

Leelanau County Permit Report

Permit	Address	Owner	Contractor	Issued Date	Value
PB23-0301 Commercial, Add/Alter/Rep: Commercial Alteration - CHANGE OF USE: convert former medical clinic into a distillery and tasting room - Use Group "F-1", Occupant Load "30", 2929 sq.ft.; Use Group "A-2", Occupant Load "98", 1725 sq.ft. Construction Type "VB" and Total Occupant Load "128".	650 S WEST-BAY SHORE DR	SAS LUTKE LLC 658 S WEST-BAY SHORE DR	Leabo Peter John 8210 E Duck Lake Rd, PO Box	02/06/2024	124,518
2-1-24. REVISED permit to eliminate tasting room and permit ONLY the distillery, 2596 sq.ft. Use Group "F-1", Construction Type "VB" and Occupant Load "26"					
PB23-0393 Res. Single Family Dwelling: Single family dwelling, two story wood frame, with unfinished basement 883 sq.ft., finished basement 967 sq.ft., main floor 1850 sq.ft., covered entry 202 sq.ft., second floor 1784 sq.ft., second floor deck with steps to below 390 sq.ft., second floor screen porch 420 sq.ft. and attached garage with FINISHED interior 1261 sq.ft.	3757 W CHENEY WOODS TRL 2	TIMONER DAVID A & SUSAN L 3482 ROSE CREST LN	Cooley Contracting LLC 6446 E Traverse Hwy	02/02/2024	515,335
PB23-0492 Commercial New Building New Commercial Covered Pavilion, with center area partially enclosed, 4330 sq.ft. Use Group "A-5", Construction Type "VB" and Occupant Load "Concentrated: 534; Unconcentrated 249".	13223 S WEST-BAY SHORE DR 75	DISCOVERY CENTER GREAT LAKES 13240 S WEST-BAY SHORE DR	Spence Brothers 800 Hastings St., Ste A	02/07/2024	987,457
PB23-0493 Res. Single Family Dwelling: Single family dwelling, two story wood frame, with unfinished basement 1979 sq.ft., main floor 1979 sq.ft., second floor 652 sq.ft., covered entry 217 sq.ft., screen porch 140 sq.ft., rear deck 224 sq.ft., attached garage with FINISHED interior 576 sq.ft. and second floor FINISHED family room above garage accessed from home 384 sq.ft.	33 PINE TRACE 31,36,39,40,52	STUMPF FAMILY TRUST 407 S ARLINGTON AVE	NORTH HAVEN CONSTRUCTION LLC 6965 S MAPLEWOOD DR	02/12/2024	349,730
PB23-0565 Res. Utility Structure Residential Pre-Built Amish storage shed with FINISHED interior, 320 sq.ft. and covered porch 64 sq.ft.	654 N MILL ST	STOFFEL MICHAEL E & SUE C PO BOX 113		02/13/2024	14,080
PB23-0583 Res. Post Frame Building	2164 N JACOBSON RD	COOK FREDRICK H & JAYNE M 2144 N JACOBSON RD		02/16/2024	24,000

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Residential Post Frame storage building with UNFINISHED interior, 30' x 40' 1200 sq.ft.					
PB23-0584 Res. Foundation Only	406 E RIVER ST	CARTER JAMES D & 707 MATSONFORD RD	J&R Properties of Suttons Bay 7888 E Rosie Dr	02/27/2024	11,595
FOUNDATION ONLY for addition to single family dwelling: lower level garage slab 795 sq.ft., unfinished basement 315 sq.ft. and crawl space 264 sq.ft.					
PB23-0585 Res. Add/Alter/Repair	7501 N GILLS PIER RD	KITTENDORF MICHAEL E & CYNTHIA 7501 N GILLS PIER RD	Rybka Richard 1966 S Lake Leelanau Dr	02/15/2024	20,800
Residential UNFINISHED Addition to existing post frame storage building, 20' x 40' 800 sq.ft. and new detached pre-built storage shed, 240 sq.ft.					
PB23-0589 Res. Add/Alter/Repair	7555 E HOXIE RD 102	GALLAGHER JORDAN & COLLEEN 7555 E HOXIE RD		02/09/2024	70,890
Residential Addition to single family dwelling - one story, wood frame: crawl space 718 sq.ft., main floor 718 sq.ft. and covered porch 134 sq.ft. DEMOLITION of existing garage, 400 sq.ft.					
PB23-0600 Res. Add/Alter/Repair	406 E RIVER ST	CARTER JAMES D & PO BOX 954	J&R Properties of Suttons Bay 7888 E Rosie Dr	02/27/2024	245,160
Residential Addition/Alteration - convert existing attached garage into master suite, 520 sq.ft. New lower level garage with FINISHED interior 795 sq.ft., finished basement 228 sq.ft., main floor living room 1255 sq.ft., second floor lounge and office spaces 564 sq.ft., covered entry 96 sq.ft. and balcony 107 sq.ft.					
REFER TO PB23-0584 FOR FOUNDATIONS.					
PB23-0606 Res. Garage Detached	12552 E CHRISTMAS COVE RD	CARR MICHELLE S 325 W MENOMONEE ST	Kellogg Mark Kenneth PO Box 876/1865 N Jacobson Rd	02/23/2024	18,000
Residential Detached Garage with UNFINISHED interior, 720 sq.ft.					

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Permit	Address	Owner	Contractor	Issued Date	Value
PB23-0612 Res. Add/Alter/Repair Residential Alteration - convert existing attic above garage into office space and construct new stairs to space, 383 sq.ft.	404 S CHANDLER ST	SCHROER CHARLES E & REBECCA I 21 CHALFONTE PL	Biggs Construction Service Inc 343 Main PO Box 223	02/21/2024	0
PB23-0619 Res. Add/Alter/Repair Residential Addition/Alteration - alteration to main floor master suite and half bath, 743 sq.ft. New crawl space 87 sq.ft., main floor entry 87 sq.ft. and covered porch 75 sq.ft.	785 S WAGON WHEEL DR	CASSIDY JOHN F 5555 DRAKE RD	Biggs Construction Service Inc 343 Main PO Box 223	02/21/2024	36,240
2-29-24. REVISED permit to include: convert portion of existing attached garage to laundry, entry and utility room 313 sq.ft., convert main floor office into a bedroom and bathroom 395 sq.ft. and remodel second floor loft and two bathrooms 473 sq.ft.					
PB23-0625 Res. Single Family Dwelling Single family dwelling, two story wood frame, with lower level garage with FINISHED interior 936 sq.ft., deck 224 sq.ft. and second floor single family dwelling 936 sq.ft.	673 N CALHOUN LN	WONG DAVID M & KRISTINE E 2216 STATE AVE	Popa Joshua 2550 E Popa Rd	02/12/2024	128,600
PB23-0628 Res. Add/Alter/Repair Residential Addition/Alteration - CHANGE OF USE: convert existing attached garage into primary bedroom and bathroom, 480 sq.ft. and alteration to main floor 624 sq.ft. New slab on grade foundation 37 sq.ft., main floor entry 37 sq.ft., covered entry 37 sq.ft., expand rear deck 253 sq.ft. and attached garage with FINISHED interior 460 sq.ft.	5338 N OMENA POINT RD	STUKEL DAVID S 211 SEMINOLE DR	Kellogg Mark Kenneth PO Box 876/1865 N Jacobson Rd	02/23/2024	89,165
PB23-0634 Res. Add/Alter/Repair Residential Addition to existing garage: Single family dwelling, one story wood frame, on crawl space 190 sq.ft., unfinished basement 1792 sq.ft., main floor 1982 sq.ft., covered entry 108 sq.ft. and rear deck 192 sq.ft.	200 W HARBOR HWY 26	ZMIJEWSKI CRAIG R & KELLEY A 4220 HARDWICH DR		02/09/2024	219,250
PB23-0638 Res. Add/Alter/Repair	7508 E SIERRA DR	CALLAHAN BRIAN & CLAIRE 7508 E SIERRA DR	Thomas Jason Allan 5275 Pierce Rd	02/23/2024	113,565

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Residential Addition/Alteration - alteration to main floor 872 sq.ft. and second floor 592 sq.ft. New crawl space 411 sq.ft., main floor 411 sq.ft., covered porch 105 sq.ft., screen porch 120 sq.ft., deck 96 sq.ft. and outdoor shower 18 sq.ft.					
PB23-0639 Res. Add/Alter/Repair	744 S INDIANA WOODS	OWSLEY STEVEN & OWSLEY CABRII 3402 WICHERSHAM LN	Biggs Construction Service In 343 Main PO Box 223	02/21/2024	39,305
Residential Addition/Alteration - alteration to main floor 841 sq.ft. Remove and replace existing covered porch 73 sq.ft.					
PB23-0641 Res. Add/Alter/Repair	4051 N WEST-BAY SHORE DR	HAGAN RICHARD & MYERS CHAD 20 MADISON AVE APT 102	Tomlinson Thad Allen 13122 Isthmus Rd/PO Box 281	02/01/2024	113,670
Residential interior alterations to main floor 1519 sq.ft. and second floor 1007 sq.ft. Main floor alteration includes converting the mudroom into a bedroom and the second floor alteration includes converting a portion of the space into a main bedroom suite with a full bathroom and eliminating one bedroom to create a study. Also to complete addition/remodel started under PB06-0671 and PB07-0327.					
PB23-0646 Res. Add/Alter/Repair	5127 W NORTHWOOD DR 50	JOUTRAS META H TRUST 6 BRISTOL RD	BOREALIS HOMES LLC PO Box 96	02/01/2024	50,940
Residential Addition/Alteration - CHANGE OF USE: convert existing attached garage into finished family room with bunk beds, 688 sq.ft. Expand front deck/walk way 150 sq.ft. and add new lean-to shed 64 sq.ft.					
PB23-0648 Res. Add/Alter/Repair	7550 E SIERRA DR	7550 E SIERRA DR LLC 8164 S LAKEVIEW RD		02/01/2024	4,680
Residential Alteration - convert portion of second floor loft into a third bedroom, 104 sq.ft.					
PB23-0650 Res. Porch/Deck	85 N STONY POINT RD RECYCLE	ELSER LAURA M SPIELJOCH STR 30	Archer Contracting Company 857 Duell Road	02/01/2024	720
Residential Addition - covered porch, 36 sq.ft.					

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PB23-0651 Res. Add/Alter/Repair Residential Addition to existing single family dwelling - one story, wood frame: slab on grade foundation 1396 sq.ft., main floor 852 sq.ft., three season room 544 sq.ft., covered entry 48 sq.ft. and attached garage with UNFINISHED interior 312 sq.ft. DEMOLITION of existing garage, 528 sq.ft.	11992 N SEVEN PINES RD	NELSON FAMILY TRUST 4022 INCOCHEE CREST COMMONS	Calybr Homes LLC PO Box 813/780 Wind Drift Dr	02/23/2024	116,900
PB23-0655 Res. Add/Alter/Repair Residential interior alterations to main floor 593 sq.ft., second floor 544 sq.ft. and add insulation to attached garage 1022 sq.ft.	12400 E HENDRYX DR 16	LOBBEZOO JEFFRY TRUST 631 S GRANT ST	Salisbury & May Construction 3387 Veterans Dr	02/15/2024	71,605
PB23-0657 Res. Add/Alter/Repair Residential Addition/Alteration - CHANGE OF USE: convert existing attached garage into family room, 484 sq.ft. New condition breezeway 32 sq.ft., attached garage with FINISHED interior 784 sq.ft. and second floor craft room with full bath 784 sq.ft.	2271 S LAKE SHORE DR	OCONNOR FAMILY TRUST 5754 EAGLEMOUNT CIR	Seeco Contracting Corporation 11383 E McAllister Rd	02/07/2024	142,600
PB24-0003 Res. Single Family Dwelling Single family dwelling, one story wood frame, with unfinished basement 545 sq.ft., finished basement 1668 sq.ft., main floor 2213 sq.ft., covered entry 133 sq.ft., screen porch 224 sq.ft., rear deck 320 sq.ft., side deck 171 sq.ft., attached garage with FINISHED interior 836 sq.ft. and second floor UNFINISHED attic storage 390 sq.ft.	278 W HARBOUR RDG	HUNTER RAY & MARY 720 CLAREMONT ST	Shugart Builders Inc 6514 E Traverse Hwy	02/16/2024	423,260
PB24-0010 Res. Add/Alter/Repair Residential Alteration - CHANGE OF USE: convert former lower level commercial unit into residential apartment (Suite A), 780 sq.ft. Renovation includes the addition of one bathroom and bedroom.	114 W NAGONABA ST STE A	TIME IS ON MY SIDE LLC 4090 ROLLING ACRES DR	Archer Contracting Company 857 Duell Road	02/23/2024	35,100
PB24-0017 Res. Add/Alter/Repair Residential Addition to existing detached garage - two story, wood frame: slab on grade foundation 336 sq.ft., main floor exercise room with full bathroom 336 sq.ft. and second floor office 186 sq.ft.	14919 N CATHEAD BAY DR	C HASS VENTURES LLC 4697 STILLMEADOW DR	KALCHIK, NATHAN ALLEN 6432 NW BAYSHORE DR/PO BOX 9	02/06/2024	48,660

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Permit	Address	Owner	Contractor	Issued Date	Value
PB24-0018 Res. Single Family	10775 S ORCHARD WAY 94	GALLUP OTTO III 9170 S LUCILLE ST LOT 26	EASTWOOD CUSTOM HOMES INC 848 US-31 South	02/06/2024	133,480
Single family dwelling, one story wood frame, with slab on grade foundation 1260 sq.ft., main floor 1260 sq.ft., covered entry 84 sq.ft. and attached garage with UNFINISHED interior 484 sq.ft.					
PB24-0019 Res. Single Family Dwelling	7110 S LAKE SHORE DR	FLEIS JAMES N & DORIS M PO BOX 117		02/06/2024	182,720
New Manufactured Single Family Dwelling: Model JR-4A (30' x 64') 1920 sq.ft. RANCH, with unfinished basement 1920 sq.ft., crawl space 336 sq.ft., four season room 168 sq.ft., enclosed condition breezeway to garage 168 sq.ft. and attached garage with UNFINISHED interior 1040 sq.ft.					
PB24-0021 Res. Post Frame Building	11566 E CASPERSON RD	DRAPER DANIEL M & CHARLOTTE J 11568 E CASPERSON RD	Birch Cove Building LLC 6101 N Manitou Trl	02/08/2024	36,000
Residential Post Frame storage building with UNFINISHED interior, 30' x 60' 1800 sq.ft.					
PB24-0022 Res. Add/Alter/Repair	11380 S WEST-BAY SHORE DR 45	COSTA LINDA D PO BOX 1061	Foundation Systems of Michigan 32985 School Craft Rd	02/05/2024	11,921
Residential Alteration- Install 7 wall braces, 4 TerraForce wall anchors and 1 Intelli Jack in basement, 1103 sq ft.					
PB24-0024 Commercial Post Frame Building	8525 E LINCOLN RD 63	GALLAGHER FARMS LLC 9340 E BREITHAUPT RD	Zelinski Brothers Inc PO Box 6515/8122 Barney Rd	02/10/2024	650,468
New Commercial Building for Gallagher Distillery, one story post frame construction, with pier type foundation 7,000 sq.ft., main floor FINISHED white box for future tasting room 1523 sq.ft. Use Group "A-2", storage rooms 318 sq.ft. Use Group "S-1" and distillery space 5159 sq.ft. Use Group "F-1", Construction Type "VB" and Total Occupant Load "128".					
PB24-0026 Res. Single Family Dwelling	12060 E SPINNAKER LN	FLORIA KEVIN & HOFFER MICQUE 6810 MEESE DR	Pathway Homes LLC PO Box 326	02/13/2024	239,450

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Single family dwelling, one story wood frame, with unfinished basement 1908 sq.ft., main floor 1926 sq.ft., covered entry 106 sq.ft., rear covered porch with stairs 194 sq.ft. and attached garage with UNFINISHED interior 878 sq.ft.					
3-13-24. REVISED permit to finish a portion of the basement by adding a fourth bedroom, third full bathroom and a family room: 803 sq.ft.					
PB24-0028 Res. Add/Alter/Repair	463 W TRAVERSE LAKE RD	WINSLOW FRANCES H TRUST 183 TURN BERRY LN	Foundation Systems of Michigan 32985 School Craft Rd	02/05/2024	5,845
Residential Alteration - Install 5 Settlestop IntelliJacks.					
PB24-0029 Res. Add/Alter/Repair	11820 S WEST-BAY SHORE DR 48	BAINTER KYLE E & LINDSEY M 11820 S WEST-BAY SHORE DR		02/06/2024	9,000
Residential interior alteration to finished basement - add one bedroom and full bathroom, 200 sq.ft.					
PB24-0031 Res. Add/Alter/Repair	6444 S LAKE LEELANAU DR 37	SZUMANSKI WILLIAM JR & 1042 COVINGTON PLACE DR	Padella Co Inc, F L 10630 E Ora Lee Ln/ PO Box 6	02/09/2024	29,790
Residential interior alteration to main floor kitchen and living room, 662 sq.ft.					
PB24-0032 Tents	4975 E TRAVERSE HWY	WEST SIDE COMMUNITY CHURCH II 4975 E TRAVERSE HWY		02/02/2024	0
One temorary tent, 20' x 40', 800 sq.ft. Occupant load "53" to be used for Easter egg hunt March 24, and taken down March 25, 2024. One temporary tent 30' x 75' 2250 sq.ft. Occupant Load "150" for Social June 9 taken down June 10, 2024; July 8 - July 11 2024 for Vacation Bible School; July 14 for Social, taken down July 15, 2024; September 15, taken down September 16, 2024 No food prep or alcohol use. "A-3" Use.					
PB24-0033 Res. Add/Alter/Repair	9121 N ONOMINESE TRL	TOMLINSON MITCHELL & JEANNE 508 SOUTHLAWN AVE	22 NEW HOME COMPANY LLC 2122 SOLACE	02/22/2024	143,530

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Residential Addition/Alteration - alteration to main floor 52 sq.ft. and second floor 31 sq.ft. New crawl space 505 sq.ft., main floor 505 sq.ft., second floor 616 sq.ft., covered entry 54 sq.ft., screen porch 154 sq.ft., deck 214 sq.ft., second floor deck 103 sq.ft. and attached garage with FINISHED interior 560 sq.ft.					
PB24-0035 Res. Demolition	13431 N GARDNER RD	MINER VALARIE A TRUST 6486 NEVILLE CT	J Peterson Homes, LLC 7270 Thornapple River Dr STE	02/07/2024	0
Residential Demolition of existing single family dwelling and deck, 2100 sq.ft.					
PB24-0036 Commercial Accessory Struc	6096 S WHEELER RD (REC ARE. 2	LEELANAU CONSERVANCY 105 N FIRST ST PO BOX 1007	AJ's Excavating LLC 9777 Honor Hwy	02/27/2024	133,145
Commercial Prefabricated open pavilion for Palmer Woods Nature Preserve, 26' x 36' 936 sq.ft. Use Group "B", Construction Type "VB" and Total Occupant Load "48".					
PB24-0037 Res. Porch/Deck	3229 N OMENA POINT RD	FAIRBROTHER & GAIN TRUST 2630 PENNINGTON CIR		02/20/2024	1,600
Residential Addition - expand existing rear deck, 160 sq.ft.					
PB24-0038 Res. Add/Alter/Repair	7088 S GLEN LAKE RD 69	WYMER ERIC L & MELISSA D 8262 N DANCING LEAF DR	Gala Construction Company LLC 6001 S HLAVKA HILLS DR	02/20/2024	11,610
After-the-Fact: Residential interior alterations to main floor, 258 sq.ft. Remove and replace front door and living room slider, remove and replace window in kitchen and dining/pantry and remove wall between existing dining/pantry to enlarge the space.					
PB24-0039 Res. Demolition	5528 S LIME LAKE RD	MULCAHY PATRICK F & MERIDITH 5562 S LIME LAKE RD		02/07/2024	0
Residential REMOVAL of mobile home, 500 sq.ft. Home relocated to Benzie County.					
PB24-0040 Foundation Only	102 E RIVER ST	TELGARD DARYL J & LYNN H PO BOX 871	Spence Brothers 800 Hastings St., Ste A	02/27/2024	100,000

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Permit	Address	Owner	Contractor	Issued Date	Value	
Commercial FOUNDATION ONLY for BlueBird Redevelopment: unfinished basement 2038 sq.ft., slab on grade foundation 3339 sq.ft. and enclosed patio 2366 sq.ft. Use Group "A-2", Construction Type "VB" and basement occupant load "7".						
PB24-0041 Res. Add/Alter/Repair	191 S NANAGOSA TRL RECYCLE	SIEGRIST MICHAEL E & MARGARET 191 S NANAGOSA TRL #3	Boone Dale 1915 Norvick Rd	02/21/2024	17,415	
Residential interior alterations to main floor 261 sq.ft. and second floor 126 sq.ft.						
PB24-0042 Res. Solar Array	6767 E HARRYS RD 44	HURSEY TODD R & NICHELE S 6767 E HARRYS RD	LJ TILDEN PINCKNEY 6017 Johnson Road	02/28/2024	29,848	
Residential Roof Mounted SOLAR ARRAY on Detached Garage - 22 panels, 465 sq.ft.						
PB24-0043 Res. Add/Alter/Repair	209 N ST MARYS ST RECYCLE	GRANDPA EDS POOL HOUSE LLC 7221 DEEPWATER POINT RD	Walters William 5638 Good Harbor Tr	02/27/2024	68,000	
Residential Addition/Alteration - alteration to main floor 68 sq.ft. and second floor 80 sq.ft. New unfinished basement 80 sq.ft., main floor bedroom and bathroom expansion 80 sq.ft., enclosed garage annex to connect existing garage 254 sq.ft., exterior stairs with covered porch to garage second floor 80 sq.ft. and remodel second floor of existing garage to create kids play area 624 sq.ft.						
PB24-0046 Res. Add/Alter/Repair	7211 W GLENMERE RD	MEYER JUDITH D TRUST 7211 W GLENMERE RD	Foundation Systems of Michigan 32985 School Craft Rd	02/29/2024	11,021	
Residential Alteration - Install 4 IntelliJacks in crawlspace, 390 sq.ft.						
Total Permits:				49	Totals:	\$5,830,669