

NOTICE OF PUBLIC MEETING
COUNCIL CHAMBERS-VILLAGE HALL
102 South Huron Avenue
231-436-5351

7:00 P.M.

June 26, 2014

PLANNING COMMISSION
PUBLIC HEARING

1. **Request for a Special Use Permit and Site Plan Review of parcel #012-W10-008-013-02 by Mackinaw Lakeshore Development for Seasonal Ferry Boat Parking. Property is located at 204/206 Lake Street. Case numbers for the request are 2014-SUP-001 and 2014-SP-001.**
2. **Request for a Special Use Permit and Site Plan Review of parcel #012-W10-008-002-02 by ENJO Properties Inc. for the addition of four cabins and a retail bicycle shop to the EconoLodge. Property is located at 708 S. Huron Ave. Case numbers for the request are 2014-SUP-002 and 2014-SP-005.**

AGENDA-SPECIAL MEETING
MACKINAW CITY PLANNING COMMISSION

- I. Call to Order/Welcome
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Minutes
- V. Public Comment
- VI. New Business
 1. Special Use and Site Plan Review of parcel #012-W10-008-013-02
 2. Special Use and Site Plan Review of parcel #012-W10-008-002-02
- VII. Old Business
- VIII. Commissioner Comments
- IX. Commissioner Calendar
 - July 10, 2014 (Special)
 - July 24, 2014 (Regular)
- X. Adjournment

All communication, petitions, additions, etc. must be in the office of the Village Secretary by 12 o'clock noon on the Monday preceding the second and fourth Thursday of every month to be on the Agenda

UNAPPROVED
MACKINAW CITY PLANNING COMISSION MINUTES
COUNCIL CHAMBERS-VILLAGE HALL
102 S. Huron Ave.
Mackinaw City, MI 49701
PUBLIC HEARING
JUNE 12, 2014

1. Call to order:

Chairperson Mann called the meeting to order at 7:00 p.m.

2. Roll Call:

All commissioners were present

Staff:

Fred Thompson Jr.

Guests:

See attached

3. Public Comment:

Guests present voiced concerns regarding the proposed lot split.

4. Adjournment

Commissioner Mann adjourned the public hearing at 7:20 p.m.

M.J. Cooley, Secretary

Rosada Mann . Chairnerson

UNAPPROVED
MACKINAW CITY PLANNING COMISSION MINUTES
COUNCIL CHAMBERS-VILLAGE HALL
102 S. Huron Ave.
Mackinaw City, MI 49701
AGENDA-SPECIAL MEETING
JUNE 12, 2014

1. Call to order:

Chairperson Mann called the meeting to order at 7:23 p.m.

2. Roll Call:

All commissioners were present

Staff:

Fred Thompson Jr.

Guests:

See attached

3. Pledge of Allegiance

4. Approval of minutes for regular meeting held on April 24, 2014:

A motion was made to approve amended minutes by Heilman, seconded by Gustafson, all were in favor, motion carried.

5. Public Comment:

6. New Business:

I. Request to rezone parcel #014-020-100-004-00, located at 10888 W. US 23, from RM to B1. Commissioner Heilman made a motion to deny a rezoning change at the proposed location, seconded by Gustafson, all were in favor, motion carried to deny the lot split .

II. General review of PUD

.

7. Old Business

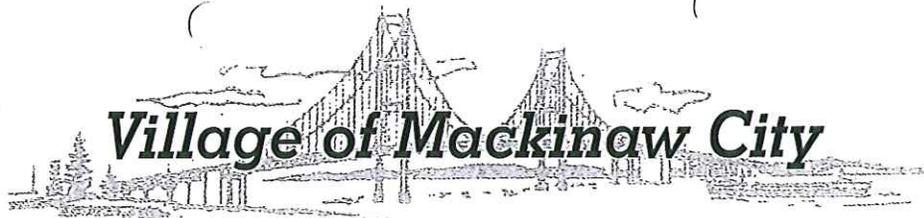
8. Commissioners Comments

9. Commissioner Calendar

10. Adjournment: A motion was made by Clark to adjourn the meeting, seconded by Dye, all were in favor, meeting was adjourned at 8:30 p.m.

M.J. Cooley, Secretary

Rosada Mann , Chairperson



102 South Huron Avenue, P.O. Box 580, Mackinaw City, Michigan 49701

Telephone: (231) 436-5351 Fax: (231) 436-4166

www.mackinawcity.org village@mackinawcity.org

VILLAGE OF MACKINAW CITY PLANNING COMMISSION

NOTICE OF PUBLIC HEARING ON SPECIAL USE PERMIT AND SITE PLAN REVIEW

PLEASE TAKE NOTICE that an application has been made by **Mackinaw Lakeshore Development** for a **SPECIAL USE PERMIT and SITE PLAN REVIEW**. This Special Use Permit and Site Plan Review are required of the applicant under Section 23-104 of Mackinaw City Zoning Ordinance No. 138 to use 204 and 206 Lake Street, Mackinaw City, MI 49701 as Seasonal Ferry Boat Parking. The case number for this Special Use Permit is 2014-SUP-001 and Site Plan Review is 2014-SP-001. The property identification number is 012-W10-008-013-02.

A Public Hearing regarding the Special Use Permit and Site Plan Review will be held at a regular meeting of the Mackinaw City Planning Commission on Thursday, June 26, 2014, at 7:00 p.m. within the Village Council Chambers located at 102 S. Huron Ave, Mackinaw City, MI 49701.

Written comments will be received at the Village Hall or by mail at the Village of Mackinaw City, PO Box 580, Mackinaw City, MI 49701, or by phone at (231) 436-5351.

Additional information regarding this application can be viewed at the Village Hall at the above address.

Please be prepared to present your case in detail and with all evidence at this hearing.

Rosada Mann
Planning Commission Chair



2014-SUP-001

100⁰²

Receipt # 5807

**SPECIAL USE PERMIT APPLICATION
VILLAGE OF MACKINAW CITY
102 S. Huron Avenue, Mackinaw City, MI 49701**

This application is necessary for your intended use in the zoning district your property is located in. This does not mean that your use is not permitted. Rather, it means that the general use you propose is acceptable, but that the nature of such development is one that the Village should take certain precautions within its review process.

Applicant Name: MACKINAW LAKESHORE DEVELOPMENT

Mailing address: 587 N STATE ST

City ST IGNACE State MI Zip 49781

Phone no: 800-638-9892 Cell: _____

Address of Development: 204 & 206 LAKE ST

Property Tax Id No.: 012-W10-008-014-00, 012-018-300-003-01, 012-W10-008-013-00, and 012-W10-008-013-01

012-W10-008-013-02
Parcels combined

Special Use: SEASONAL FERRY BOAT PARKING

Description of Development: _____

FOR USE AS A SEASONL FERRY BOAT PARKING AS PERMITTED
IN ORDINANCE 138, SECTION 23-134.

A notice of this application will be published. A public hearing will be held pursuant to the Zoning Ordinance.

Date: 12-31-2013



Signature
David McFarland

Print Name

2014-SP-001

\$200⁰⁰
Receipt # 5807

**SITE PLAN REVIEW APPLICATION
VILLAGE OF MACKINAW CITY
102 S. Huron Avenue, Mackinaw City, MI 49701**

Project: STARLINE SEASONAL PARKING LOT-LAKE STREET

Property Owned by:

Name: MACKINAW LAKESHORE DEVELOPMENT

Address: 587 N STATE ST

City: ST IGNACE

State: MI

Zip: 49781

Telephone Home: 800-638-9892

Cell: _____

Fax No.: _____

Email: _____

Plan Prepared by:

Company: THE ARCHITECT FORUM

Contact Person: DAVID MCFARLAND

City: MACKINAW CITY

State: MI

Zip: 49701

Telephone Home: 231-436-7376

Cell: _____

Fax No.: _____

Email: _____

IS APPLICANT SAME AS PROPERTY OWNER? Yes No

If No, provide name, address, phone of applicant: _____

Site Characteristics:

General site location: SOUTH SIDE OF LAKE STREET BETWEEN NICOLET AND HURON

Property address: 204 & 206 LAKE ST

Current Zoning District: B-1

Proposed Use of Property: SEASONL FERRY PARKING

Site Size (square feet/acres): 21,512

Proposed building square footage: 0

Number of dwelling units: NONE

Estimated construction cost (include parking and utilities): \$1000 - CHANGE OF USE

Notes:

- Village processing fee of \$200 due upon submittal of this application.
- Applicant required to pay all additional fees necessary for site plan review.

SITE PLAN REVIEW CHECKLIST

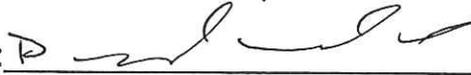
Project: STARLINE SEASONAL PARKING LOT-LAKE STREET

Listed below is the Site Plan Review Checklist in accordance with Article IV, Sec. 4.6 of the Village of Mackinaw City Zoning Ordinance. Indicate N/A if item does not apply, check each item.

- X 1. Appropriate Scale
- X 2. Date, North Point, Street Names (existing and proposed right of way).
- X 3. Name of person preparing plan.
- X 4. Proposed site location map.
- X 5. Property line dimensions.
- X 6. Zoning setback lines, distance between buildings (nearest point to nearest point)
- NA 7. Location of new buildings.
- X 8. All existing structures (labeled for use and zoning) within 100 feet of perimeter property lines.
- X 9. Access drives, internal roads (note public or private, identify right of way) service roads.
- X 10. Parking areas (numbered spaces, dimensioned typical parking space, maneuvering lanes). Handicap parking location and number.
- NA 11. Table of parking spaces required, parking spaces provided.
- NA 12. Multiple housing units-number of units, composition (efficiency, one bedroom, two, three).
- X 13. Existing easements (utility access) within site limits. If none, state this on the plan.
- NA 14. Loading/unloading, service areas.
- X 15. Sidewalks (internal and public within road right of way).
- NA 16. Site grading and drainage plan (on-site elevations, current and proposed, for pavements, drives, roads, parking lots, curbs, sidewalks and finished grades at building facades).

SITE PLAN REVIEW CHECKLIST

- X 17. Existing natural features (trees, lakes, ponds, streams, rock out-croppings, severe topography, wetlands, etc.).
- NA 18. An engineered and sealed Drainage Plan (one copy) shall accompany all Site Plans. Require 10 Year Storm Calculations.
- NA 19. Proposed retention/sedimentation ponds.
- NA 20. Snow storage/snow management plan.
- X 21. Dumpster location, screening indication.
- NA 22. Proposed landscaping (required greenbelts, plan materials/size and type, fences, retaining walls, earth berms, etc.).
- X 23. Location of outdoor lights, poles, bollards, building attached, luminary shielding techniques, height of fixture.
- X 24. Fire hydrants.
- NA 25. Acceleration/deceleration lanes.
- NA 26. Site amenities (play area, pools, beaches, tennis courts, etc.).
- NA 27. Types of surfacing (paving, turfing or grated) to be used.
- X 28. Standard MDOT or AASHTO cross sections for pavement, curbing, catch basins, drive entrances, or other standard facilities.
- NA 29. Proposed building elevations (to scale, identifying maximum building height, average curb elevation, finish floor elevation, highest point of building).
- NA 30. General floor plan indicating internal function.
- NA 31. Numbered hotel rooms/residential units on floor plan.
- NA 32. Identify water main on floor plan.

Applicant's Signature:  Date: 12-31-13

Print Applicant Name: JERRY FETTY / David McFarland

Project Name: STARLINE SEASONAL PARKING LOT-LAKE STREET

Village of Mackinaw City
Mackinaw Lakeshore Development
Seasonal Parking-Lake Street
Analysis
June 20, 2014

Mackinaw Lakeshore Development (Starline Ferry) has submitted a Special Use Permit and Site Plan Review to construct Temporary and Seasonal Unpaved Boat Line Parking on 204 and 206 Lake Street, Mackinaw City, MI 49701.

SPECIAL USE PERMIT: 2014-SUP-001

Requirements: Section 23-134 and Section 4-111 of Village Zoning Ordinance No. 138 outlines the procedures for the review of a Special Use Permit. Section 23-134 identifies the criteria that a development must address to obtain a Special Use Permit for the construction of temporary and seasonal unpaved boat line parking.

Requested Action: The applicant has requested the approval of a Special Use Permit based on the requirements listed in Ordinance 138.

Findings of Fact: Staff offers the following findings for consideration:

- Property is located in the B1 Zoning District
- Plan identifies fifty percent of all transportation corridors as landscaped with a Berm and landscaping as required by Section 23-134 part C
- Parking lot does not exceed one acre in size

SITE PLAN REVIEW: 2014-SP-001

Requested Action: Applicant is requesting approval of a site plan to continue seasonal unpaved boat line parking on Lake Street, parcel ID # 012-W10-008-013-02.

District Evaluation: Proposed development is permitted in the B1 District .

Applicable Parking: The proposed Site Plan identifies an area that can accommodate up to thirty-three cars.

Site Drainage: The Site Plan identifies drainage will remain on site and the lot and landscaping consists of pervious material.

Green Space: The Plan conforms to the Village's green space requirements.

Findings of Fact: Staff offers the following findings for consideration:

The Site Plan submitted by Mackinaw Lakeshore Development will complete the following:

- Continue parking area that accommodates thirty-three vehicles.
- Parking area maintains drainage on site and is constructed of pervious materials.
- Fifty percent of the parking area adjacent to public transportation corridors will contain a landscaped berm.

CONCLUSION: Based on the plans submitted and the findings of fact, the proposed Site Plan meets the requirements of the Village's Zoning Ordinance.

ARTICLE XI. B1 - BUSINESS DISTRICT

Sec. 11-101 PRINCIPAL PERMITTED USES.

In the B1 District, no uses shall be permitted unless otherwise provided in this Ordinance except the following:

- A. Grocery store, including beer, wine and liquor, fruit, vegetable, meat, dairy products, and baked goods.
- B. Confectioneries, delicatessens, restaurants and taverns.
- C. Museums.
- D. Financial institutions.
- E. Laundromat & dry cleaning.
- F. Offices for plumbing, roofing, heating contractors, decorators, upholsterers, and similar establishments.
- G. Funeral parlors and mortuaries.
- H. Shoe repair shop.
- I. Watch, television, and radio repair shops.
- J. Barber and beauty shop.
- K. Professional office, except medical or dental clinics.
- L. Retail shops.
- M. Theaters, assembly halls, concert halls and similar places of assembly.
- N. Public utilities.
- O. Single and two-family dwellings.
- P. Mixed uses i.e., commercial and residential uses combined in one (1) building.
- Q. New and used car sales including outdoor displays of vehicles.
- R. Accessory buildings and uses customarily incidental to the above Permitted Principal Uses.
- S. Off-street parking in accordance with the requirements of Section 4-109.
- T. Car Wash.
- U. Health Spa.

Sec. 11-102 PERMITTED USES SUBJECT TO SPECIAL USE PERMIT.

- A. Hotels, motels, and motor court in accordance with Section 23-105.
- B. Medical or Dental Clinics in accordance with Section 23-114.
- C. Office Developments in accordance with Section 23-115.
- D. Hospitals in accordance with Section 23-124.
- E. Bowling Alleys, skating rinks and indoor recreation facilities subject to 23-108.
- F. Gasoline filling stations as defined in Section 2-102 subject to Section 23-125.
- G. Employee/Boarding Housing in accordance with Section 23-130.
- H. Assisted Living Facility in accordance with Section 23-133. (Amended 9/04)
- I. Temporary and Seasonal Unpaved Boat Line Parking. (Amended 4/10)
- J. All open air businesses in accordance with Section 23-109. (Amended 6/16/11)

Sec. 11-103 SITE PLAN APPROVAL.

For permitted uses and uses subject to a special use permit, a site plan shall be submitted in accordance with Section 4-117.

Sec. 11-104 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS.

A. Lot Dimensions

1. Minimum Lot width: 50 ft.
2. Minimum Lot Area: 6,500 sq. ft.
3. Max. Lot Coverage: -

B. Maximum Building Height

1. Stories: 4
2. Height: 45 feet (maximum 30 feet for all structures between I-75 and Nicolet Street, which are also north of the I-75 exit #338 to protect viewshed from highway towards the downtown and the water)
(Amended 9/05)

C. Yard Setbacks

1. Front: 10 ft. (See Sec. 22-102E)
2. Sides: 10 ft. (See Sec. 22-102G)
 - a. Total of 2: 20 ft.
3. Rear: 10 ft. (See Sec. 22-102F)

D. Minimum Building Dimensions

1. 1st Floor Area (single family): 800 sq. ft.
2. 1st Floor Area (two family): 1,200 sq. ft.
3. Principle Use 1st Floor Area: 500 sq. ft. (Amended 6/03)

E. Accessory Buildings, Detached Garages

1. Maximum height: 30 ft.
2. Side Yard setback: 10 ft. (See Sec. 22-102G)
3. Rear Yard setback: 10 ft. (See Sec. 22-102F)
4. Front Yard setback: Must be no closer to front property line than an allowable or existing primary structure, whichever is the greater distance.
5. Maximum floor area: 864 ft.
6. Minimum distance from main bldg.: 6 ft.

8. **Minimum Site Area.** The minimum eligible site area shall be twenty (20) acres, but a minimum of five (5) acres of site area is required for each WTG tower proposed within an eligible property.

Sec. 23-133 ASSISTED LIVING FACILITY

- A. The facility shall provide a central dining room, central lounge, community activity areas, and laundry facilities for the benefit of the residents and their guests. The total area of the amenities (not including food preparation and storage areas) shall equal not less than fifty (50) square feet for each dwelling unit. Other services customarily accessory to and incidental to such a use shall be permitted.
- B. Walkways shall be provided from the main building entrances to all parking areas and to any sidewalks along the adjacent public street. Sidewalks may be required along the public street(s) if not already constructed.
- C. When located in a residential district the facility shall:
1. Have a solid ornamental fence on any side which abuts a lot which is residentially zoned or is a residential use. This fence shall separate the buildings, parking and waste disposal from the surrounding property(ies).
 2. Provide a setback of at least 25 feet around all property boundaries, or the required setback in that residential district for a particular yard, whichever is the greater of the setbacks.
- (Amended 11/04)

 **Sec. 23-134 TEMPORARY AND SEASONAL UNPAVED BOAT LINE PARKING**

- A. As used in this Section "Seasonal" means beginning mid June through mid September, also Memorial Day weekend, Labor Day weekend and two other miscellaneous weekends in the spring or fall.
- B. A Conditional Use Permit for temporary unpaved seasonal parking will be issued for a period of no more than three (3) years. A renewal may be requested by the property owner for two (2) additional periods for a total of nine (9) years. The intent is that the area will be developed into a permanent use or the lot will be developed in accordance with the provisions of Section 4-109 upon expiration of the Special Use Permit.
- C. Parking areas shall be landscaped along fifty (50%) percent of all public transportation corridors, including roadways, alleys, and trails. Landscaping shall consist of a berm of not less than a height of three (3') feet and not more than a height of five (5') feet as measured from the elevation along the right of way line. Berms shall be landscaped with shrubs and other natural landscape material. The height of shrubbery shall not exceed a height of three (3') feet at maturity. One (1) deciduous tree shall be provided for every fifty (50') feet of lot frontage along the public transportation corridor. Landscaping shall be evenly distributed along the public transportation corridor. A landscape plan shall be provided as part of the site plan. Landscape requirements shall conform to all provisions identified under Section 4-111 Landscape Requirements for parking areas.
- D. Unpaved parking area, not including landscaping, shall not exceed one (1) acre.
- (Amended 4/10)

Village of Mackinaw City

102 South Huron Avenue, P.O. Box 580, Mackinaw City, Michigan 49701

Telephone: (231) 436-5351 Fax: (231) 436-4166

www.mackinawcity.org village@mackinawcity.org

VILLAGE OF MACKINAW CITY PLANNING COMMISSION

NOTICE OF PUBLIC HEARING ON SPECIAL USE PERMIT AND SITE PLAN REVIEW

PLEASE TAKE NOTICE that an application has been made by **ENJO Properties Inc.** for a **SPECIAL USE PERMIT and SITE PLAN REVIEW**. This Special Use Permit and Site Plan Review are required of the applicant under Section 23-104 of Mackinaw City Zoning Ordinance No. 138, to add four more cabins and a retail bicycle shop with outdoor display of bicycles and racks (not permanent) to the Econo Lodge located at 708 S. Huron Ave., Mackinaw City, MI 49701. The case number for this Special Use Permit is 2014-SUP-002 and the Site Plan Review is 2014-SP-005. The property identification number is 012-W10-008-002-02.

A Public Hearing regarding the Special Use Permit and Site Plan Review will be held at a regular meeting of the Mackinaw City Planning Commission on Thursday, June 26, 2014, at 7:00 p.m. within the Village Council Chambers located at 102 S. Huron Ave, Mackinaw City, MI 49701.

Written comments will be received at the Village Hall or by mail at the Village of Mackinaw City, PO Box 580, Mackinaw City, MI 49701, or by phone at (231) 436-5351.

Additional information regarding this application can be viewed at the Village Hall at the above address.

Please be prepared to present your case in detail and with all evidence at this hearing.

Rosada Mann
Planning Commission Chair



2014 SUP-002

Per # 6782

**SPECIAL USE PERMIT APPLICATION
VILLAGE OF MACKINAW CITY
102 S. Huron Avenue, Mackinaw City, MI 49701**

This application is necessary for your intended use in the zoning district your property is located in. This does not mean that your use is not permitted. Rather, it means that the general use you propose is acceptable, but that the nature of such development is one that the Village should take certain precautions within its review process.

Applicant Name: ENJO Properties Inc.

Mailing address: P.O. Box 381

City Mackinaw city State MI Zip 49701

Phone no: 231-436-5005 Cell: 231-420-2734

Address of Development: 708 S. Huron Ave, and

Property Tax Id No.: 012-018-3000-005-00

Special Use: Hotel , Retail bicycle Rental.

Description of Development: Adding four more cabins to site of Econo Lodge/

Cabins of mackinaw. Store front retail bicycle parts rental and sccessories

Out Door display of bicycles and racks (not permanent) per ordinance .

A notice of this application will be published. A public hearing will be held pursuant to the Zoning Ordinance.

Date: 5/5/2014

[Signature]
Signature
Joseph Leghio
Print Name

SITE PLAN REVIEW APPLICATION
VILLAGE OF MACKINAW CITY
102 S. Huron Avenue, Mackinaw City, MI 49701

Project: Cabins Of mackinaw / Econo Lodge , Mackinaw Island Bike Rentals, Inc.

Property Owned by:

Name: Enjo Properties, Inc

Address: p.o. BOX 831

City: Mackinaw City State: MI Zip: 49701

Telephone Home: 231-436-5005 Cell: 231-420-2734

Fax No.: 231-436-5005 Email: cbrown49701@yahoo.com

Plan Prepared by:

Company: Architect Forum

Contact Person: Richard Clemens

City: Mackinaw City State: MI Zip: 49701

Telephone Home: 231-436-7376 Cell: _____

Fax No.: _____ Email: _____

IS APPLICANT SAME AS PROPERTY OWNER? Yes No

If No, provide name, address, phone of applicant: Christopher Brown, 307 Steve Dr
Mackinaw City, MI 49701

Site Characteristics:

General site location: South Huron Ave, North of Barber street, south of Lake, west rd

Property address: 708 S. Huron ave

Current Zoning District: B-1

Proposed Use of Property: Hotels, Water parks, offices, retail

Site Size (square feet/acres): 192,683 Sq. Ft

Proposed building square footage: Cabins (312 Sq. Ft) Bike Shop 300 sq ft.

Number of dwelling units: _____

Estimated construction cost (include parking and utilities): _____

Notes:

- Village processing fee of \$200 due upon submittal of this application.
- Applicant required to pay all additional fees necessary for site plan review.

SITE PLAN REVIEW CHECKLIST

Project: _____

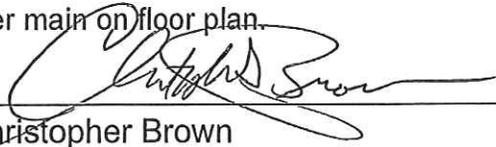
Listed below is the Site Plan Review Checklist in accordance with Article IV, Sec. 4.6 of the Village of Mackinaw City Zoning Ordinance. Indicate N/A if item does not apply, check each item.

- 1. Appropriate Scale
- 2. Date, North Point, Street Names (existing and proposed right of way).
- 3. Name of person preparing plan.
- 4. Proposed site location map.
- 5. Property line dimensions.
- 6. Zoning setback lines, distance between buildings (nearest point to nearest point)
- 7. Location of new buildings.
- 8. All existing structures (labeled for use and zoning) within 100 feet of perimeter property lines.
- 9. Access drives, internal roads (note public or private, identify right of way) service roads.
- 10. Parking areas (numbered spaces, dimensioned typical parking space, maneuvering lanes). Handicap parking location and number.
- 11. Table of parking spaces required, parking spaces provided.
- 12. Multiple housing units-number of units, composition (efficiency, one bedroom, two, three).
- 13. Existing easements (utility access) within site limits. If none, state this on the plan.
- 14. Loading/unloading, service areas.
- 15. Sidewalks (internal and public within road right of way).
- 16. Site grading and drainage plan (on-site elevations, current and proposed, for pavements, drives, roads, parking lots, curbs, sidewalks and finished grades at building facades).

SITE PLAN REVIEW CHECKLIST

- X 17. Existing natural features (trees, lakes, ponds, streams, rock out-croppings, severe topography, wetlands, etc.).
- X 18. An engineered and sealed Drainage Plan (one copy) shall accompany all Site Plans. Require 10 Year Storm Calculations.
- NA 19. Proposed retention/sedimentation ponds.
- X 20. Snow storage/snow management plan.
- X 21. Dumpster location, screening indication.
- X 22. Proposed landscaping (required greenbelts, plan materials/size and type, fences, retaining walls, earth berms, etc.).
- X 23. Location of outdoor lights, poles, bollards, building attached, luminary shielding techniques, height of fixture.
- X 24. Fire hydrants.
- NA 25. Acceleration/deceleration lanes.
- NA 26. Site amenities (play area, pools, beaches, tennis courts, etc.).
- X 27. Types of surfacing (paving, turfing or grated) to be used.
- NA 28. Standard MDOT or AASHTO cross sections for pavement, curbing, catch basins, drive entrances, or other standard facilities.
- X 29. Proposed building elevations (to scale, identifying maximum building height, average curb elevation, finish floor elevation, highest point of building).
- X 30. General floor plan indicating internal function.
- NA 31. Numbered hotel rooms/residential units on floor plan.
- X 32. Identify water main on floor plan.

Applicant's Signature: _____



Date: 5-5-2014

Print Applicant Name: Christopher Brown

Project Name: Enjo Properties, INC

Village of Mackinaw City
ENJO Properties Inc.
Addition of Cabins and Bicycle Shop
Analysis
June 20, 2014

ENJO Properties Inc. has submitted a Special Use Permit and a Site Plan Review for the Properties at 708 South Huron Avenue, Mackinaw City, MI 49701. This is to add four more cabins to the site at the Econo Lodge/Cabins of Mackinaw. Also to add a retail Bicycle rental and parts shop. This is a B1 Zoning District.

SPECIAL USE PERMIT: 2014-SUP-002

Requirements: Section 23-105 and Section 23-109 C of Village Zoning Ordinance No. 138 outlines the procedures for the review of a Special Use Permit. Section 23-105 identifies the criteria that a development must address to obtain a Special Use Permit.

Requested Action: The applicant has requested the approval of a Special Use Permit based on the requirements listed in Ordinance 138.

Findings of Fact: Staff offers the following findings for consideration:

- Property is located in the B1 Zoning District.
- Bicycle Shop is using the existing Building
- Landscaping and parking

SITE PLAN REVIEW: 2014-SP -005

Requested Action: Applicant is requesting to add four more cabins and a retail bicycle shop with outdoor display of bicycles and racks (not permanent) to the Econo Lodge located at 708 South Huron Avenue, parcel ID# 012-W10-008-002-02.

District Evaluation: Proposed development is permitted in the B1 District.

Applicable Parking: The proposed Site Plan identifies an area that can accommodate up to two hundred and fifty two spaces.

Site Drainage: The Site Plan identifies drainage will remain on site.

Green Space: The Site Plan conforms to the Village's Green Space requirements.

Findings of Fact: Staff offers the following findings for consideration:

The Site Plan submitted by ENJO Properties Inc. will complete the following:

- Continue parking area that accommodates two hundred fifty two spaces (only

- two hundred thirty spaces are required)
- Parking area maintains drainage on site.

CONCLUSION: Based on the plans submitted and the findings of fact, the proposed Site Plan meets the requirements of the Village's Zoning Ordinance.

ARTICLE XI. B1 - BUSINESS DISTRICT

Sec. 11-101 PRINCIPAL PERMITTED USES.

In the B1 District, no uses shall be permitted unless otherwise provided in this Ordinance except the following:

- A. Grocery store, including beer, wine and liquor, fruit, vegetable, meat, dairy products, and baked goods.
- B. Confectioneries, delicatessens, restaurants and taverns.
- C. Museums.
- D. Financial institutions.
- E. Laundromat & dry cleaning.
- F. Offices for plumbing, roofing, heating contractors, decorators, upholsterers, and similar establishments.
- G. Funeral parlors and mortuaries.
- H. Shoe repair shop.
- I. Watch, television, and radio repair shops.
- J. Barber and beauty shop.
- K. Professional office, except medical or dental clinics.
- L. Retail shops.
- M. Theaters, assembly halls, concert halls and similar places of assembly.
- N. Public utilities.
- O. Single and two-family dwellings.
- P. Mixed uses i.e., commercial and residential uses combined in one (1) building.
- Q. New and used car sales including outdoor displays of vehicles.
- R. Accessory buildings and uses customarily incidental to the above Permitted Principal Uses.
- S. Off-street parking in accordance with the requirements of Section 4-109.
- T. Car Wash.
- U. Health Spa.

Sec. 11-102 PERMITTED USES SUBJECT TO SPECIAL USE PERMIT.

- A. Hotels, motels, and motor court in accordance with Section 23-105.
- B. Medical or Dental Clinics in accordance with Section 23-114.
- C. Office Developments in accordance with Section 23-115.
- D. Hospitals in accordance with Section 23-124.
- E. Bowling Alleys, skating rinks and indoor recreation facilities subject to 23-108.
- F. Gasoline filling stations as defined in Section 2-102 subject to Section 23-125.
- G. Employee/Boarding Housing in accordance with Section 23-130.
- H. Assisted Living Facility in accordance with Section 23-133. (Amended 9/04)
- I. Temporary and Seasonal Unpaved Boat Line Parking. (Amended 4/10)
- J. All open air businesses in accordance with Section 23-109. (Amended 6/16/11)

Sec. 11-103 SITE PLAN APPROVAL.

For permitted uses and uses subject to a special use permit, a site plan shall be submitted in accordance with Section 4-117.

Sec. 11-104 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS.

A. Lot Dimensions

- | | |
|-----------------------|---------------|
| 1. Minimum Lot width: | 50 ft. |
| 2. Minimum Lot Area: | 6,500 sq. ft. |
| 3. Max. Lot Coverage: | - |

B. Maximum Building Height

- | | |
|-------------|--|
| 1. Stories: | 4 |
| 2. Height: | 45 feet (maximum 30 feet for all structures between I-75 and Nicolet Street, which are also north of the I-75 exit #338 to protect viewshed from highway towards the downtown and the water)
(Amended 9/05) |

C. Yard Setbacks

- | | | |
|----------------|--------|--------------------|
| 1. Front: | 10 ft. | (See Sec. 22-102E) |
| 2. Sides: | 10 ft. | (See Sec. 22-102G) |
| a. Total of 2: | 20 ft. | |
| 3. Rear: | 10 ft. | (See Sec. 22-102F) |

D. Minimum Building Dimensions

- | | |
|--|----------------------------|
| 1. 1 st Floor Area (single family): | 800 sq. ft. |
| 2. 1 st Floor Area (two family): | 1,200 sq. ft. |
| 3. Principle Use 1 st Floor Area: | 500 sq. ft. (Amended 6/03) |

E. Accessory Buildings, Detached Garages

- | | |
|--------------------------------------|--|
| 1. Maximum height: | 30 ft. |
| 2. Side Yard setback: | 10 ft. (See Sec. 22-102G) |
| 3. Rear Yard setback: | 10 ft. (See Sec. 22-102F) |
| 4. Front Yard setback: | Must be no closer to front property line than an allowable or existing primary structure, whichever is the greater distance. |
| 5. Maximum floor area: | 864 sq. ft. |
| 6. Minimum distance from main bldg.: | 6 ft. |

at a time; author, artist, musician, one (1) accountant, or similar use; but shall not include animal hospital, automotive repair service, barbershop, restaurant, tearoom, tavern, or similar use.

- I. A certificate of occupancy which shall specify the home occupation as to use and size is required.

Sec. 23-104 DESIGN STANDARDS AND CONDITIONS FOR CERTAIN USES.

The following site facility and design standards with respect to certain uses, herein specified, shall control:



Sec. 23-105 HOTEL, MOTEL, MOTOR COURT

- A. Public access to the principal business shall be located so as not to conflict with access to adjacent uses or not adversely affect traffic flow on adjacent streets. No more than two (2) driveway openings from a major thoroughfare shall be permitted.
- B. Each unit of commercial occupancy shall contain a minimum of two hundred fifty (250) square feet of gross floor area.
- C. General lighting and screening requirements - where adjacent to a residential district, refer to Section 4-113, which shall apply.
- D. The following uses will be considered as a motel amenity for its guests as long as the following criteria utilized by the hotel, motel, motor court are rigidly enforced. No other uses than those specified herein will be considered as an amenity.
 1. **Uses.** Tennis Courts, archery court, shuffleboard court, miniature golf, playground equipment, exercise equipment, V.C.R. and in-motel tape use, bicycle, boat, personal watercraft or devices, sailboards, swimming pools, snowmobiles, snow skis, coaster wheeled devices, continental breakfasts and electronic game rooms.
 2. **Criteria.**
 - a. Amenities must only be available to registered motel guests.
 - b. Each registered motel agent must occupy a legitimate room, be signed into the guest register and possess an appropriate room key.
 - c. These criteria will only apply from June 1st to October 1st of each year.

Sec. 23-106 DRIVE-IN RESTAURANT.

- A. Driveway openings to the site shall be located at least seventy-five (75) feet from any intersection as measured from the intersecting right-of-way lines to the edge of said driveway.
- B. Screening as required in Section 4-113 shall control where lot lines abut any residential district.

Sec. 23-107 CHILD CARE CENTERS, NURSERY SCHOOL, DAY NURSERIES.

- A. No dormitory facilities permitted on premises.
- B. For each child cared for, there shall be provided, equipped and maintained, on the premises a minimum of one hundred fifty (150) square feet of usable outdoor play area with a minimum total area of five thousand (5,000) square feet per facility.
- C. The outdoor play area shall be fenced in or screened by a heavily planted greenbelt from any abutting residential uses. See Section 4-113, which shall apply.

Sec. 23-108 BOWLING ALLEY, INDOOR SKATING AND SIMILAR USES.

- A. Driveway openings to the site shall be located at least seventy-five (75) feet from any intersection as measured from the intersecting street right-of-way lines to the edge of said driveway.
- B. The main and accessory buildings shall be located a minimum of eighty (80) feet from any residential use.

Sec. 23-109 PRIVATE OPEN AIR BUSINESS (PERMANENT AND TEMPORARY).
 (Sec. 23-109, A through D, including subparagraphs, amended in its entirety on 06/16/2011)

A. Open Air Business Landscape:

- 1. Temporary sales of Christmas trees shall be exempted from open air business standards when conducted in November and December.
- 2. Minimum lot area shall be one (1) acre.
- 3. Minimum lot width shall be two hundred (200) feet.
- 4. A landscape plan shall be provided identifying the use of elements such as plantings, berms, fences or walls along the sides and rear of the open air area to control access for safety and security, prevent the blowing of trash or debris if relevant, and to establish an aesthetical perimeter.
- 5. All open air businesses shall comply with all applicable Health Department regulations regarding sanitation and general health conditions, all applicable State regulations, licenses, construction code and/or industry standards, and provide the Village with a letter indemnifying the Village for any amusement or zip line activity.
- 6. Unless specifically waived by the Village Council or as designated by this Ordinance, a building of not less than five hundred (500) square feet of gross floor area shall be constructed on the premises for office use in connection with the subject open air business. For rental businesses, this required gross floor area may be located within a structure which already contains office space for business conducted on the property.
- 7. The Planning Commission may, to insure strict compliance with any regulation contained herein and required as a condition of the issuance of a permit for an open air business use, require the permittee to furnish a Surety Bond executed by a reputable surety company authorized as to do business in the State of Michigan, in the sole discretion of the

Planning Commission, a cash bond in the amount determined by the Commission to be reasonable and necessary to insure compliance hereunder. In fixing the amount of such bond, the Planning Commission shall take into account the size and scope of the proposed open air business use, current prevailing cost of rehabilitating the premises upon default of the operator of the use, estimated expenses to compel the operator to comply by Court Decree, and such other factors and conditions, as might be relevant in determining the sum reasonable in the light of all facts and circumstances surrounding each application.

8. The storage or materials display areas shall meet all the yard setback requirements applicable to any building in the District. All loading activity and parking areas shall be provided on the same premises (off-street). The storage of any soil, fertilizer, or similar loosely packaged materials shall be sufficiently contained to prevent any adverse effect upon adjacent properties or environment.
9. Open Air Business activity shall be limited to the Nicolet Street corridor south of the Central Avenue intersection.

B. Open Air Business Vehicle Sales / Rental:

1. Temporary sales of Christmas trees shall be exempted from open air business standards when conducted in November and December.
2. Minimum lot area shall be one (1) acre.
3. Minimum lot width shall be two hundred (200) feet.
4. A landscape plan shall be provided identifying the use of elements such as plantings, berms, fences or walls along the sides and rear of the open air area to control access for safety and security, prevent the blowing of trash or debris if relevant, and to establish an aesthetical perimeter.
5. All open air businesses shall comply with all applicable Health Department regulations regarding sanitation and general health conditions, all applicable State regulations, licenses, construction code and/or industry standards, and provide the Village with a letter indemnifying the Village for any amusement or zip line activity.
6. Unless specifically waived by the Village Council or as designated by this Ordinance, a building of not less than five hundred (500) square feet of gross floor area shall be constructed on the premises for office use in connection with the subject open air business. For rental businesses, this required gross floor area may be located within a structure which already contains office space for business conducted on the property.

7. The Planning Commission may, to insure strict compliance with any regulation contained herein and required as a condition of the issuance of a permit for an open air business use, require the permittee to furnish a Surety Bond executed by a reputable surety company authorized as to do business in the State of Michigan, in the sole discretion of the Planning Commission, a cash bond in the amount determined by the Commission to be reasonable and necessary to insure compliance hereunder. In fixing the amount of such bond, the Planning Commission shall take into account the size and scope of the proposed open air business use, current prevailing cost of rehabilitating the premises upon default of the operator of the use, estimated expenses to compel the operator to comply by Court Decree, and such other factors and conditions, as might be relevant in determining the sum reasonable in the light of all facts and circumstances surrounding each application.



C. Open Air Business Recreational Equipment Sales / Rental:

1. Temporary sales of Christmas trees shall be exempted from open air business standards when conducted in November and December.
2. All open air businesses shall comply with all applicable Health Department regulations regarding sanitation and general health conditions, all applicable State regulations, licenses, construction code and/or industry standards, and provide the Village with a letter indemnifying the Village for any amusement or zip line activity.
3. Unless specifically waived by the Village Council or as designated by this Ordinance, a building of not less than five hundred (500) square feet of gross floor area shall be constructed on the premises for office use in connection with the subject open air business. For rental businesses, this required gross floor area may be located within a structure which already contains office space for business conducted on the property.
4. Minimum lot area shall be one half (.5) acre.
5. The maximum number of outdoor recreational equipment units displayed for sale or rental shall not exceed fifteen (15) units.

D. Open Air Business Recreation / Amusement:

1. Temporary sales of Christmas trees shall be exempted from open air business standards when conducted in November and December.
2. Minimum lot area shall be one (1) acre.
3. Minimum lot width shall be two hundred (200) feet.

4. A landscape plan shall be provided identifying the use of elements such as plantings, berms, fences or walls along the sides and rear of the open air area to control access for safety and security, prevent the blowing of trash or debris if relevant, and to establish an aesthetical perimeter.
5. All open air businesses shall comply with all applicable Health Department regulations regarding sanitation and general health conditions, all applicable State regulations, licenses, construction code and/or industry standards, and provide the Village with a letter indemnifying the Village for any amusement or zip line activity.
6. Unless specifically waived by the Village Council or as designated by this Ordinance, a building of not less than five hundred (500) square feet of gross floor area shall be constructed on the premises for office use in connection with the subject open air business. For rental businesses, this required gross floor area may be located within a structure which already contains office space for business conducted on the property.
7. The Planning Commission may, to insure strict compliance with any regulation contained herein and required as a condition of the issuance of a permit for an open air business use, require the permittee to furnish a Surety Bond executed by a reputable surety company authorized as to do business in the State of Michigan, in the sole discretion of the Planning Commission, a cash bond in the amount determined by the Commission to be reasonable and necessary to insure compliance hereunder. In fixing the amount of such bond, the Planning Commission shall take into account the size and scope of the proposed open air business use, current prevailing cost of rehabilitating the premises upon default of the operator of the use, estimated expenses to compel the operator to comply by Court Decree, and such other factors and conditions, as might be relevant in determining the sum reasonable in the light of all facts and circumstances surrounding each application.