

Date: 12.12.2025

From: Sara Kopriva, AICP
To: Suttons Bay Planning Commission

Project: Inland Seas Campus Expansion



Possible Motion: Motion to approve/deny the Inland Seas Application for Campus Expansion at 101 E Dame St (Millside Building) with the following conditions:

1. ZBA Approval of variance for build-to/setback along Dame St. Nothing in the Planning Commission approval shall guarantee approval or action by the ZBA.
2. All outside agency permits shall be required. Approval of this site plan does not guarantee that outside agency permits will be approved or permitted as currently proposed. This includes but is not limited to: water, sewer, stormwater, roads, fire, soil erosion, EGLE.
3. Approval of site plan by fire and DPW for removal of secondary access to the site.

Inland Seas has submitted an application for site plan review to remove the existing 1st floor of the Millside building and reconstructed it in the existing area on the existing foundation. They will also be changing the parking area associated with this building. Enclosed is the application, site plan, and email exchange with the engineer.

Since the November meeting, the applicant has submitted a request to the ZBA as requested by the Planning Commission to have the applications reviewed concurrently. The application was submitted December 9. It is anticipated that they will be in front of the ZBA in January due to publication and noticing requirements.

This existing Millside building is considered a non-conforming structure as it does not meet many of the dimensional requirements of the current ordinance. The applicant has stated that due to deterioration of the existing structure the main floor (1st floor) will need to be demolished and reconstructed. The applicant is proposing to reconstruct the main floor in on the existing foundation covering the same area as the current structure with one exception of a new stairway.

The applicant has provided this additional document to show existing and proposed footprints. This drawing, provided below, shows that the main floor will be on the same footprint but the stairway addition will be of different size and location than the existing structure.

Beckett & Raeder, Inc.
535 West William
Suite 101
Ann Arbor, MI 48103

734.663.2622 ph
734.663.6759 fx

Petoskey Office
113 Howard Street
Petoskey, MI 49770

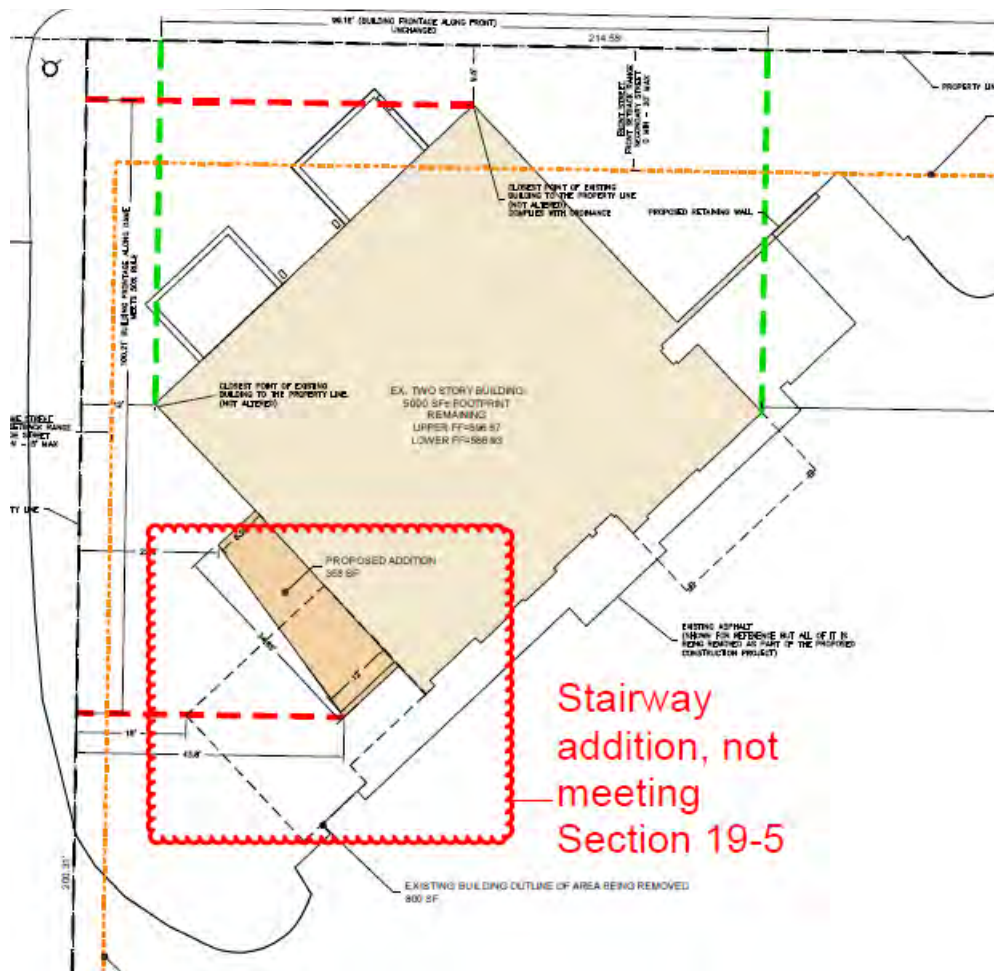
231.347.2523 ph
231.347.2524 fx

Traverse City Office
148 East Front Street
Suite 207
Traverse City, MI 49684

231.933.8400 ph
231.944.1709 fx

Grand Rapids Office
100 Cesar E. Chavez Ave
SW Suite 300
Grand Rapids, MI 49503

616.585.1295 ph



NON-CONFORMITY

The Zoning Ordinance defines a non-conforming structure as:

NONCONFORMING BUILDING, STRUCTURE means a structure or building lawfully constructed that does not conform to the requirements of the zoning district in which it is located and existed prior to the effective date of this ordinance.

- It has been determined that The Village of Suttons Bay Zoning Ordinance, as amended, was adopted in 2018.
- It has been determined that the structure does not conform to the requirements of the Central Business zoning district due to the angle in which it was constructed in 1978.
- It has been determined that the building was lawfully constructed in 1978, under the provisions of a now repealed zoning ordinance.

- The structure, was lawfully constructed in 1978 and does not comply with the 2018 “build to” setback or frontage provision deeming the structure non-conforming.

FINDINGS

Based on the information provided, the Village of Suttons Bay finds the following:

- The structure is deemed to be non-conforming as defined in Section 20-8 of the zoning ordinance.
- The structure is deemed to be non-conforming as further described in Section 19-1 Nonconforming Structures.
- The intent of Section 19-1 Nonconformities is to recognize structures that were lawful prior to the passage or amendment of the zoning ordinance. This section recognizes nonconformities and allows for their rehabilitation, maintenance and reconstruction of a non-conforming structure.
- Section 19-1 Nonconformities allows for the reconstruction of structures, provided they do not enlarge or expand their non-conformity.
 - Section 19-5(A) “Replacement of a building or structure damaged by fire, act of God, removal or replacement by the property owner, or other causes may occur in the size, shape and footprint of the structure being replaced.”
- Section 19-5 fails to contemplate the partial reconstruction of a non-conforming structure on the same footprint.

Since the main floor is being reconstructed in the same size, shape, and footprint, this construction will meet the requirements of section 19-5(A) of the zoning ordinance and not required to meet all the design and dimensional requirements currently required for the CB district.

As previously mentioned, there is a stairway addition that is on the South side of the building. This area of construction does not meet the requirements of Section 19-5 of the ordinance and will be required to meet the requirements of the CB district. The footprint of the stairway is not of the same size, shape, and footprint as the existing building therefore the same non-conforming requirements as the main structure do not apply meaning that the addition is required to meet the build-to requirements of the zoning ordinance. As a front the build to line is 0 ft min, 5 ft max.

Table 5-3 Spatial Requirements- Mixed Use Districts			
Zoning District		CB	NC
Minimum Depth (ft.)		120	10
Width (ft.)		25 min.	60 m
Minimum Frontage		25	Ec
Front Setback	Front/ Primary Street (ft.)	0 max. ¹	15
	Front/ Secondary Street (ft.)	0 min., 5 max.	10

The applicant has been provided 3 options by staff for how to move forward with this addition for compliance with design criteria in Section 5-5.

1. Construct the stairway the same size, shape, and footprint

2. Construct an outdoor, uncovered, unenclosed stairway (similar to what would be used to access a deck)
3. Obtain a variance from the ZBA

The applicant is currently pursuing the option to go to the ZBA.

This application is being reviewed as:

- **Community Oriented Cultural Facility. *Permitted by right (Site Plan Review) in CB District.*** A public or non-profit facilities that provide educational and cultural experiences for the general public, examples of which include: aquariums, arboretums, art galleries, botanical gardens, libraries, museums, planetariums, civic centers and theaters predominantly used for live performances, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

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Existing Conditions of Subject Property

- **Zoning:** CB: Central Business.





Adjacent Zoning & Land Uses		
Location	Zoning	Land Use / Owner
North	CB	Village Property
East	PL / Lake	Watercraft Dockage / Village of Suttons Bay
South	SFWR	Detached single family residence / PEPLINSKI JASON M & MAAS RICHARD W
West	CB	Gasoline Station / PLAMONDON FAMILY LLC

Relationship to Master Plan: The site is designated as both Public / Quasi Public (northern two parcels) and Mixed Use Central Business District (southern parcel) in the 2023 Village of Suttons Bay Master Plan. This category is described below:

Public / Quasi Public. The Public/Quasi-public category includes facilities that are designed to serve the public interest, such as educational, governmental, religious, health, correction, military, cemeteries, airports, and public safety.

Mixed Use Central Business. The Mixed Use Central Business area is comprised of the historic core of the Village and is characterized by traditional multi-story buildings set to the sidewalk. The area will contain a mix of uses to serve visitors and tourism as well as year round residents and contribute to and promote active street life and vitality in the center of the Village. The repurposing of buildings is encouraged to promote sustainability and preservation while filling the gaps in otherwise walkable blocks.

Section 5-5 CB District Form Requirements- Commercial Buildings

While much of the proposed work is being considered non-conforming, some aspects of the new construction still should meet today's ordinance.

G. Windows and Doors.

1. Transparency. Transparency requirements shall apply to the area of the façade between two (2) feet and 10 feet above the sidewalk regardless of where windows are located.
 - a. Only clear or lightly tinted, non-reflective glass in windows, doors, and display windows shall be considered transparent.
 - b. Ground floor windows shall contain displays that are meant for viewing from the outside, or shall be unobstructed for a depth of not less than four (4) feet into the building.
2. Amount of Windows and Doors.
 - a. Primary Street Ground Level. Minimum 70 percent.

- b. Primary and Secondary Street Upper Levels. Minimum 20 percent.
- c. Secondary Street Ground Level. Minimum 35 percent.

3. Window Design.

- a. Ground floor window sills shall be at least two (2) feet above grade.
- b. Window shape openings and panes on upper stories shall be taller than they are wide or be divided into segments that are taller than they are wide.
- c. Windows should be proportionally distributed along second floor facades.

A. *Entrances.*

- 1. Recessed Entrance. Building entrances shall be recessed at least three (3) feet and at least one (1) main building entrance shall face a street. If recessed more than five (5) feet, a window display shall be provided between the doorway and the sidewalk. Angled entry walls are preferred to promote visibility of the entrance. Doorways shall not span more than one (1) story.
- 2. Identifiable Elements. A building entrance shall be clearly identifiable and reinforced by such architectural elements as awnings, pediments, pilasters, porte-cocheres, special paving, arches, changes in rooflines and planters.

Following the review of the site plan by the Planning Commission, the Planning Commission shall review the standard for approval and provide findings.

Section 14-9 Standards for Plan Approval

The following general standards of approval shall be considered during site plan reviews and during the application of conditions of approval (Section 14-10):

- A. *Standards.* The site plan must comply with all applicable requirements of this ordinance and all other applicable laws and regulations.

The current site plan does not meet the applicable requirements of the ordinance without approval from the Zoning Board of Appeals on the build-to setback for the South side of the building and new stairway addition. With a variance, this standard can be met.

- B. *General Site Design.* The site should be designed in a manner that is harmonious, to the greatest extent possible, with the character of the surrounding area.



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The site is designed to be consistent with the current character of the property and the reconstruction of the nonconforming main floor allows for the continued re-use of the property. While the construction does not meet all of the design requirements for the CB District, the new construction of the main floor, does meet the requirements of Section 19-5 of the ordinance. The stairway will require ZBA approval as proposed.

- C. *Impact.* The site should be designed to minimize impact to adjacent property, and to reduce the negative effects of traffic, noise, smoke, fumes and glare to the maximum extent reasonably possible.

The proposed use is permitted in the district with site plan review. Consideration should be given to adjacent properties for parking, noise, and impact when there are larger gatherings of people to the site. Emergency access must be maintained.

- D. *Traffic Circulation.* The number, location, size of access and entry points, internal vehicular and pedestrian circulation routes, and bike parking facilities should be designed to promote safe and efficient access to and from the site, and circulation within the site. In reviewing traffic features, the number, spacing, and alignment of existing and proposed access points should be considered relative to their impact on traffic movement on abutting streets and adjacent properties.

This project is removing a secondary access to the site that allows for movement to the site and buildings and could pose an issue for emergency access. The fire department and DPW shall be required to review and approve the removal of the secondary access to the site. This is especially important due to the potential for more individuals being on the property at one time.

- E. *Stormwater.* Stormwater detention and drainage systems should be designed so the removal of surface waters will not adversely affect neighboring properties or public stormwater drainage systems. Unless impractical, stormwater should be removed from all roofs, canopies and paved areas by underground surface drainage systems. There shall exist sufficient protection to ensure no additional storm water run-off will be created by the project, or that adequate measures have been taken to accommodate such storm water run-off from the site. For purposes of this standard, the storm water run-off shall be determined from a 25-year storm event, unless a future stormwater ordinance states a different design requirement. All development of land shall be subject to future Village ordinances, as applicable.

The applicant has proposed changes to the stormwater drainage system. These changes will be required to be approved by the Village prior to any land use permit and construction. As proposed, the applicant is proposing to comply with stormwater requirements subject to approval by proper local, state, and federal requirements.



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- F. *Landscaping.* The landscape should be preserved in its natural state, insofar as practicable, by minimizing unnecessary tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas. Provision or preservation of landscaping, buffers, or greenbelts may be required to ensure that the proposed uses will be adequately buffered from one another and from surrounding property.

The applicant is proposing to provide new landscaping in front of the building and along the parking areas. This additional landscaping will help with buffering from neighboring properties and limit trespass of lights from vehicles.

- G. *Screening.* Where commercial uses abut residential uses, appropriate screening consisting of attractively designed, opaque fencing or equivalent landscaping should shield residential properties from noise, headlights, and glare.

This standard is not applicable due to the location in the CB district and neighboring properties.

- H. *Lighting.* Lighting should be designed to minimize glare on adjacent properties and public streets. As a condition of plan approval, reduction of lighting during non-business hours may be required.

Lighting details have not been provided but any new lights are required to comply with the existing zoning ordinance for dark sky and location, section 11-8 of the zoning ordinance.

- I. *Utility Service.* Water lines, sewer lines, and all provisions for surface water drainage shall be approved by the Village and designed in compliance with any applicable federal and state statute, and Village and county ordinances. All utility easements shall be in a form and of a type reasonably satisfactory to the appropriate governmental agency and shall be located on site in a manner that is least harmful to surrounding properties.

As a condition of approval, all appropriate agencies will be required to review and approve the site plan and utilities prior to a permit for construction. The Planning Commission approval shall not guarantee that another agency will approve the plan as submitted.

- J. *Buried Cables and Lines.* Electric, telephone, coaxial cable and other lines shall be located underground.

As proposed this standard has been met.

- K. *Emergency Access.* All buildings and structures shall be readily accessible to emergency vehicles.

Review and approval by fire and DPW will be required prior to permitting to ensure that proper emergency access is provided with the removal of the secondary access to the site. The site plan can be easily modified to provide secondary access to Madison.



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November 20, 2025

Village of Suttons Bay
Attn: Sara Kopriva, Village Planner
420 N. Front Street
Suttons Bay, MI 49682

**RE: Nonconforming Structure, Setback and Frontage Determinations
Inland Seas Education Association Campus Expansion (100 & 101 E. Dame Street)**

Dear Sara:

I am writing to follow up formally regarding the Planning Commission meeting on November 20th, and to clarify the application of Section 19 – Nonconforming Structures of the Suttons Bay Zoning Ordinance as it relates to the Inland Seas Campus Redevelopment. You have asserted that variances are required for (1) minimum/maximum setback along Dame Street, (2) building frontage along Dame Street, and (3) building frontage along Front Street. After reviewing the ordinance in detail, and given the building geometry shown in the zoning compliance exhibit that is included with this letter, it is clear that no variances are required, and that the project complies with Section 19 as written.

Dame Street Setback – Pre-Existing Nonconformity Not Being Altered

The Mixed Use Commercial District requires a 0' to 5' setback along Dame Street. The existing building's closest point is approximately 12 feet from the Dame Street right-of-way. This condition predates the ordinance and is therefore a legal nonconforming setback under Section 19.

The proposed plan does not modify the portion of the structure located at 12 feet. Because the setback is not being increased, extended, or worsened in any way, no variance can be required. Section 19.5(A) protects maintenance, repair, and replacement of nonconforming structures when the nonconformity is not increased.

Dame Street Building Frontage – Fully Compliant with Minor Adjustment

The ordinance requires that 50% of the building frontage along Dame Street be occupied by building. The Dame Street frontage length is 200.31 feet, requiring 100.155 feet of building facade.

After removal of the 800 sf deteriorated portion, the frontage would temporarily fall below 50%. However, by extending the proposed stair tower addition by approximately one foot, the total frontage becomes 100.21 feet, which exceeds the 50% requirement.

This is reflected in the zoning compliance exhibit.

No variance is therefore required.

Front Street Setback – Fully Compliant

Front Street is the secondary frontage for this corner lot. The ordinance requires a 0' to 20' setback. The existing building sits at 9.5 feet, which is fully compliant.

Because the project includes no modifications to the Front Street façade or building line, the setback remains compliant and cannot trigger a variance.

Front Street Building Frontage – Protected Nonconforming Condition

Front Street is 214.58 feet long, requiring 107.29 feet of building frontage. The existing building occupies 99.16 feet, and this is a pre-existing nonconforming condition.

Importantly:

- The project does not modify the building line along Front Street
- The project does not reduce existing frontage
- No part of the proposed work affects the nonconforming condition
- Under Section 19.5, lawful nonconforming structures are permitted to continue so long as no nonconformity is increased. Because the Front Street frontage nonconformity is not being altered, the ordinance does not permit the Village to require a variance.

Replacement and Repair Under Section 19.5(A)

Section 19.5(A) is directly applicable:

“Nothing in this ordinance shall prevent maintenance and repair...Replacement of a building or structure damaged by fire, act of God, removal or replacement by the property owner, or other causes may occur in the size, shape and footprint of the structure being replaced.”

The lower level has been determined to be structurally sound and has been renovated as part of a land use permit issued earlier this year. The main level has significant water and structural damage rendering a remodel inappropriate. This was disclosed at the time of issuance of the land use for the lower level. While the main level will be reconstructed, the:

- Foundation
- Lower level
- Footprint
- Setbacks
- Closest points to lot lines
- Overall building envelope

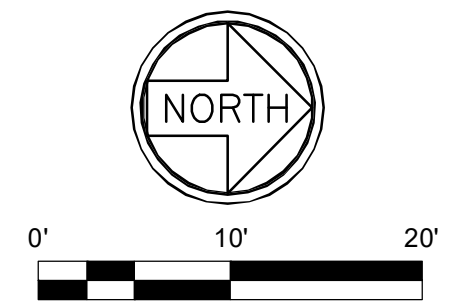
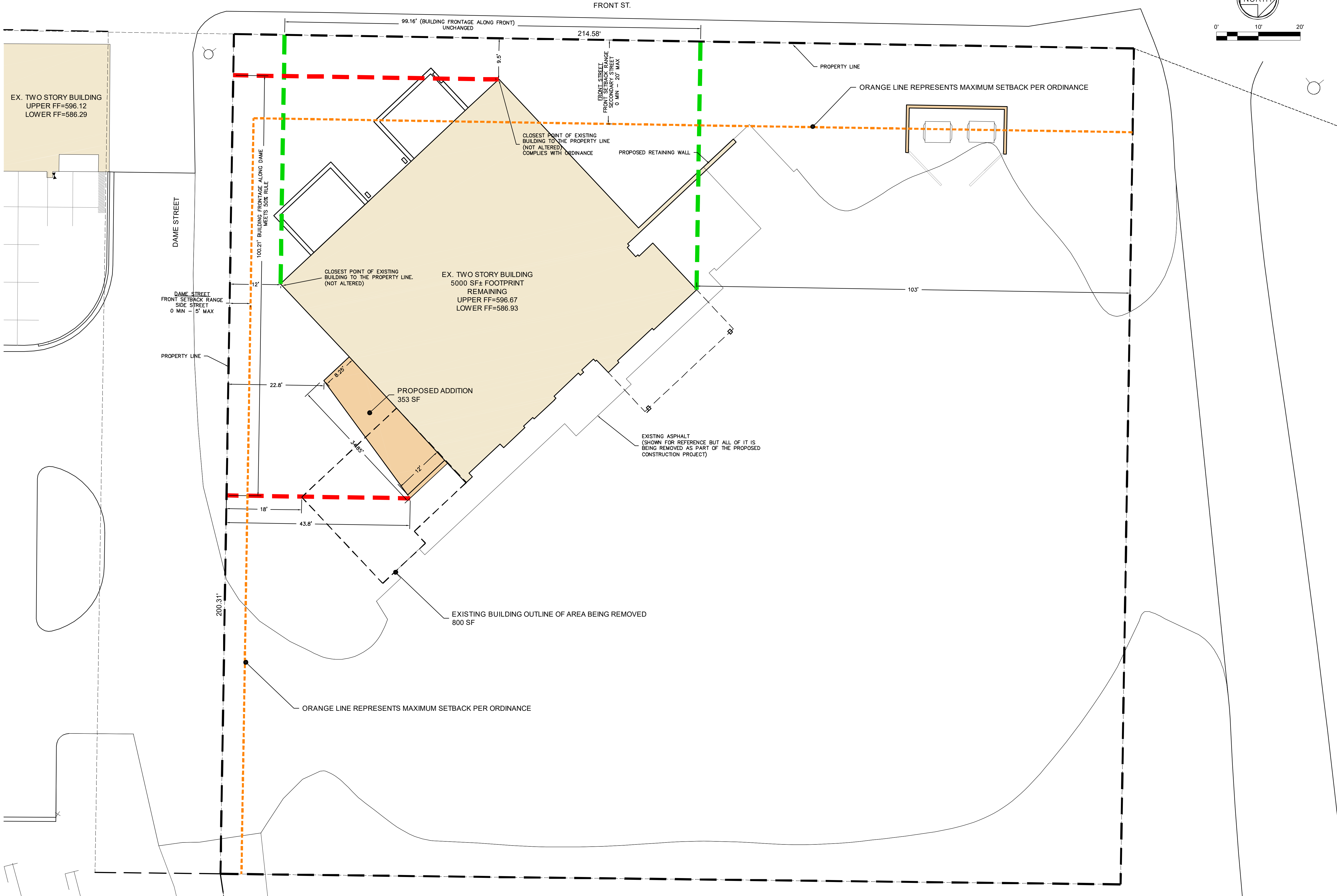
remain unchanged or less nonconforming.

This is exactly the type of repair/replacement Section 19.5(A) authorizes without a variance.

Expansion of Nonconforming Buildings – Section 19.5(B)

Section 19.5(B)(1) indicates that a building or structure may not be enlarged in any way that increases its nonconformity. The planned removal of the section of building along Dame is being replaced by a smaller stair tower. A net reduction of approximately 400 sf is resulting from that change. Further, the removal and replacement of the main level is work that is being conducted within the same envelope as the existing building and is not considered an expansion of a nonconforming building.

Section 19.5(B)(2) references setbacks. The planned stair tower does not infringe on either of the two items listed. It is not changing the closest point to the property line and the two-thirds (2/3) rule is not applicable.



Thus, the expansion is expressly permitted.

Conclusion and Path Forward

Based on:

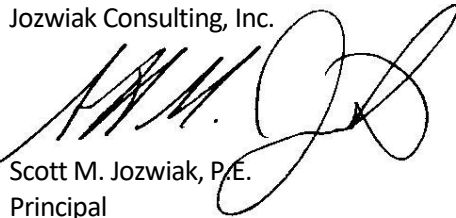
- Section 19.5(A) repair/replacement provisions
- Section 19.5(B) expansion of nonconforming buildings
- Clear compliance with Dame Street frontage
- Preservation of Front Street's existing nonconforming frontage
- Compliance with setback requirements pursuant to nonconforming structures
- And the documented building geometry

No variances are required for this project.

Given the clarity of the ordinance and the intent of Section 19, we respectfully request that staff reconsider the determination presented at the meeting so that this project may return to the Planning Commission for approval.

I am available to meet at your convenience.

Sincerely,
Jozwiak Consulting, Inc.

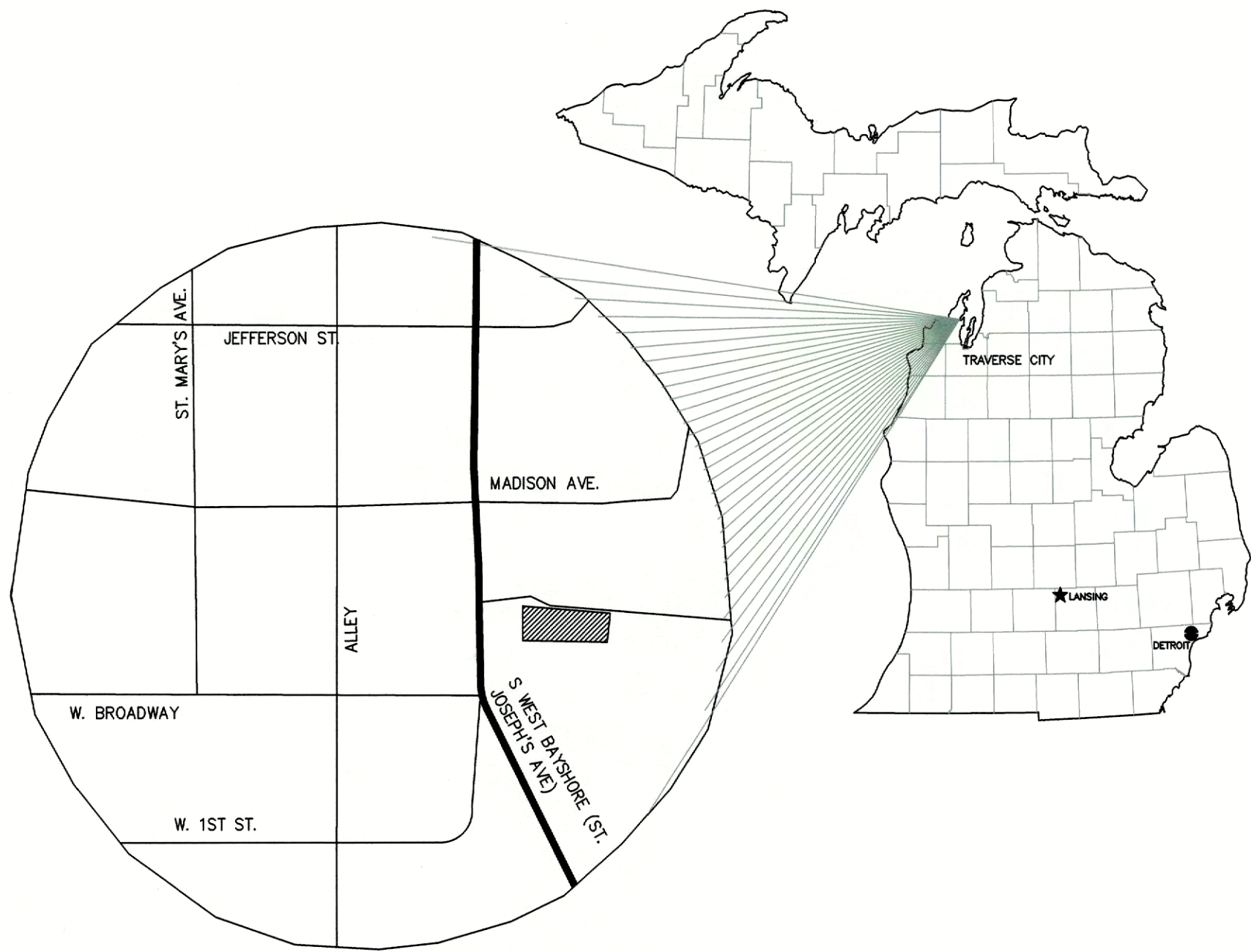
A handwritten signature in black ink, appearing to read 'S.M. Jozwiak', with a large, stylized flourish extending from the end of the signature.

Scott M. Jozwiak, P.E.
Principal

INLAND SEAS EDUCATION ASSOCIATION CAMPUS EXPANSION PROJECT



OVERALL DEVELOPMENT MAP



PROJECT LOCATION MAP

SITUATED IN THE VILLAGE OF SUTTONS BAY, COUNTY OF LEEANAU, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
PART OF GOVERNMENT LOT 2, SECTION 28, COMMENCING AT THE WEST 1/4 CORNER; THENCE EAST, 1120.74 FEET; THENCE NORTH 10°55'00" EAST, 189.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 78°15'00" WEST, 200.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE LEEANAU TRANSIT RAILROAD; THENCE NORTH 10°55'00" EAST, ALONG THE EASTERLY RIGHT-OF-WAY, 214.50 FEET; THENCE SOUTH 78°15'00" EAST, 200.00 FEET; THENCE SOUTH 10°55'00" WEST, 214.50 FEET TO THE POINT OF BEGINNING, BEING PART OF SECTION 28, TOWN 30 NORTH, RANGE 11 WEST.

PART OF GOVERNMENT LOT 2, SECTION 28, T 30 N - R 11 W, SUTTONS BAY TOWNSHIP (VILLAGE OF SUTTONS BAY), LEEANAU COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE EAST AND WEST 1/4 LINE OF SAID SECTION 28 WHICH IS N 90° 00' 00" E, 915.01 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE CONTINUING ALONG SAID EAST AND WEST 1/4 LINE N 90° 00' 00" E, 304.48 FEET TO A POINT ON THE ORDINARY HIGH WATER LINE OF LAKE MICHIGAN (GRAND TRAVERSE BAY); THENCE N 11° 19' 05" E, 23.82 FEET ALONG SAID ORDINARY HIGH WATER LINE, ELEVATION 580.8 (1985 OLD); THENCE N 23° 12' 44" E, 25.15 FEET; THENCE N 22° 23' 45" E, 25.61 FEET; THENCE N 40° 58' 26" E, 38.52 FEET; THENCE N 82°-53'-19" E, 48.69 FEET TO THE TERMINUS OF SAID ORDINARY HIGH WATER LINE; THENCE N 10° 33' 3" E, 8.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DOCK ROAD (DAME STREET); THENCE ALONG SAID RIGHT-OF-WAY N 87°-59'-30" W, 185.05 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 78° 47' 50" W, 200.59 FEET TO THE EASTERLY RIGHT-OF-WAY OF FRONT STREET; THENCE ALONG SAID FRONT STREET RIGHT-OF-WAY S 11°15'30" W, 199.31 FEET TO THE POINT OF BEGINNING. CONTAINING 1.248 ACRES AND SUBJECT TO ALL EASEMENTS OF RECORD.

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 28, TOWN 30 NORTH, RANGE 11 WEST, VILLAGE OF SUTTONS BAY, LEEANAU COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 28, THENCE SOUTH 88°59'14" EAST, 927.85 FEET ALONG THE EAST-WEST 1/4 LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF THE LEEANAU TRANSIT COMPANY RAILROAD AS MONUMENTED; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 12°17'01" WEST, 70.01 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY M-22; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY M-22 AS MONUMENTED SOUTH 28°15'15" EAST, 67.69 FEET; THENCE NORTH 84°58'59" EAST, 229.74 FEET TO A TRAVERSE LINE ALONG THE SHORE OF SUTTONS BAY; THENCE ALONG SAID TRAVERSE LINE NORTH 15°49'30" EAST, 108.29 FEET TO THE EAST-WEST 1/4 LINE; THENCE ALONG SAID 1/4 LINE NORTH 88°59'14" WEST, 273.48 FEET TO THE POINT OF BEGINNING. CONTAINING 0.70 ACRES MORE OR LESS.

SUBJECT TO A RIGHT OF WAY EASEMENT IN FAVOR OF CONSUMERS POWER COMPANY RECORDED IN LIBER 104, PAGE 90, LEEANAU COUNTY RECORDS.

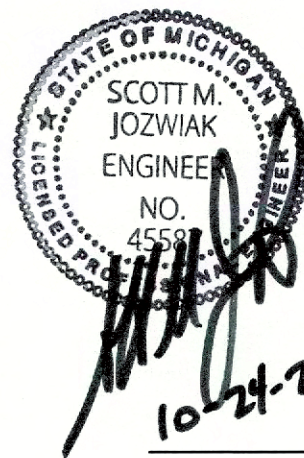
SUBJECT TO A RIGHT OF WAY EASEMENT FOR OVERHEAD ELECTRIC LINES IN FAVOR OF CONSUMERS ENERGY COMPANY RECORDED IN LIBER 977, PAGE 142, LEEANAU COUNTY RECORDS.

SUBJECT TO TERMS AND CONDITIONS OF HIGHWAY EASEMENT RELEASE IN FAVOR OF THE STATE OF MICHIGAN RECORDED IN LIBER 53, PAGE 500, LEEANAU COUNTY RECORDS.

SUBJECT TO TERMS AND CONDITIONS OF HIGHWAY EASEMENT RELEASE IN FAVOR OF THE STATE OF MICHIGAN RECORDED IN LIBER 229, PAGE 509, LEEANAU COUNTY RECORDS.

SUBJECT TO AND TOGETHER WITH ALL OTHER COVENANTS, SERVITUDES, AND EASEMENTS OF RECORD IF ANY.

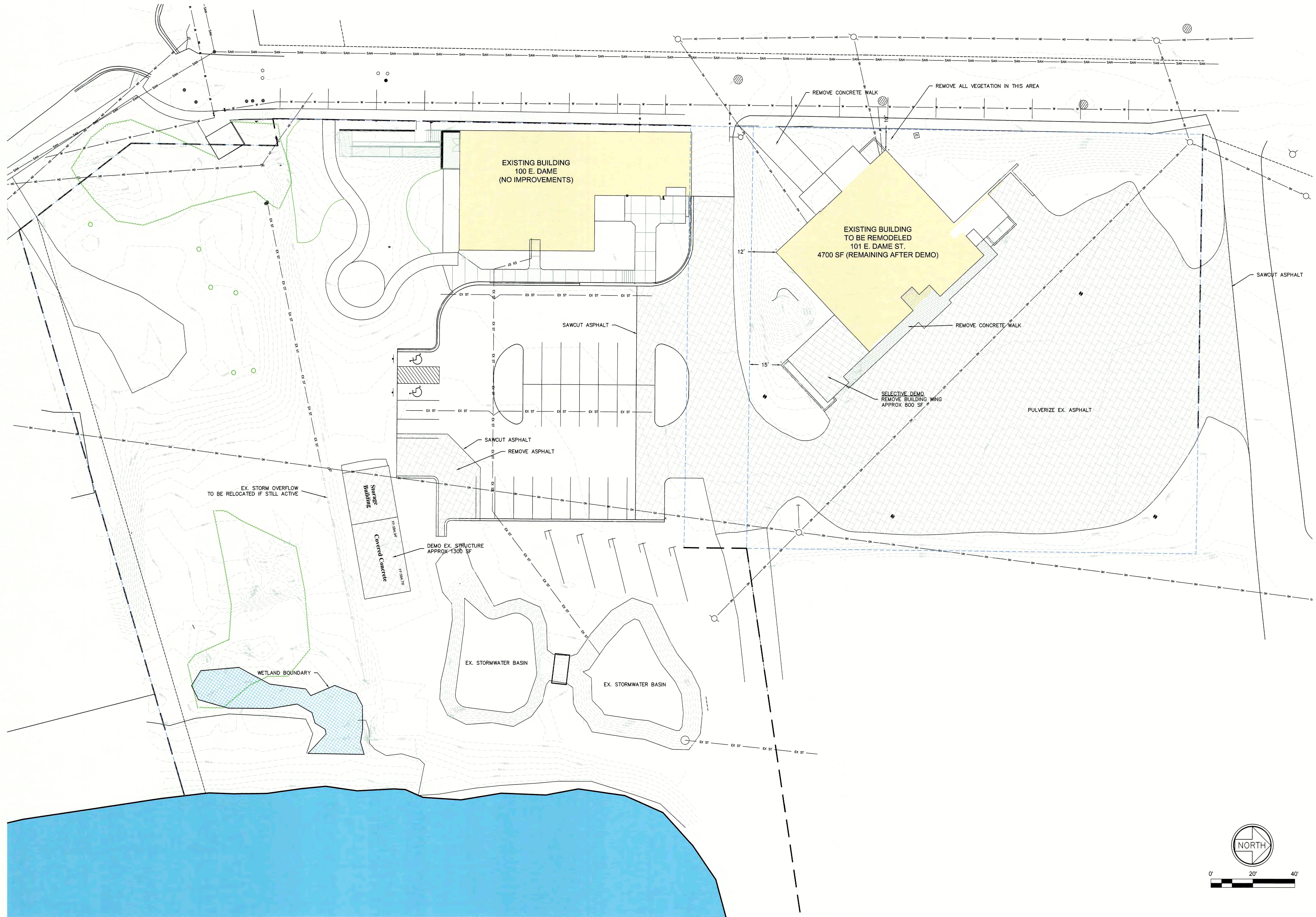
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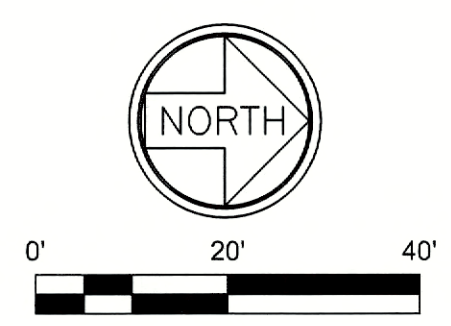
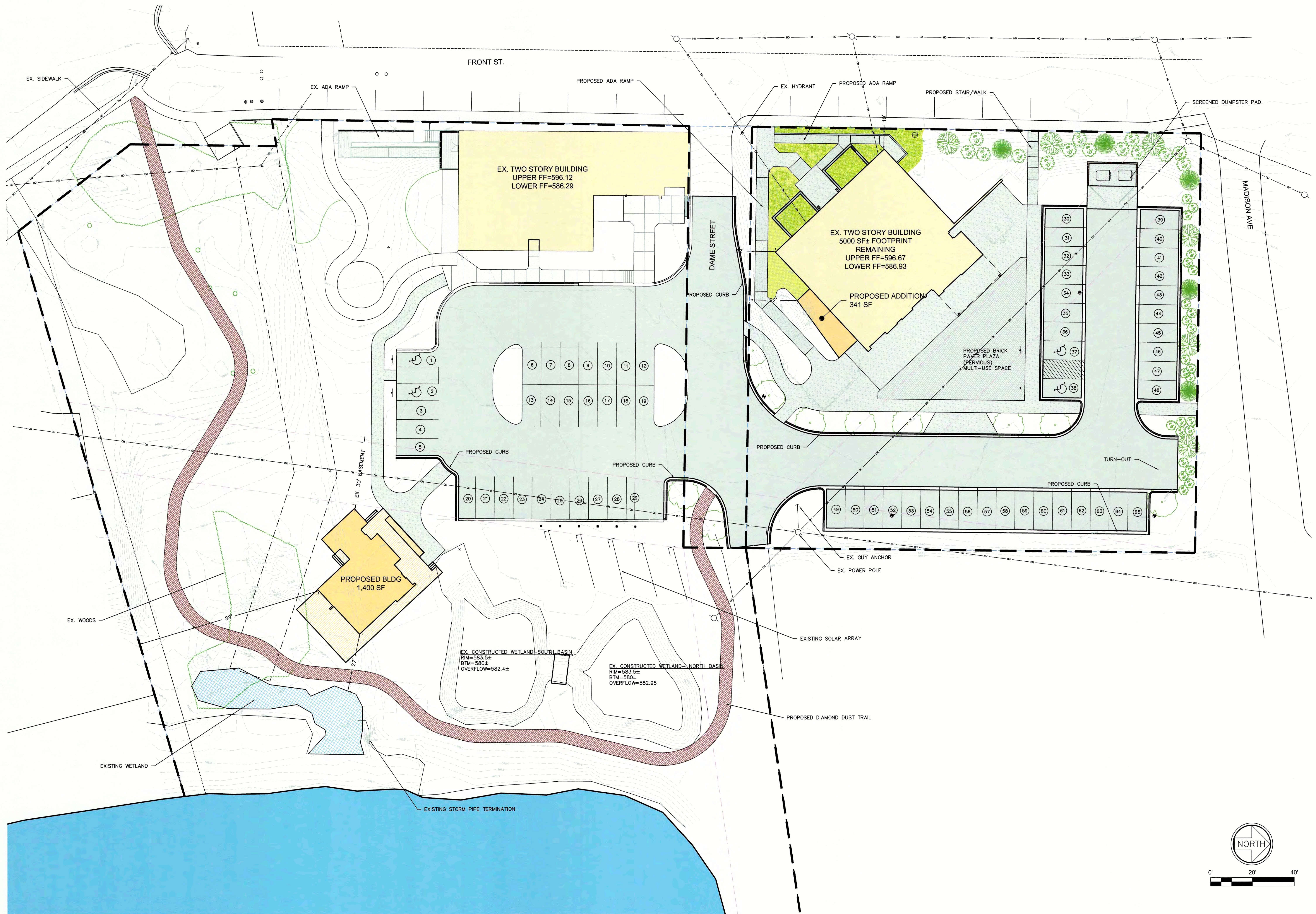


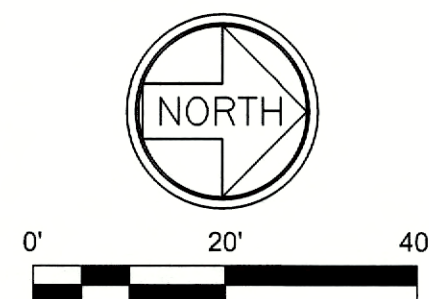
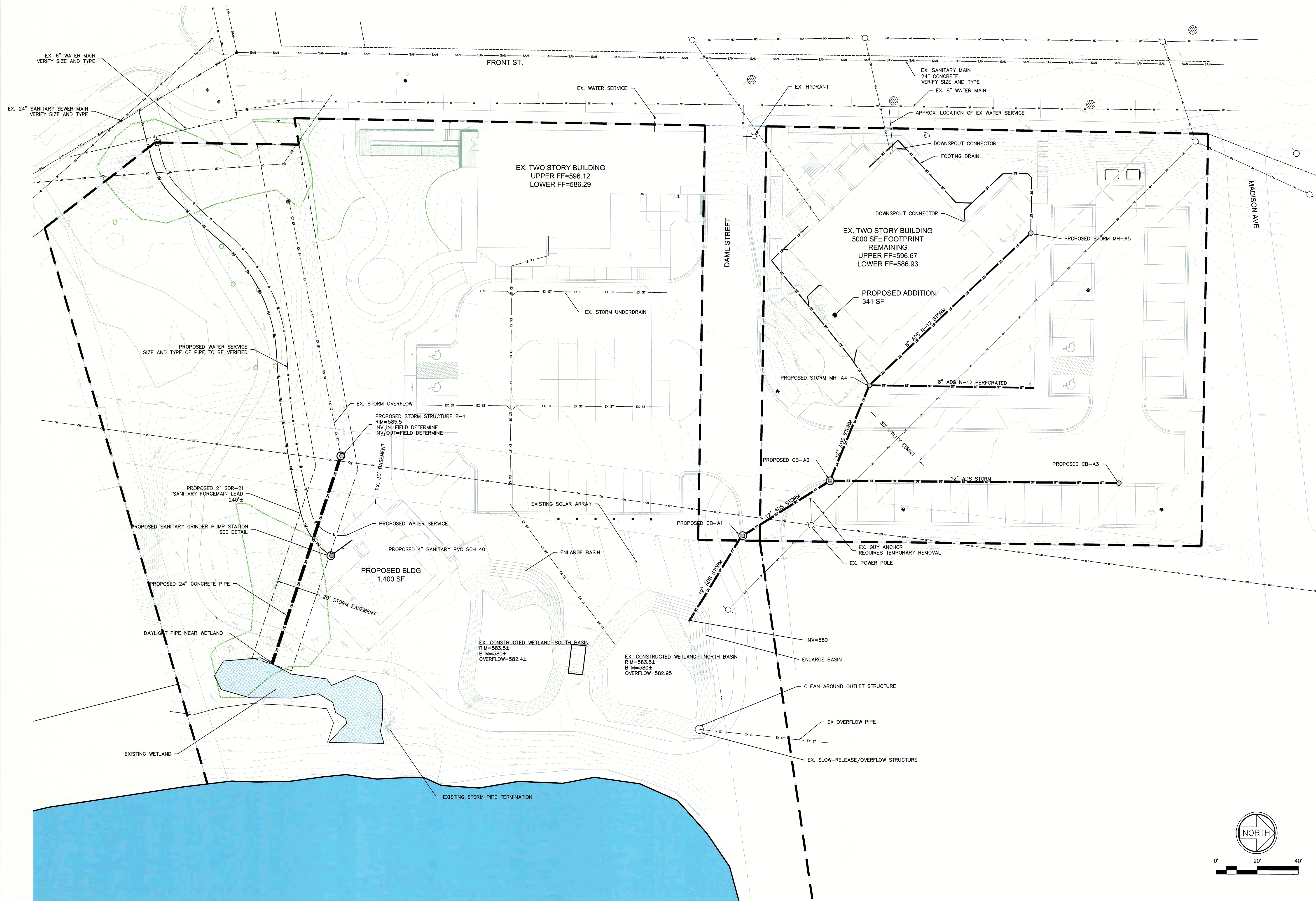
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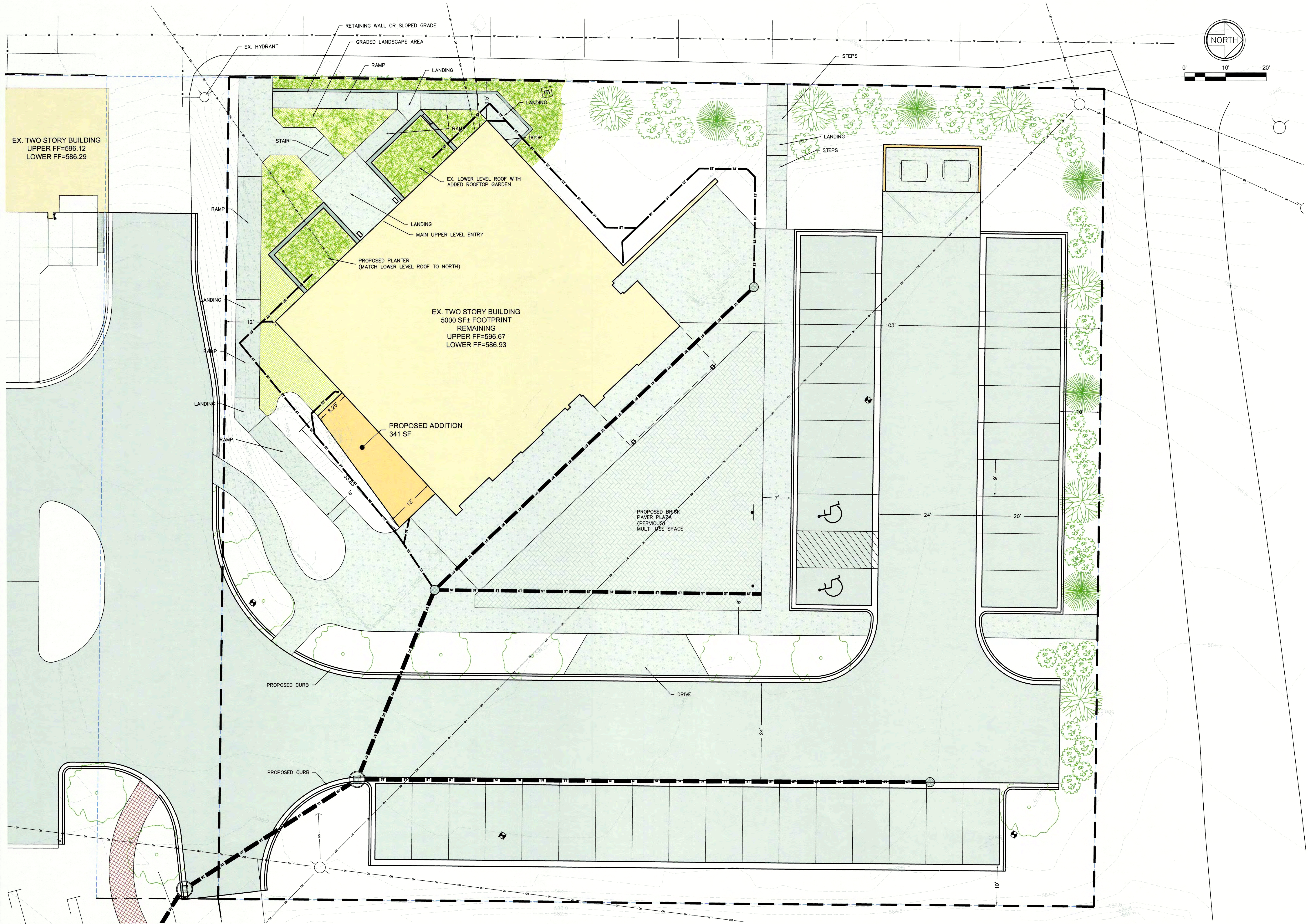
C100	GENERAL PLAN INFORMATION
C101	DEMOLITION PLAN
C102	SITE PLAN
C301	101 E. DAME DETAILED SITE PLAN
C302	100 E. DAME DETAILED SITE PLAN
C704	SURVEY INFORMATION

SHEET INDEX

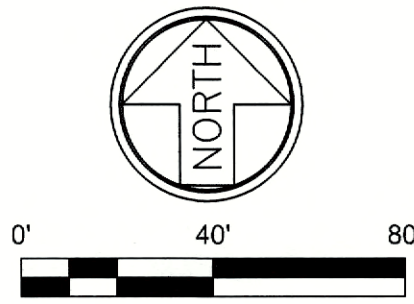














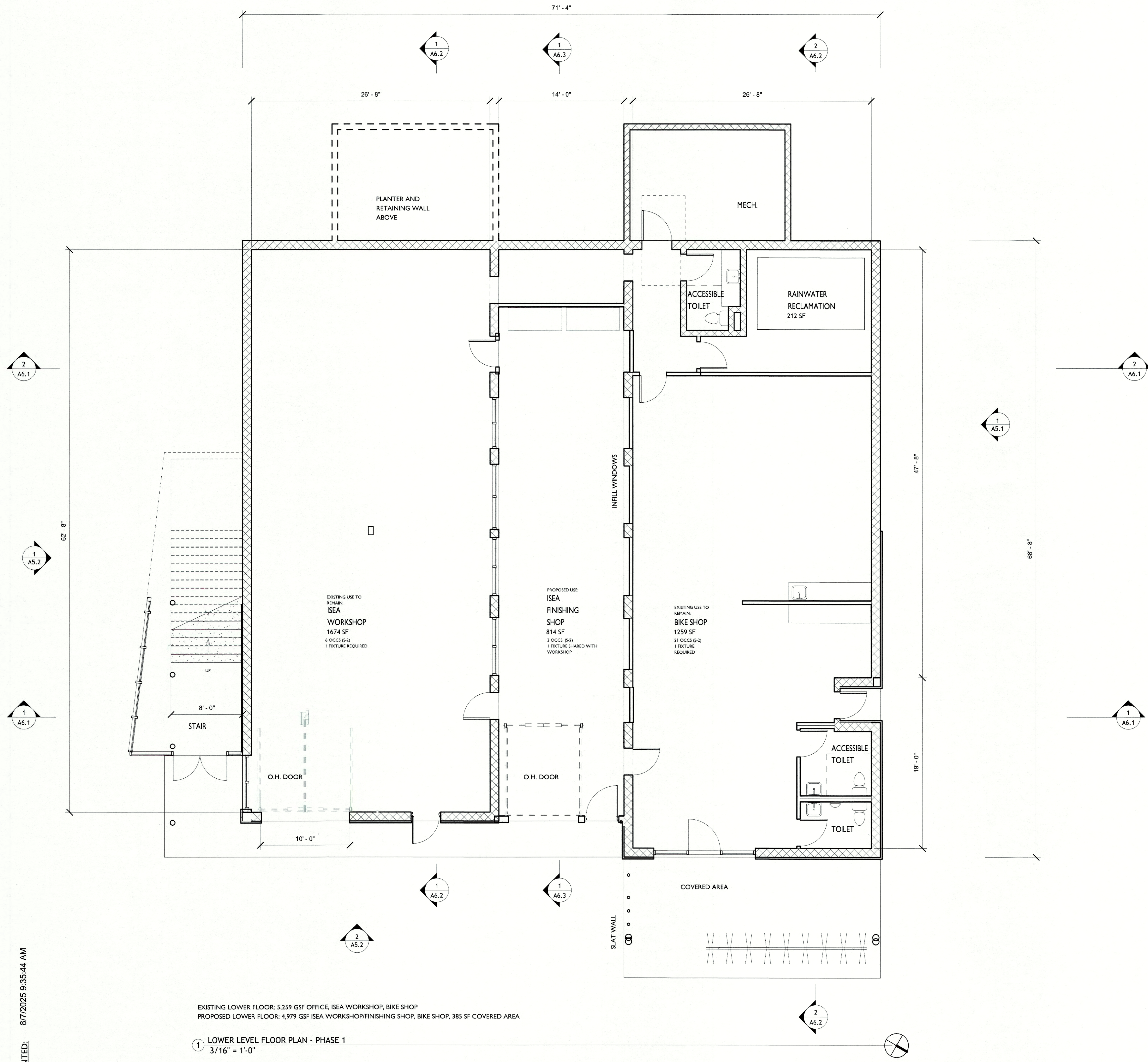
***RENDERINGS FOR BUILDING REFERENCE ONLY.
SEE CIVIL DWGS FOR PROPOSED SITE PLAN**



***RENDERINGS FOR BUILDING REFERENCE ONLY.
SEE CIVIL DWGS FOR PROPOSED SITE PLAN**



***RENDERINGS FOR BUILDING REFERENCE ONLY.
SEE CIVIL DWGS FOR PROPOSED SITE PLAN**



EXISTING LOWER FLOOR: 5,259 GSF OFFICE, ISEA WORKSHOP, BIKE SHOP
PROPOSED LOWER FLOOR: 4,979 GSF ISEA WORKSHOP/FINISHING SHOP, BIKE SHOP, 385 SF COVERED AREA

1 LOWER LEVEL FLOOR PLAN - PHASE 1
3/16" = 1'-0"

SITE APPROVAL PACKAGE

MILLSIDE BUILDING RENOVATION

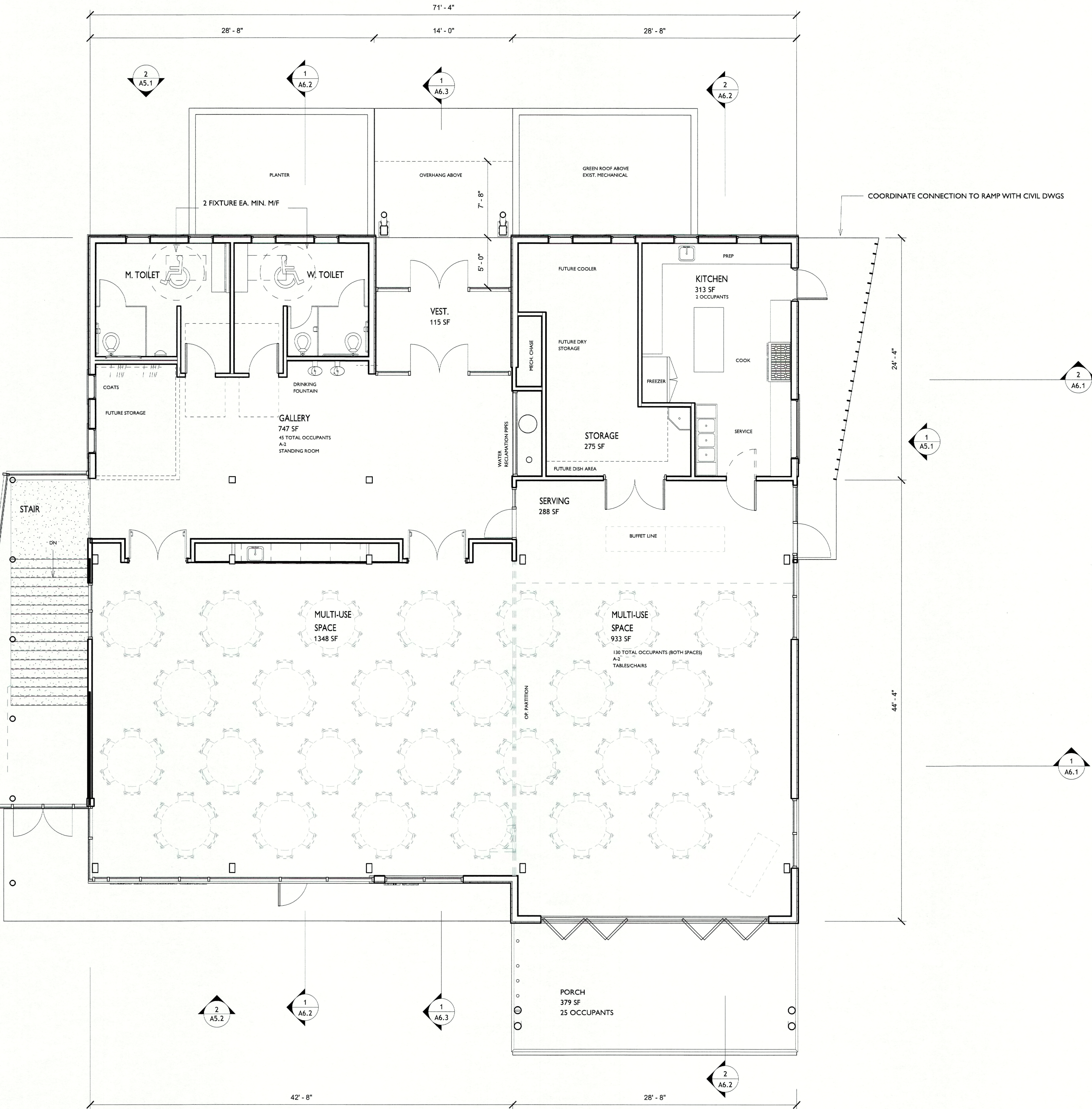
Project Number: 2504

101 E. DAME ST
SUTTONS BAY, MI 49682

LOWER LEVEL FLOOR PLAN

CALL 231 946 1234
10241 E. Cherry Bend Rd.
TRAVERSE CITY MI 49684
ENV-ARCH.COM

A3.0



EXISTING UPPER FLOOR: 4,359 GSF BUSINESS SUITES.
PROPOSED UPPER FLOOR: 5,468 GSF EVENT AND EDUCATION CENTER INCLUDING COVERED PORCH

1 UPPER LEVEL FLOOR PLAN - PHASE 1
3/16" = 1'-0"

SITE APPROVAL PACKAGE

MILLSIDE BUILDING RENOVATION

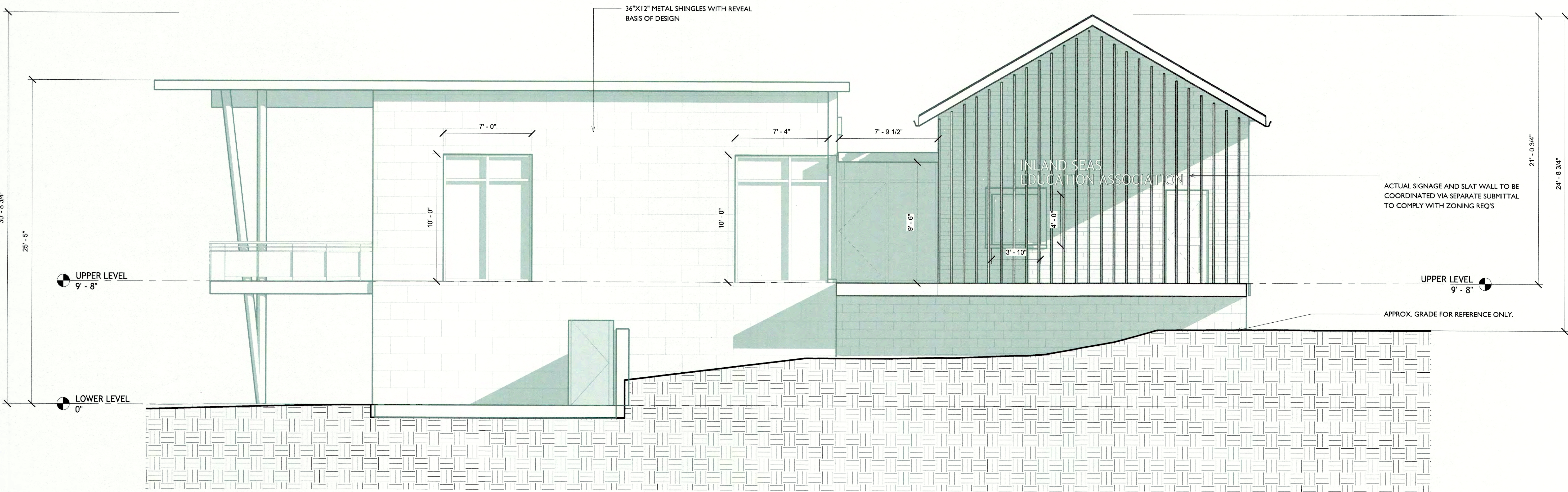
Project Number: 2504

101 E. DAME ST
SUTTONS BAY, MI 49682

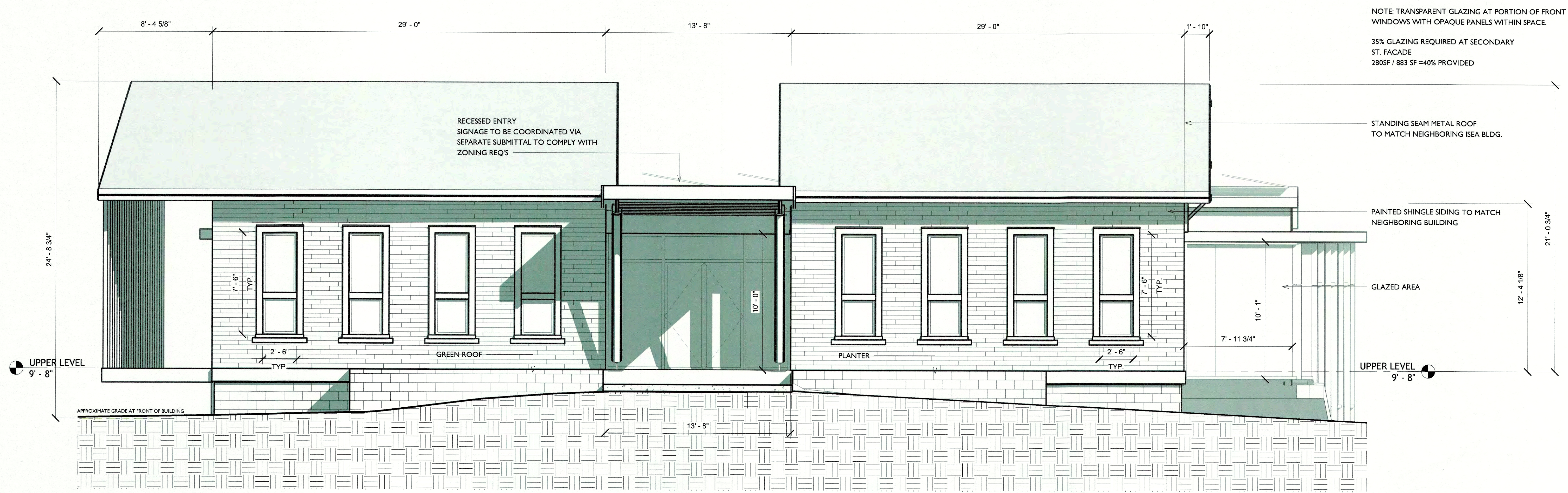
UPPER LEVEL FLOOR PLAN

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TRAVERSE CITY MI. 49684
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A3.1



1 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

SITE APPROVAL PACKAGE

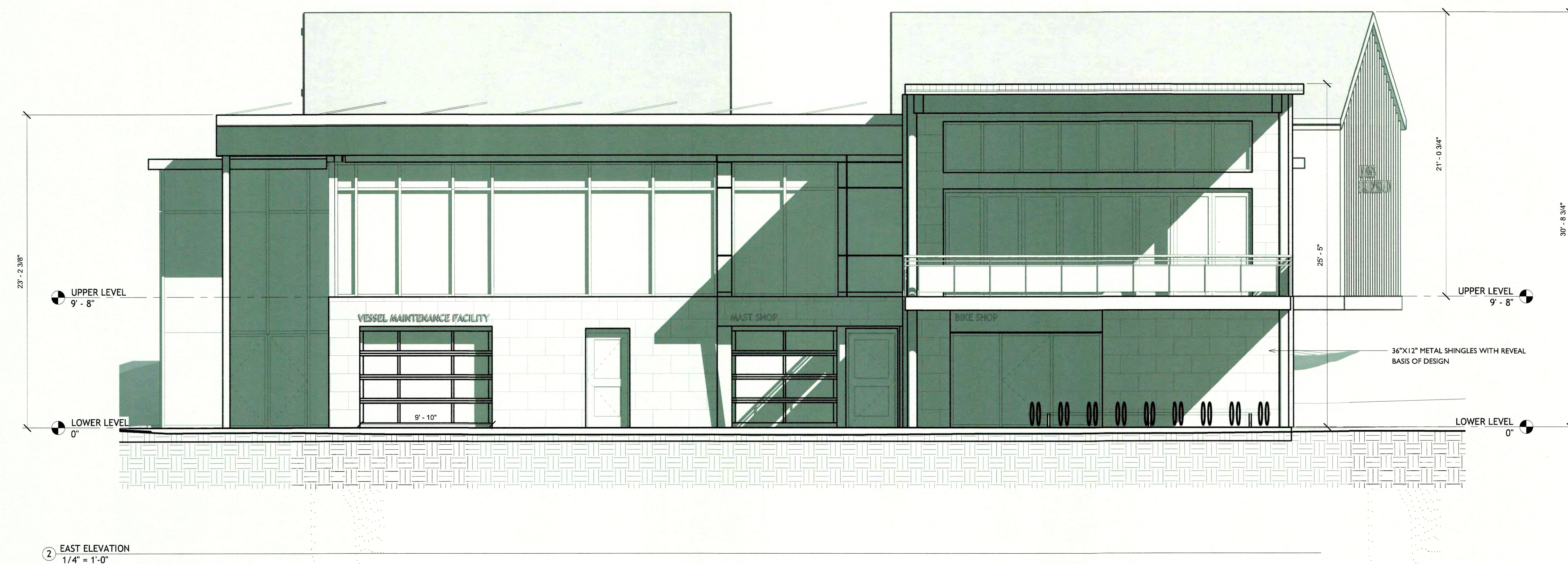
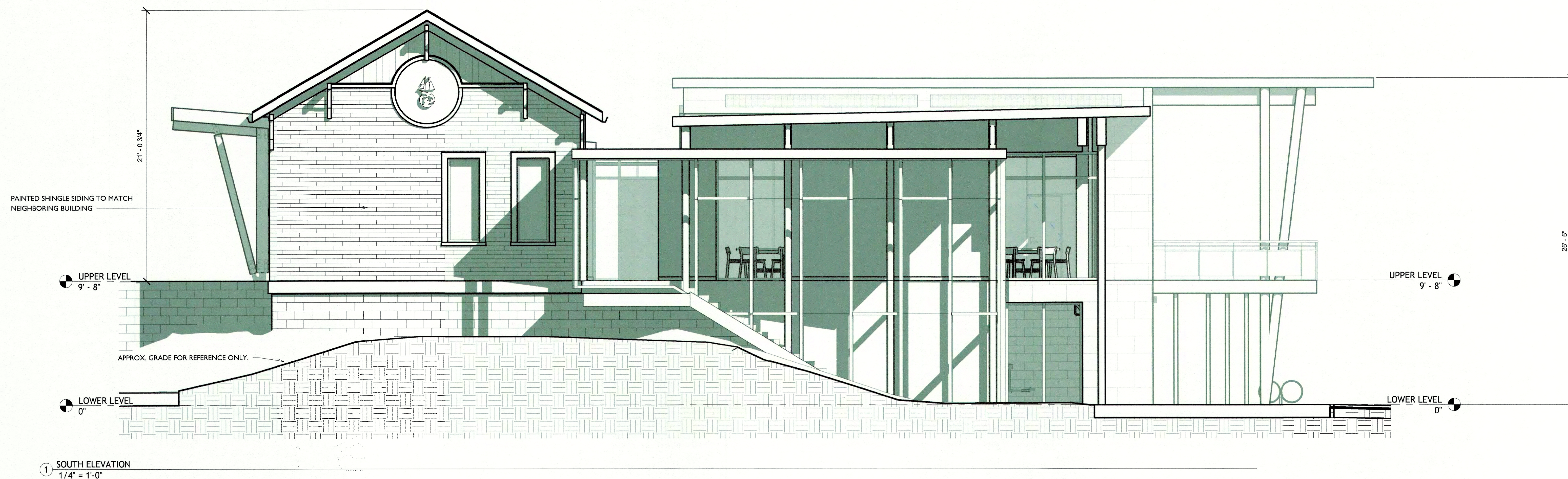
MILLSIDE BUILDING RENOVATION
Project Number: 2504
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EXTERIOR ELEVATIONS

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A5.1



SITE APPROVAL PACKAGE

MILLSIDE BUILDING RENOVATION

Project Number: 2504

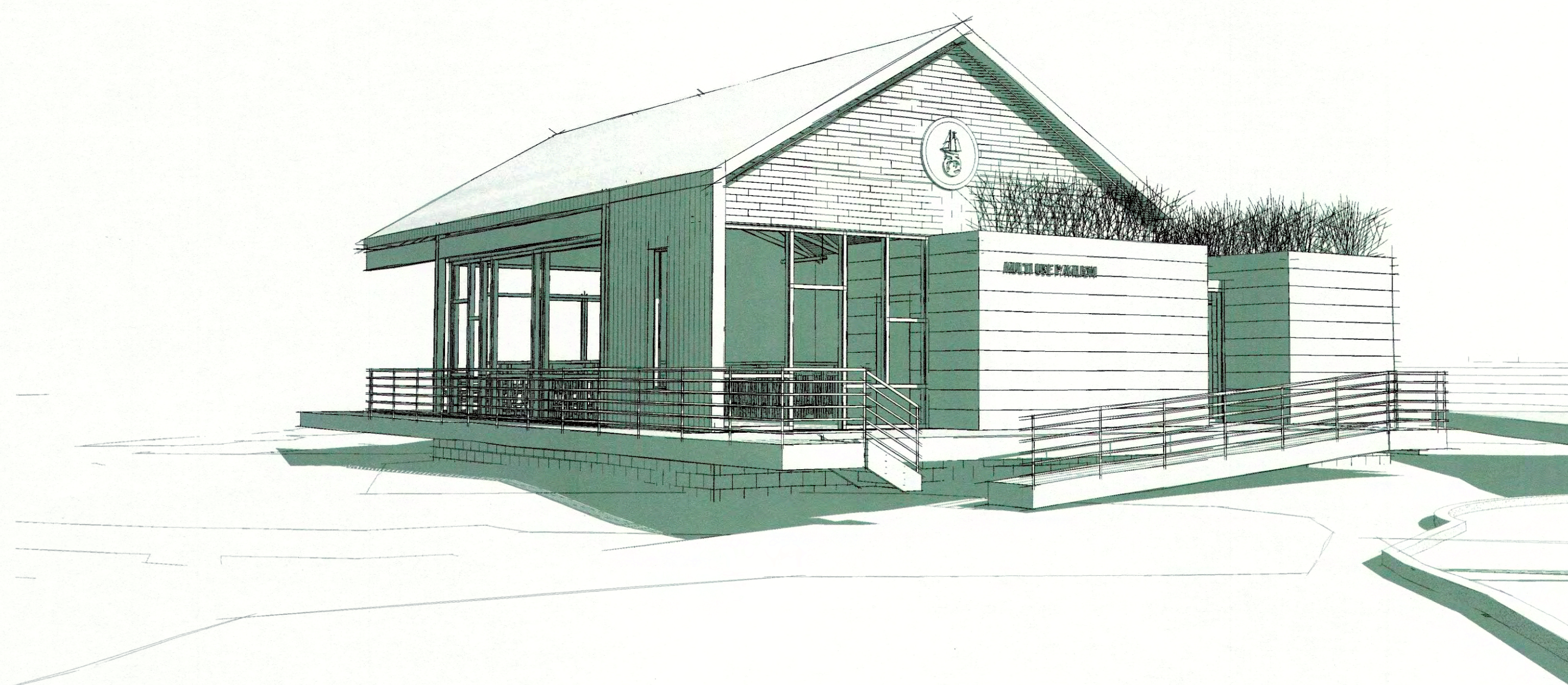
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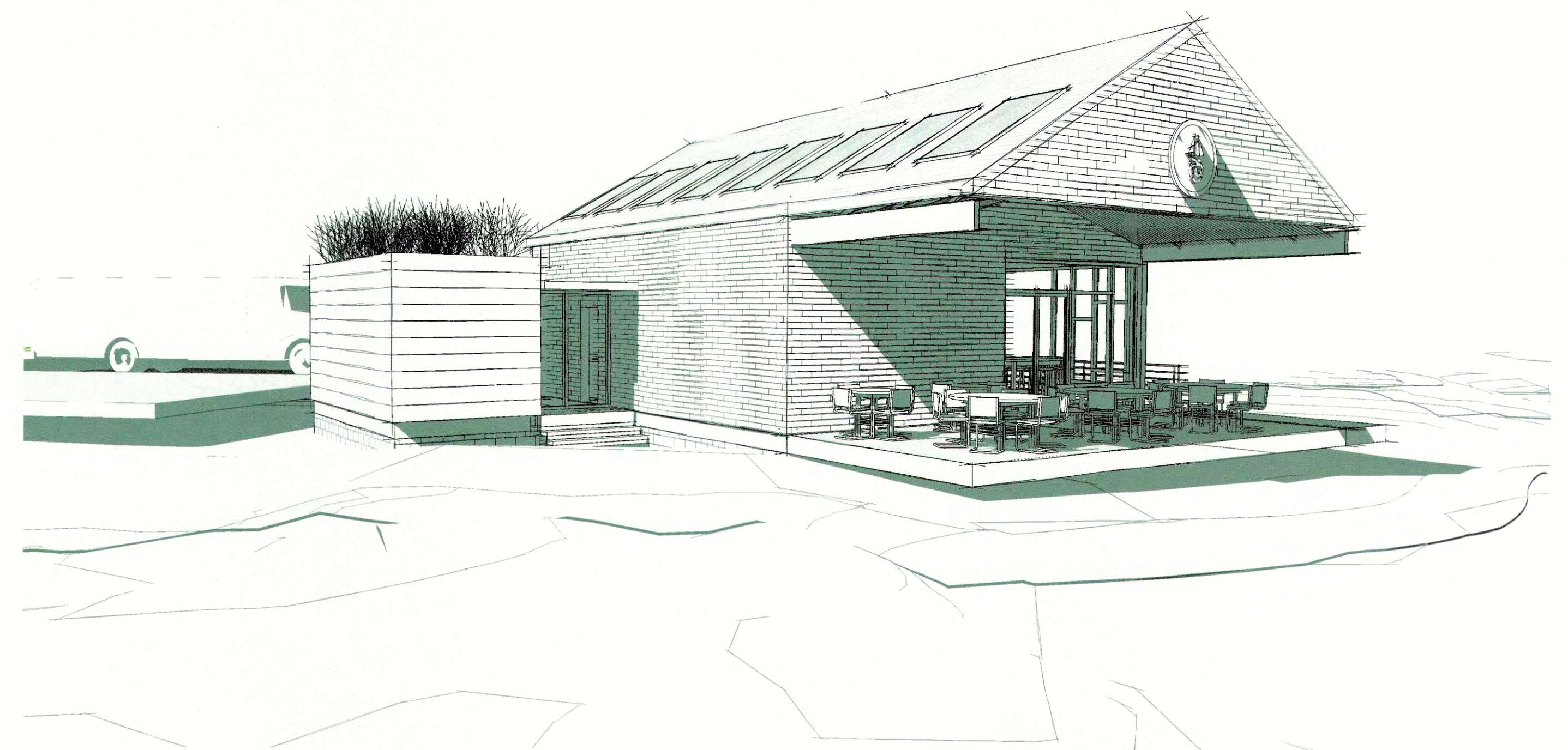
EXTERIOR ELEVATIONS

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A5.2

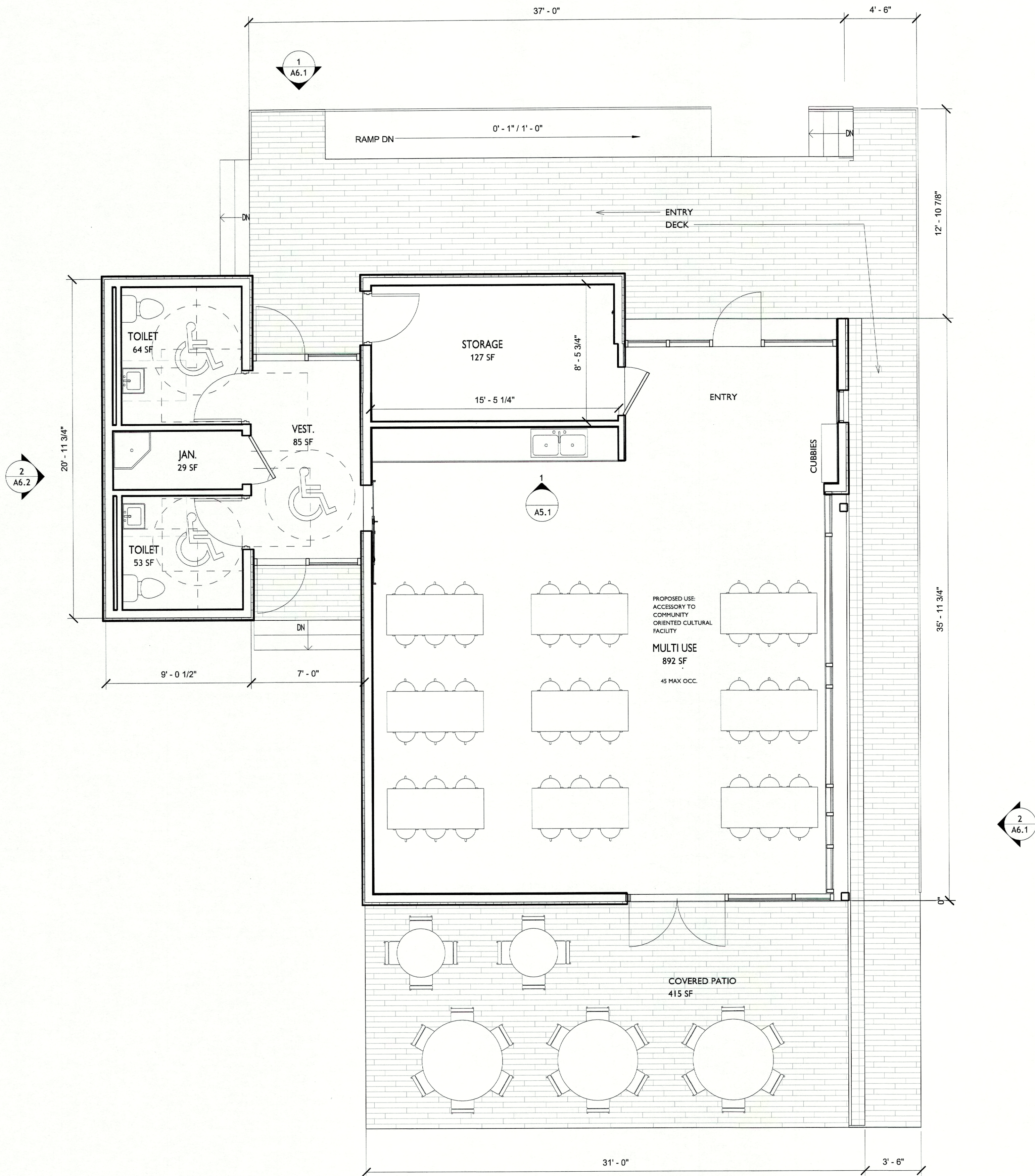


① PERSPECTIVE - WEST



② PERSPECTIVE - SOUTH

*APPROXIMATE CONTEXT FOR REFERENCE ONLY
SEE CIVIL DWGS.



1 ARCHITECTURAL FLOOR PLAN
1/4" = 1'-0"

SITE APPROVAL PACKAGE (NOT FOR CONSTRUCTION)

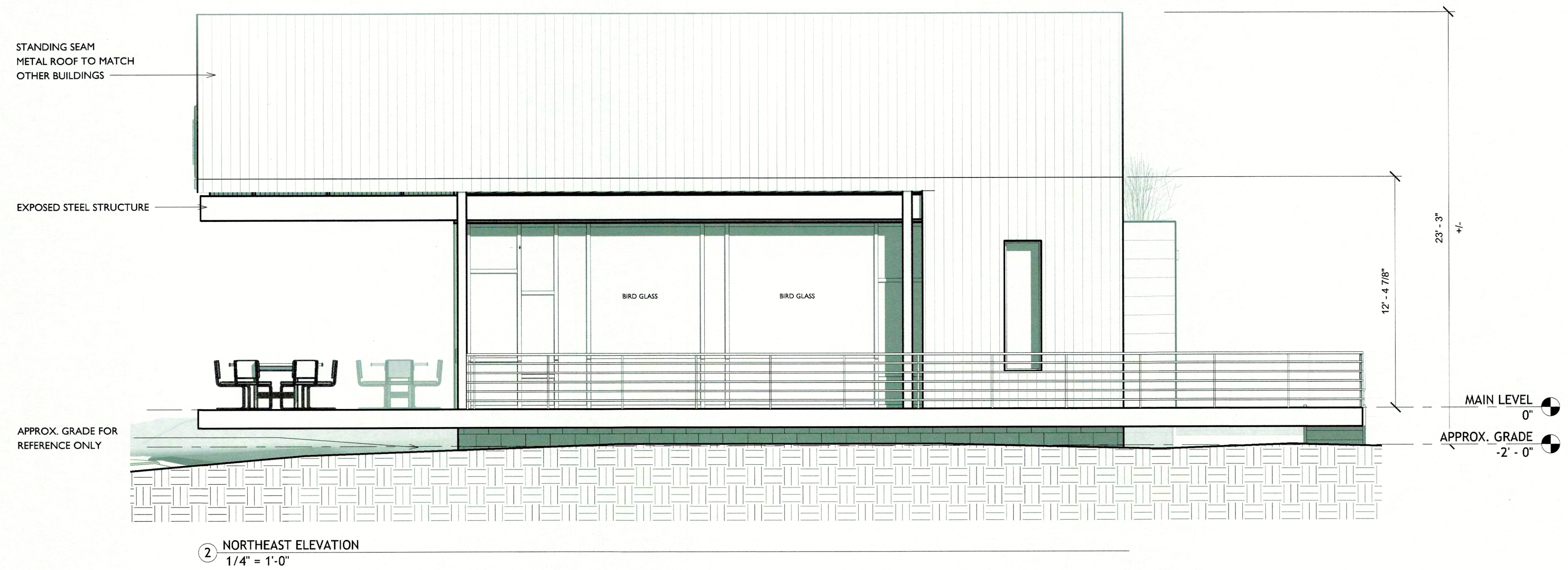
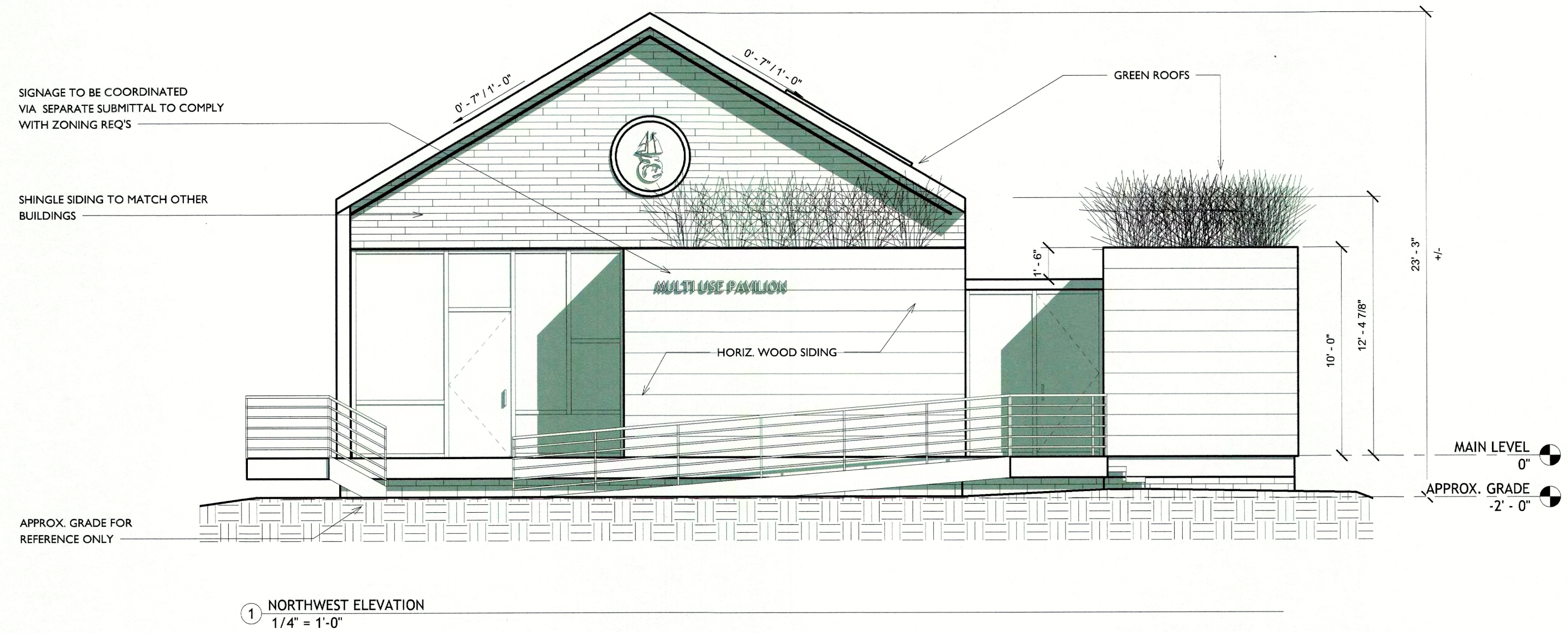
ISEA_MULTI USE BUILDING
Project Number:
Project Number
Project Address

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ARCHITECTURAL FLOOR PLAN

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A3.1



SITE APPROVAL
PACKAGE (NOT
FOR
CONSTRUCTION)

ISEA_MULTI USE
BUILDING

Project Number:

Project Number

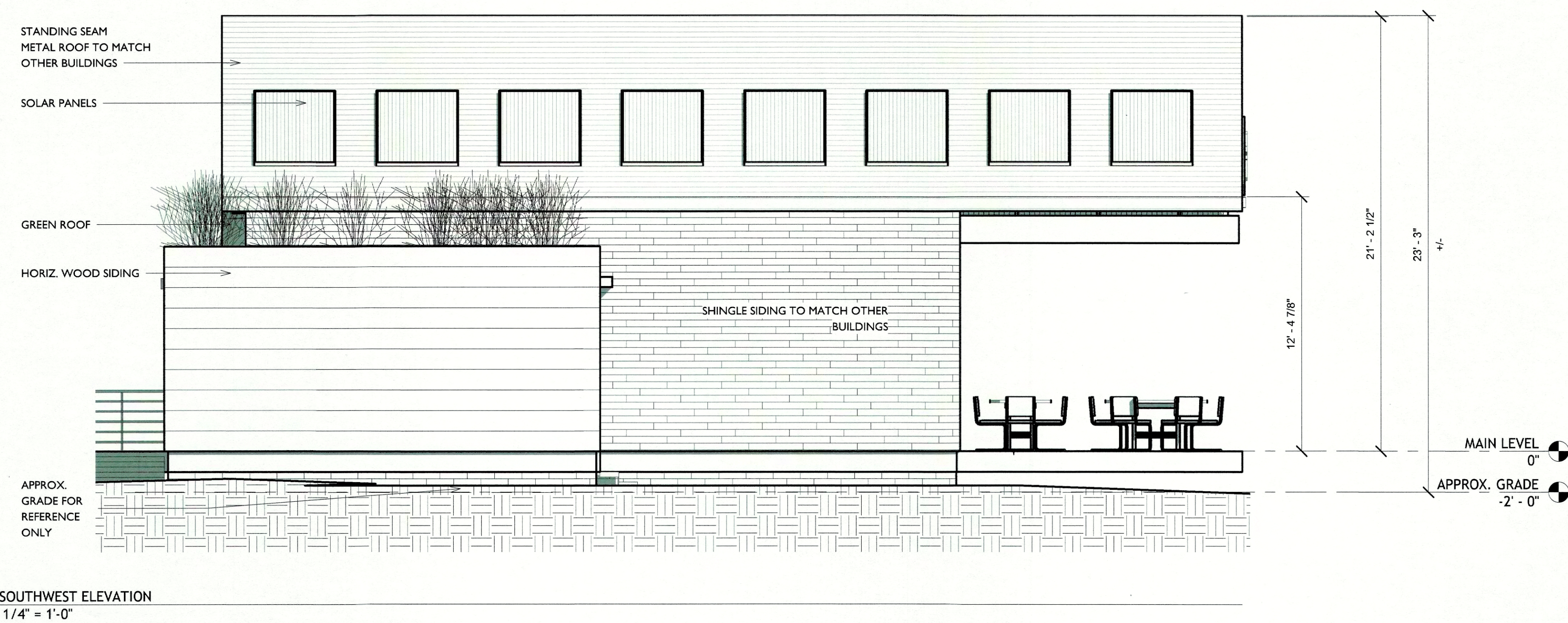
Project Address

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A6.1



SITE APPROVAL PACKAGE (NOT FOR CONSTRUCTION)

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A6.2