

# Leelanau County Permit Report

Permit	Address	Owner	Contractor	Issued Date	Value
PB22-0601 Commercial, Add/Alter/Rep: Commercial Alteration - CHANGE OF USE: convert existing agricultural building into wine tasting room, 1120 sq.ft. Use "A-2", Construction Type "VB" and Total Occupant Load "36".	5200 S ELM VALLEY RD 27	FORDYCE HOLDINGS LLC 1051 POTOMAC		10/16/2023	112,985
OCCUPANT: Three Trees Winery PB23-0182 Res. Post Frame Building  Residential Post Frame storage building with UNFINISHED interior, 30' x 30' 900 sq.ft. and covered porch 300 sq.ft.	10730 S WEISLER RD	GREEN SUSAN M & GREEN JULIE 10730 S WEISLER RD		10/20/2023	24,000
PB23-0332 Res. Add/Alter/Repair  Residential Alteration to detached garage - finish portion of main floor to be used as a workshop, 806 sq.ft. and finish second floor to be used as hobby space, storage space and one full bathroom 943 sq.ft.	5993 S CUMMINGS ST 32	KNOPP RANDY L 5997 S CUMMINGS ST		10/19/2023	58,555
PB23-0353 Res. Single Family Dwelling: Single family dwelling, three story wood frame (by definition lower level is more than 50 percent exposed), with lower level FINISHED garage 736 sq.ft., unfinished lower level 1518 sq.ft., lower level deck 588 sq.ft., main floor 2254 sq.ft., second floor 1012 sq.ft. and deck 588 sq.ft.	2528 N SETTERBO RD	ONE TRUE NORTH LLC 2 BROADWAY TER		10/09/2023	365,500
PB23-0356 Res. Garage Attached Residential Addition/Alteration - convert existing attached garage to finished living space 509 sq.ft. and alteration to add a full bathroom in the basement, 58 sq.ft. New slab on grade foundation 48 sq.ft., main floor 48 sq.ft., four season room 180 sq.ft. and attached garage with UNFINISHED interior 936 sq.ft.	3752 S BAY BLUFFS DR	WINOWIECKI JOSEPH E & MARY C 3752 S BAY BLUFFS DR	HEBBLEWHITE BUILDERS INC 2511 Westward Dr	10/09/2023	82,400
10-9-23. REVISED permit to FINISH garage. PB23-0359 Res. Add/Alter/Repair	8286 S LAKEVIEW RD 83	WINTZINGER CONSTANCE M 8286 S LAKEVIEW RD	Patt Richard Joseph 3436 Hall Road	10/04/2023	99,555

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Residential Addition/Alteration - alteration to main floor 438 sq.ft. New crawl space 105 sq.ft., main floor 105 sq.ft., covered porch 141 sq.ft., attached garage with FINISHED interior 490 sq.ft. and FINISHED rec room above garage accessed from home 500 sq.ft.	PB23-0362 Res. Add/Alter/Repair	193 S NANAGOSA TRL RECYCLE	SIEGRIST MICHAEL E & MARGARET 191 S NANAGOSA TRL	10/24/2023	48,000	
Residential Alteration - finish main floor of existing detached garage, 1200 sq.ft.	PB23-0378 Res. Single Family Dwelling	13300 S DREW RD	MERLIN CAMILLE HAYNES 1906 DEXTER AVE	Clark Handyman LLC 4151 Millside Court	10/30/2023	187,395
Single family dwelling, one story ISO shipping container, on crawl space 1665 sq.ft., main floor 1665 sq.ft., covered entry 94 sq.ft., rear covered porch 317 sq.ft. and DETACHED post frame building with UNFINISHED interior, 30' x 35' 1050 sq.ft.	PB23-0414 Res. Post Frame Building	3278 W TRUMBULL RD 4	CRYAN SEAN L & IRISH LORI C 3276 W TRUMBULL RD	Zelinski Brothers Inc PO Box 6515/8122 Barney Rd	10/23/2023	38,400
Residential Post Frame storage building with UNFINISHED interior, 30' x 48' 1440 sq.ft. and covered porch 480 sq.ft.	PB23-0421 Res. Add/Alter/Repair	10565 E SHADY LN BINGHAM	LIBBY ERIC 5862 S BRIDGET ROSE LN		10/19/2023	12,840
Residential Alteration - insulate and finish a portion of existing carport, 642 sq.ft.	PB23-0438 Res. Single Family Dwelling	19 PINE TRACE 31,36,39,40,52	SJW TRUST 9851 E BUTEO DDR	BALDWIN HOMES INC PO Box 10	10/20/2023	283,600
Single family dwelling, two story wood frame, on crawl space 1915 sq.ft., main floor 1915 sq.ft., second floor 560 sq.ft., covered entry 210 sq.ft., screen porch 137 sq.ft., deck 273 sq.ft., attached garage with FINISHED interior 556 sq.ft. and FINISHED storage above garage accessed through the home 329 sq.ft.	PB23-0440 Res. Add/Alter/Repair	101 S CHANDLER ST	CROOM JAMES B & PATRICIA W 615 SOUTHLAWN	Biggs Construction Service Inc 343 Main PO Box 223	10/23/2023	84,795

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Residential Addition/Alteration - alteration to main floor 643 sq.ft. New crawl space 588 sq.ft. and main floor 588 sq.ft. Addition is to expand two existing bedrooms on south side and expand kitchen on north side.					
PB23-0442 Res. Single Family Dwelling	5899 S WHEELER RD	GARONE PETER M & GARONE DEBOI 3776 S LEE POINT RD	Diotte Joel Stephen 1891 Mountain View	10/03/2023	278,440
Single family dwelling, one story wood frame, with finished basement 1280 sq.ft., main floor 1360 sq.ft., deck 592 sq.ft., attached workshop with FINISHED interior 288 sq.ft. and attached garage with FINISHED interior 448 sq.ft.					
PB23-0443 Res. Post Frame Building	122 E STONY RIDGE RD	SPITZNER LANCE E & ANNA D 811 SHANAHAN CT	Zelinski Brothers Inc PO Box 6515/8122 Barney Rd	10/24/2023	153,600
Residential Post Frame storage building with FINISHED interior, 40' x 80' 3200 sq.ft. and lean-to 480 sq.ft.					
PB23-0445 Commercial, Add/Alter/Rep:	6753 W HARBOR HWY	FIRST CHURCH OF CHRIST SCIEN' PO BOX 128	Tyge Earl Wayne 10355 S. High Meadows Ct	10/02/2023	261,004
Commercial Addition/Alteration for First Church of Christ Scientist: alteration to existing basement 393 sq.ft. and main floor 64 sq.ft. New crawl space 387 sq.ft., main floor 387 sq.ft. and rebuild main floor bathroom 113 sq.ft. Use Group "A-3", Construction Type "VB" and Total Occupant Load "139".					
PB23-0447 Res. Single Family Dwelling	11248 S HERMIES PASS	DEMBOWSKE JEFFERY & BREANNA 1683 Holtcamp Lane		10/02/2023	281,080
Single family dwelling, two story wood frame, with unfinished basement 1783 sq.ft., main floor 1783 sq.ft., second floor 584 sq.ft., covered entry 40 sq.ft., rear covered porch 189 sq.ft. and attached garage with FINISHED interior 618 sq.ft.					
PB23-0449 Res. Garage Detached	11914 S ONTARIO ST	GREENWOODS OF MICHIGAN LLC PO BOX 122	SHUKER CHRISTOPER 3980 W. TIMBER LANE	10/20/2023	20,220
Residential Detached Garage with UNFINISHED interior, 384 sq.ft., second floor UNFINISHED storage 260 sq.ft. and attached carport 271 sq.ft.					
PB23-0451 Res. Single Family Dwelling	116 E SIXTH ST	JAGO & BEAL TRUST 3207 VIRGINIA ST	BOREALIS HOMES LLC PO Box 96	10/02/2023	308,360

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<p>Single family dwelling, two story wood frame, on crawl space 1784 sq.ft., main floor 1890 sq.ft., second floor 1180 sq.ft., covered patio 69 sq.ft., covered entry 65 sq.ft., rear covered porch 87 sq.ft., covered sitting area 101 sq.ft., attached garage with FINISHED interior 368 sq.ft. and garage recessed entry 7 sq.ft. DEMOLITION of existing crawl space, 1248 sq.ft. and previous home (modular) relocated to 12262 N Kilcherman Rd, refer to PB23-0299.</p> <p>PB23-0452 Commercial, New Building</p>	3722 W EMPIRE HWY BLDG A	SLEEPY BEAR INVESTMENTS LLC 2602 S LINDEN CT		10/09/2023	730,944
<p>New 44 Unit Commercial Storage Building, Building A, 7200 sq.ft. Use Group "S-1", Construction Type "IIB" and Occupant Load "15".</p> <p>PB23-0453 Commercial, New Building</p>	3722 W EMPIRE HWY BLDG B	SLEEPY BEAR INVESTMENTS LLC 2602 S LINDEN CT		10/09/2023	730,944
<p>New 42 Unit Commercial Storage Building, Building B, 7200 sq.ft. Use Group "S-1", Construction Type "IIB" and Occupant Load "15".</p> <p>PB23-0454 Commercial, New Building</p>	3722 W EMPIRE HWY BLDG D	SLEEPY BEAR INVESTMENTS LLC 2602 S LINDEN CT		10/09/2023	893,376
<p>New 52 Unit Commercial Storage Building, Building D, 8800 sq.ft. Use Group "S-1", Construction Type "IIB" and Occupant Load "18".</p> <p>PB23-0456 Res. Post Frame Building</p>	11475 S MAPLE CITY RD	WILSON ANDREW T & AMANDA 11475 S MAPLE CITY RD		10/11/2023	46,080
<p>Residential Post Frame storage building with UNFINISHED interior, 36' x 64' 2304 sq.ft.</p> <p>PB23-0457 Res. Solar Array</p>	5553 S LIME LAKE RD (ELECT	MULCAHY PATRICK F & MERIDITH 5562 S LIME LAKE RD	Contractors Building Supply I PO Box 67	10/03/2023	43,136
<p>Residential Ground Mount SOLAR ARRAY: two rows each mounted on three poles: 24 panels - 672 sq.ft.</p>					

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PB23-0458 Res. Single Family Dwelling	1566 N LAKE LEELANAU DR	JOSEPH JASON & JOSEPH KELLY 3840 FOXGLOVE CT NE	J Peterson Homes, LLC 7270 Thornapple River Dr STE	10/04/2023	181,405
Single family dwelling, two story wood frame, on helical pier foundation 863 sq.ft., main floor 876 sq.ft., second floor 1020 sq.ft., covered entry 43 sq.ft., rear covered porch 192 sq.ft. and boardwalk 175 sq.ft.					
PB23-0459 Res. Post Frame Building	7537 N MATHESON RD	HUMPHERY COREY G & ERIKA M 9771 E JOHNSON RD		10/12/2023	71,400
Residential Post Frame storage building with UNFINISHED interior, 39'9" x 71'9" 2852 sq.ft. and lean-to 718 sq.ft.					
PB23-0460 Res. Single Family Dwelling	6761 N MANITOU TRL	KORZON TIMOTHY F & SHARON FO 5695 EAGLE DR SE	Paul W Maurer General Contract 10167 Cherry Bend Rd	10/20/2023	293,340
Single family dwelling, two story wood frame, main floor 1440 sq.ft., second floor 1067 sq.ft., Aedicula (detached covered space) 49 sq.ft., partially enclosed detached potting shed 80 sq.ft., deck and boardwalk areas 1679 sq.ft., attached garage with UNFINISHED interior 676 sq.ft., second floor UNFINISHED storage accessed through garage 684 sq.ft., DETACHED north wing UNFINISHED storage building 561 sq.ft. and second floor UNFINISHED storage above 493 sq.ft.					
Refer to PB23-0006 for foundation.					
PB23-0461 Res. Single Family Dwelling	12163 E BREITHAUPT RD	SOCKS DAVID J & BRIGID M 9690 E BREITHAUPT RD	Socks Construction - Custom H 225 E Fourteenth St	10/09/2023	633,915
Single family dwelling, one story wood frame, on crawl space 291 sq.ft., unfinished basement 2545 sq.ft., finished basement 1236 sq.ft., main floor 4072 sq.ft., covered entry 120 sq.ft. and attached garage with FINISHED interior 1047 sq.ft. DETACHED Pool House, one story wood frame, with slab on grade foundation 491 sq.ft., main floor including full bathroom 491 sq.ft. and covered porch 384 sq.ft.					
PB23-0463 Res. Add/Alter/Repair	10184 W FRONT ST	HACKER RONALD & INA M PO BOX 418	Carroll John A 10786 S. Benzonia Tr	10/06/2023	2,880
Residential Alteration - Remove and replace posts and footers for carport, 576 sq.ft.					
PB23-0465 Res. Porch/Deck	9580 E WALKABOUT LN 62	LANGLEY MATTHEW L &	Renew It Group LLC 6399 US 31 S	10/12/2023	7,480

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Residential Alteration - redeck existing rear deck and add railing, 748 sq.ft.					
PB23-0466 Res. Single Family Dwelling	12951 N FOREST BEACH SHRS	SZKRYBALO & ROBERTS TRUST 4484 N PLACITA COAHUILA	Nielsen Kenneth Erik 10260 E White Birch Dr	10/19/2023	167,655
Single family dwelling, one story wood frame, on crawl space 1589 sq.ft., main floor 1409 sq.ft., sun room 180 sq.ft., covered entry 55 sq.ft., deck 216 sq.ft. and attached garage with FINISHED interior 336 sq.ft.					
PB23-0467 Res. Add/Alter/Repair	9350 S PARKER RD 18	LARACEY MARK & DAWN 9350 S PARKER RD		10/17/2023	20,160
Residential Alteration - convert a portion of existing pole barn into FINISHED work shop with bathroom, 504 sq.ft.					
PB23-0468 Commercial, Add/Alter/Repair	34 N MANITOU TRL	SIMPSON D BRUCE TRUST 110 N HIGHLAND DR	GRAHAM BUILDERS LLC 7870 E. OBrien Rd	10/24/2023	20,729
Commercial Addition to Good Harbor Vineyards - expand covered entry, 768 sq.ft. Use Group "M", Construction Type "VB" and Occupant Load "20".					
PB23-0470 Commercial, Add/Alter/Repair	10301 E HILL TOP RD	CICCONE SILVIO TONY & JOAN C 10343 E HILL TOP RD	YODERSUPNORTH LLC 5771 Woodman Rd SW	10/17/2023	0
Commercial Repair - Replace rafters in event barn, 2128 sq.ft. No change in use or occupant load.					
PB23-0471 Res. Add/Alter/Repair	10996 S LAKE MICHIGAN DR	GK EMPIRE LLC 1405 MAYFIELD DR	Heartwood Custom Builders Inc 8806 Blohm Rd	10/17/2023	15,030
Residential Alteration - remove existing upper level patio doors and replace with windows, remove existing upper level railing and construct new rafter roof over upper level deck. Convert lower level screen porch to sun room, 167 sq.ft.					
PB23-0473 Res. Add/Alter/Repair	7418 S GLEN LAKE RD 70,69	FORNOWSKI RONALD E TRUST PO BOX 262	Lanham Construction Inc 9724 S Fritz Rd	10/17/2023	1,750

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Permit	Address	Owner	Contractor	Issued Date	Value
Residential Alteration - remove and replace existing railing on all decks and walkways, 175 lineal feet.					
PB23-0474 Res. Utility Structure	9755 E JOHNSON RD	TODD JOHN & KIM 9779 E Johnson Rd	Scott Norris Construction Inc 5111 Cedar Run Rd	10/23/2023	52,636
Residential Roof Mounted SOLAR ARRAY - 39 panels, 820 sq.ft.					
PB23-0476 Res. Add/Alter/Repair	4293 N HIGH BLUFFS DR	MCQUOWN STEVEN D 4293 N HIGH BLUFFS DR	Biggs Construction Service In 343 Main PO Box 223	10/23/2023	8,400
Residential Addition to single family dwelling: covered porch 96 sq.ft. and deck with steps 648 sq.ft.					
PB23-0477 Commercial, Add/Alter/Rep:	105 N FIRST ST	LEELANAU CONSERVANCY 105 N FIRST ST PO BOX 1007	Biggs Construction Service In 343 Main PO Box 223	10/23/2023	29,695
Commercial Alteration - alteration to main floor to add emergency exit area, 52 sq.ft. and convert former basement storage to meeting room, 282 sq.ft. Use Group "B", Construction Type "VB" and Occupant Load for basement "15". Total Building Occupant Load now "26".					
PB23-0479 Res. Single Family Dwelling	6261 S TOWNLINE RD	STEPHENS CHRISTINA & 668 W BRECKENRIDGE ST		10/27/2023	79,920
Single family dwelling, two story wood frame, with slab on grade foundation 512 sq.ft., main floor 512 sq.ft., second floor 284 sq.ft., covered porch 96 sq.ft. and deck 380 sq.ft.					
PB23-0480 Res. Garage Detached	10005 N OLD FARM RD	HALE CLIFFORD S & ROBERTA T 10005 N OLD FARM RD	Paul W Maurer General Contract 10167 Cherry Bend Rd	10/18/2023	77,960
Residential Detached Garage with FINISHED interior, 1120 sq.ft. and second floor FINISHED attic storage 689 sq.ft.					
PB23-0482 Res. Solar Array	8558 S LAKEVIEW RD 84	LV UP NORTH LLC 82 GUERNSEY ST 2A	Contractors Building Supply I PO Box 67	10/18/2023	11,041

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Residential Roof Mounted SOLAR ARRAY - 8 panels, 172 sq.ft.					
PB23-0487 Res. Add/Alter/Repair	1546 S MONTMORENCY LN	GURKA GREGORY J & LINDA L 10008 E LAKEVIEW HILLS RD		10/18/2023	2,530
Residential Alteration - install handrail on existing exterior stairs and install two retaining walls using Versa-Lok pavers, 253 sq.ft.					
PB23-0488 Res. Add/Alter/Repair	6907 S DUNNS FARM RD	RADLOFF TODD & KIMBERLY 9378 TARTAN RIDGE BLVD	Ayers Basement Systems 2505 S Waverly Hwy	10/20/2023	38,943
Residential Alteration - Install 2 RockWell egress windows in basement and sub-floor drainage system, 157 sq.ft.					
PB23-0489 Res. Add/Alter/Repair	10811 E POBUDA RD	RAPTIS JOHN 10811 E POBUDA RD		10/19/2023	0
Permit to finish work started under PB17-0136: Residential Addition/Alteration to single family dwelling - attached garage with FINISHED interior 504 sq.ft., second floor bedroom above 308 sq.ft., second floor covered porch 210 sq.ft. Main floor office addition 84 sq.ft. and main floor alteration 133 sq.ft.					
PB23-0490 Res. Add/Alter/Repair	8671 N GILLS PIER RD	8671 GILLS PIER LLC 5760 FOREST GLEN DR	Bay Area Contracting Inc PO Box 6445/1980 Evergreen A	10/20/2023	49,860
After-the-Fact: Residential interior alterations to main floor 422 sq.ft. and second floor 168 sq.ft. Enclose open loft above main floor great room to create second floor office loft, 333 sq.ft.					
PB23-0491 Res. Post Frame Building	2377 W TRUMBULL RD	PETERSON ERIC S & TAMMY S 9985 PEBBLE CREEK CT		10/30/2023	57,600
Residential Post Frame storage building with UNFINISHED interior, 40' x 72' 2880 sq.ft.					
PB23-0496 Commercial Utility Structu	9988 W FRONT ST	BLARNEY CASTLE OIL CO PO BOX 246	Pioneer General Contractors I 550 Kirtland Ave SW	10/24/2023	9,244



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Permit	Address	Owner	Contractor	Issued Date	Value
Commercial storage building with UNFINISHED interior, 144 sq.ft. Use Group "U" and Construction Type "VB".					
PB23-0523 Demolish	10361 E CHERRY BEND RD 51	THOMPSON SURGICAL PROPERTIES 10170 E CHERRY BEND RD	LTD Construction Incorporated 18907 Barber Rd	10/02/2023	0
Commercial Demolition - partial demolition of front portion of post frame building, 480 sq.ft.					
PB23-0540 Res. Utility Structure	5203 N WEST-BAY SHORE DR	TOMLINSON THAD A & CYNTHIA J PO BOX 281	Tomlinson Thad Allen 13122 Isthmus Rd/PO Box 281	10/12/2023	5,800
Residential retaining wall to surround landscape berm, 145 sq.ft.					
<b>Total Permits:</b>					<b>49</b>
<b>Totals:</b>					<b>\$6,984,582</b>