

# Fire Safety Inspection Ordinance Passes Council, Added to Books

By Karen Gould

For more than three years, the city has discussed a rental housing fire inspection ordinance, and following a public hearing and two months of fine tuning the language, Mackinac Island City Council approved adding the regulation to the city's ordinance book Wednesday, April 26.

The Rental Housing Inspection, Regulations, and Licensing Ordinance, which now also contains an inspection checklist, will require

those landlords to have an inspection each year before they will be licensed to operate. Administrators noted that a grace period for licensing will be allowed owing to the number of inspections that will have to be made in a short period of time, though landlords still need to make application before the annual May 1 deadline.

Each inspection will be conducted by two designated city officials, which likely will include Fire Chief Dennis

Bradley and Police Chief Bill Lenaghan.

The process to establish the ordinance began in 2003, though it was set aside at the Ordinance Committee level and little progress was made until this winter, under an ordinance priority list established by Mayor Margaret Doud.

The ordinance was offered at a public hearing in March, during which confusion by business owners over the wording and purpose of the ordinance was brought to light,

which sent it back to committee for language review.

At that time, business owners predicted the inspections would lead to costly upgrades to meet current building codes, but city Building Inspector Dennis Dombroski explained that housing units probably had been inspected for building code compliance during construction, remodeling, or a change of use designation.

The ordinance contains a statement explaining the scope of the inspection, which reads, "The inspection process provided herein shall be limited to a relatively brief visual inspection of each rental premise with the primary purpose of the inspection being the identification and/or correction of visible conditions that violate applicable city ordinances and present a danger to the health, safety, and welfare of the occupants of the premises and the community in general."

At the public hearing, business owners also suggested that an inspection checklist be created and followed by inspectors, and that it be made available to them. They said the list would help them better prepare and maintain their properties.

Such a checklist was prepared, but Council notes that the inspections will not be limited to specific items on the

list, and the word "other" was added at the bottom of each section to allow inspectors flexibility in what they might find. As an example, Fire Chief Bradley recalled an apartment with a metal bed covered in Christmas tree lights, an electrical hazard, he said, that could not be foreseen by a checklist.

The checklist includes seven areas that will be inspected, with specific items in each area, including the building's exterior and interior, electrical system, heating and cooling units, fire protection, and a section entitled "special," which includes occupant load and emergency preparedness.

The Ordinance Committee notes the ordinance will promote safety and fire prevention and will keep insurance costs down, which currently is under review by the Insurance Services Office, Inc. of Illinois. The rating affects all Island businesses.

The Ordinance Committee is chaired by Mike Hart and includes Alderman Dan Wightman and Armand "Sm" Horn.

The committee meets every other Wednesday at 4 p.m. before City Council meetings, which begin at 5 p.m. on the second floor of Community Hall.



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### CONDOS

#### SURREY RIDGE CONDOS



**Unit #3** - Upper Unit, 3 BRs, finished loft, 2 baths, fully furnished.

**Just Listed \$325,000**

**Unit #7** - 1,200 sq. ft. upper unit located close to town, near Grand Hotel & golf courses featuring 3 bedrooms, 2 baths & fully furnished. **\$325,000**

**Unit #8** - Upper end unit featuring 1,300 sq. ft. with 3 bedrooms, 2 baths & a finished loft! Is fully furnished and has limited view of lake and light-house. **Reduced to \$289,000**

#### STONECLIFFE CONDOS



**SANDLEWOOD #1, 2 & 3** - Waterview condo 2-bedrooms, 3-full bathrooms, good rental income, fully furnished. **\$329,000**

**PINEWOOD BLDG #10, 11 & 12** 2 bedroom condo w/loft, 4 baths, beautiful views!

**Reduced to \$409,500** furnished **OAKWOOD CONDO #1** 1 BR, fully furnished condo with great water views, featuring large deck, Jacuzzi & fireplace. Good rental history. **\$280,000**

#### PINEWOOD CONDO #1, 2 & 3

2 BRs, 3 baths, lower unit, fully furnished, good rental income, great views. **\$349,900**

#### PINEWOOD CONDO #4, 5 & 6

Waterview condo with main living area & 2 lock-off side units, good rental income, fully furnished.

**Reduced to \$339,000**

### MACKINAW CITY CONDO



**MACKINAW CITY** The Shores of Mackinaw - 2BR, 2 bath 1,336 sq. ft. fully furnished condo with great views of Mackinac Island and Straits. Featuring fireplace, 1 car garage, appliances. **Reduced to \$219,000**

#### HUBBARD'S ANNEX

property, approx. 3/4 acre, suitable for home and stable. **\$449,500**

### VACANT LOTS

#### STONEBROOK

Located approximately 2 miles west of town. **Two waterfront lots, two back lots nicely wooded wih shared beach access.**

**Lot #5 (waterview) \$415,000**  
**Lot #18 (waterview) \$450,000**  
**Lot #20 \$189,900**  
**Lot #27 \$195,000**

#### TRILLIUM HEIGHTS LOT -

Approximately 1 mile from town close to Jewel Golf Course and Turtle Park. Lot #24 **\$83,500**

**FOREST RIDGE LOT 8** - Semi-Wooded Lot overlooking Lake Huron, Bridge and Straits. **\$219,000**

**FOREST BLUFF LOT 5** - Beautifully wooded with waterview. **\$199,000**

**FOREST BROOK LOT 3** - **\$119,900**

#### WOODBLOFF SUBDIVISION

4 Lots for Sale - Nicely Wooded 2 with Waterviews. Near Woods Golf Course & Stonecliffe.

**Lot 14-\$120,000 Lot 15-\$135,000**  
**Lot 25-\$315,000 Lot 37-\$299,000**

#### STONECLIFFE MANOR GOLF COURSE COMMUNITY

Beautifully wooded homesites located on the Woods Golf Course at Stonecliffe Resort. Featuring lots of various sizes; also included are city water, sewer, electricity, and telephone.

#### Manor I-Lots 8, 13

**Manor II-Lots-13, 16, 18, 20**

**Manor III-Lots 10, 29, 31**

**Manor V-Lots 1, 2, 3**

**Several lots to choose from between \$62,900 to \$99,900**

### COMMERCIAL



**Commercial Buildings** - Just listed - large parcel of commercial property with 2 buildings in the Downtown District. Very rare opportunity to own commercial real estate on Mackinac Island. **Offered at \$1,999,000**



**LaChance Cottage** - Tourist home located within walking distance from ferries and downtown shopping area in the historic Mission District. Featuring 20 guest rooms, shared baths, 35 bicycle rental licenses and 1st. floor living quarters. Just listed at **\$2,425,000**

### ISLAND HOMES



**East Bluff "Cottage"** East Bluff home with spectacular water views! This "quaint" cottage comes fully furnished and has 4 bedrooms, 3 baths, front living room, kitchen, utility room, large wood enclosed front screen porch and an open wood deck in the back. This is a rare opportunity to own truly one of the unique "Bluff Cottages" on Mackinac Island. **\$1,095,000.**



**Just Listed!** Fully furnished home on Lot #9 in Trillium Heights 3 BR's, 2-1/2 baths, mudroom, utility room, wrap-around deck, covered front porch. Sets on a nicely wooded lot at the end of a cul-de-sac. Approx. 1/2 mile from the Airport and within walking distance of downtown and the golf courses. **\$498,000.00**



**Just Listed** - Waterview Home on 17th Fairway at Woods Golf Course, close to Restaurant & Airport. This 2600 sq. ft. fully furnished Victorian home features 4 BR's, 3 baths, gas fireplace, wrap-around deck, full basement, finished garage - along with beautiful views of Bridge & lake. **Asking \$699,000**



**Lot 8 in Stonebrook** - Approx. 2 miles west of town. Nicely landscaped with double garage, large decks, custom woodworking, tiled, wood floors and carpeting. Waterviews, lots of storage, gas fireplace in living room and much more! **\$749,000.00**



**Family home close to town**, Jewel Golf Course & Boat Docks. 3 BR, 1 bath. Guest house (for Grandma) 1 BR, 1 bath, 12'x14' workshop (for Grandpa)! **Reduced to \$595,000**

## WANT ADS • SERVICES REAL ESTATE

**CHECK OUT OUR NEW** web-based equestrian education distance learning programs at [www.sandersonstables.com](http://www.sandersonstables.com).

**LAKE VIEW HOTEL** Condominium - located downtown Mackinac Island - premium whirlpool unit with partial view of Straits of Mackinac - rental income history. Units available from the low to mid \$100,000 price range. Phone Ann-Marie Ciceri, Associate Broker, Ciceri Company LLC - 248-874-1835.

**LAKE VIEW HOTEL** Condominium: Mackinac Island's exclusive downtown resort hotel currently has 4 units available. Rooms with spectacular views of the Straits of Mackinac as well as units with balconies overlooking our 4-story atrium-style indoor pool/spa area starting at \$118,000. Rental histories are available. Phone Ira Green, Lake View's broker at 231-301-1133.

**DOWNTOWN MACKINAW CITY** 2-bedroom apartment and 1 efficiency apartment. Phone Diane at 248-647-3944.

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**NEW RETAIL SPACE** with optional 2-bedroom, 2-bath attached apartment at Mackinaw City's busiest downtown intersection. Very attractive 1,500 square feet. Phone Doug at 906-484-2010.

**VIEW** The Mackinac Island Town Crier Newspaper on the web at [www.mackinacislandtowncrier.com](http://www.mackinacislandtowncrier.com)

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### MACKINAC ISLAND WEST BLUFF COTTAGE "WHITE BIRCHES"



Authentic 1891 Queen Anne Victorian. Nine-bedroom home, 6 1/2 baths, original Victorian features including, wainscoting, hardwood floors, paneled ceilings, Arts & Crafts lighting and two fireplaces. Historic barn on extensive property. Singular setting on West Bluff Cliffwalk (Pontiac Trail), very private. Panoramic view of Straits of Mackinac, Round Island and Mackinac Bridge. **\$2.2 million**

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