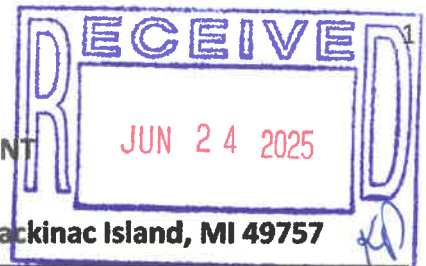


**CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION**



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

APPLICANT NAME & CONTACT INFORMATION:

Band C Contractors Services LLC
2785 Davenport St
906-430-1100 bcmackinac@gmail.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)

7534 6th St.
Cloverland
2916 W H-28, Dafer, MI 49724

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): Contractor
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): 49-051-630-078-00
B. Legal Description of Property: Lot 78 Plat of Harrisonville
C. Address of Property: 7534 6th St. Mackinac Island, MI 49757
D. Zoning District: _____
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: _____
I. Association Documents Attached (Approval of project, etc.): Exhibit A
J. FAA Approval Documents Attached: N/A
K. Photographs of Existing and Adjacent Structures Attached: _____

File No. B425-078-053
Date 6-24-25
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):

Single Family Use
 Proposed Use: Single Family Use

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 Contractor (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.**

James Bazinav
Signature

SIGNATURES

Signature

James Bazinav
Please Print Name

Please Print Name

Signed and sworn to before me on the 24th day of June, 2025.



Trista L France
Notary Public

Mackinac County, Michigan
My commission expires: 3/14/2031

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: R425-078-053FEE: \$150DATE: 6-24-25

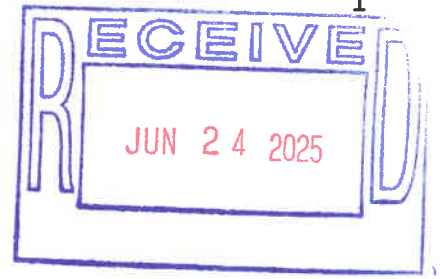
CHECK NO: _____

INITIALS: 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	<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 type="checkbox"/>	<input checked="" 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Proposed construction start date and estimated duration of construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Natural Features

- | | | |
|---|-------------------------------------|---------------------------------------|
| | <u>Provided</u> | <u>Not Provided
or Applicable</u> |
| 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) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Topography of the site with at least two- to five-foot contour intervals | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Proposed alterations to topography or other natural features | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Earth-change plans, if any, as required by state law | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Physical Features

- | | | |
|---|--------------------------|---|
| | <u>Provided</u> | <u>Not Provided
or Applicable</u> |
| 19. Location of existing manmade features on the site and within 100 feet of the site | <input type="checkbox"/> | <input checked="" type="checkbox"/> N/A |
| 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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> N/A |
| 21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a | <input type="checkbox"/> | <input checked="" type="checkbox"/> N/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 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

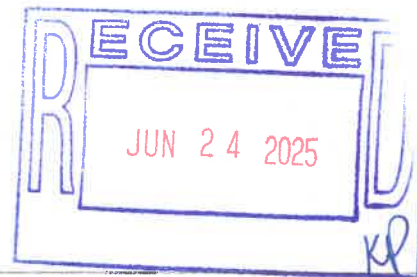
File No. R425.078.053

Exhibit D

Date 6.24.25

Initials KP

Site Plan Logistics



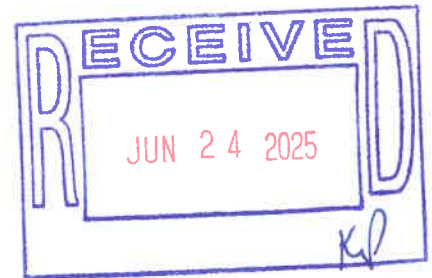
- ① No alterations will be made to the topography of the site.
- ② All utilities will remain unaltered
- ③ All debris will be contained within a 2 footer mixed debris wagon
- ④ All materials will be delivered via the docks via Mackinac Island Service Co.
- ⑤ No vehicle permits will be necessary
- ⑥ Tools will be stored in home when not in use
- ⑦ There will be no impact on surrounding properties or roadways.
- ⑧ Work will be performed only between 8³⁰ am + 6pm
- ⑨ There will be no R.E.U.'s changes to the project

File No. R425-078-053

Exhibit F

Date: 6-24-25

Initials KP



James Bazinau is allowed to apply for permits from the City of Mackinac Island on Cloverland Electric Cooperative's behalf concerning work being performed at 7534 6th St, Mackinac Island MI 49757.

This permission will only be good for the year of 2025.

Cloverland Electric Cooperative Representative

Name: Peter Postula Jr

Title: Division Manager

Signature: [Handwritten Signature]

Date: 6-17-25

Andrew Will

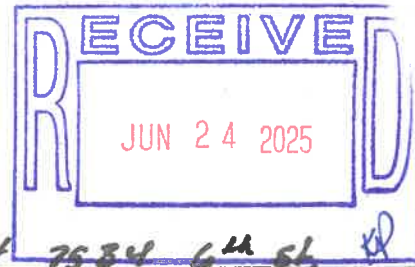
Andrew Will
Notary Public, Mackinac County, MI
My Commission Expires December 9, 2027

File No. R425-078-053

Exhibit C

Date 6-24-25

Initials KP



Scope of work to be performed at 7584 6th St.
Cleveland Housing Siding + windows
Work will begin 2nd week of August and end
in mid-Sept.

- ① Removal of old T-111 exterior plywood siding.
To be replaced with double 4" vinyl siding.
- ② Replace all rotted wooden fascia + soffit. To
be completed using like-for-like materials
- ③ Replace existing exterior doors with doors
that will match both material and size of
existing doors.
- ④ Replace windows in Kitchen, bath and
living area with windows of same size but
will be constructed of Fibrex material allowing
for low maintenance. No headers are expected
to change for these three windows.
- ⑤ Add new deck to the north (rear) side of the house.
Size of the deck is proposed to be 10'x16'

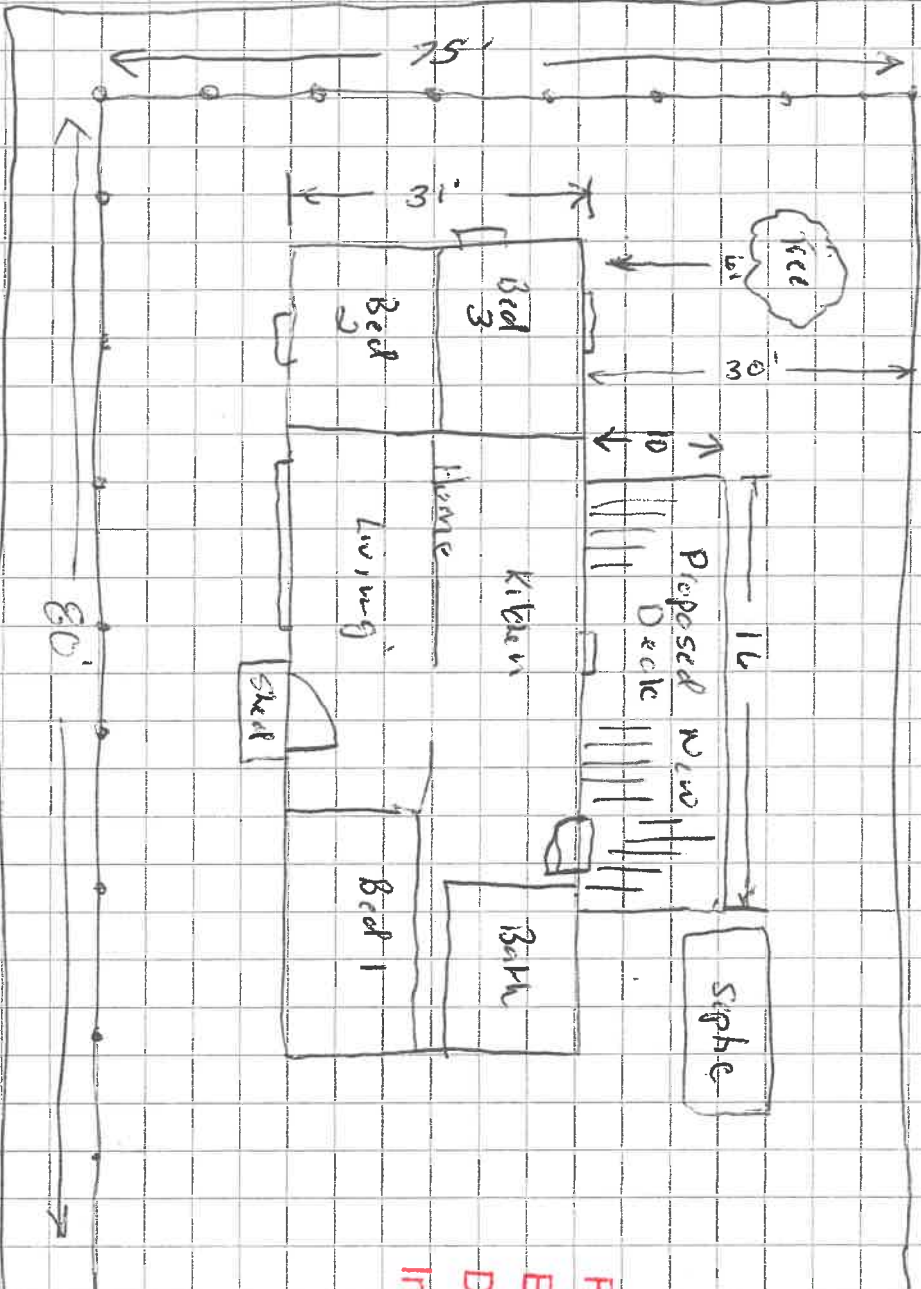
⑥ Replace a total of 4 windows that will be changed in size to conform to egress codes. These windows are located in Bed #1 (1ea), Bed #2 (1ea), and Bed #3 (2ea.). These windows will require the header to be 39" in width. These headers will be constructed of 2 - 2x10 x 39 spt with $\frac{1}{2}$ " plywood sandwiched between. They will be nailed and glued per code.

⑦ Replace exterior trim around windows and doors with like for like natural wood materials.

⑧ Paint any exposed wood to match new siding. New siding will mimic existing colors.

Coccolatte Ave

6th St.

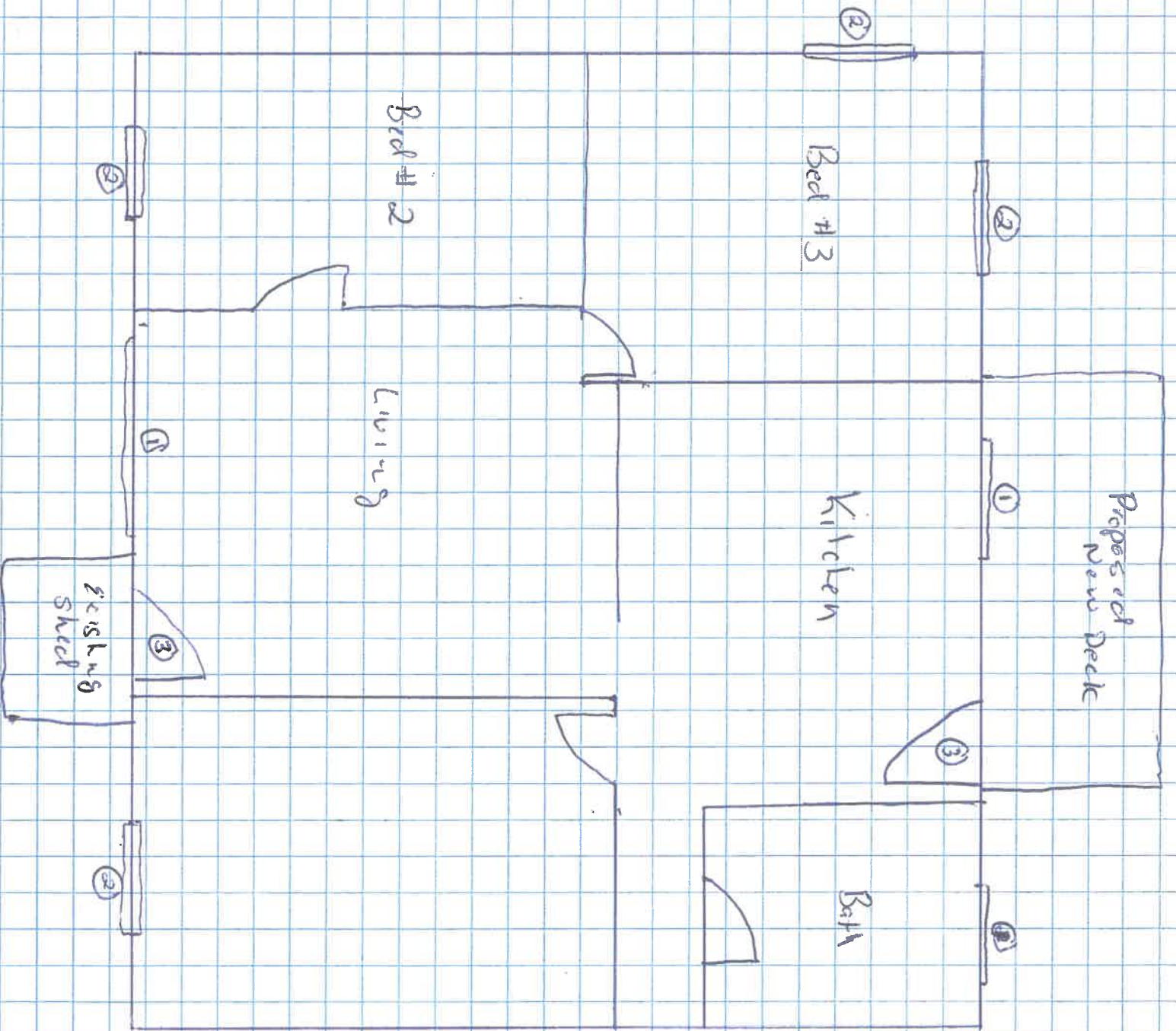
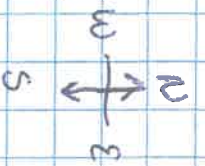


File No. R425.078-053

Exhibit B

Date 6-24-25

Initials KD



① Windows to be replaced w/ no size/style changes

② Windows to be replaced w new egress windows

③ Existing entry doors to be replaced w no changes in size style or material



SOLD BY:

Straits Building Center Saint Ignace
452 N State St
Saint Ignace, MI 49781-1427
Fax: 906-643-9878

SOLD TO:

CREATED DATE
10/7/2024

LATEST UPDATE
5/20/2025

OWNER
Wally Bazinau

Abbreviated Quote Report - Customer Pricing

QUOTE NAME
Cloverland 6th

PROJECT NAME
Unassigned Project

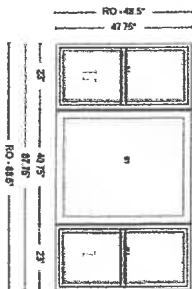
QUOTE NUMBER
6541452

CUSTOMER PO#

TRADE ID

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Fixed/Active - Fixed - Fixed/Active	None Assigned	\$4,000.00	\$4,000.00

RO Size: 88 1/2" x 48 1/2"

Unit Size: 87 3/4" x 47 3/4"

Mull: Factory Mullied, Nonreinforced Join - Factory Assembled Vertical Priority Ribbon Mull, 1/2" Fiberglass Non Reinforced Material

100SHS 1' 11"X3' 11 3/4" - 100REC 3' 4 3/4"X3' 11 3/4" - 100SHS 1' 11"X3' 11 3/4", Unit, Unit 1, 3: 100 Series Single-Hung, Unit 2: 100 Series Picture/Transom-SH, Equal Sash, 1 3/8" Setback, Sandtone Exterior Frame, Sandtone Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Unit 1, 3: Fixed/Active, Unit 2: Fixed, Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Sandtone, Half Screen, Fiberglass

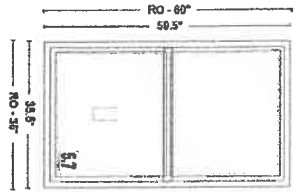
Unit #	U-Factor	SHGC	ENERGY STAR Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.3	0.31	NO			
B1	0.28	0.33	A1	19.5000	20.1640	2.73050
C1	0.3	0.31	C1	19.5000	20.1640	2.73050

File No. R425-078-053

Exhibit E

Date 6-24-25

Initials WP



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	4	Fixed/Active	None Assigned		
RO Size: 36" x 60"					
Unit Size: 35 1/2" x 59 1/2"					

100SHS3050, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Sandtone Exterior Frame, Sandtone Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Sandtone, Half Screen, Fiberglass

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.3	0.31	NO	A1	32.0000	26.0625
						5.79000

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Active/Stationary (XO)	None Assigned		
RO Size: 48" x 27 1/2"					
Unit Size: 47 1/2" x 27"					

100GXO 3' 1 1/2"X2' 3", Unit, 100 Series Gliding XO/OX, 1 3/8" Setback, Sandtone Exterior Frame, Sandtone Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Active/Stationary (XO), Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Sandtone, Full Screen, Fiberglass

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.3	0.31	NO	A1	20.0390	23.5000
						3.27030

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	1	Active/Stationary (XO)	None Assigned		
RO Size: 40 1/2" x 22 3/4"					
Unit Size: 40" x 22 1/4"					

100GXO 3' 4"X1' 10 1/4", Unit, 100 Series Gliding XO/OX, 1 3/8" Setback, Sandtone Exterior Frame, Sandtone Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Active/Stationary (XO), Dual Pane Low-E Standard Argon Fill Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Sandtone, Full Screen, Fiberglass

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>ENERGY STAR Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>
A1	0.3	0.31	NO	A1	16.2890	18.7500
						2.12100