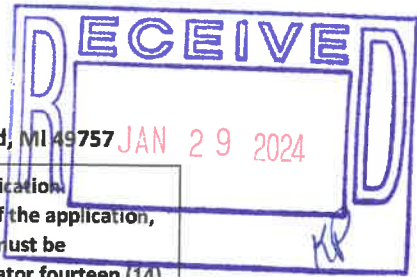


**CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION**



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

APPLICANT:
 Mackinac Island Transportation Authority
 Box 930 Mackinac Island MI 49757
 906-847-4035 kep@mackinactransit.org
 Phone Number Email Address

Please complete both sides of application.
 The Fee and fourteen (14) 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 & Address (If Different From Applicant)
 City of Mackinac Island
 Box 455 49757

- Is The Proposed Project Part of a Condominium Association? no
- Is The Proposed Project Within a Historic Preservation District? yes
- Applicant's Interest in the Project (If not the Fee-Simple Owner): Leassee
- 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
- Special Land Use
- Planned Unit Development
- Other _____
- Appeal of Planning Commission Decision
- Ordinance Amendment/Rezoning
- Ordinance Interpretation

Property Information:

- A. Property Number (From Tax Statement): 051-440-019-00
- B. Legal Description of Property: ATTACHED
- C. Address of Property: 7325 Main St.
- D. Zoning District: Commercial
- 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: no
- H. Architectural Plan Attached: yes
- I. Association Documents Attached (Approval of project, etc.): na
- J. FAA Approval Documents Attached: na
- K. Photographs of Existing and Adjacent Structures Attached: yes

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):
Freight/Hardware
 - Proposed Use: Freight/Hardware /Storage

File No. C24-019-007(H)
Exhibit B
Date 1-29-24
Initials KP

- C. If Vacant:
 - Previous Use: _____
 - Proposed Use: _____
 - Length of Time Parcel Has Been Vacant: _____

OFFICE USE ONLY			
FILE NUMBER: <u>C24-019-007(H)</u>	FEE: _____		
DATE: <u>1-29-24</u>	CHECK NO: _____	INITIALS: <u>KP</u>	Revised Oct 2018

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)

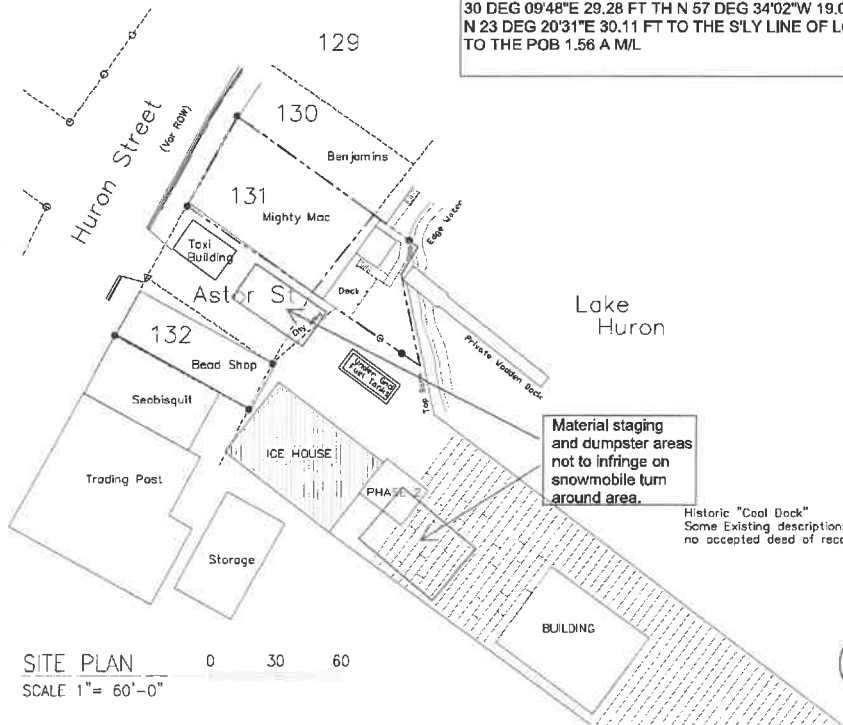
<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>

All building material hauled by Arnold Freight to site. Might need 1 or 2 dumpster vehicle permits. Plan on mainly using 2 footers for construction debris.

LEASE BUILDING ON LEASED LAND COAL DOCK ADJ TO PART OF LOT 133 ALL OF LOT 132 & ASTOR ST EXT ASSESSORS PLAT NO 3 DESC AS COMM AT THE N COR OF LOT 132 TH S 61 DEG 00'00"E 70.00 FT ALG THE S'LY ROW LINE OF ASTOR ST TO THE E COR OF LOT 132 & THE POB TH N 42 DEG 53'57"E 38.65 FT ALG THE SE ROW LINE OF ASTOR ST TH S 61 DEG 00'00"E 69.84 FT ALG ASTOR ST EXT TH N 30 DEG 26'33"E 15.50 FT TH S 58 DEG 12'11"E 475 FT TH S 32 DEG 55'19"W 125.50 FT TH N 59 DEG 05'03"W 477.19 FT TH N 30 DEG 09'48"E 29.28 FT TH N 57 DEG 34'02"W 19.00 FT TH N 66 DEG 39'32"W 45.00 FT TH N 23 DEG 20'31"E 30.11 FT TO THE S'LY LINE OF LOT 132 TH N 23 DEG 20'31"E 23.60 FT TO THE POB 1.56 A ML



DISTRICT: C COMMERCIAL
 SITE AREA:
 UPPLANS: = 3,410 SF.
 BOTTOMLANDS: = 1,486 SF.
 BLDG. AREA:
 EXISTING: 3,518 SF.
 PROPOSED: 192 SF.
 TOTAL: 3,710 SF.

○ Fd Iron
 △ Fd NGR
 ⊗ Set Iron #27447
 ⊗ Set Spike w/cop
 123.47
 Plotted Dimension
 Bearings based on the SC
 ROW Merkel Street, Lots
 105-114

SITE PLAN
 SCALE 1" = 60'-0"

SHEET	INDEX
101	DESCRIPTION
102	PLAN
103	PLAN
104	PLAN
105	PLAN
106	PLAN
107	PLAN
108	PLAN
109	PLAN
110	PLAN
111	PLAN
112	PLAN
113	PLAN
114	PLAN
115	PLAN
116	PLAN
117	PLAN
118	PLAN
119	PLAN
120	PLAN

BUILDING CODE INFORMATION	
CODE:	2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
USE GROUP:	M MERCHANTILE, S-1 STORAGE
CONSTRUCTION TYPE:	3B
FLOOR AREA:	3,710 SF
NUMBER OF STORIES:	1
HEIGHT:	10.0 FT
FOUNDATION:	10.0 FT
SEWERAGE:	10.0 FT
WATER SUPPLY:	10.0 FT
2ND FLOOR:	2400 sq ft

BUILDING STRUCTURE	
PERMITS:	10.0 FT
TYPE:	3B
FOUNDATION:	10.0 FT
SEWERAGE:	10.0 FT
WATER SUPPLY:	10.0 FT
2ND FLOOR:	2400 sq ft

Ryan J. Johnston P.E.
 Structural Engineer
 Johnston Engineering, PLLC
 6512 Harbor Road
 Harbor Springs, MI 49743
 231.526.0030 Fax: 231.526.0031
 Website: johnstonengr.com

Richard Clewley Architect, LLC
 30744 - 1st
 11, 12, 13, 14, 15
 Harbor Springs, MI 49743
 231.526.0030 Fax: 231.526.0031
 Website: richardclewley.com

COAL DOCK REHABILITATION
 MICHIGAN IS REHABILITATION AUTHORITY
 7325 ASTOR
 MACKINAC ISLAND, MI



PERMIT SET
 FOR CONSTRUCTION
 6th Jun 22, 2024 1:00 PM
 SHEET 2240
 SITE PLAN
 A0.0

- 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.

Start Feb 2024 End June 2024
- 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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

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

***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"/>

File No. C24-019-007(H)

Exhibit C

Date 1-29-24

Initials KP

