

File No. R423.051.005
Exhibit A
Date 1.31.23
Initials KP



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:

Ben Fetig
126 Fulton Street Petoskey MI 49770
231-338-2333 ben@harborviewcustombuilders.com
Phone Number Email Address

Property Owner & Mailing Address (if Different From Applicant)

MHP LLC
PO Box 15

Mullet Lake Michigan 49767

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): Owner
Is the Proposed Structure Within Any Area That The FAA Regulates Airspace? NO
Is a Variance Required?
Are REU's Required? How Many? 1

Type of Action Requested:

Standard Zoning Permit
X 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): 051-630-051-00
B. Legal Description of Property: ASSESSOR'S PLAT OF HARRISONVILLE LOT 51
C. Address of Property: 7596 7th Street
D. Zoning District: R4
E. Site Plan Checklist Completed & Attached: ✓
F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) Yes
G. Sketch Plan Attached:
H. Architectural Plan Attached: ✓
I. Association Documents Attached (Approval of project, etc.): N/A
J. FAA Approval Documents Attached:
K. Photographs of Existing and Adjacent Structures Attached: ✓

Proposed Construction/Use:

A. Proposed Construction:
X New Building Alteration/Addition to Existing Building
Other, Specify

B. Use of Existing and Proposed Structures and Land:
Existing Use (if Non-conforming, explain nature of use and non-conformity):

Proposed Use:

C. If Vacant:

Previous Use:

Proposed Use:

Length of Time Parcel Has Been Vacant:

OFFICE USE ONLY	
FILE NUMBER: <u>R423.051.005</u>	FEE: <u>\$1000</u>
DATE: <u>1.31.23</u>	CHECK NO: <u>KP</u>
INITIALS: <u>KP</u>	
Revised Oct 2018	

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.

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.

Bert

Signature

SIGNATURES

Signature

Bert Kertle

Please Print Name

Please Print Name

Signed and sworn to before me on the 31st day of January

[Signature]
Notary Public

Emmet County, Michigan
My commission expires: 8/25/23

Zoning Permit Issued:

FOR OFFICE USE ONLY

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

Revised October 2018

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

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Signature  SIGNATURES  Signature
Please Print Name Ben Partic Please Print Name Emmet

Signed and sworn to before me on the 31st day of January

Notary Public

County, Michigan
My commission expires: 8/25/23

Zoning Permit Issued: _____ FOR OFFICE USE ONLY

Inspection Record:			
	Inspection	Date	Inspector
1.			Comments
2.			
3.			

Occupancy Permit issued _____

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist
Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	☒	☐
2. Legal description of the property	☒	☐
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	☒	☐

*Site Plan Informational
Requirements (Section 20.04, B and C)*

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	☒	☐
2. Name and address of the individual or firm preparing the site plan	☒	☐
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	☒	☐
4. Legend, north arrow, scale, and date of preparation	☒	☐
5. Legal description of the subject parcel of land	☒	☐
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	☒	☐
7. Area of the subject parcel of land	☒	☐
8. Present zoning classification of the subject parcel	☒	☐
9. Written description of the proposed development operations	☒	☐
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	☒	☐
11. 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	☒	☐

<u>Natural Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
12. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	☐	☒
13. Topography of the site with at least two- to five-foot contour intervals	☒	☐
14. Proposed alterations to topography or other natural features	☐	☒
15. Earth-change plans, if any, as required by state law	☐	☒

<u>Physical Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
16. Location of existing manmade features on the site and within 100 feet of the site	☒	☐
17. 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	☒	☐

**Site Plan Informational
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	☒	☐
2. Name and address of the individual or firm preparing the site plan	☒	☐
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11. 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	☒	☐

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13. Topography of the site with at least two- to five-foot contour intervals	☒	☐
14. Proposed alterations to topography or other natural features	☐	☒
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- | | | |
|--|-------------------------------------|--------------------------|
| 18. 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 | ☒ | ☐ |
| 19. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features | ☒ | ☐ |
| 20. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) | ☒ | ☐ |
| 21. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) | ☒ | ☐ |
| 22. Description of Existing and proposed on-site lighting (see also Section 4.27) | ☒ | ☐ |

- | <u>Utility Information</u> | <u>Provided</u> | <u>Not Provided
or Applicable</u> |
|---|-------------------------------------|---------------------------------------|
| 23. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand | ☐ | ☒ |
| 24. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13) | ☒ | ☐ |
| 25. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13) | ☒ | ☐ |
| 26. 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 4.26) | ☒ | ☐ |

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

- | <u>Item</u> | <u>Provided</u> | <u>Not Provided
or Applicable</u> |
|---|-------------------------------------|---------------------------------------|
| 1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership | ☒ | ☐ |
| 2. Legal description of the property | ☒ | ☐ |
| 3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06) | ☒ | ☐ |
| 4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site. | ☒ | ☐ |

File No. R423.051.005
Exhibit B
Date 1.31.23
Mackinac Island Planning Committee RP



MHP LLC and Harbour View Inn LLC respectfully requests approval for a Special Land Use of Boardinghouse at 7596 7th Street.

In considering this request, please note that:

- This property was recently uninhabitable and demolished with Planning Commission approval
- A new structure is concurrently submitted to meet all current fire, zoning, building and safety regulations
- Landscape Buffers are planned between all adjoining residential lots

This request meets all standards for a special land use in the R-4 district:

- 1) That the establishment, maintenance or operation of the special land use will not be detrimental to or endanger the public health, safety or general welfare.

- a. The proposed construction at the site will benefit the neighborhood by replacing a building that was in need of significant repair – this site is now much safer for its occupants and more visually appealing to the neighborhood.

b. Description of Operations:

- i. A Harbour View supervisor will be responsible for overseeing maintenance, upkeep, and landscaping of all Harbour View housing properties, including this site. This supervisor will have a maintenance specialist on the team that will manage all maintenance issues and will designate a member of the groundskeeping team to maintain all landscaping at the property.
- ii. Rules and expectations for behavior and upkeep in the building will be posted in each Unit, and quiet hours will be enforced after 10pm.
- iii. A Harbour View manager will reside in one of the Units and serve as the on-site point of contact for the property. This person will ensure all rules are being followed. He/she will be the “go-to” person for associates living at the site and for members of the community that have questions/concerns about the property.

- 2) That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values within its neighborhood.
 - a. The recent renovations to this property should enhance property values within the neighborhood.
 - b. This property will be well-managed, with on-site oversight of the occupants.
 - c. Pets will not be allowed at the site once a special land use is granted

File No. R4a3.051.005
Exhibit B
Date 1.31.23
Mackinac Island Planning Committee, KP



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- d. Other, larger boardinghouses are located in this area. This includes Grand Hotel's Woodville property, and Stonecliffe's Old Barn adjacent to the property.
- 3) That the establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- a. This special land use is completely on the property and will have no impact on surrounding properties' development of improvement
- 4) That adequate utilities, access roads, drainage and necessary facilities are being or will be provided
- a. This property is already connected to roads, utilities, and a septic system is planned for the property. Should the DPW secure the sewer line adjacent to the property and REU become available the property would tap in and contribute to the City sewer system.
- 5) That adequate measures are being or will be taken to provide ingress or egress so designed to minimize congestion in the public streets.
- a. Ingress and Egress is adequate to allow for the property that fronts 7th Street
 - b. Access for trash, utility service, and emergency vehicles is sufficient along the public road
- 6) That the special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedure as specified in article 20.
- a. This use conforms to all regulations of the R-4 Harrisonville Residential Zone

Katie Pereny

From: kevin.pulteassets@gmail.com
Sent: Thursday, February 2, 2023 6:46 AM
To: Katie Pereny
Cc: ben@harborviewcustombuilders.com
Subject: RE: 7th Street Special Land Use



Katie,

On behalf of Stonecliffe Properties, LLC, please see the following:

- Pursuant to a Purchase and Sale Agreement for Real Property dated January 30, 2023, Stonecliffe Properties LLC has contracted to sell to MHP LLC (owned by Benjamin Fetting) LOT 51 of the Assessor's Plat of Harrisonville, City of Mackinac Island, Michigan, according to the Plat thereof, as recorded in Liber 4 of Plats, Page 84, Mackinac County Records -- **commonly known as 7596 7th Street, Mackinac Island, Michigan 49757,**
- Stonecliffe Properties LLC approves MHP LLC's application for zoning and/or action affecting the property
- MHP LLC is permitted to seek its requested zoning and/or planning action

If you need anything further, please let me know.

Kevin

Kevin Doyle
Chief Operating Officer
Pulte Family Foundation
434-841-1295

File No. R423.051.005
Exhibit E
Date 2.2.23
Initials KP

This email, including any attachments, may include privileged or confidential information. Any unauthorized review, use, or distribution is strictly prohibited and may be unlawful. If it was not intended for you, please inform the sender, and then destroy all copies of the original message.

From: Katie Pereny <kep@cityofmi.org>

Date: Wednesday, February 1, 2023 at 10:17 AM

To: Sam Barnwell <sam@hishotels.com>

Subject: RE: 7th Street Special Land Use

CAUTION: EXTERNAL EMAIL

This is being shown as owned by Stonecliffe Properties. Please provide something showing MHP or Harborview as the owner. Thank you.

Katie Pereny
City of Mackinac Island Building & Zoning Department
906-847-6190

Katie Pereny

From: kevin.pulteassets@gmail.com
Sent: Thursday, February 2, 2023 6:46 AM
To: Katie Pereny
Cc: ben@harborviewcustombuilders.com
Subject: RE: 7th Street Special Land Use



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Kevin

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Pulte Family Foundation
434-841-1295

File No. R423.051.005
Exhibit E
Date 2-2-23
Initials KD

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Katie Pereny
City of Mackinac Island Building & Zoning Department
906-847-6190

