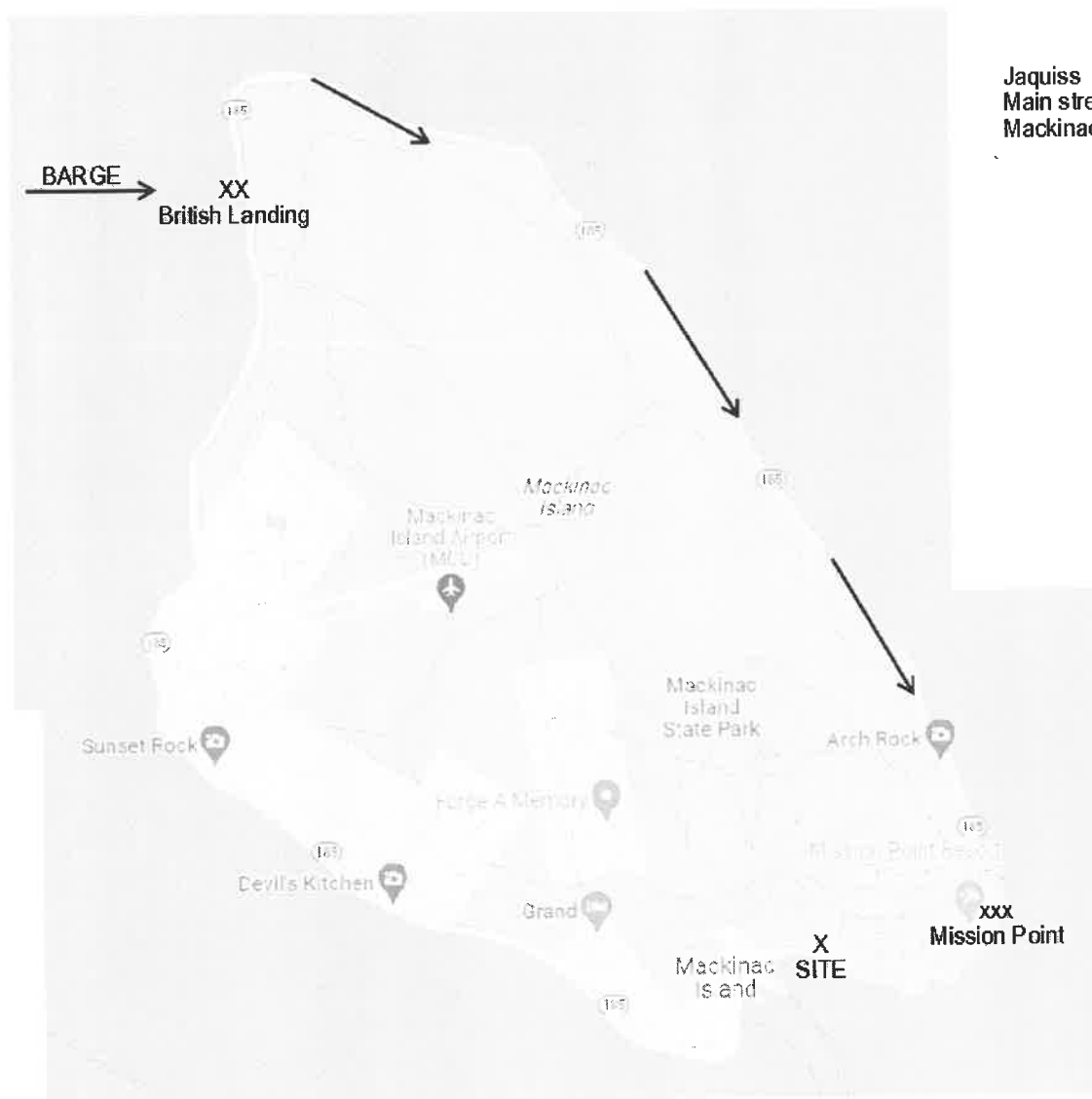
**Site Plan Informational (Demolition)  
Requirements (Section 20.04, D)**

<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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input checked="" type="checkbox"/>	<input 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"/>

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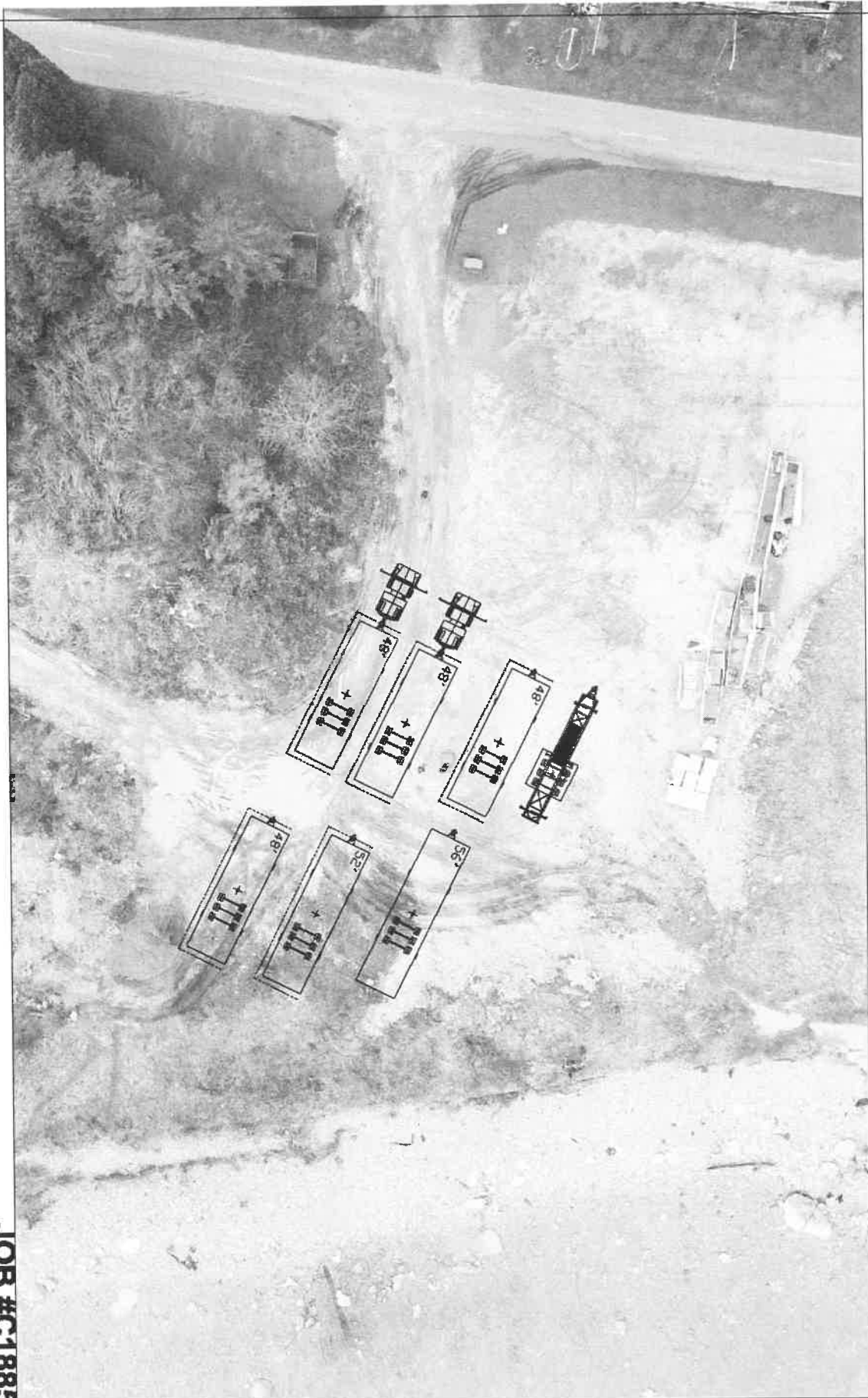
**Architectural Review**  
**Informational Requirements (Section 18.05)**

<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 type="checkbox"/>	<input checked="" type="checkbox"/>
2. Legal description of the property	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>



Jaquiss  
Main street  
Mackinac Island, MI 49757





**JOB #C1885**  
DRAWING SCALE 1" = 30'

SITE NO AX	JOB NO -	DATE 9/7/23	DR. -	JADUSS RESIDENCE		PROJECT H1885	REVISION	<b>Dickinson Homes</b> 1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800 FAX: 906-774-5813 <a href="http://WWW.DICKINSONHOMES.COM">WWW.DICKINSONHOMES.COM</a>
				RYAN SPENCER				
				CUSTOM				

AX

23

JADUISS RESIDENCE  
RYAN SPENDER  
CUSTOM

~~revision~~

# Dickinson Homes

1500 V. BREITUNG AVE. KINGSFORD, MI 906-774-5600 FAX: 906-774-5813

WWW.DICKINSONHOMES.COM

# Dickinson Homes

SINCE 1970

Planning Commission  
October 8<sup>th</sup> Meeting

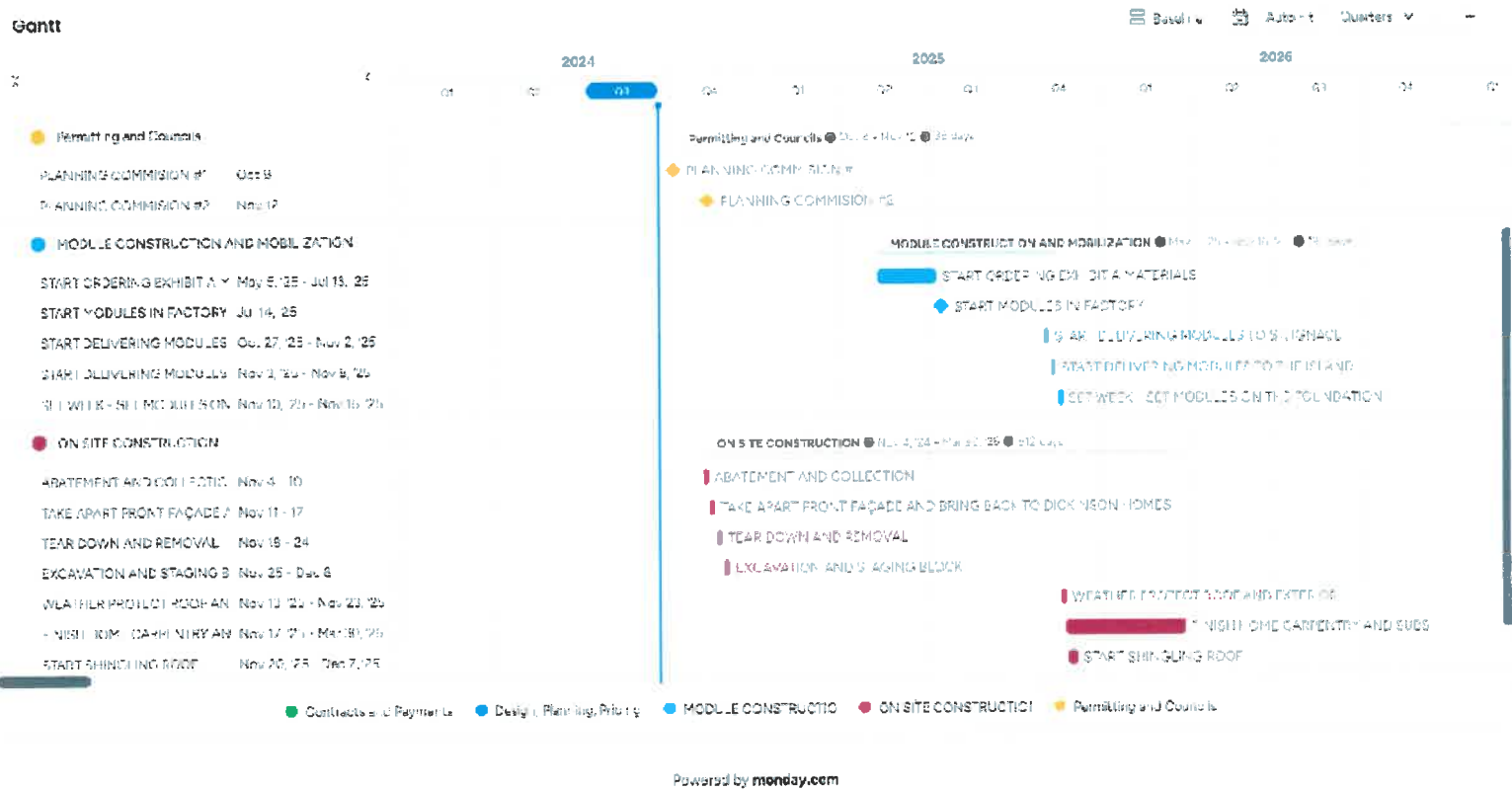
## Delivery, Staging, and Setting

- Dickinson Homes Delivery Crew will deliver 7 Modules via barge to British landing
- Dickinson Homes Delivery Crew will then deliver those modules to Mission Point Staging Area using the following equipment
  - 2 Trucks
  - 7 Trailers
  - 1 Escort Car
  - 1 Police Escort
  - 1 Belonga Backhoe
- Dickinson Homes will subcontract Plutchak Crane Service to set up their 165 ton crane on the street the night before, it will be set up as to not block any safety vehicle passage, similar to how we have in the past
- Dickinson Homes will deliver 1 module at a time from Mission Point to the Jaquiss site using police escort, DHI escort, 1 truck, 1 trailer
- It will be an early morning set with the intent to have all modules set in under 8 hours
- Dickinson Homes will coordinate with Carriage Tours company to ensure safe passage of any horse carriages during the set, like how we have in the past



The Red House

September 23, 2024 | 13:37:00

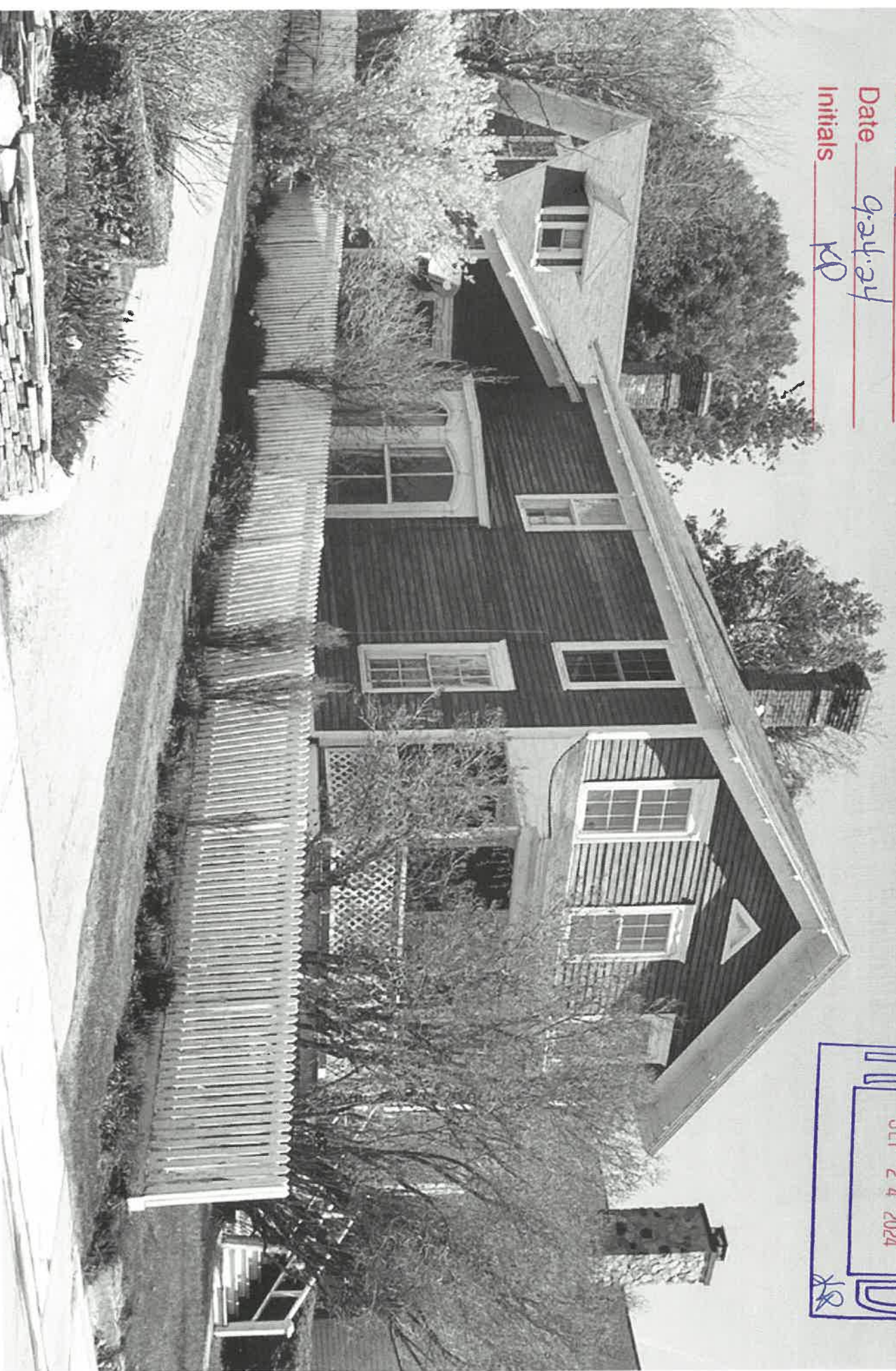
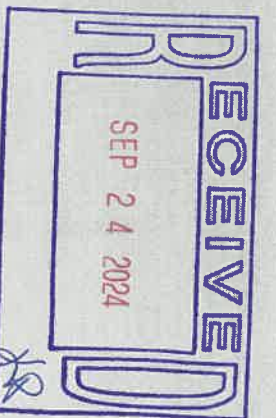


File No. HB24-041-016

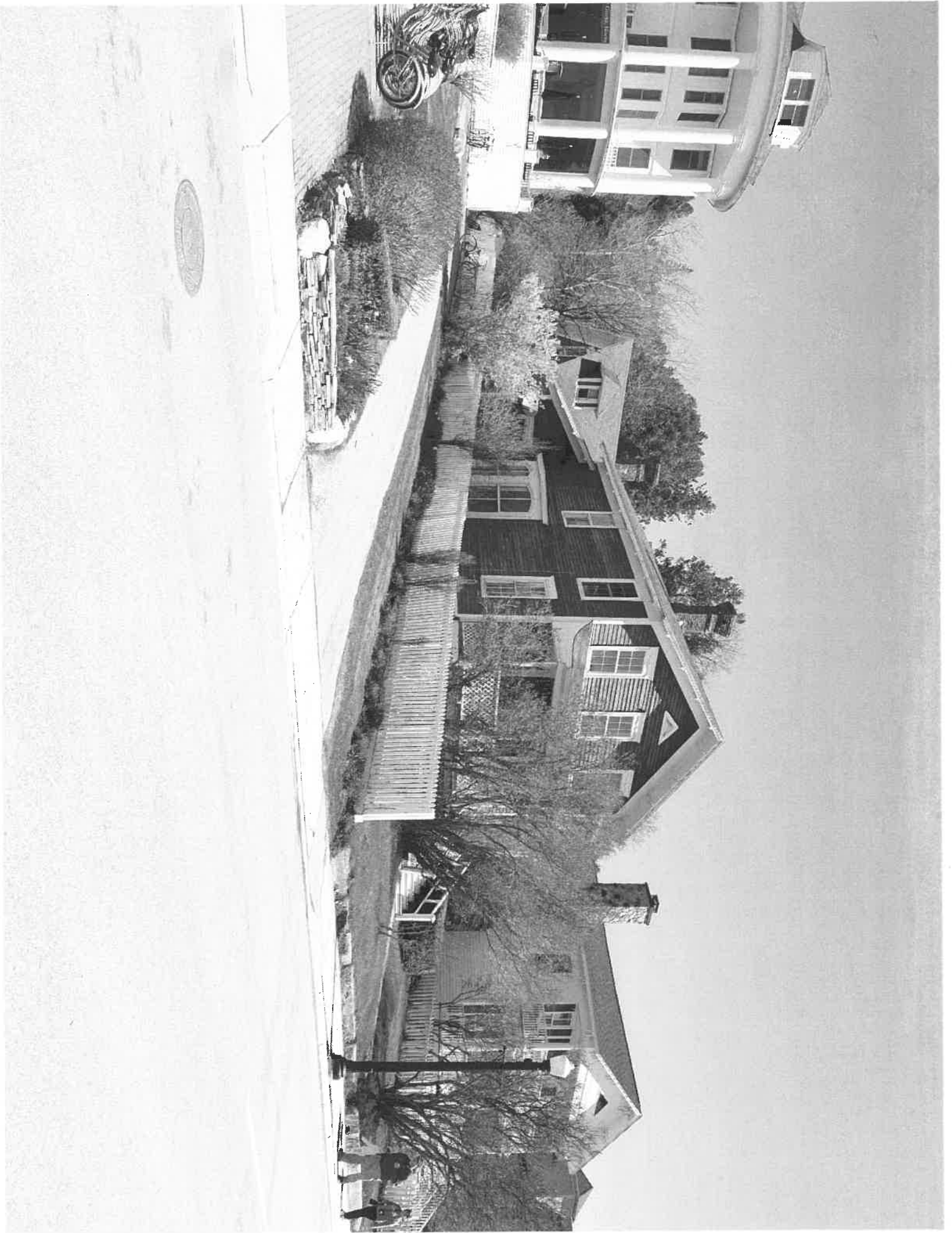
Exhibit S

Date 9.24.24

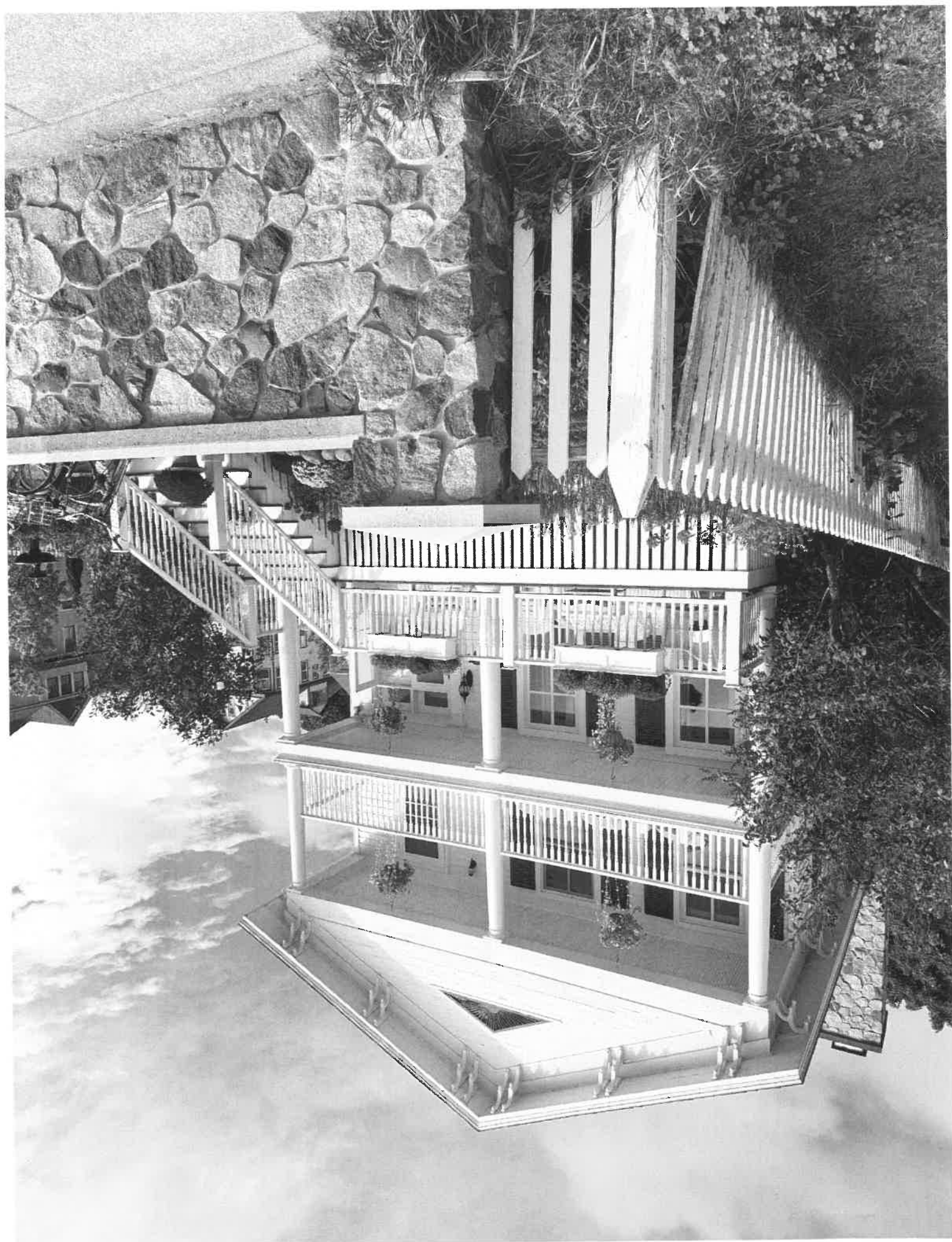
Initials PD





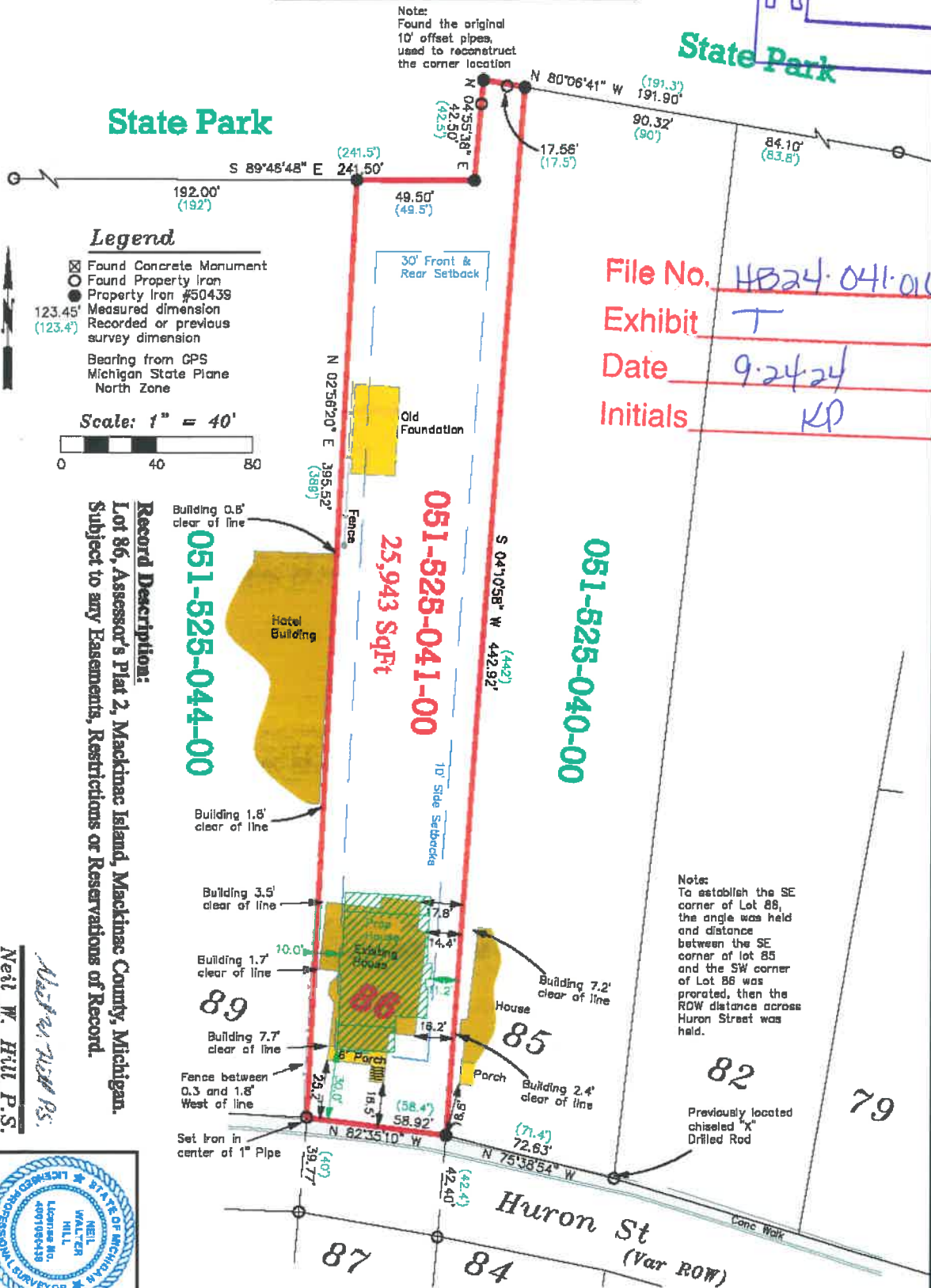








# Site Plan



Neil W. Hill P.S.  
 Professional Surveyor #50439



Page # 1 of 1  
 Date : September 18, 2024  
 Client : Cheryl Nephew  
 Order No. : 24108-CN-83-AP2-MI  
 Drawn By : Matthew B Bliss



**Mackinac County Land Surveys**  
 429 Ellsworth St. ~ St. Ignace, MI 49781  
 (906) 643-9418 www.MackinacSurveys.com

# Boundary Survey

SEP 24 2024

State Park

Note:  
Found the original  
10' offset pipes,  
used to reconstruct  
the corner location

State Park

- Legend**
- Found Concrete Monument
  - Found Property Iron
  - Property Iron #50438
  - Measured dimension
  - Recorded or previous survey dimension
  - Bearing from GPS
  - Michigan State Plane
  - North Zone

123.45'  
(123.4')

Scale: 1" = 40'

0 40 80

File No. HB24-041-016

Exhibit U

Date 9-24-24

Initials KP

**Record Description:**  
Lot 86, Assessor's Plat 2, Mackinac Island, Mackinac County, Michigan.  
Subject to any Easements, Restrictions or Reservations of Record.

Building 0.5' clear of line

051-525-044-00

051-525-041-00  
25,943 SqFt

051-525-040-00

Building 1.8' clear of line

Building 3.5' clear of line

Building 1.7' clear of line

Building 7.7' clear of line

Fence between 0.5 and 1.8' West of line

Set iron in center of 1" Pipe

Building 7.2' clear of line

Building 2.4' clear of line

Note:  
To establish the SE corner of Lot 88, the angle was held and distance between the SE corner of lot 85 and the SW corner of Lot 86 was prorated, then the RDW distance across Huron Street was held.

Previously located chiseled "X" Drilled Rod

Huron St  
(Var ROW)

Neil W. Hill P.S.  
Professional Surveyor #50438

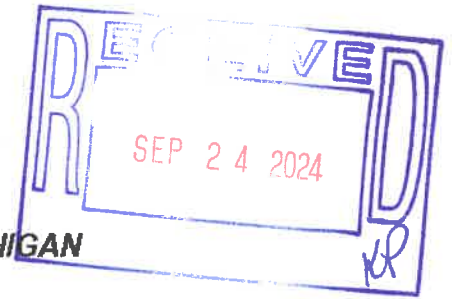


Page # 1 of 1  
Date : September 18, 2024  
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Drawn By : Matthew B Bliss



Mackinac County Land Surveys  
429 Ellsworth St. ~ St. Ignace, MI 49781  
(906) 643-9418 www.MackinacSurveys.com

**ASBESTOS & PAINT SURVEY**  
**BIG RED HOUSE**  
**6948 MAIN STREET, MACKINAC ISLAND, MICHIGAN**



**June 14, 2022**  
(Date of Survey – May 19 & 27, 2022)



**Prepared by:**  
**Mackinac Environmental Technology, Inc.**  
**St. Ignace, Michigan**

**MET Project No: M21-3658**



**File No.** H24-041-016  
**Exhibit** V  
**Date** 9-24-24  
**Initials** KP



## **TABLE OF CONTENTS**

	<i>Description</i>	<i>Page #</i>
<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
	A List of Common Acronyms	1
	B Limitations and Assumptions	1
	C Description	2
<b>2.0</b>	<b>ASBESTOS SURVEY</b>	<b>2</b>
	A Description of Asbestos Survey	2
	B Asbestos Survey Findings	3
	C Discussion	4
<b>3.0</b>	<b>PAINT SURVEY</b>	<b>4</b>
	A Description of Paint Survey	5
	B Paint Survey Results	5
	C Discussion	5
<b>4.0</b>	<b>CLOSING</b>	<b>6</b>

## **LIST OF ATTACHMENTS**

<i>Attachment #</i>	<i>Description</i>
1	LARA Inspector Certification MDHHS Lead Inspector
2	Figure 1 - Site Plans
3	Site Photographs
4	Laboratory Analytical Report – Asbestos
5	Laboratory Analytical Report – Lead & Cadmium
6	MIOSHA Fact Sheet - Asbestos
7	MIOSHA Fact Sheet – Lead & Cadmium

## **1.0 INTRODUCTION**

---

Mackinac Environmental Technology, Inc. (MET) conducted asbestos and paint surveys in a residential house (the house). The house is identified as the "Big Red House" and is located 6948 Main Street (M-185), Mackinac Island, Michigan. The surveys, which were conducted on May 19 and 27, 2022, included the following:

1. An Asbestos Survey (asbestos survey) conducted in general accordance with Section 12 of the Clean Air Act - National Emission Standards for Hazardous air Pollutants (NESHAP), Part 602 – MIOSHA Asbestos Standard for Construction and Part 305 - MIOSHA Asbestos Standard for General Industry.
2. A Paint Survey conducted in general accordance with MIOSHA Part 603 - Lead Exposure in Construction and Part 309 - Cadmium Exposure in Construction.

### **A. List of Common Acronyms**

- NESHAP: National Emissions Standards for Hazardous Air Pollutants
- MIOSHA: Michigan Occupational Safety and Health Administration
- ACM: Asbestos Containing Material
- SACM: Suspect Asbestos Containing Material
- PACM: Presumed Asbestos Containing Material
- TSI: Thermal System Insulation
- USEPA: United States Environmental Protection Agency
- LBP: Lead-Based Paint
- CBP: Cadmium-Base Paint
- PEL: Permissible Exposure Limit

### **B. Limitations and Assumptions**

MET made every reasonable attempt to access all areas inside the house. However, there exists the potential for discovering additional ACM and SACM not addressed by this report during demolition/renovation activities. If additional ACM or SACM is encountered, the subject material must be sampled and/or abated before being further disturbed.

1. The house was occupied at the time of the surveys. Subsequently, sever damage to walls, ceilings and floors was avoided. This includes breaking into walls (wall interiors and side attics) to look for vermiculite insulation.
2. Vermiculite insulation remnants were encountered in the main "peak" attic (earlier effort to remove and replace the vermiculite with fiberglass did not remove all vermiculite). In addition, several side attics (no access doors; access requires partial wall removal in several Units) may contain vermiculite. Vermiculite tested at <1% asbestos. Although this is below the 1% threshold it is still regulated under MIOSHA. See Section 2C for information on handling.
3. Interior doors are fire-rated. Older fire-rated door insulation is a PACM unless evidence proves otherwise. Based on the absence of evidence, all fire-rated doors in the house are assumed PACM.

This interpretation is based on the absence of a construction date on the label and a cursory review of the manufacturers website that does not specifically state that the manufactures did not use asbestos in their doors.

4. Additional paint types, suspect for lead and cadmium may be located on the house. This may include additional paint layers that were not encountered in the samples, discrete areas that would not yield samples and/or additional discrete areas that were not identified/sampled.

### **C. Description**

The 3,600 square-foot (approximate), two-story wood-framed structure is located over a partial basement/crawl space and finished with a gable roof.

#### **Exterior Materials:**

- Walls: Clapboard siding, house wrap.
- Windows: 12 older windows finished with glazing.
- Roofing: Vinyl shingles, patch/seal (black and gray).

#### **Interior Materials:**

- Walls: Plaster (two types), drywall (three types), texture finishes (five types), wood paneling.
- Ceilings: Plaster (two types), drywall (three types), texture finishes (five types), wood paneling, 12" x 12" tile (nailed), 2' x 2' drop (two types), 2' x 4' drop.
- Flooring: Hardwood, linoleum (four types), 12" x 12" tile.
- Interior Doors – Fire Rated.
- Observed Insulation: Fiberglass, vermiculite.
- Heating: Electric baseboard.

## **2.0 ASBESTOS SURVEY**

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The asbestos survey was conducted by Edward Radecki, a certified asbestos inspector (#A30041). A copy of his accreditation through the State of Michigan LARA is provided in **Attachment #1**. The objective of the asbestos survey was to visually assess all functional spaces in the house to determine the presence of PACM and SACMs. Representative samples of each SACM were collected and analyzed at a contract laboratory to determine whether the sample contains asbestos. An ACM is defined by the USEPA as any material or product which contains more than one-percent (1%) asbestos.

### **A. Description of Asbestos Survey**

MET collected 28 bulk samples of SACM. Each sample was placed into an air-tight zip-loc bag and triple bagged prior to shipment to the analytical laboratory for analysis. The samples were submitted to SanAir Technologies Laboratory for polarized light microscopy (PLM) analysis via USEPA Method 600. This effort resulted in the analysis of 97 samples. In addition, one samples (11E – Joint Compound) received additional analysis using PLM 400 – Point Count to verify 2% results from the standard PLM 600 analysis.

**B. Asbestos Survey Findings**

HM #	SAMPLE #	SACM	LOCATION	ESTIMATED QUANTITY	ACM	% ASBESTOS
1	1-AB	Linoleum A & Mastic	1 <sup>st</sup> Floor – Bath 1 & Laundry	140 ft <sup>2</sup>	NO	--
2	2-AB	Linoleum B	1 <sup>st</sup> Floor - Kitchen	240 ft <sup>2</sup>	NO	--
3	3-AB	2'x4' Drop Ceiling B	1 <sup>st</sup> Floor - Kitchen	240 ft <sup>2</sup>	NO	--
4	4-ABCDEF	Texture B/Plaster B	Ceilings: 1 <sup>st</sup> Floor - Laundry, Kitchen, Bedroom, Living Room, Under Stairs to 2 <sup>nd</sup> Floor; 2 <sup>nd</sup> Floor - Unit 4, Landing, Hall A	1,100 ft <sup>2</sup>	YES	3% Chrysotile
5	5-ABCDEFGF 13-AB	Plaster A	1 <sup>st</sup> Floor & 2 <sup>nd</sup> Floor– Walls & Ceilings	>5,000 ft <sup>2</sup>	NO	--
6	6-ABCDEFGF	Drywall A	1 <sup>st</sup> Floor – Walls & Ceilings	>5,000 ft <sup>2</sup>	NO	--
		Texture A – over Drywall			NO	--
		Joint Compound			NO	--
7	7-AB	2'x2' Drop Ceiling A	1 <sup>st</sup> Floor – Apt Hall, Bedroom	310 ft <sup>2</sup>	NO	--
8	8-AB	Drywall C	Ceiling: Unit 2, Unit 1 Closet, Hall B (ends only), Apt Hall (corner wall).	300 ft <sup>2</sup>	NO	--
	8-AB	Texture C - over Drywall			YES	3% Chrysotile
9	9	12"x12" Ceiling Tile	Unit 0	225 ft <sup>2</sup>	NO	--
10	10	2'x2' Drop Ceiling C	Unit 1	225 ft <sup>2</sup>	NO	--
11	11-ABCDEFGF	Drywall B	2 <sup>nd</sup> Floor – Walls & Ceilings: Bath 3, #3, #5, #6 & #7; Walls Only: #4, Landing, Hall A; Ceiling Only: Hall B	3,350 ft <sup>2</sup>	NO	--
	11-ABCFG	Joint Compound			NO	ND to 0.75% Chrysotile
	11E	Joint Compound – Point Count				
	11-ABCDGF	Texture D – over Drywall			NO	--
12	12-AB	Linoleum C & Mastic	2 <sup>nd</sup> Floor – Bath 2	42 ft <sup>2</sup>	NO	--
13 - Skip						
14	14-AB	Vermiculite	Main attic - Residual	--	NO	<1% Tremolite
15	15-ABC	Window Glaze	1 <sup>st</sup> Floor Windows	10 Windows	NO	<1% Chrysotile
16	16-ABC	Plaster C	Basement – Walls & Ceiling	325 ft <sup>2</sup>	NO	--
	16-ABC	Skim Coat			NO	--
	16-BC	Texture E- over Plaster			NO	--
17	17-AB	Linoleum D	2 <sup>nd</sup> Floor – Bath 3	100 ft <sup>2</sup>		--
18	18-ABC	Caulking	Exterior	<20 ft <sup>2</sup> +/-	YES	3% Chrysotile
19	19,26	Chimney - Brick	Chimneys	600 ft <sup>2</sup>	NO	--
20	20,25	Chimney Mortar				
21	21	House Wrap - Outer	Exterior – Under siding	>5,000 ft <sup>2</sup>	NO	--
22	22	House Wrap - Inner	Exterior – Under siding	>5,000 ft <sup>2</sup>	NO	--
23	23-AB	Roof Shingle	Roof	5,000 ft <sup>2</sup>	NO	--
24, 25, 26 - Skip						
27	27	Black Patch/Seal	Roof	<20 ft <sup>2</sup> +/-	NO	--
28	28	Gray Patch/Seal	Roof	<20 ft <sup>2</sup> +/-	NO	--
29	29	Window Glaze	2 <sup>nd</sup> Floor Windows	1 Window	NO	--
30	PACM	Fire Door Insulation	Interior Doors	Numerous	YES	PACM

HM = Homogeneous Material

- Sample Locations are depicted on Figure 1 – Sample Location Diagram in **Attachment #2**.
- Photographs depicting conditions are included in **Attachment #3**.
- A complete copy of the laboratory analytical report is included in **Attachment #4**.
- A MIOSHA Guidance Sheet that discusses asbestos is included in **Attachment #6**.

### **C. Discussion**

1. MET's May 19 & 27, 2022 asbestos survey identified four regulated asbestos containing materials (i.e. >1% Asbestos). These materials may become damaged/friable if they are not properly handled during the demolition. Removal must be conducted prior to demolition by a licensed asbestos abatement contractor.
  - HM#4: Texture B - over Plaster.
  - HM#8 – Texture C - over Drywall.
  - HM#18 - Exterior Caulking. This material was observed in discrete areas between clap board siding and window frames/trim boards.
  - HM#30 – Fire Rated doors.
2. MET's May 19 & 27, 2022 asbestos survey identified three materials with traces (<1%) of asbestos. Although these percent's are below the 1% threshold, the material is still regulated under MIOSHA. MIOSHA requires proper handling (if removed or disturbed) for worker protection. This includes:
  1. Adequately wet the material before disturbing/removal to avoid dust.
  2. Removed material must be placed inside containment bags.
  3. The bagged material must be disposed of at a Type 2 Landfill.

This material includes:

- HM#11 – Joint Compound on Drywall B.
- HM#14 – Vermiculite: Residual vermiculite insulation was observed (under fiberglass) in the main "peak" attic. Earlier effort to remove and replace the vermiculite with fiberglass did not remove all vermiculite. In addition, several side attics (not accessible without significant wall damage) may contain vermiculite. Vermiculite tested at <1% asbestos. Although this is below the 1% threshold it is still regulated under MIOSHA.
- HM#15 – Window Glaze: Several older windows are finished with glazing. The glazing is intermixed with newer silicon and latex (non-asbestos ) materials.

### **3.0 PAINT SURVEY**

The paint survey was conducted by Seth Monroe, a certified Lead Inspector (P-08924). A copy of his certification card is provided in **Attachment #1**. The paint survey was conducted to determine if painted surfaces contain lead or cadmium. Lead Based Paint or Cadmium Based Paint is defined as any paint capable of generating an airborne concentration above OSHA's Permissible exposure limit (PEL).

Subsequently, any positive detection of lead or cadmium is subject to MIOSHA Regulations.

### **A. Description of Paint Survey**

Representative paint chip samples were collected from 15 discrete surfaces. Sampling was conducted to ensure that a complete cross-section of the layered paint was collected. The samples were submitted to a contract laboratory for analysis of lead and cadmium by Flame AAS (SW 846 3050B\*/7000B).

### **B. Paint Survey Results**

Paint ID #	SAMPLE DESCRIPTION	CADMIUM (PPM)	LEAD (PPM)
P1	Kitchen Door Trim	22	130,000
P2	#2 Window	7.4	21,000
P3	#1 Window	83	210,000
P4	Main Floor Hallway	<1.7	160
P5	East Hallway	<1.5	10,000
P6	Hallway Door Trim	4.1	180,000
P7	Shop Window	15	9,800
P8	#4 Ceiling Back	3.5	390
P9	Bathroom #3	<1.0	<5.0
P10	#6 Window	<2.7	63,000
P11	Basement	<1.1	65
P12	Red Siding	7.0	160,000
P13	Gray Porch	<0.95	360
P14	White Porch	26	120,000
P15	White Window (Exterior)	14	1,100

PPM = parts per million

- Sample Locations are depicted on Figure 1 – Sample Location Diagram in **Attachment #2**.
- A complete copy of the laboratory analytical report is included in **Attachment #5**.
- A MIOSHA Guidance Sheet that discusses lead-based paint are included in **Attachment #7**.

### **C. Discussion**

MET's May 19, 2022 paint survey identified elevated lead and cadmium levels in most of the paint samples.

1. Provide demolition contractor(s) with a copy of this report and explain that disturbance of paint is subject to compliance with all applicable MIOSHA regulations (i.e. engineering controls, respirator use, air monitoring, etc.).
2. Manage the painted materials in a manner that reduces the potential for dust emissions and dust discharge (i.e. wetted, landfill disposal) to the surrounding surfaces and air.

#### 4.0 CLOSING

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Mackinac Environmental Technology, Inc. appreciates the opportunity to provide these consulting services. If you have any questions regarding this report, please do not hesitate to contact this office.

Sincerely,

**Mackinac Environmental Technology, Inc.**



Edward Radecki

Project Manager

*Asbestos Inspector (#A30041)*



Seth Monroe

Certified Lead Inspector – (P-08924)

# Dickinson Homes

SINCE 1970

Planning Commission  
October 8<sup>th</sup> Meeting



## Historical Acknowledgements

- Dickinson Homes, Sayles Builders, and Belonga Excavation will be responsible for the safe removal of the existing front façade, front porch, and framing materials of the Jaquiss Home. Crews will be on the island in the Fall/Winter of 2024/2025 for this process.
- Dickinson Homes will sectionalize the removed façade and existing front porch for safe transportation from the island to the Dickinson Homes plant in Kingsford, Michigan. The sections will be stored indoors. Dickinson Homes carpenters will work to replicate, refurbish, and/or reuse the reclaimed façade materials.
- Dickinson Homes will use the reclaimed framing, fasteners, and other materials in the construction of the new Jaquiss home that can be safely reused in the walls, floors, and/or attic.
- Upon completion of the new Jaquiss home, Dickinson Homes shall furnish a commemorative brass plaque that will be displayed on either the fence or separation wall of the property. The plaque will act as a historical marker for the Red House and its significance to the island. The plaque will be placed so that it is easily viewable to people passing by.

Ryan Spencer  
Project Manager for Dickinson Homes

X Ryan Spencer

File No. HB24-041-016  
Exhibit W  
Date 9-24-24  
Initials KP