

**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:**

Andrew Douc  
7587 Market Street  
231 392 6456    claudstep2000@yahoo.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)**

Is The Proposed Project Part of a Condominium Association? \_\_\_\_\_  
Is The Proposed Project Within a Historic Preservation District? \_\_\_\_\_  
Applicant's Interest in the Project (If not the Fee-Simple Owner): \_\_\_\_\_  
Is the Proposed Structure Within Any Area That The FAA Regulates Airspace? \_\_\_\_\_  
Is a Variance Required? \_\_\_\_\_  
Are REU's Required? How Many? \_\_\_\_\_

no  
yes  
Owner  
no  
no  
no / \_\_\_\_\_

**Type of Action Requested:**

<input checked="" type="checkbox"/> 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): 051-550-042  
B. Legal Description of Property: See Attachment  
C. Address of Property: 7200 Main Street  
D. Zoning District: Commercial, Downtown  
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: Yes  
I. Association Documents Attached (Approval of project, etc.): no  
J. FAA Approval Documents Attached: no  
K. Photographs of Existing and Adjacent Structures Attached: no

**Proposed Construction/Use:**

A. Proposed Construction:

File No. 24-042-065  
Exhibit A  
Date 9-24-24  
Initials KR

☐ 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):

Employee Housing, Retail Store

Proposed Use: Hotel

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 \_\_\_\_\_ (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.**

S. Andrew Dorel  
Signature

SIGNATURES \_\_\_\_\_  
Signature

Stephen Andrew Dorel  
Please Print Name

\_\_\_\_\_  
Please Print Name

Signed and sworn to before me on the \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
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: C24-042-065(H)

FEE: \$400-

DATE: 9-24-24

CHECK NO: \_\_\_\_\_

INITIALS: KP

Revised October 2023

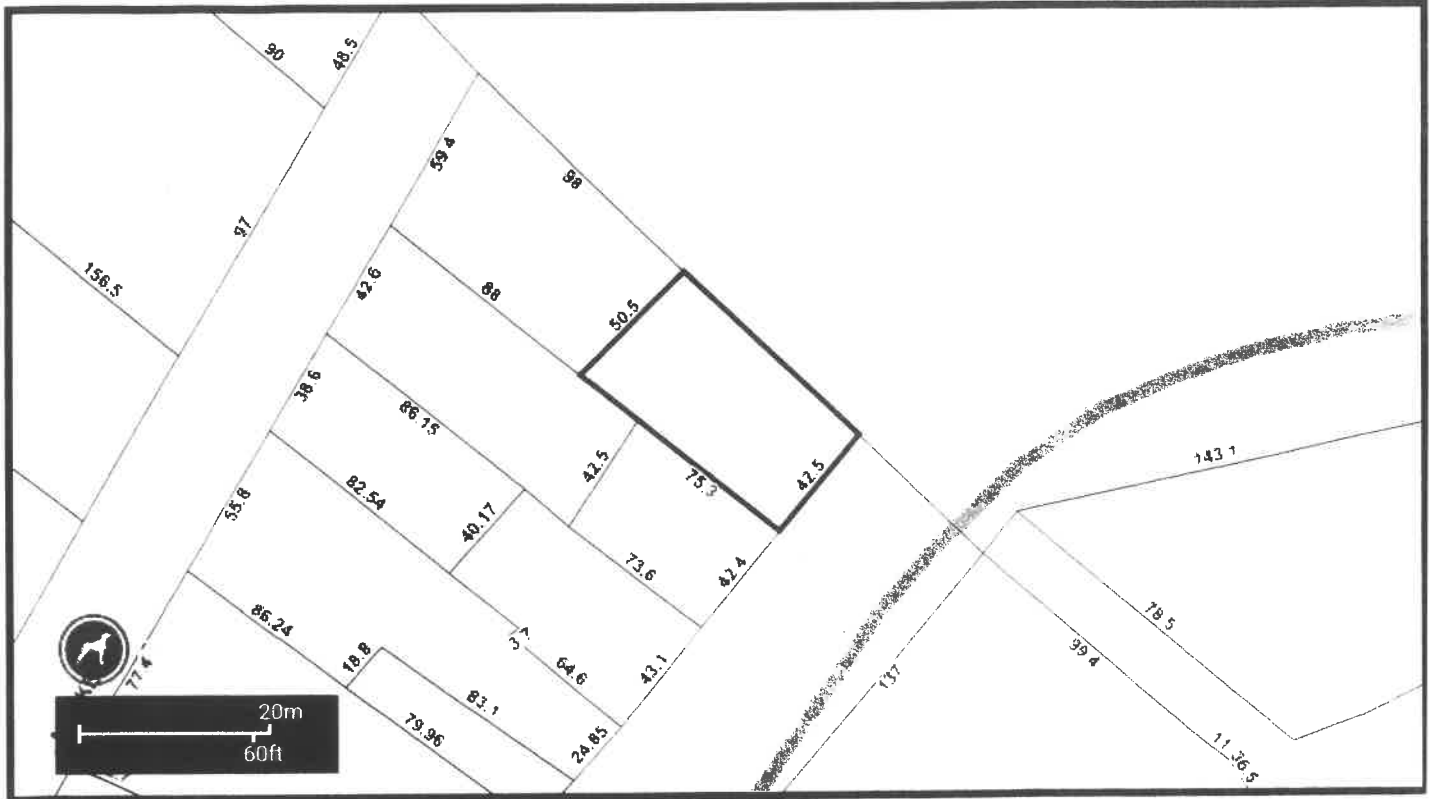


# Eastern UP GIS

Parcel Report: 051-550-042-00

9/24/2024

12:01:50 PM



## Property Address

7200 MAIN ST  
MACKINAC ISLAND, MI, 49757

## Owner Address

FERNDALE HOUSE LLC  
—  
PO BOX 1426  
MACKINAC ISLAND, MI 49757-1426

Unit: 051  
Unit Name: CITY OF MACKINAC ISLAND

## General Information for 2023 Tax Year

Parcel Number:	051-550-042-00	Assessed Value:	\$1,710,650
Property Class:	201	Taxable Value:	\$1,387,117
Class Name:	Commercial 201	State Equalized Value:	\$1,710,65
School Dist Code:	49110		
School Dist Name:	District 49110		

PRE 2022: 0%

PRE 2023: 0%

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$1,625,200	\$1,625,200	\$1,321,064
2021	\$1,540,750	\$1,540,750	\$1,278,862

### Land Information

Acreage: 0

Zoning:

### Tax Description

ASSESSOR'S PLAT NO. 3. BLDG & LOT 125 EXC BEG AT THE INT OF THE ELY LINE OF MARKET ST WITH SLY LINE OF FORT ST TH S 48 DEG E 98 FT ALONG FORT ST TH S 44 DEG W 50 1/2 FT TO S LINE OF LOT 125 TH NWLY ALONG SLY LINE 88 FT TO MARKET ST TH NELY ALONG MARKET ST TO POB.

### Sales Information

Sale Date: 04-24-2015

Sale Price: 0

Instrument: OTH

Grantor: ROUND ISLAND HOLDINGS LLC

Grantee:

Terms of Sale: 33-TO BE DETERMINED

Liber/Page: 795/09

Sale Date: 04-20-2015

Sale Price: 0

Instrument: OTH

Grantor: FERNDAL HOUSE LLC

Grantee: CLOVERLAND ELECTRIC

Terms of Sale: 33-TO BE DETERMINED

Liber/Page: 831/380

Sale Date: 05-19-2008

Sale Price: 0

Instrument: WD

Grantor: MACKINAC KASPAR CORPORATION

Grantee: FERNDAL HOUSE LLC

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 669/559

## 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](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 Features

#### Provided

#### Not 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 Features

#### Provided

#### Not 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                               | <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"/> |

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  | <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 checked="" type="checkbox"/> | <input 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)**

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

September 24, 2024



The application is for the remodel and updating of the Doud's Building, eventually turning the retail area and housing area into a 15 room hotel. The following will occur this winter:

Shoring up and leveling of the building

Demolition of Nadia's retail space

White Walling of Nadia's area

The back parking lot will be used to remove and stage much of the debris from demolition

This project will done in sections over the next 3 years.

I am available for any questions.

Andrew Doud

231 392 6456

File No. C24-042-065(H)  
Exhibit B  
Date 9-24-24  
Initials KP



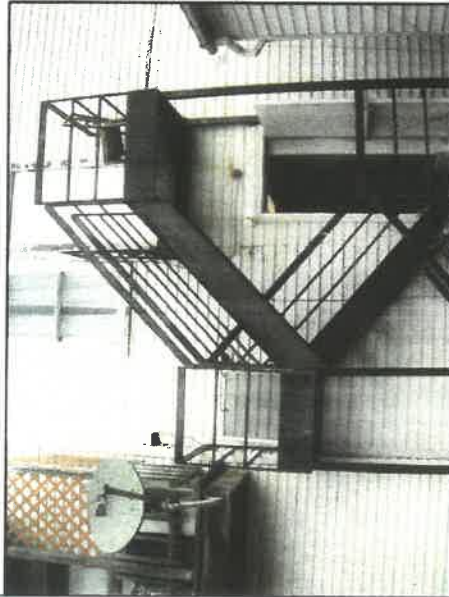
EXISTING MAIN STREET ELEVATION TO  
REMAIN UNCHANGED



EXISTING FORT STREET ELEVATION TO  
BE ALTERED



SIDE & REAR ELEVATIONS TO  
BE ALTERED



WEST STEEL FIRE ESCAPE TO BE  
REMOVED



NORTH WOOD FIRE  
ESCAPE TO BE REMOVED



WEST WOOD FIRE ESCAPE TO BE  
REMOVED



Richard Clements Architect, PLLC 7200 Main Street Madison, WI 53705	
DOUD'S MARKET & INN 7200 MAIN STREET MADISON, WI 53705	
*FOR ZONING* NOT FOR CONSTRUCTION	
DATE: Sept. 19, 2024	PROJECT: 1835
PHOTOS	
A0.0	

File No. C24-042-065(4)  
Exhibit C  
Date 9-24-24  
Initials RP