

CITY OF MACKINAC ISLAND

AGENDA

PLANNING COMMISSION

Tuesday, June 10, 2025 at 4:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Adoption of Agenda

V. Approval of Minutes

[a.](#) May 13, 2025 Special Meeting

[b.](#) May 13, 2025 Regular Meeting

VI. Correspondence

VII. Staff Report

a. HDC Meeting Summary

b. DPW Update

VIII. Committee Reports

IX. Old Business

[a.](#) Stonecliffe Site Plan Amendments

[b.](#) R125-017-020 Bonzheim New Home

c. Grand Hotel Facade Update - Gene Hopkins

X. New Business

[a.](#) RS25-046-045(H) Gilmer Variance for Shed

XI. Public Comment

XII. Adjournment

MINUTES

PLANNING COMMISSION SPECIAL MEETING

Tuesday, May 13, 2025 at 3:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

The meeting was called to order at 3:01 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Dennis Dombroski, David Lipovsky, Erin Evashevski

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve.

Motion made by Dufina, Seconded by Finkel.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

V. New Business

a. MSHDA Grant Discussion

Adam Young shared his screen. Housing Readiness Incentive Grant. New program with state funds and no match. MSHDA grant provides money for planning and policy work. The City of Mackinac Island is using the grant money for Zoning Ordinance updates. The project completion deadline is 2/21/26. The changes must be adopted by the deadline. Need to allow time for public hearings. The scope of Mackinac Island work is to develop and adopt amendments to the City's zoning, or to increase housing diversity, supply, and affordability. The amendments are based on recommendations of the recently adopted Master Plan and housing study. There will be an analysis of potential new housing projects. Straus stated next step is to create some structure to the issues we want to address. Then, if possible, create a subcommittee to work through the identified issues. We need to come up with the issues we have been struggling with in terms of housing. Young will review our Ordinance in relation to the

issues identified. Myers suggested reviewing our ordinance to see if it stands up to possible new legislation regarding language trying to subvert local zoning. Evashevski thinks the further we get along in this the less likely legislation would be passed to skirt local government rules. Young agrees that if new legislation would have been passed, it would have happened earlier. Young suggests working with Evashevski and see if we need to address short term rentals. Evashevski thinks that the way we have addressed short term rentals, by not addressing it, has worked for us. Evashevski stated going back to fractional interest, she thinks we have caught a short term rental through one of those fractional ownerships, that is limited to less than a month. Evashevski stated we don't want to run into problems identifying the difference between siblings owning a house and fractional ownership. Dufina asked if the bylaws of fractional ownership state the two weeks. Evashevski stated it is in documents somewhere with something written about the time they have the ownership. Dufina asked if Planning Commission should be looking at this for new condos. Dombroski stated condo docks are reviewed as part of zoning approval and after attorney reviews. Evashevski stated there is no way to prevent the change of bylaws after coming to Planning Commission. Myers asked if we could not approve condos that have less than 30 days fractional ownership. Myers stated another big issue is a piece of property where two single family homes exist on one parcel of land. Property owner wanted to split but lot was not large enough to meet the setbacks and lot size for two homes. We may want to consider this since we are looking for more single family residences. The Planning Commission wants to see their options. Another thing to look at is allowing rental of a room in your house to someone unrelated. Young is to come up with some options. Evashevski wonders if a site condo would be an option instead of lot split. Myers wondering if conditional rezoning is a good option. Deed restrictions usually entered in to with two people that would have a say in what happens with the property. The condo docs determine how a condo is going to be run. There could be deed restrictions in there that could be changed by a majority of members. Can we allow for some deviation from what is required with a site plan. One thing we run in to is not remembering the requirements to a lot split. In Section 5 for non-conforming structures, we added rules for nonconforming structures to be rebuilt. But if it is just a foundation, you may not. Is there some way to incentivize workforce housing. Is there something we can offer, as a city, to encourage this development. Pettit thinks we need better definitions of "employee housing". Pettit would like to find a way to incentivize long term employee housing. Straus asked Young how much time he needs before we can go over what he finds. Young will do his own review of the ordinance and talk with Evashevski. Motion to schedule a special meeting June 10, 2025 at 3pm.

Motion made by Martin, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

b. Zoning Ordinance Updates Discussion

It was decided to discuss the running list in the September meeting. Motion to hold a special meeting to discuss what was reviewed in todays meeting.

Motion made by Martin, Seconded by Mosley.
Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

VI. Public Comment

None

VII. Adjournment

The meeting was adjourned at 4:01 PM.

Michael Straus, Chair

Katie Pereny, Secretary

MINUTES

PLANNING COMMISSION

Tuesday, May 13, 2025 at 4:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

The meeting was called to order at 4:08 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Ben Mosley

Mary Dufina

Lee Finkel

Staff: Dennis Dombroski, David Lipovsky, Erin Evashevski

III. Pledge of Allegiance

IV. Approval of Minutes

a. April 8, 2025

Motion to approve as written.

Motion made by Pettit, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

V. Adoption of Agenda

Motion to approve as written.

Motion made by Mosley, Seconded by Finkel.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

VI. Correspondence

None

VII. Staff Report

a. HDC Meeting Summary

Pereny summarized the HDC meeting.

b. DPW Update

Allen Burt shared his screen. the Board has eliminated the REU system and now has an impact system based on meter size. Restrictions on sales are gone. As long as meter can handle it, it can be enlarged. Greg Zost was on the line as well. September start up date due to cold temps and ice storm. Currently at 90 percent concrete pouring and doing prep for painting and staining. Running conduit. Stainless piping installed. Forms are getting shipped off island now that frost laws are lifted. Pettit said chlorine was eliminated and now using ultraviolet light. There will still be chlorine at the water plant but that is being worked on. Filters will be first. Finkel asked if they are getting rid of chloride. Burt said no. We are doing a new process for phosphorus removal.

VIII. Committee Reports

None

IX. Old Business

a. David Lipovsky School Update

Lipovsky gave an update on the school project. Mods will be on the island by the end of the week. Foundations should be done soon. With Mosley in attendance the emergency vehicle access was discussed. There is now enough room. The room is not sprinkled. Jurcak asked when the school yard will be fixed. Lipovsky stated Belonga is doing that this week. Mods being staged down below so will not be in view.

b. Sheplers Dock Traffic Flow

The railings and appearance were approved by HDC today. This was further discussed during item G in New Business.

c. R423-051-005 Harbor View Housing Ramp Amendment

Dombroski stated the ramp as originally designed did not work due to the grade. It was lengthened to get the correct slope. It has been inspected and approved by Dombroski and Lipovsky. Motion to approve.

Motion made by Myers, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

d. Stonecliffe Site Plan Amendments

Straus stated they would like to add something to the site plan. Patrick Conlon stated they have outgrown the general store space. They would like 3 sheds to function as an art gallery. They will be painted to match the store. Dombroski stated that our Ordinance requires 400 square feet for retail spaces. These are only 100 square feet each. Therefore, they would not meet the standards of our business license. Conlon

asked if they could be joined by decking to meet the requirements? Dombroski stated no they need to be 400 square feet inside 4 walls. Dombroski suggested one 400 square foot building. Conlon stated they would look into that. The three containers in Manor V are being used for storage and they would like to paint them green and keep them. Straus asked about bike parking at the store. Conlon stated they would like to utilize their guest parking. Mosley asked if they considered putting trusses over the three containers and make them look like a building. Dombroski stated there may be new codes coming down the pike regarding this process. Conlon stated it will disrupt everything if they need to move them. Myers stated there are standards that must be met like a gable and pitched roof. Dufina asked about storage in the cold and heat. Conlon stated they have not had any issues with that. Pettit asked how long the temporary storage containers have been there. 4 years. Myers stated they keep making changes to the site plan so work is ongoing. Myers does not recall authorizing these for vehicles. Ben Horn stated they were all approved as connex boxes. Straus recommends tabling to work on the issues discussed and put on the June agenda. The boxes need to have a roof. Do they need to side or do we allow metal? Dombroski stated it could possibly be justified like the pole barn steel. The connex boxes are 8x20. Dombroski stated another issue with these is that 4 x 8 being 32' wide with a pitched roof will be over 14' tall which is over the allowed height. Motion to table

Motion made by Finkel, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

X. New Business

a. Zoning Changes/Updates

Dufina thinks it will be difficult to look at all the topics on the running list. There will be a lot of time spent on the MSHDA housing topics. It was decided to review the list again in the winter. Straus asked if there is anything to be added to the list. Move to September agenda for people to review.

b. R125-017-020 Bonzheim New Home

This was previously approved and now needs to make changes. GC North LLC, a licensed GC, is the contractor and Murray is representing them as a member of GC North LLC. Ryan Spencer is also a member of GC North. When asked, Spencer stated the box sizes are varied being 37', 41', 42', 43.4', 23', 42.4', 46', 42.4' and 42.4'. The 46' box will need a variance. Spencer stated the 46' box is a small bump out and he could get rid of it. All widths are 12'-13' wide. Myers stated there are problematic curves that these mods would need to run. Spencer stated they have run the route and there are no problems. Dombroski asked the height. Spencer stated 12' on first floor and 10' on second floor. Myers stated it would be helpful to have evidence of the route. We would also need something from State Park since it is their roads and MDOT roads. There are a lot of hoops to go through to get approval from MDOT. Dombroski asked about the height of the accessory building. It is 16'. Dombroski said that does not meet the guidelines of 14'. Spencer stated he will change it to 14'. Evashevski stated the Ordinance hasn't been changed yet, but there

are discussions in changing and he may want to consider this when thinking about changing the mod sizes. Myers stated this is slated for a Spring 2026 set. It is zone 1 which has a May 1 date to stop construction. Frost laws this year didn't come off until May 9. The City is not responsible if you are not able to set due to frost laws. Spencer stated that is a risk they will have to take. Dombroski stated the history on the island from frost laws being lifted has been the middle of May. Straus confirmed there is now wood siding. Straus asked if there is any plastic railings. Spencer stated Yes, on rear porch, identical to Murrays residence. Murray stated it is Timbertech. Dufina asked about the rock for retaining wall. Size and material. Spencer stated it is whatever Chad Belonga recommends. Natural limestone out of St Ignace. 3'-5' boulders. Spencer stated this is a complicated site and that is why it is important they are able to do the foundation this summer and then do all the back fill. The retaining wall and back fill are to be done in the fall. Mosley asked about the state setback from the road. The scenic easement is reflected on Hills survey but there are no dimensions. The crane setup will be outside of the scenic easement. The only thing in the easement will be the construction driveway. Myers asked who holds the scenic easement. Neal Liddicoat from HOA stated the easement was developed in 1995. It involves the HOA and state park. It does not have to be restored but there are rules that need to be followed. Liddicoat stated the HOA would work with the developers. Mosley requested a letter from HOA and state park regarding the scenic easement. They will need to get an MDOT permit to close road to place the crane on it. Murray asked for conditions vs wish list for Zoning approval. Straus stated these are conditions, not a wish list. The list includes State park letter, variance for the long mod, MDOT permit, HOA and State Park letters, accessory building height change, a written statement that the applicant is aware of frost law restrictions, and Dombroski stated he still doesn't have signed and sealed drawings to issue any building permit. Motion to table and put on June agenda.

Motion made by Pettit, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Mosley, Dufina, Finkel

Voting Nay: Myers

c. RS25-046-032(H) Gilmer Deck and Windows

Tamara Burns gave an overview of the job. They would like to replace all windows and remove muntins on water side windows. That is an HDC issue. The door on west side on deck is being replaced by a window. A door is being added, and the deck will be about 16 square feet bigger to accommodate the door. A transformer will have to be moved. Dufina asked about a tree on the west side that is over the lot line. Burns stated it is existing and doesn't go over the fence. Motion to approve

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

d. CD25-016-018-033(H) Connel Covered Porch and Window

Tamara Burns stated this is the Caskey cottage. The owner would like to add a porch on the new addition. It does not connect to the historic portion. Motion to approve.

Motion made by Pettit, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

e. R325-021-035(H) Hribar New Fence

This project connects to the East Harbor fence. None of the fence is on the lot line or crosses lot lines. It will have dog eared pickets. The good finish faces the street. Motion to approve.

Motion made by Martin, Seconded by Myers.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

f. R325-000-036(H) East Harbor Condo Fence

This project connects to the Hribar fence. None of the fence is on the lot line or crosses lot lines. It will have dog eared pickets. The good finish faces the street. Motion to approve.

Motion made by Finkel, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

g. C25-014-037(H) Sheplers Dock Traffic Flow Equipment

Straus asked a Shepler representative to explain the cueing. Chris Shepler stated the Mack City line will run back to the new section. It isn't really changing, just extending. This will allow room for 350 more passengers and will get them off the street. They are working on POS system to get passengers scanned more quickly. There is 3600 square feet to cue. It depends on what passengers are and have, as to how many people the dock will accommodate. Jason Wiley gave an example of two school groups departing. They will be able to stage the groups in the new area. Commuters and residents understand there is no bike parking at the end of the dock. Wiley believes it is more important to focus on the passenger flow rather than bike parking. Myers stated it would have been nice if the City would have known about the elimination of bike parking so the City could find other parking arrangements. Straus stated he would rather have the people off of the sidewalk than bike parking. Dufina thinks it is the employers responsibility to arrange for bike parking for their employees. The height of the chains will match the existing. There will be no new lighting. Motion to approve.

Motion made by Finkel, Seconded by Mosley.

Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

Pettit noted that the parking behind Woodville has alot of bikes left over. Jurcak stated that on the map between Windsor and Twilight is marked as city parking. Grand would like to clear out the junk bikes. Myers stated the previous owner offered the area as City parking. Gruits had a system for tagging bikes that have been left. Perhaps he can do that again.

XI. Public Comment

Martin asked about the Harbour View project. There is no screening on the a/c units on the Lachance building. Also a neighbor stated they have been told they will have a construction tent there for a couple of years. The project is in the first phase. They have materials stored in there. They attempted to place it out of sight. Per Dombroski it meets the requirements for contractor tents. Martin asked about the fence that is supposed to be at the red house. Lipovsky has been talking with Ryan Spencer for two weeks. Straus asked if council should be informed that they are not following their timeframe. Motion by Myers, second by Straus to send council a letter. All in favor. Motion carries. Motion to write a letter to Chief Gruits that we have observed in the downtown that the trash and cardboard placement ordinance is not being followed and ask him to speak with the business owners not following the Ordinance. Motion by Myers, second by Martin to send a letter. All in favor.

Myers asked Dombroski about the square footage of Bonzheim. Liddicoat has something from Spencer that the house is over 5000 square feet. Lipovsky is to tell applicant that a review is required when over 3500 sq ft.

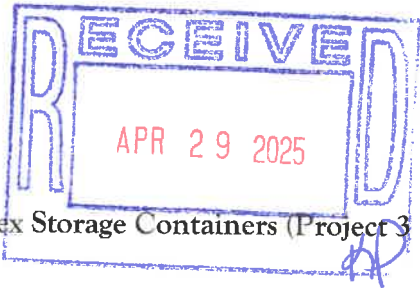
XII. Adjournment

Motion to adjourn at 5:49 PM.

Motion made by Martin, Seconded by Myers.
Voting Yea: Martin, Pettit, Straus, Myers, Mosley, Dufina, Finkel

Michael Straus, Chair

Katie Pereny, Secretary



Stonecliffe Properties LLC – Art Gallery Shed Additions & Connex Storage Containers (Project 3 Addendum)

Project Description:

This addendum includes the addition of ~98 SF sheds that will be used as art galleries outside of our General Store. They will showcase artwork and other local collectibles/products from artists that guests can admire and purchase. These are being strategically placed to blend in with their environment. These locations include:

- Adjacent to the bike pavilion (shown on plan).

Shed Description: 9'11 x 9'11 storage shed with LP Lap siding, wood double doors, and shingled roof. The sheds will complement the General Store and new kitchen and will be the same color.

This addendum also includes the addition of four 8' x 20' shipping containers already on site in the maintenance area.

Description of effect on adjoining lands:

There will be no effect on any adjoining lands, and the sheds will match the aesthetic of neighboring buildings.

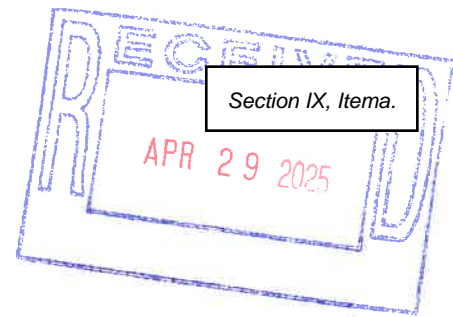
There will be no effect on any adjoining lands as the shipping containers would be painted forest green to blend in with the surroundings, and they are already screened from public view. Keeping these containers rather than building new storage buildings has the added benefit of minimizing disruption to the neighborhood that may come from other construction work.

Description of Operations:

These art gallery sheds provide an enclosed location for the display and sale of local artwork and collectibles. The General Manager and Facilities Director will ensure that these small sheds are properly utilized and properly maintained. The addition of these Gallery Shops will provide an additional outlet on the island for tourists and locals to view and purchase the inspiring work of community artists.

The shipping containers would be used to store critical supplies and equipment for resort operations and be used for event storage. This additional storage is necessary, beyond what was previously contemplated, due to the expansion of the resort and the supplies and equipment needed to support that expansion.

File No. 4B21-001-099
Exhibit V V V
Date 4-29-25
Initials KP



Stonecliffe Properties LLC – Storage Shed Additions (Project 7- Manor V Addendum)

Project Description:

This addendum includes the addition of two connex storage containers on Manor V. These are strategically placed to blend in with their environment. These locations include:

- Adjacent to Manor V cottage (shown on plan).

Shed Description: 8' x 20' shipping container (Connex)

Description of effect on adjoining lands:

There will be no effect on any adjoining lands. By painting these, planting trees around them, and having them blend in with the landscaping, it will provide a better aesthetic for neighbors passing by than storing landscaping equipment outside or building other sheds like those in the neighboring area, that stand out from the architecture. Keeping these containers will also minimize disruption to the neighborhood as building a new shed would require continued construction, and housing landscaping equipment at Stonecliffe would require the equipment be moved on public roads to transition over to Manor V.

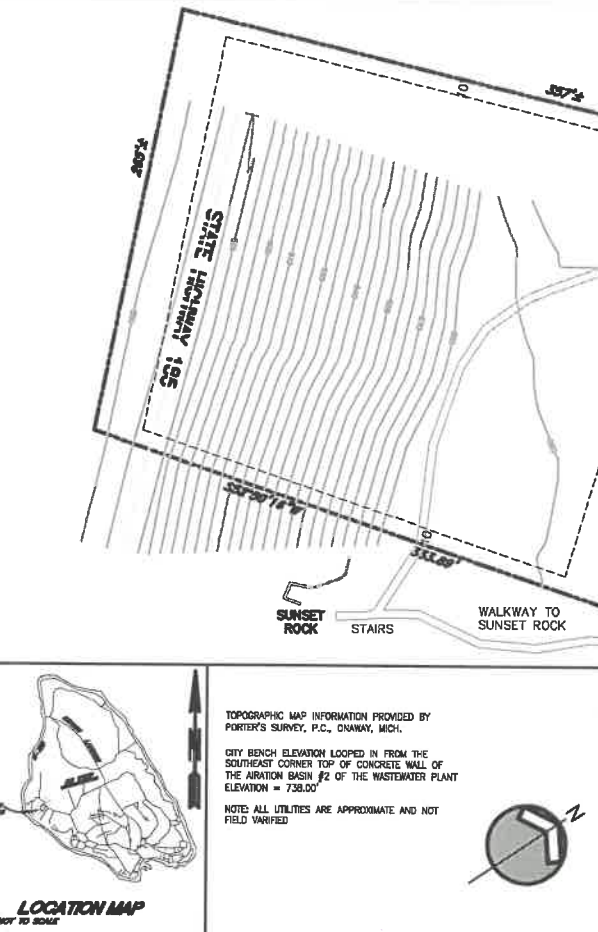
Description of Operations:

These shipping containers provide an enclosed location for storage of items required for the Resort's operations (landscaping equipment, tenant items). The General Manager and Facilities Director will ensure that these shipping containers are properly utilized and properly kept up.

File No. HB21-001-099
Exhibit YY
Date 4-29-25
Initials KP

FOUNDATION COTTAGES LOT LEGAL DESCRIPTION:

PRIVATE CLAIM NO.2 COM AT THE NE'LY COR OF PC 2 TH S 32 DEG 51'45"W 4020.8 FT ALG SE'LY LINE OF PC 2 TO THE POB TH N 40 DEG 40'50"W 130.0 FT TH N 14 DEG 18'18"E 257.95 FT M/L TO S'LY LINE OF STONECLIFFE CONDO V TH E'LY AND N'LY ALG CONDO BOUNDARY TO THE N LINE OF AN EASEMENT (282/163) TH E'LY ALG N LINE OF SAID EASEMENT TO THE E'LY LINE OF PC 2 WITH SAID POINT BEING S 32 DEG 51'45"W 3523.82 FT FROM THE NE'LY COR OF PC 2 TH S 32 DEG 51'45"W 200.0 FT M/L ALG SE'LY LINE OF PC 2 TO THE N LINE OF A PARCEL DESC IN 380 TH N 87 DEG 32'W 85.75 FT TH S 02 DEG 28'W TO SE'LY LINE OF PC 2 TH S 32 DEG 51'45"W ALG SE'LY LINE TO THE POB. PART OF PC 2.



STONECLIFFE LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF PRIVATE CLAIM NO.3; THENCE ALONG THE SOUTHEASTERN LINE OF SAID PRIVATE CLAIM S 33°21'17" W 1188.02' TO A MONUMENT BY THE GATE OF STONECLIFFE; THENCE CONTINUING ON THE EASTERLY LINE OF SAID PRIVATE CLAIM BEING THE SOUTHEASTERN LINE OF A PARCEL DESCRIBED IN LIBER 412, PAGE 472 AND LIBER 412, PAGE 473 MACKINAC COUNTY RECORDS S 33°03'19" W 136.97' TO THE POINT OF BEGINNING; THENCE ALONG THE SOUTHEASTERN LINE OF PRIVATE CLAIM NO.3, S 33°03'19" W 874.97' THENCE N 57°15'00" W 150.00'; THENCE N 67°59'24" W 298.94'; THENCE S 78°32'09" W 164.57'; THENCE N 39°36'22" W 63.13' TO THE NORTHWESTERN LINE OF PRIVATE CLAIM NO.3; THENCE ALONG SAID PRIVATE CLAIM LINE N 32°55'00" E 113.87' TO THE WESTERLY LINE OF CONDO NO.1, AS RECORDED IN LIBER 284, PAGE 602, MACKINAC COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID CONDO NO.1, S 02°56'12" W 11.34' TO THE SOUTH LINE OF SAID CONDO NO.1; THENCE ALONG THE SOUTH LINE OF SAID CONDO NO.1, S 87°03'39" E 93.75' TO THE SOUTHEASTERN CORNER OF CONDO NO.1; THENCE ALONG THE EASTERLY LINE OF SAID CONDO NO.1, N 02°56'23" E 160.00' TO THE NORTHEASTERN CORNER OF SAID CONDO NO.1; THENCE ALONG THE NORTH LINE OF SAID CONDO NO.1, N 87°03'19" W 8.00' TO THE NORTHWESTERN LINE OF PRIVATE CLAIM NO.3; THENCE ALONG THE NORTHWESTERN LINE OF PRIVATE CLAIM NO.3, S 32°55'00" E 242.45' TO THE SOUTHWESTERN LINE OF A PARCEL DESCRIBED IN LIBER 260, PAGE 204 AND LIBER 260, PAGE 228, MACKINAC COUNTY RECORDS; THENCE ALONG SAID SOUTHWESTERN LINE S 57°05'38" E 80.00' TO THE SOUTHEASTERN CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHEASTERN LINE OF SAID PARCEL N 32°55'00" E 60.01' TO THE NORTHEASTERN CORNER OF SAID PARCEL; THENCE S 57°05'38" E 73.24'; THENCE N 60°14'04" E 22.74'; THENCE N 22°19'51" E 53.51'; THENCE N 20°12'58" E 51.33'; THENCE N 29°47'45" E 60.40'; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 400.00', A DELTA OF 33°26'55", AN ARC LENGTH OF 233.62' AND A CHORD WHICH BEARS N 59°02'27" E 230.21'; THENCE S 83°08'17" E 46.39' TO THE NORTHERLY LINE OF A 20' WIDE PRIVATE EASEMENT RECORDED LIBER 454, PAGES 366-389, MACKINAC COUNTY RECORDS; THENCE S 57°35'45" E 191.19' ALONG THE NORTH LINE OF SAID EASEMENT; THENCE S 33°03'20" W 20.00' TO THE NORTHWESTERN CORNER OF A PARCEL DESCRIBED IN LIBER 412, PAGE 472, AND LIBER 412, PAGE 473, MACKINAC COUNTY RECORDS; THENCE ALONG THE NORTHWESTERN LINE OF SAID PARCEL S 33°03'19" W 152.25' TO THE SOUTHWESTERN CORNER OF SAID DESCRIBED PARCEL; THENCE ALONG THE SOUTHWESTERN LINE OF SAID PARCEL S 57°15'00" E 150.00' TO THE POINT OF BEGINNING. CONTAINING 10.32 ACRES, BEING SUBJECT TO ALL EASEMENTS OF RECORD, IF ANY, ALL BEING A PART OF PRIVATE CLAIM NO.3, T40N, R3W, CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN.

STONECLIFFE SITE PLAN NOTES:

1. PROPERTY ZONED HB HOTEL BOARDING-HOUSE.
2. MINIMUM LOT SIZE REQUIREMENTS: AREA SHALL NOT BE LESS THAN 7500 SQ. FT. W/ A MIN. WIDTH OF 60' AT THE BUILDING LINE.
3. ACTUAL **NEWLY COMBINED LOT SIZE** = 10.32 AC (449,538 S.F.).
4. MINIMUM SETBACK REQUIREMENTS: FRONT = 30 FEET, SIDE = 10 FEET, REAR = 30 FEET.
5. NO BUILDING SHALL EXCEED 40 FEET OR 31 STORIES IN HEIGHT.
6. ACTUAL LOT COVERAGE OF **NEWLY COMBINED PARCELS** IS 15.6% = 69,982 S.F. = ALL BUILDINGS, PATIOS, COBBLES, PATHS, WALKS, DRIVES. **(AN INCREASE OF 940 S.F. FOR THIS PROJECT, WHICH INCLUDES 4 CONDEXES + 3 GALLERY SHOPS)**
7. ALLOWABLE AND ACTUAL DENSITIES:
 - HOTELS: ALLOWABLE = 60 BEDROOMS PER ACRE = 60 x 8.64 ACRES = 518 ALLOWED.
 - HOTEL USE = 47-50 ACTUAL = 10% OF SITE UTILIZED AS HOTEL USE. THUS 90% OF SITE AVAILABLE FOR RESIDENTIAL USE.
 - DWELLING UNITS ALLOWED = 20 DWELLING UNITS PER ACRE x (8.64 ACRES x 90%) = 155 ALLOWED, 1 PROPOSED.
8. AT LEAST 1 BICYCLE SPACE PER BEDROOM IS PROVIDED.

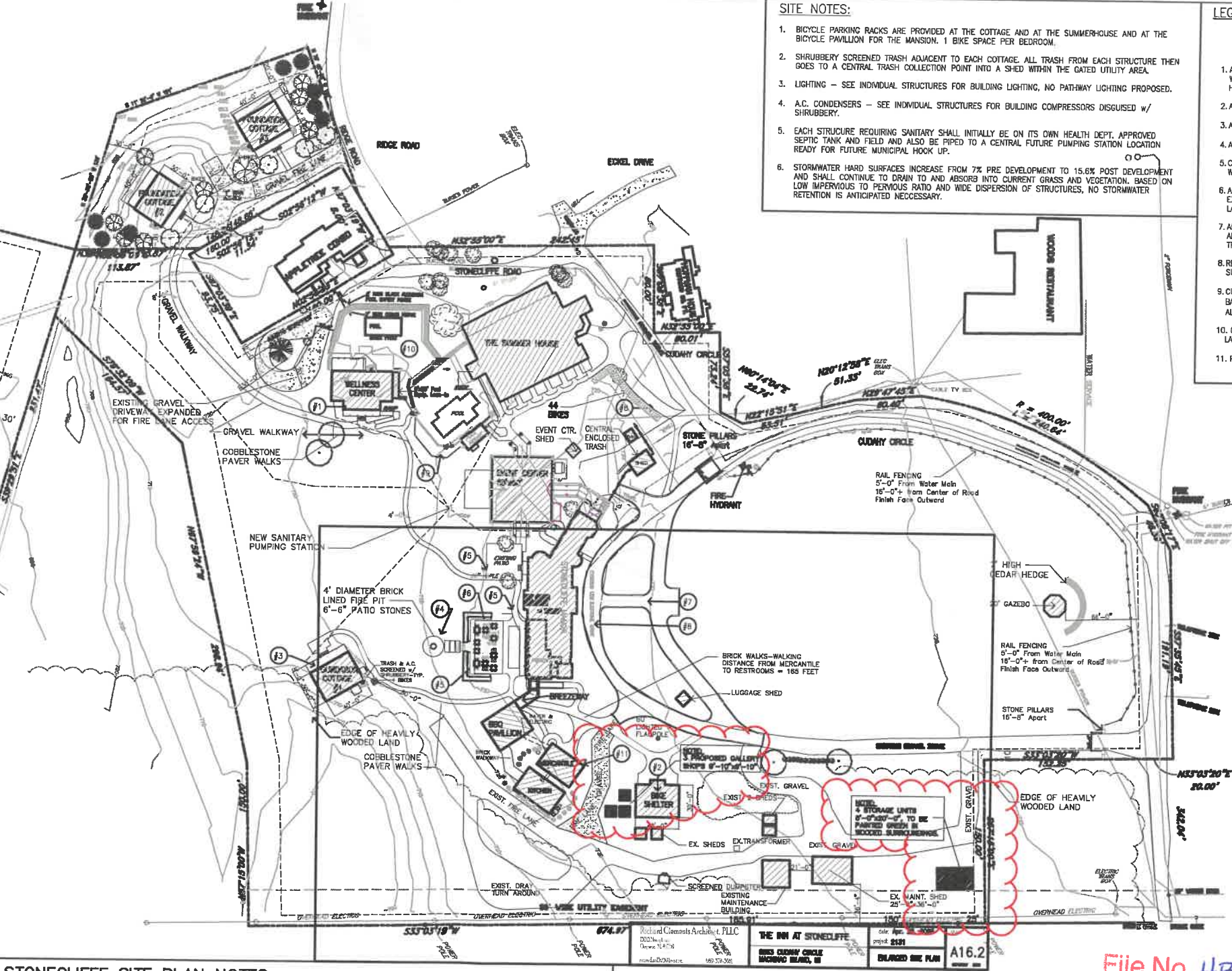
SITE NOTES:

1. BICYCLE PARKING RACKS ARE PROVIDED AT THE COTTAGE AND AT THE SUMMERHOUSE AND AT THE BICYCLE PAVILION FOR THE MANSION. 1 BIKE SPACE PER BEDROOM.
2. SHRUBBERY SCREENED TRASH ADJACENT TO EACH COTTAGE. ALL TRASH FROM EACH STRUCTURE THEN GOES TO A CENTRAL TRASH COLLECTION POINT INTO A SHED WITHIN THE GATED UTILITY AREA.
3. LIGHTING - SEE INDIVIDUAL STRUCTURES FOR BUILDING LIGHTING, NO PATHWAY LIGHTING PROPOSED.
4. A.C. CONDENSERS - SEE INDIVIDUAL STRUCTURES FOR BUILDING COMPRESSORS DISGUISED W/ SHRUBBERY.
5. EACH STRUCTURE REQUIRING SANITARY SHALL INITIALLY BE ON ITS OWN HEALTH DEPT. APPROVED SEPTIC TANK AND FIELD AND ALSO BE PIPED TO A CENTRAL FUTURE PUMPING STATION LOCATION READY FOR FUTURE MUNICIPAL HOOK UP.
6. STORMWATER HARD SURFACES INCREASE FROM 7% PRE DEVELOPMENT TO 15.6% POST DEVELOPMENT AND SHALL CONTINUE TO DRAIN TO AND ABSORB INTO CURRENT GRASS AND VEGETATION, BASED ON LOW IMPERVIOUS TO PERVIOUS RATIO AND WIDE DISPERSION OF STRUCTURES, NO STORMWATER RETENTION IS ANTICIPATED NECESSARY.

LEGEND:

KEY: = (P) →

1. ADDITION OF A WELLNESS CENTER BUILDING WHICH INCLUDES AN EXERCISE ROOM WITH HIS & HERS LOCKERS AND BATHROOMS.
2. ADDITION OF A BICYCLE SHELTER.
3. ADDITION OF A FOUNDATION COTTAGE #1.
4. ADDITION OF A PATIO WITH 4'x4' FIRE PIT AREA.
5. CHANGE OUT REAR PAVES WALKWAYS & PATIOS WITH NEW COBBLESTONE PAVES.
6. ADD A SMALL WATER FEATURE FOUNTAIN TO THE EXISTING PATIO AREA OFF OF THE REAR COVERED LAVAL.
7. ADDITION OF A SECONDARY COBBLESTONE PAVES ARRIVAL LOOP FOR HORSE AND CARRIAGE TRAFFIC.
8. REPLACE THE OLD PAVES DRIVE & WALKWAYS TO SUMMERHOUSE WITH NEW COBBLESTONE PAVES.
9. CUT BACK EXISTING POOL PATIO BY 12'. MOVE BACK PATIO DECK FENCE 12' WITH NEW ALUMINUM 4" HIGH BRONZE COLOR POOL FENCE.
10. OUTDOOR POOL AT WELLNESS CENTER & MISC. LANDSCAPE FEATURES.
11. PROPOSED MERCANTILE BUILDING W/ ADDITION.

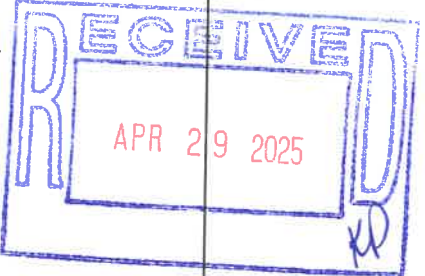


SITE PLAN

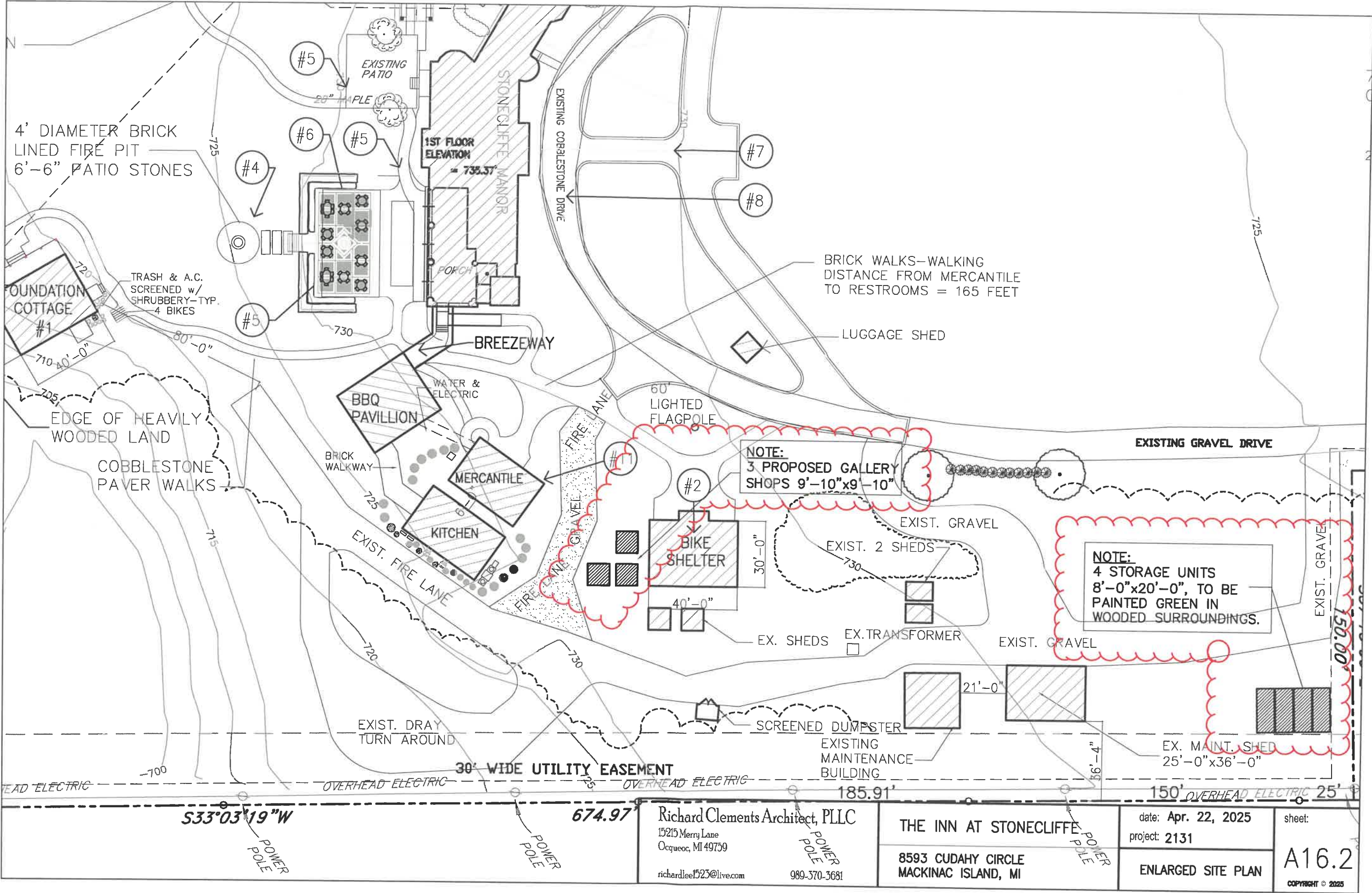
Richard Clements Architect, PLLC
15915 Merry Lane
Okemos, MI 48864
richardc@rcarchitect.com 983-370-3651

THE INN AT STONECLIFFE
8593 CUDAHY CIRCLE
MACKINAC ISLAND, MI

date: Apr. 22, 2025
project: 2131
sheet: A16.1
SITE PLAN



File No. HBal-001-099
Exhibit WWW
Date 4-29-25
Initials KP



Richard Clements Architect, PLLC
15215 Merry Lane
Oscoda, MI 49759
richardlee1523@live.com 989-370-3681

THE INN AT STONECLIFFE
8593 CUDAHY CIRCLE
MACKINAC ISLAND, MI

date: Apr. 22, 2025
project: 2131

ENLARGED SITE PLAN

sheet:

A16.2

COPYRIGHT © 2025



SAMPLE ISLAND METAL BUILDINGS



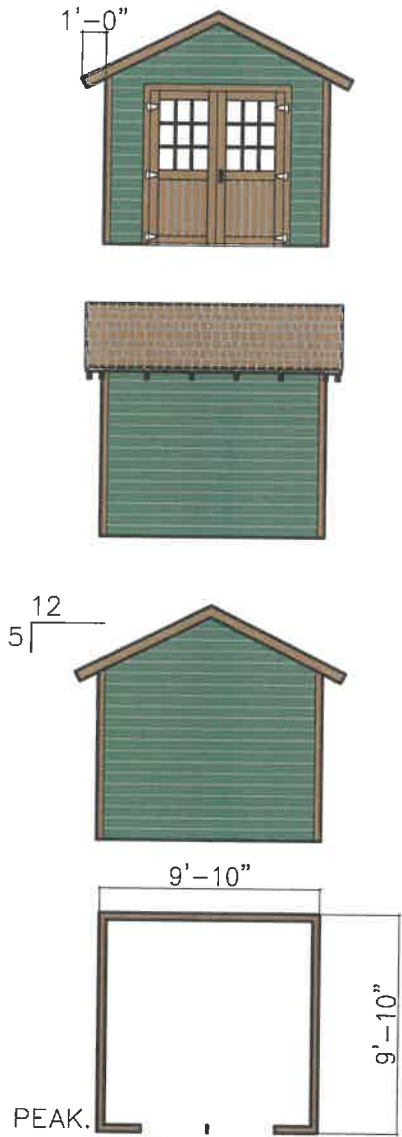
TYPICAL OF 3
GALLERY SHOPS

EXTERIOR SIMILAR TO MERCANTILE BUILDING.
BROWN ASPHALT DIMENSIONAL SHINGLES.

GREEN SMARTSIDE LAP SIDING
BROWN SMARTSIDE TRIMS

BROWN WOOD/CLAD DOORS W/ 60% GLASS
TRANSMITTANCE.

9'-10"x9'-10"x11'-0" HEIGHT FROM GRADE TO PEAK.



MAINTENANCE AREA
CONNEXES BEHIND
LANDSCAPE



MAINTENANCE AREA
CONNEXES

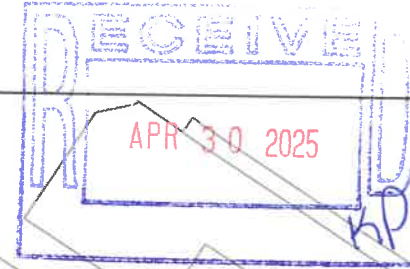
| | | | |
|--|---|--------------------------------------|---------------------------|
| Richard Clements Architect, PLLC 15215 Merry Lane Oqueoc, MI 49759 richardlee1523@live.com 989-370-3681 | THE INN AT STONECLIFFE | date: Apr. 22, 2025 project: 2131 | sheet: |
| | 8593 CUDAHY CIRCLE MACKINAC ISLAND, MI | PHOTOS | A16.3 COPYRIGHT © 2025 |

File No. HB21-001-099

Exhibit 222

Date 4.30.25

Initials KP



LOTS 1-9:
ZONED: HB HOTEL BOARDINGHOUSE
LOTS 1-10 REVERT INTO ONE PARCEL,
AREA = 100,970 s.f. = 2.3 ACRES
(AREA EXCLUDES ROAD & UTILITY EASEMENTS)

DENSITY CALCULATION:
ALLOWABLE:
20 DWELLINGS UNITS PER ACRE = 46

ACTUAL FAMILY RESIDENTIAL UNITS
DUPLEX #1: 2
DUPLEX #2: 2
DUPLEX #3: 2
COTTAGE: 1
TOTAL FAMILY RESIDENTIAL UNITS: 7

ALLOWABLE LOT COVERAGE = 40% x 100,970
s.f. = 40,388 s.f.

ACTUAL LOT COVERAGE:
BUILDINGS = 7,500 s.f.
PORCHES & WALKS = 788 s.f.
STORAGE UNITS = 320 s.f.
TOTAL IMPERVIOUS = 8,608 s.f. = 8.5%

SITE NOTES:

1. BICYCLE PARKING RACK IS PROVIDED AT A RATE OF 1 PER OCCUPANT.
2. TRASH TO BE HELD WITHIN A LANDSCAPE SCREENED AREA AT REAR OF EACH BUILDING.
3. LIGHTING - NO AREA LIGHTING PROPOSED. COACH LIGHTING PROVIDED AT BUILDING ENTRANCES: 15w LED SHIELDED TO CONFINE LIGHT WITHIN THE SITE.
4. SEE STORMWATER NOTES THIS SHEET

STORMWATER PLAN:

DESIGN CRITERIA:
10 YEAR 24 HOUR RAINFALL = 3.3"
(SOURCE: MDOT MS4 REPORT)
= (0.28") = 0.011" /hour

INFILTRATION RATE OF SOIL = 0.2"/hr.
(SOURCE: USDA) = 0.016"/hour x24
hrs. + 67% = 0.25" / storm event

DESIGN STORM VOLUME = 6,360 s.f.
IMPERVIOUS x 0.28" = 745 cu. ft.

ABSORPTION AREA OF 10' STRIPS
FRONT & REAR OF EACH BUILDING =
5,320 s.f.

STORMWATER ABSORPTION = 5,320 s.f.
x 0.25" = 1,330 cu. ft.

STORMWATER ABSORPTION EXCEEDS
STORMWATER VOLUME = NO
STORMWATER RETENTION REQUIRED

In the COTTAGE
3 BEDROOM
2 1/2 BATH
KITCHEN
LAUNDRY
7' HIGH BASEMENT
In each DUPLEX Apt.
2 BEDROOMS
2 BATHS
KITCHEN
LAUNDRY
7' HIGH BASEMENT

NOTE:
2 STORAGE UNITS TO BE PAINTED
GREEN IN WOODED SURROUNDINGS.

NOTE:
ALL TREES AWAY FROM BUILDINGS
DECKS AND SANITARY SHALL REMAIN

NOTE:
ALL TREES AWAY FROM BUILDINGS
DECKS AND SANITARY SHALL REMAIN

- LEGEND:
- FOUND SURVEY IRON
 - FOUND CONCRETE MONUMENT
 - FOUND NAIL
 - ELECTRIC BOX
 - TELEPHONE BOX
 - ⊙ WATER VALVE
 - ⊙ LAMP
 - ⊙ UTILITY STUB
 - ⊙ FIRE HYDRANT
 - ⊙ MONITORING WELL
 - PROPERTY LINE
 - PLATTED LOT LINES
 - SETBACK LINE
 - SEWAGE EASEMENTS AS RECORDED IN LIBER 326, PAGE 333
 - GOLF EASEMENTS AS RECORDED IN LIBER 446, PAGE 196
 - FENCE
 - EDGE OF TREES
 - ⊙ TREE (AS DESCRIBED)
 - APPROXIMATE GRAVEL ROAD AS TRAVELED
 - WATER
 - SANITARY
 - ELECTRIC

| SHEET | DESCRIPTION |
|-------|------------------------------|
| A7.0 | FOREST DRIVE SITE PLAN |
| A7.10 | DUPLEX #1 FOUNDATION PLAN |
| A7.11 | DUPLEX #1 FOUNDATION SECTION |

PROJECT UNDER THIS 4.21.2025 PERMIT:

1. TWO STORAGE UNITS.
2. ALL OTHER STRUCTURES SHOWN ON THIS SITE PLAN ARE FOR REFERENCE ONLY & ARE NOT INCLUDED UNDER THIS PERMIT.

NOTE:
2 STORAGE UNITS TO BE PAINTED
GREEN IN WOODED SURROUNDINGS.



SITE PLAN
SCALE: 1" = 30'-0"



| | |
|--|----------------|
| Richard Clements Architect, PLLC 1920 Merry Lane Okemos, MI 48870 richardcl@me.com 980-370-3681 | |
| STONECLIFFE PROPERTIES | |
| FOREST DRIVE DUPLEX #1 MACKINAC ISLAND, MI 49757 | |
| date: April 22, 2025 project: 2131 | sheet: A7.0 |
| SITE PLAN | |



Stonecliffe Properties LLC – Art Gallery Shed Additions & Connex Storage Containers (Project 3 Addendum)

Project Description:

This addendum includes the addition of three ~98 SF sheds that will be used as an extension of our General Store that we have outgrown space in. These sheds will showcase artwork and other local collectibles/products from artists that guests can admire and purchase from inside of the General Store. These are being strategically placed to blend in with their environment, and artwork and other merchandise will not be hung or displayed on the outside of the sheds. These locations include:

- Adjacent to the bike pavilion (shown on plan).

Shed Description: 9'11 x 9'11 storage shed with LP Lap siding, wood double doors, and shingled roof. The sheds will have electricity run inside of them for lighting. The sheds will complement the General Store and new kitchen and will be the same color.

This addendum also includes the addition of four 8' x 20' shipping containers already on site in the maintenance area.

Description of effect on adjoining lands:

There will be no effect on any adjoining lands, and the sheds will match the aesthetic of neighboring buildings.

There will be no effect on any adjoining lands as the shipping containers would be painted forest green to blend in with the surroundings, and they are already screened from public view. Keeping these containers rather than building new storage buildings has the added benefit of minimizing disruption to the neighborhood that may come from other construction work.

Description of Operations:

These art gallery sheds provide an enclosed location for the display of local artwork and collectibles that can be purchased from inside of the General Store. The General Manager and Facilities Director will ensure that these small sheds are properly utilized and properly maintained. The addition of these Gallery Shops will provide an expansion of floor space for the General Store, and increase the space on the island for tourists and locals to view and purchase the inspiring work of community artists.

The shipping containers would be used to store critical supplies and equipment for resort operations and be used for event storage. This additional storage is necessary, beyond what was previously contemplated, due to the expansion of the resort and the supplies and equipment needed to support that expansion.

APR 11 2025

1

**CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION**

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

GC North, LLC
c/o Jim Murray, Member

231-838-6102

jamesmurrayesq@gmail.com

Phone Number

Email Address

Please complete both sides of application.

The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Property Owner & Mailing Address (If Different From Applicant)

Bonzheim Revocable Trust, Scott and Kimberly Bonzheim, Trustees
7730 Parkcrest Circle Clarkston MI 48348

Is The Proposed Project Part of a Condominium Association?

Yes

Is The Proposed Project Within a Historic Preservation District?

No

Applicant's Interest in the Project (If not the Fee-Simple Owner):

Owner

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?

No

Is a Variance Required?

Yes

Are REU's Required? How Many?

No

n/a

Type of Action Requested:☒ Standard Zoning Permit☐ Special Land Use☐ Planned Unit Development☐ Other _____☐ Appeal of Planning Commission Decision☐ Ordinance Amendment/Rezoning☐ Ordinance Interpretation**Property Information:**File No. R125.017.020Exhibit ADate 4-24-25Initials KP

A. Property Number (From Tax Statement): 051-752-017-00

B. Legal Description of Property: Stonebrook Condo Unit No. 17C. Address of Property: 4311 Pine Cove LaneD. Zoning District: R-1E. Site Plan Checklist Completed & Attached: yesF. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) yesG. Sketch Plan Attached: yesH. Architectural Plan Attached: yesI. Association Documents Attached (Approval of project, etc.): on fileJ. FAA Approval Documents Attached: on fileK. Photographs of Existing and Adjacent Structures Attached: yes**Proposed Construction/Use:**

A. Proposed Construction:

☒ New Building☐ Alteration/Addition to Existing Building☐ Other, Specify _____

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

vacant

Proposed Use: single-family home

C. If Vacant:

Previous Use: vacant

Proposed Use: single- family home

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the general contractor (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

Signature

SIGNATURES

Signature

Please Print Name

James Murray, Authorized Member of GC North, LLC

Please Print Name

Signed and sworn to before me on the 11 day of April, 2025.

K. RICKLEY, Notary Public
Mackinac County, State of Michigan
Acting in the County of Mackinac
My Commission Expires: 10/21/2025

K. Rickley
Notary Public

Mackinac County, Michigan
My commission expires: 10/21/2025

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

| | Inspection | Date | Inspector | Comments |
|----|------------|------|-----------|----------|
| 1. | | | | |
| 2. | | | | |
| 3. | | | | |

Occupancy Permit Issued _____

Revised October 2023

OFFICE USE ONLY

FILE NUMBER: R125-017-020

FEE: \$150-

DATE: 4-11-25

CHECK NO: 1501

INITIALS: KP

Revised October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist

Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

| Item | Provided | Not Provided or Applicable |
|--|-------------------------------------|-------------------------------|
| 1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Legal description of the property | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Site Plan Informational
Requirements (Section 20.04, B and C)**

| <u>General Information</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|--|-------------------------------------|---------------------------------------|
| 1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Name and address of the individual or firm preparing the site plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Legend, north arrow, scale, and date of preparation | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Legal description of the subject parcel of land | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Area of the subject parcel of land | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Present zoning classification of the subject parcel | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Written description of the proposed development operations | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan). | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.
13. Proposed construction start date and estimated duration of construction.
14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission

☒☐☒☐☒☐Natural FeaturesProvidedNot Provided
or Applicable

15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)
16. Topography of the site with at least two- to five-foot contour intervals
17. Proposed alterations to topography or other natural features
18. Earth-change plans, if any, as required by state law

☒☐☒☐☒☐☒☐Physical FeaturesProvidedNot Provided
or Applicable

19. Location of existing manmade features on the site and within 100 feet of the site
20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a

☒☐☒☐☐☒

dwelling schedule showing the unit type and number of each such units.

22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features
23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)
24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)
25. Description of Existing and proposed on-site lighting (see also Section 4.27)

☒☐☒☐☒☐☒☐

Utility Information

Provided

Not Provided or Applicable

26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)
29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.

☐☒☒☐☒☐☒☐

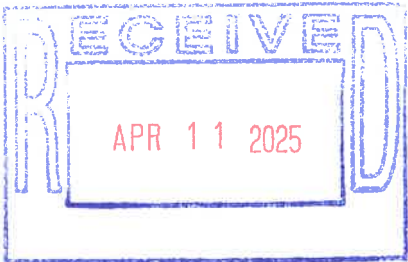
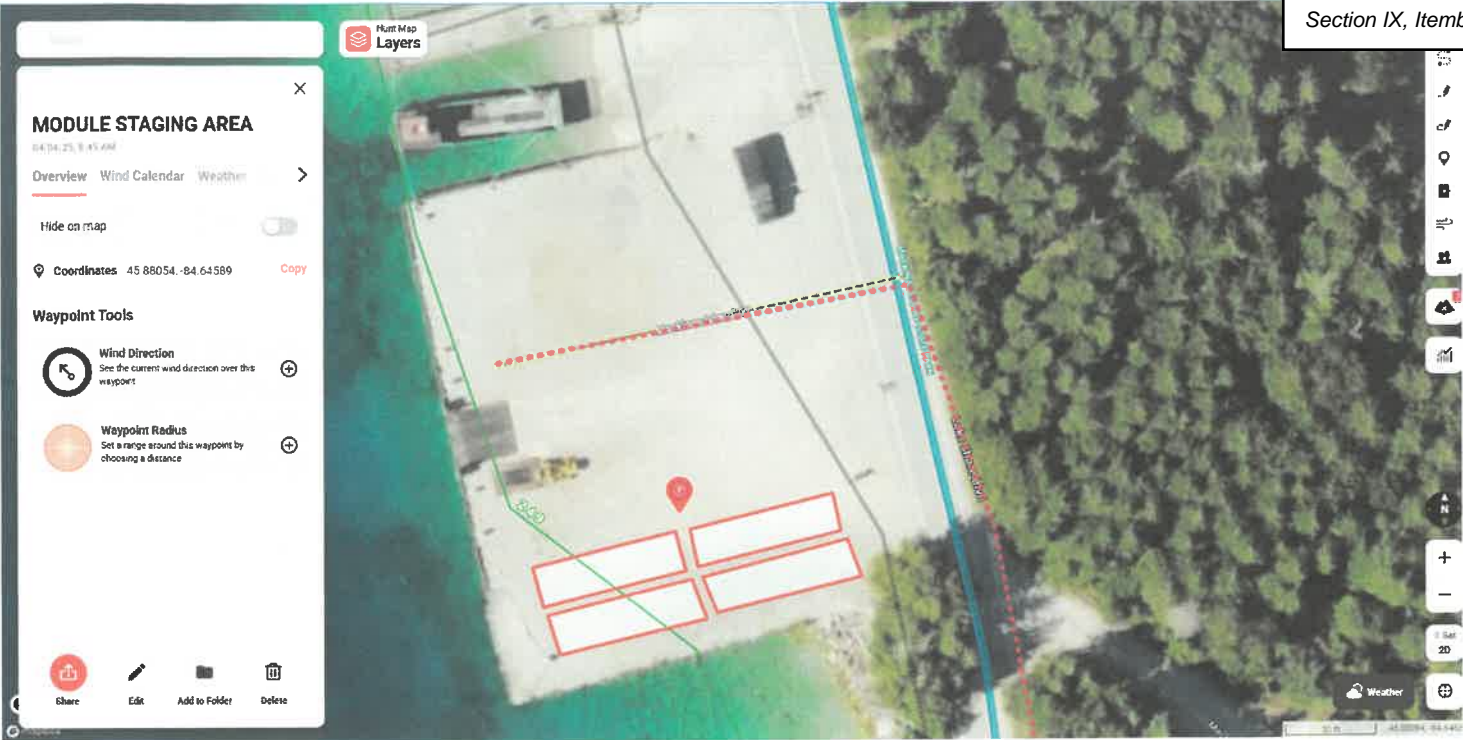
**Site Plan Informational (Demolition)
Requirements (Section 20.04, D)**

| <u>Demolition</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|---|-------------------------------------|---------------------------------------|
| 1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Copy of asbestos survey if required by EGLE or other state department. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Results of a pest inspection and, if necessary, a pest management plan. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Architectural Review
Informational Requirements (Section 18.05)**

| <u>Item</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|---|-------------------------------------|---------------------------------------|
| 1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Legal description of the property | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Section IX, Itemb.



Section IX, Itemb.



Section IX, Itemb.





**ARCHITECTURAL CONTROL COMMITTEE
STONE BROOK OWNERS' ASSOCIATION**

April 14, 2025

Scott & Kim Bonzheim
7730 Parkcrest Circle
Clarkston, MI 48348

Subject: ***Stone Brook Owners' Association
Architectural Control Committee
Preliminary Approval – Unit 17 House Plans***

| | |
|----------|-------------|
| File No. | B125-077020 |
| Exhibit | U G |
| Date | 4.24.25 |
| Initials | KD |

Dear Scott & Kim:

At a meeting on April 14, 2025, the Architectural Control Committee of the Stone Brook Owners' Association granted preliminary approval of the following submittals related to your proposed home at Stone Brook Unit 17:

- C1844 Bonzheim Pricing Plan Set 2-10-25,
- Site Plan_2025-2-21 (PDF),
- Site Model_2025-2-21, and
- Bonzheim Timeline – 11-27-24.

Attached you will find copies of those documents marked "Approved - Preliminary."

In conjunction with preliminary approval and in accordance with the Stone Brook Architectural Control Guidelines, the committee established the following conditions to be met prior to final approval of the plans:

- No polyurethane or polyvinyl chloride (PVC) materials shall be used for porch railings, trim, or ornamental detailing. This includes, but is not limited to, brand names such as Fypon and Azek.
- Painted wood siding and painted wood shingles are required for exterior walls. The proposed Diamond Kote siding does not conform to Stone Brook's guidelines.

In accordance with the provisions of the Stone Brook architectural control guidelines, final approval of the house plans will be considered by the committee upon receipt of the following items:

- Updated construction documents incorporating the conditions stated above;
- Dimensioned site plan, indicating where trees are to be removed;
- Landscape plan;
- Updated construction schedule,
- A sample board providing samples or other sufficiently detailed information describing major materials, finishes, and colors (i.e., base, siding, windows, trim, roof, chimney, accessories, lighting, etc.); and
- A written description of any deviations from the preliminary approval documents.

Scott & Kim Bonzheim

April 14, 2025

Page 2

The architectural control guidelines also require that all improvements to be made on Unit 17 must be accurately staked out on the site prior to final approval, including building corners, all major decks, terraces, and other improvements. Grading stakes indicating degree of cut and fill must also be present prior to final approval.

Please feel free to contact me if you have questions regarding this.

Sincerely,



Neal K. Liddicoat, Chairman
Architectural Control Committee

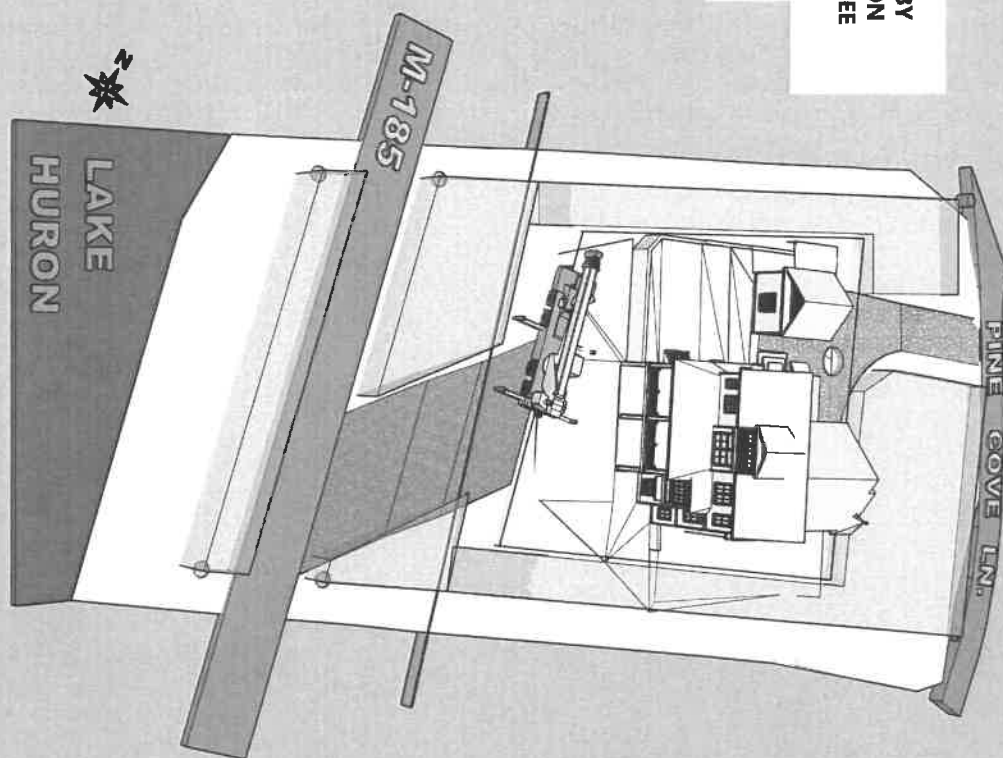
cc: Ms. Janet Randazzo
Mr. Joel Hancock
Mr. Tim Shea
Mr. Francesco Viola
Mr. Ryan Spencer, Dickinson Homes
Mr. James Murray, GC North, LLC
Ms. Katie Pereny, City of Mackinac Island Building & Zoning Department

Attachments

APPROVED - PRELIMINARY
PRELIMINARY APPROVAL GRANTED BY
STONE BROOK OWNERS' ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
APRIL 14, 2025

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NOTE: THE COLORS SHOWN ARE
REPRESENTATIVE FOR EXACT COLOR
DETAIL SEE SPEC SHEETS



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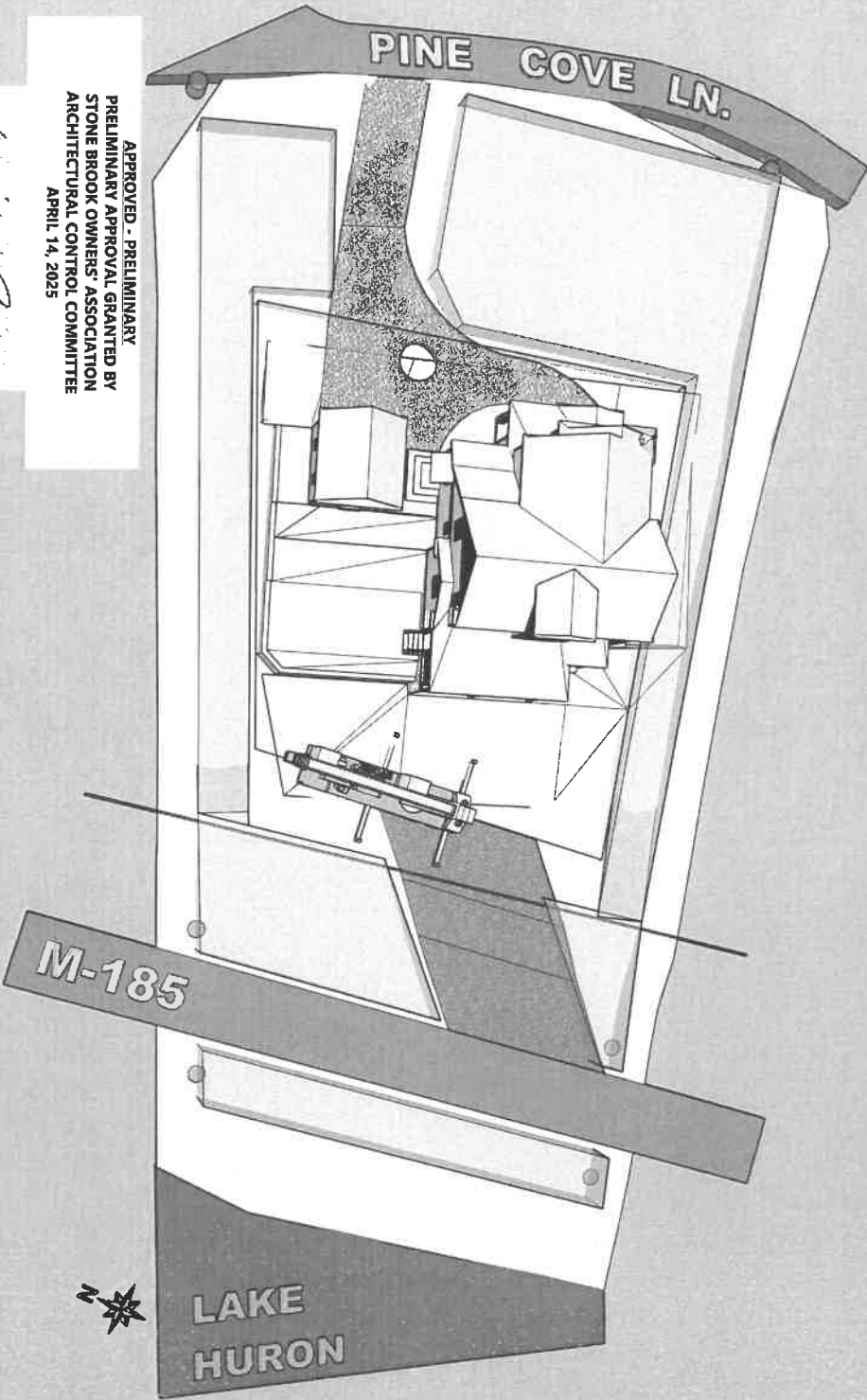
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PROJECT
Bonzheim Residence
PROJECT NO.
C1844

Dickinson Homes

NOTE: THE COLORS SHOWN ARE REPRESENTATIVE. FOR EXACT COLOR DETAIL SEE SPEC SHEETS

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Site
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PROJECT
Bonzheim Residence
PROJECT NO.
C1844

Dickinson Homes

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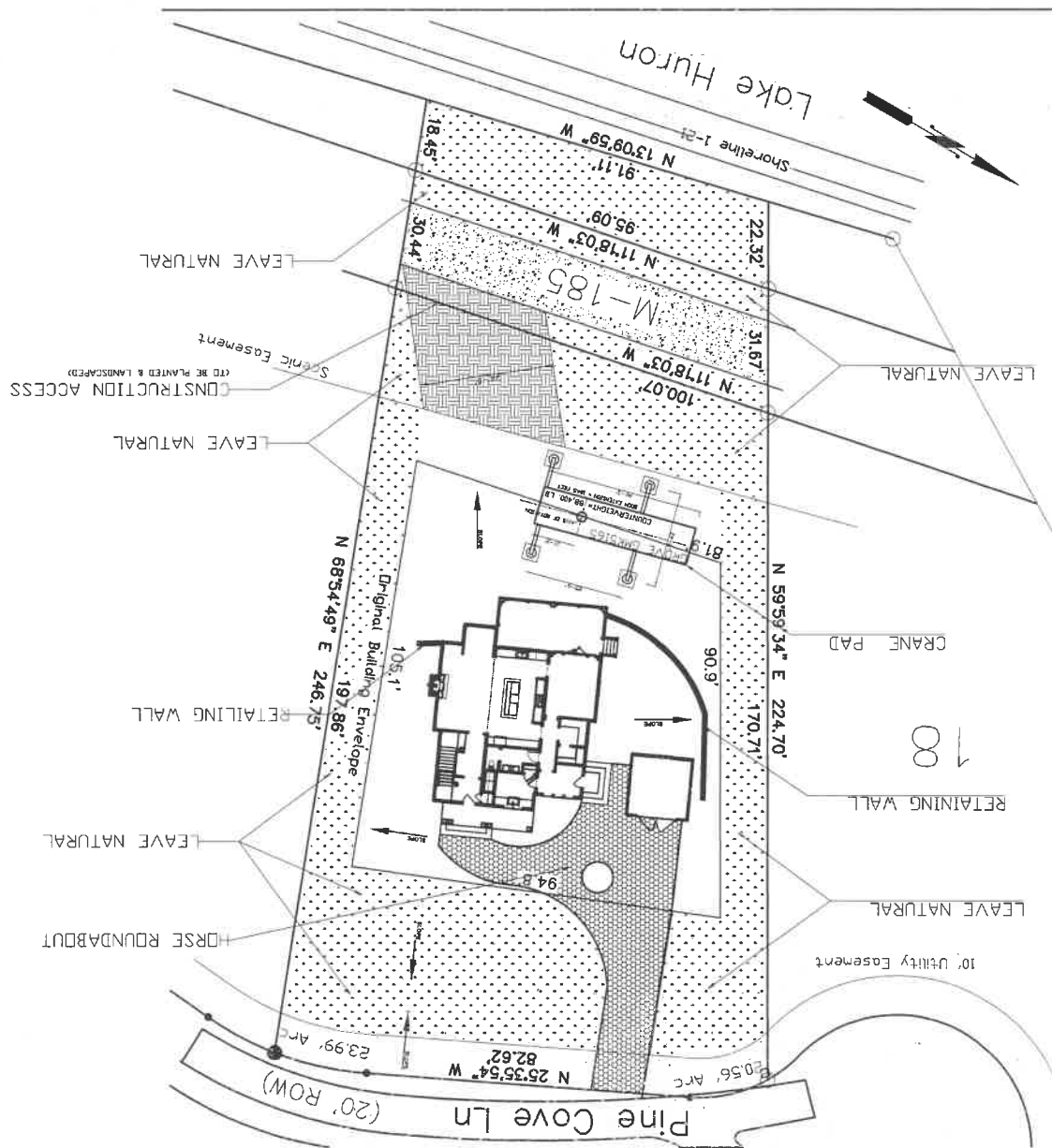
Dickinson Homes

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APRIL 14, 2025

Next: *Alimony*

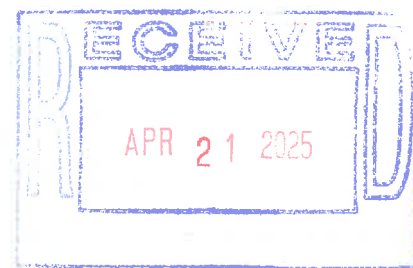


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APRIL 14, 2025

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1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

**Surface Water Drainage Narrative Plan**

Project: Bonzhiem New Build

Location: Mackinac Island Michigan

Reference Document: Neil Hill Official Site Plan (Dated 4-7)

Prepared By: Project Management Team

Applicable Code: 2015 Michigan Residential Code (MRC), Section R401.3

Code Compliance:

Section R401.3 of the Michigan Residential Code requires that surface water must be directed away from the foundation walls. The ground should fall a minimum of 6 inches within the first 10 feet. If not feasible, approved alternatives such as swales or drains may be used. Discharge of runoff onto neighboring lots or public right-of-ways is prohibited without proper approval.

Site Description:

The structure is centrally located on the lot, with the driveway situated on the northeast side. North, South, East, and West yard spaces provide opportunities for drainage.

Drainage Strategy:

- **Grading:** Maintain a **minimum** slope of 6 inches over 10 feet away from all sides of the foundation using compacted soil.
- **Swales:** Shallow grassed swales on the north, east, and south sides of the structure route water away: - North swale (driveway side) flows south. - East swale runs east. - East swale collects from both North and South swale and discharges east towards the road.
- **Downspouts:** All roof downspouts will discharge a minimum of 5 feet away from the foundation and toward the swales.
- **Driveway:** Slight slope or trench drain may be added to direct flow into the south swale.
- **Discharge Point:** Final water discharge is directed to the southwestern corner of the lot.

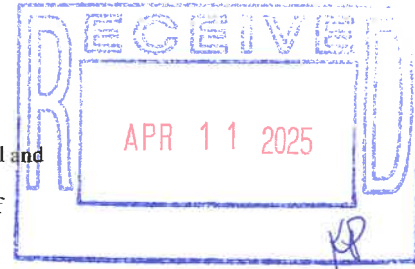
Optional Enhancements:

- French drains along South and West walls.
- Subsurface drain tile beneath swales.
- Catch basins and overflow containment.

Bonzheim Project Timeline

Section IX, Itemb.

1. **Pre-Summer 2025**
 - o **Excavation:** Complete foundation excavation and grading for the temporary driveway.
2. **Summer 2025**
 - o **Foundation Installation:** Winberg to install foundations.
3. **Fall 2025**
 - o **Retaining Wall & Backfill:** Belonga to install the natural rock retaining wall and perform minimal backfilling.
 - o **Weather Protection:** Ensure foundation is protected prior to the first frost of 2025.
4. **Spring 2026**
 - o **Module Delivery & Set:** Transport modular units from St. Ignace to Mackinac Island and complete the crane set over three days (Monday setup, Tuesday placing up to six modules, Wednesday placing the remaining three modules).
5. **Post-Delivery (Immediate)**
 - o **Site Finish Construction:** Focus first on finishing the exterior of the home, then proceed with interior work once the exterior is complete.
 - o **Fall 2026:** Complete final landscaping, hardscaping, and grading.
 - o **Move-In Ready:** November 2026.



1. Delivery and Staging

St. Ignace Ford Garage (Initial Staging)

- **Timeline:** One week (prior to Spring 2026 set)
- **Activity:** Deliver and stage all modules at St. Ignace Ford Garage to ensure readiness for island transport.

Transport to Mackinac Island (Secondary Staging)

- **Timeline:** One week (Spring 2026)
- **Activity:** Move modules from St. Ignace to Mackinac Island, staging at British Landing in coordination with the City and State Park.
- **Recommendation:** Schedule deliveries toward the end of each week to minimize on-site storage time.

2. Setting the Modules

Three-Day Set Schedule

1. **Day 1 (Monday):** Crane setup on the Bonzheims' property.
2. **Day 2 (Tuesday):** Placement of up to six modules.

File No. R125-017-020
Exhibit B
Date 4.24.25
Initials KP

- 3. **Day 3 (Wednesday):** Placement of the remaining three modules.

Crane Placement

- **Crane:** 185-ton all-terrain crane (Plutchack Crane).
- **Road Closures:** Minimal and only during actual lifts.

Temporary Driveway

- **Grading & Use:** Belonga Excavating to grade a temporary driveway (3D PDF reference).
- **Restoration:** Once modules are set, remove the temporary driveway, replant trees, and install a discreet bike path and steps.

3. Site Maintenance and Debris Management

Debris Containment

- **Containment:** All construction debris stored in a “2-footer” (designated bin or dumpster).
- **Oversight:** GC North to maintain site cleanliness and minimize disruption.

Equipment Required

- **Dickinson Homes:** Set truck and sling trailer
- **Transport Vehicles:** Three toters
- **Belonga Excavating:** Excavator, dump truck, skid steer
- **Crane:** 185-ton all-terrain crane (Plutchack Crane)

Retaining Walls

- **Scope:** Natural rock retaining walls installed by Belonga Excavating.
- **Timing:** Wall installation during Fall 2025, with boulders placed by excavator.

Conclusion

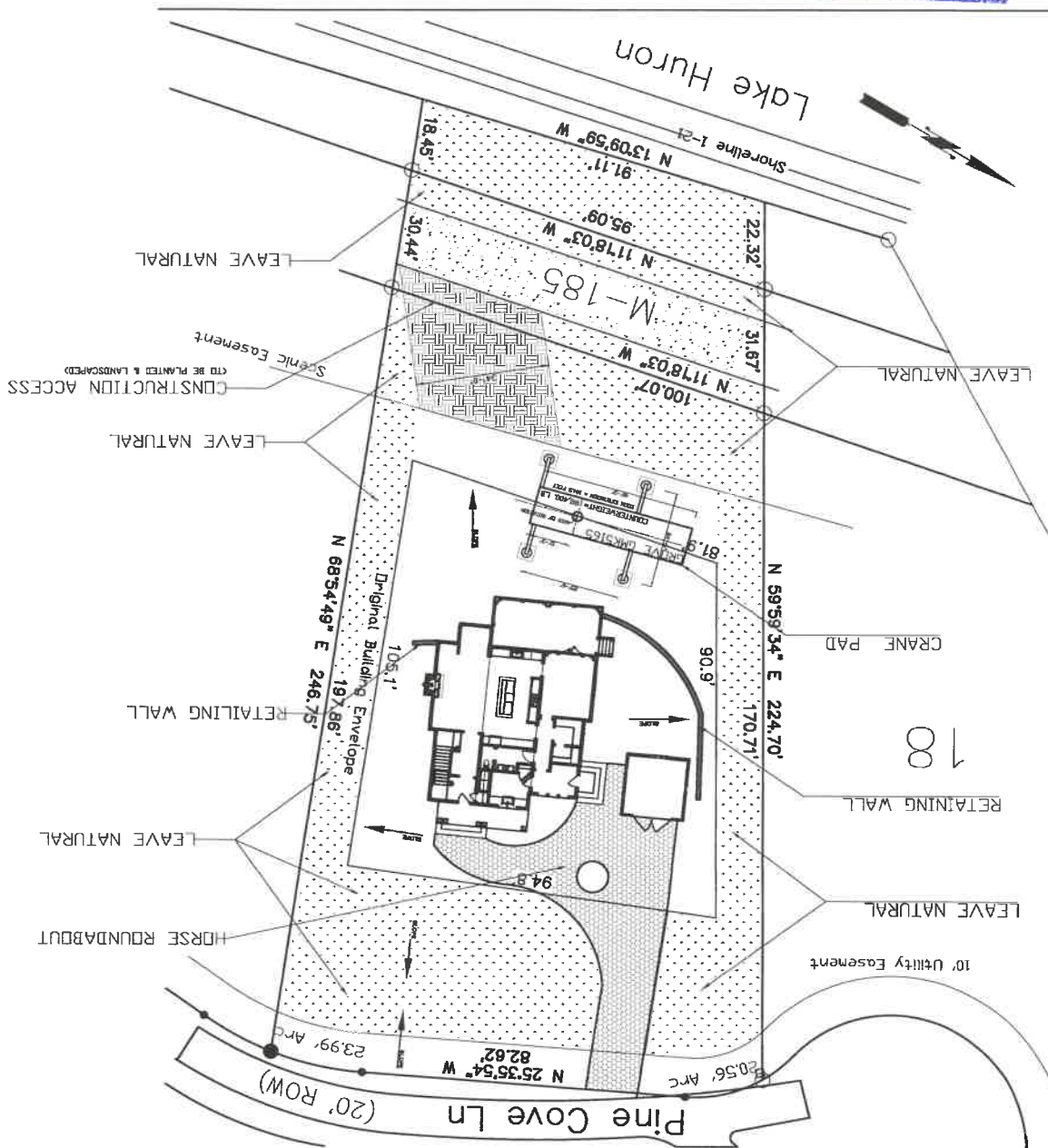
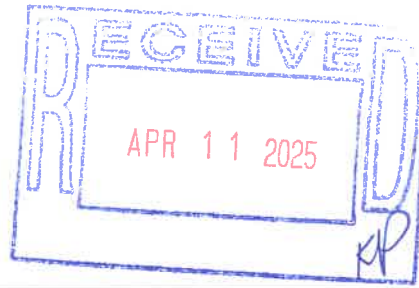
By adhering to this phased timeline—excavation before Summer 2025, foundations in Summer 2025, site protection and retaining wall in Fall 2025, module delivery and set in Spring 2026, and full exterior finishing followed by interior work—this plan keeps the project on track for a final move-in by November 2026. Restoration efforts and exterior landscaping will ensure the property is both functional and aesthetically pleasing.

No. R125-017-020

Unit 1

4.24.25

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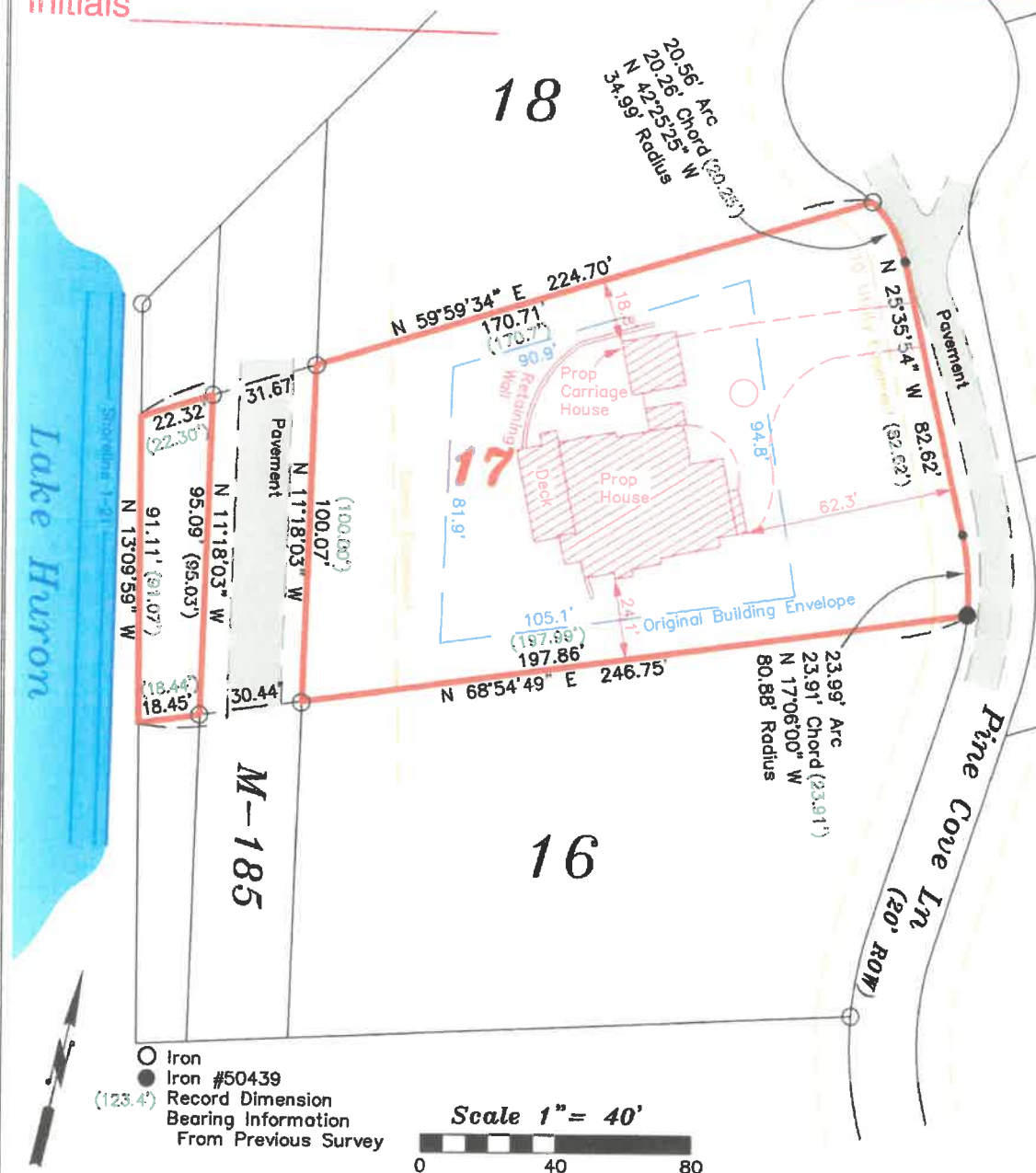
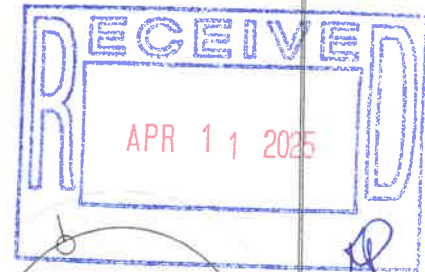


Site Plan

Stone Brook Unit 17

Client: Scott Bonzheim

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Exhibit _____
Date _____
Initials _____



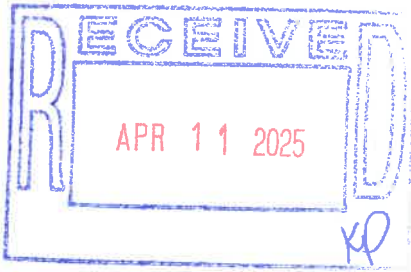
By: Neil W. Hill P.S.
Neil W. Hill P.S. #50439
Registered Land Surveyor
Date: February 21, 2025
Order No.: 21009-SB-17-SB-MI
© 2025 This map may NOT be reproduced without written consent of surveyor



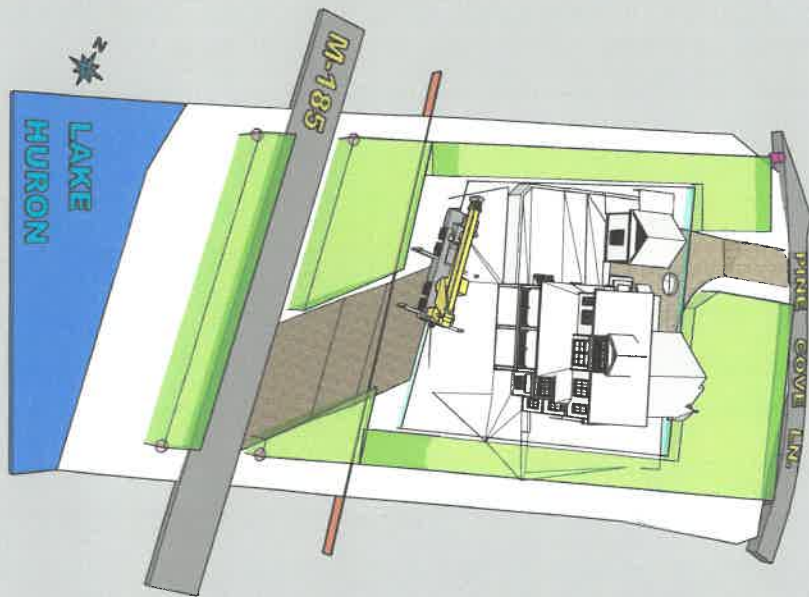
429 Ellsworth Street
St. Ignace, MI 49781
(906) 643-9418 Phone
info@mackinacsurveys.com



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Exhibit D
Date 4-24-25
Initials KP



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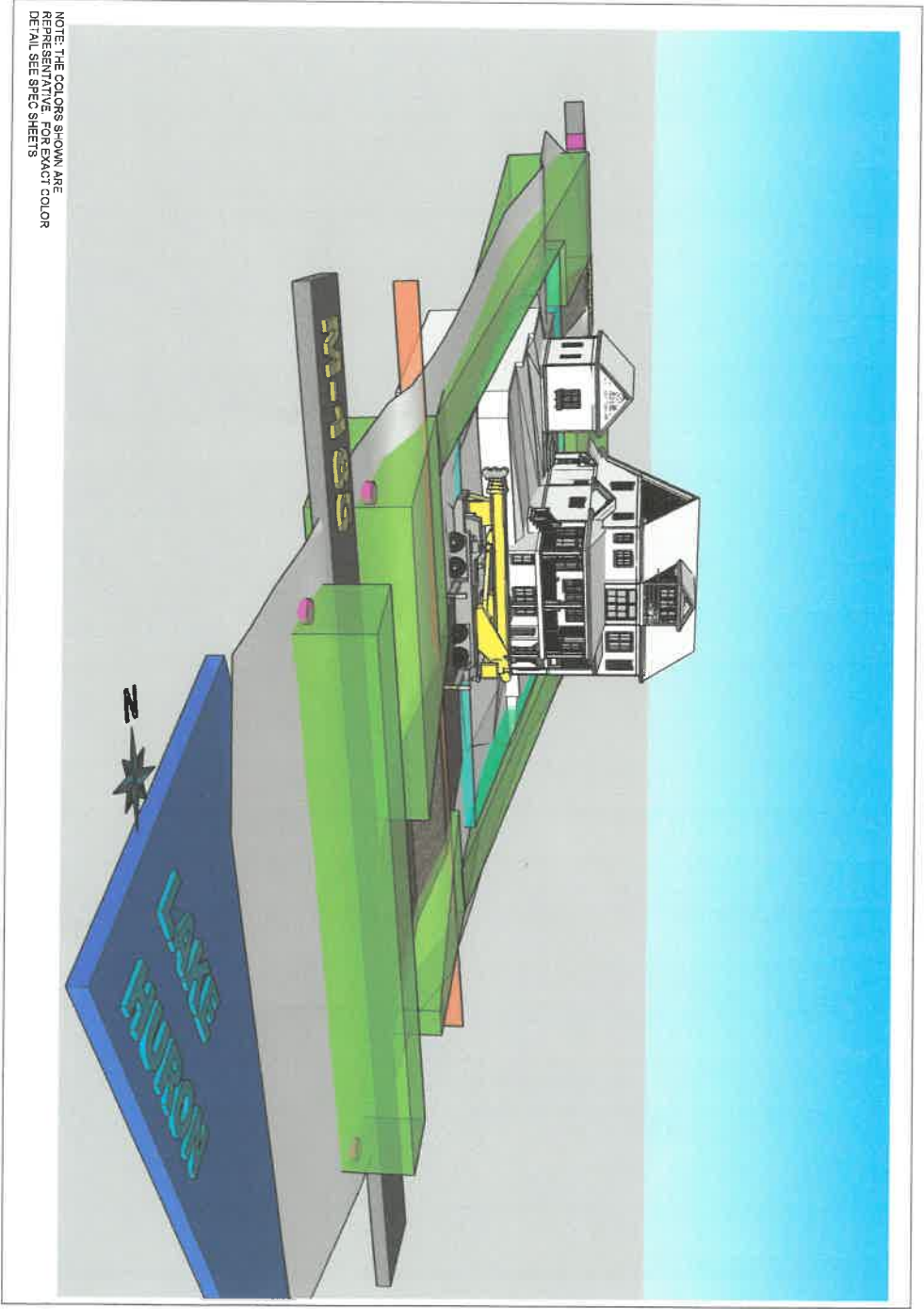
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Site
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PROJECT NO.
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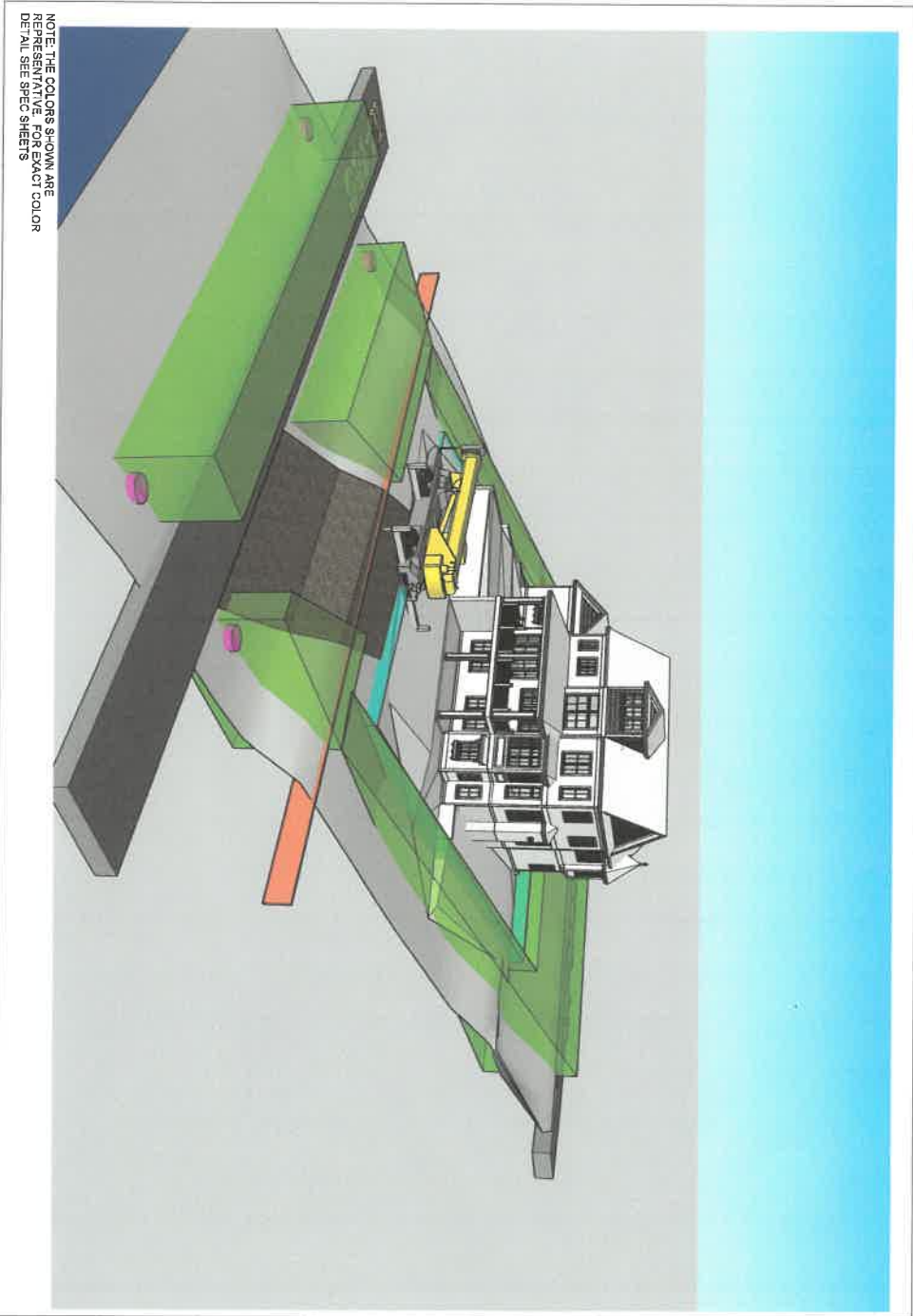
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Site
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Bonzheim Residence
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Site
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Bonzheim Residence
PROJECT NO.
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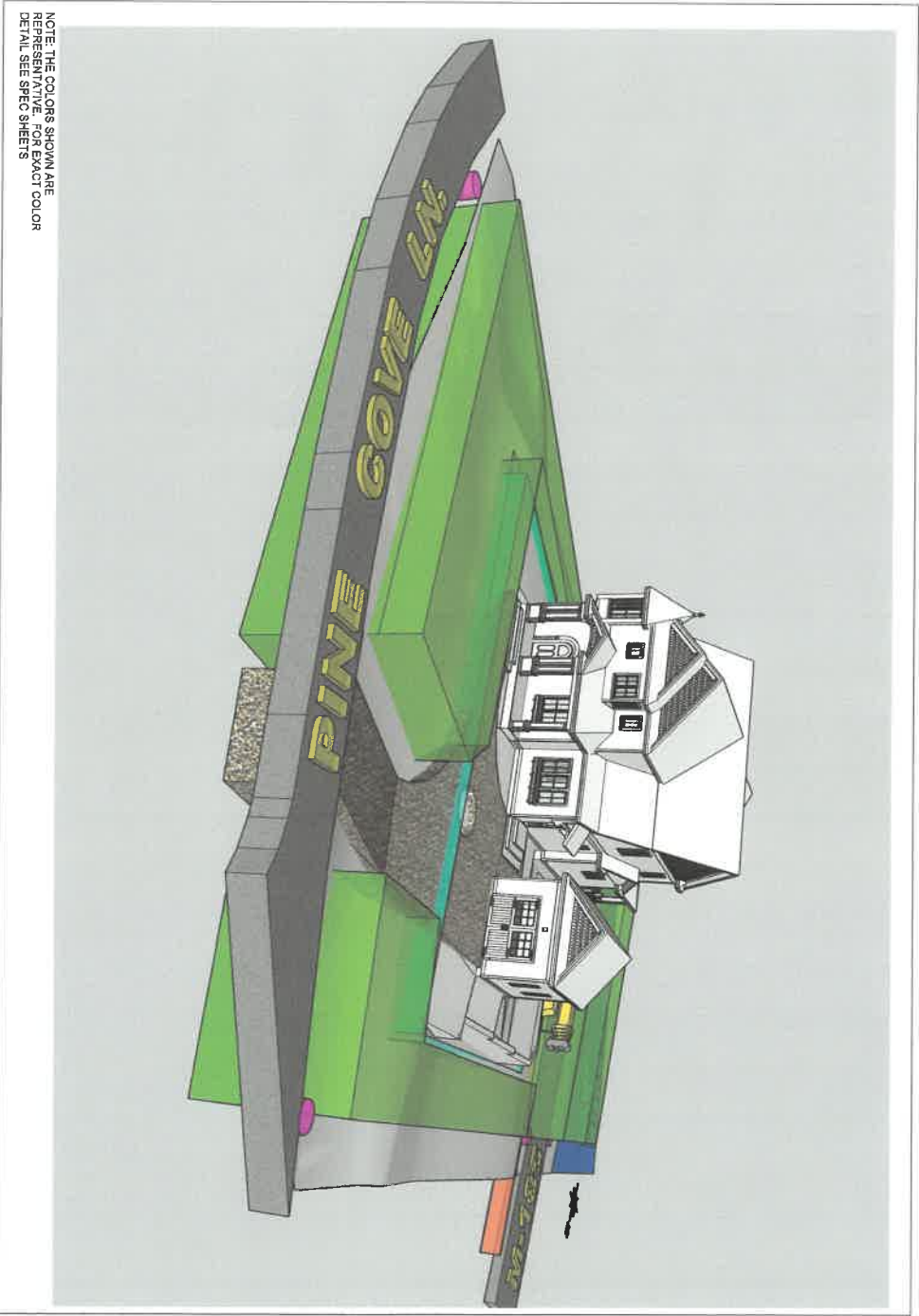
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Bonzheim Residence
PROJECT NO.
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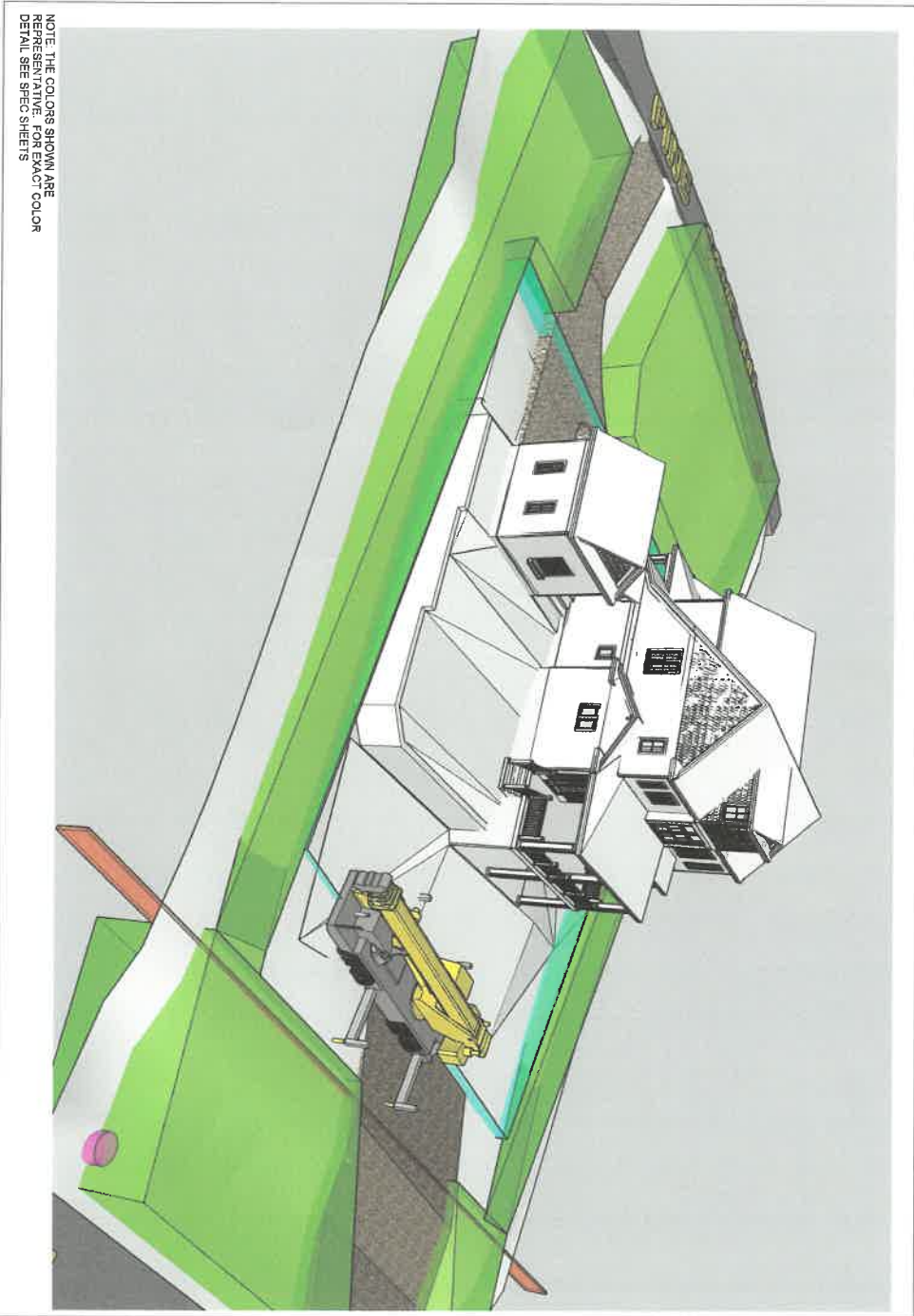
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Benzheim Residence
PROJECT NO.
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Site
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PROJECT NO.
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A.07

Site
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Bonzheim Residence
PROJECT NO.
C1844

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FRONT ELEVATION

Neel K. Datta

APR 21 2006

JOB #C1844
DRAWING SCALE 3/16" = 1'-0"

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| 1/16/23 APS | 11-28-24 PD |
| 2/15/23 APS | 12-10-24 PD |
| 8-21-24 PD | 1-8-24 PD |
| 9-6-24 PD | 1-9-25 PD |
| 10-18-24 PD | 1-24-25 PD |
| 11-7-24 PD | 2-14-25 PD |

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51

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ARCHITECTURAL CONTROL COMMITTEE
APRIL 14, 2025

Wesley T. Bland



REAR ELEVATION
WEST ELEVATION

JOB #C1844
DRAWING SCALE 3/16" = 1'-0"

DRAWING SCALE 3/16" = 1'-0"

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| date | 2/17/23 | original location | APS | contact person | APS | BONZHEIM (SCOTT & KIM) RESIDENCE RYAN SPENCER |
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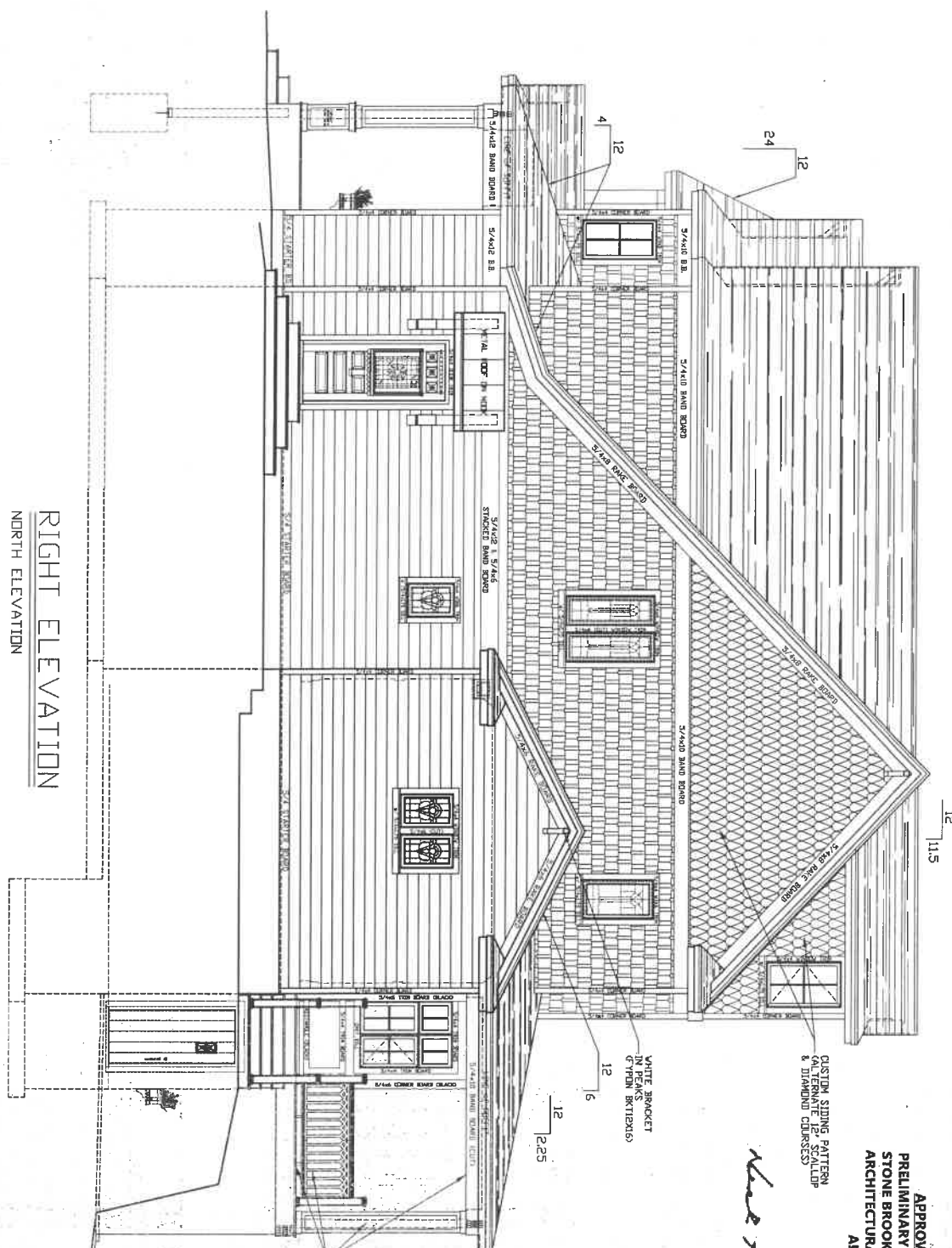
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Section IX, Item b.



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ARCHITECTURAL CONTROL COMMITTEE
APRIL 14, 2025

Vol. 5: *History*

TimberTech, decking w/
 TOP & BOTTOM 'Premier Rail'
 w/ 'The Porch Company'
 'Hermitage' SLEEVES OVER
 4x4 'Secure Mount' POSTS v
 'Cathedral Picket' & 'Picket'
 1 1/2" PVC INFILL
 1x4 BEAD BOARD SOFFIT w/
 DROPPED PVC WRAPPED HOSS
 ENDURA-CRAFT COLUMN WRAP
 12" SQUARE RECESSED PANEL
 PRAIRIE CAPITAL & BASE

JOB #C1844
DRAWING SCALE 3/16" = 1'-0"

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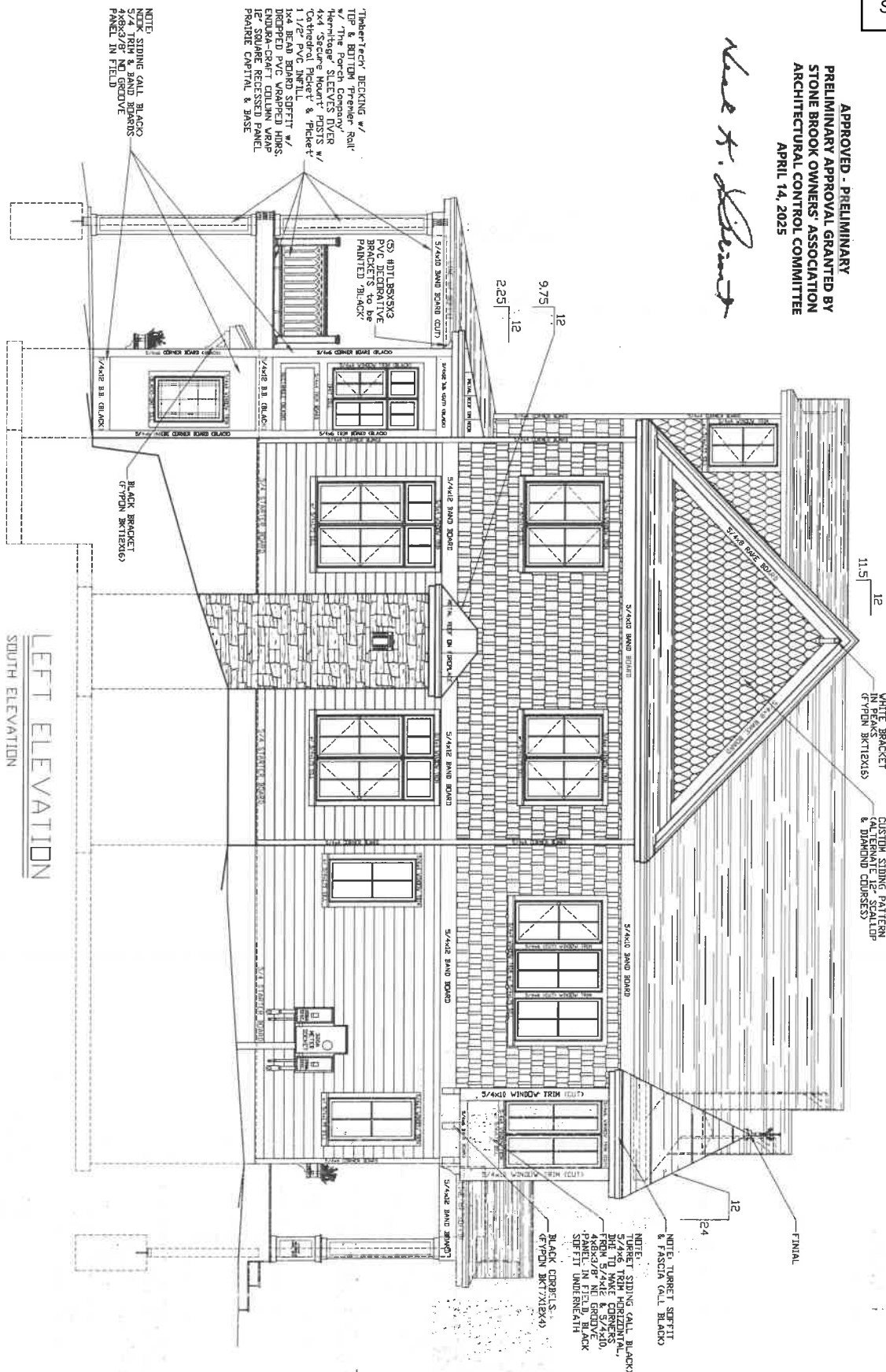
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APRIL 14, 2025

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LEFT ELEVATION
SOUTH ELEVATION

JOB #C1844

DRAWING SCALE 3/16" = 1'-0"

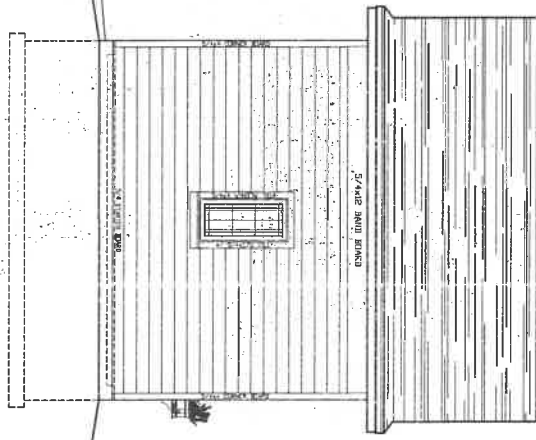
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| APPROVED BY | APS | DRAWN BY | RYAN SPENCER |
| PROJECT NO. | 1844 | CHECKED BY | CUSTOM |
| SHEET NO. | A5.3 | DATE | 2/17/23 |

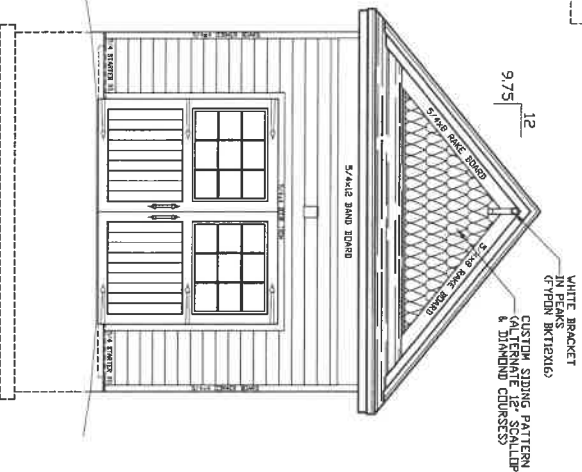
Dickinson Homes
1500 W. BREITUNG AVE. KINGSFORD, MI 48065-7744
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FAX: 906-774-5813

Wm. T. Whiting



RIGHT ELEVATION



FRONT ELEVATION
EAST ELEVATION

JOB #C1844
DRAWING SCALE 3/16" = 1'-0"

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| 1-8-24 | PD | 1-8-24 | PD | | |
| 1-9-24 | PD | 1-9-24 | PD | | |
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| 1-7-24 | PD | 1-7-24 | PD | | |

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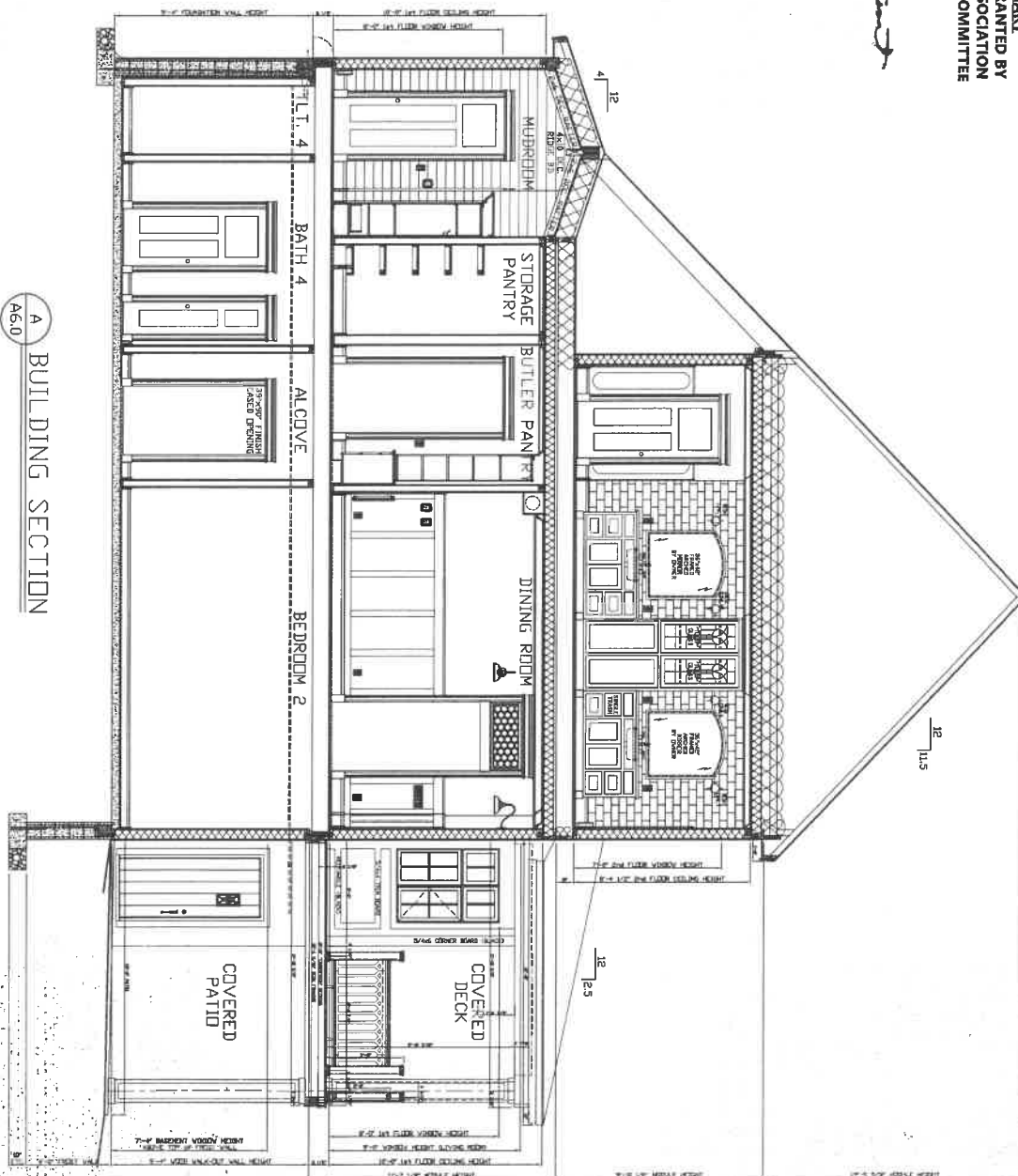
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APRIL 14, 2025

Wm. H. Dickinson



A
A6.0
BUILDING SECTION

JOB #C1844
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| signature | date | contract person | pro | revision |
| APS | 2/17/23 | APS | BONZEIM (SCOTT & KIM) RESIDENCE | 1/16/23 APS 11-28-24 PD |
| APS | | | RYAN SPENCER | 2/15/23 PD 11-28-24 PD |
| | | | CUSTOM | 9-21-24 PD 11-28-24 PD |
| | | | BUILDING SECTION-MUDROOM & DINING | 9-24-24 PD 11-28-24 PD |
| | | | | 10-18-24 PD 11-28-24 PD |
| | | | | 11-27-24 PD 11-28-24 PD |
| snr no | | | Health | |
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W. H. K.

DRAWING SCALE 3/16" = 1'-0"

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| revision | |
| 1/16/23 APS | 11-28-24 PD |
| 2/15/23 APS | 12-10-24 PD |
| 8-21-24 PD | 1-8-24 PD |
| 9-6-24 PD | 1-9-25 PD |
| 10-18-24 PD | 1-24-25 PD |
| 11-7-24 PD | 2-10-25 PD |

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Wm. H. Kilian



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DRAWING SCALE 3/4" = 1'-0"

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Exhibit F
Date 4.24.25
Initials KP











**ARCHITECTURAL CONTROL COMMITTEE
STONE BROOK OWNERS' ASSOCIATION**

April 29, 2025

Scott & Kim Bonzheim
7730 Parkcrest Circle
Clarkston, MI 48348

Subject: **Stone Brook Owners' Association
Architectural Control Committee
Final Approval – Unit 17 House Plans**

REG NO. R125-017-020
Exhibit J
Date 4-30-25
Initials KP



Dear Scott & Kim:

On April 28, 2025, the Architectural Control Committee of the Stone Brook Owners' Association granted final approval of the attached revised plans for your proposed home at Stone Brook Unit 17. These plans reflect the following specific changes, as called for in connection with the project's preliminary approval, which was granted on April 14, 2025:

- Polyurethane and polyvinyl chloride (PVC) materials for corbels and brackets have been replaced with wood.
- The proposed Diamond Kote siding has been replaced with painted wood siding and painted wood shingles.

The committee approved a one-time exception from Stonebrook's architectural control guidelines to allow use of a Timber Tech porch railing using the "Cathedral Picket Panel."

Attached you will find copies of the revised documents marked "Approved - Final."

Please provide an updated construction schedule, as well as a landscape plan that generally describes your plans for future landscaping on the site.

Any deviations from the approved plans must be submitted to the Architectural Control Committee for further consideration.

Please feel free to contact me if you have questions regarding this.

Sincerely,

Neal K. Liddicoat, Chairman
Architectural Control Committee

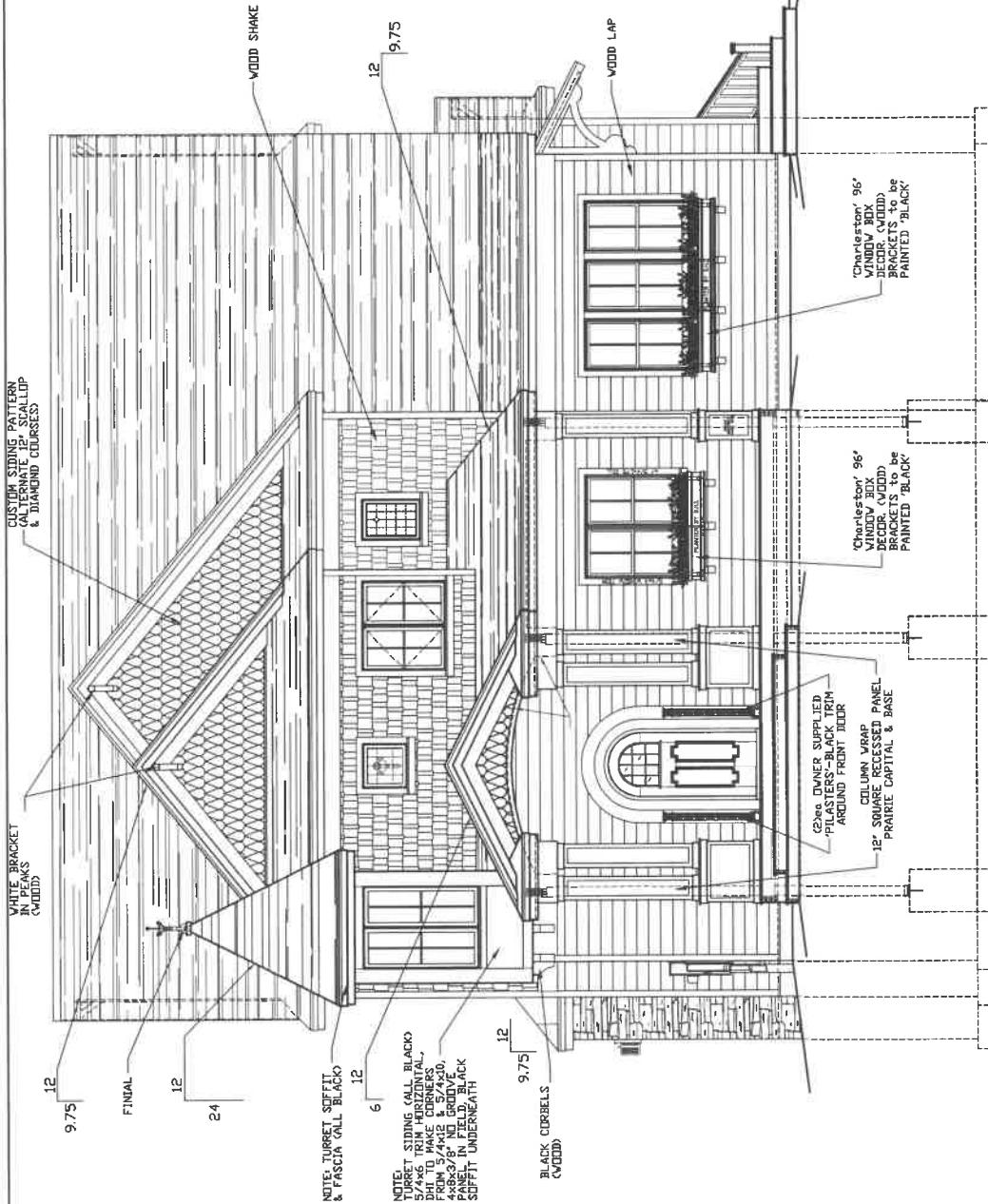
cc: Ms. Janet Randazzo
Mr. Joel Hancock
Mr. Tim Shea
Mr. Francesco Viola
Mr. Ryan Spencer, Dickinson Homes
Mr. James Murray, GC North, LLC
Ms. Katie Pereny, City of Mackinac Island Building & Zoning Department

Attachments

JOB #C1844
DRAWING SCALE 3/16" = 1'-0"

APPROVED - FINAL
FINAL APPROVAL GRANTED BY
STONE BROOK OWNERS' ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
APRIL 28, 2025

Walter H. Spencer



FRONT ELEVATION
EAST ELEVATION

FRONT ELEVATION
EAST ELEVATION

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FAX: 906-774-5813
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| revision | date | description | by | checked | approved |
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| 1 | 11/11/24 | ISSUED FOR PERMIT | RYAN SPENCER | | |
| 2 | 11/11/24 | REVISIONS | RYAN SPENCER | | |
| 3 | 11/11/24 | REVISIONS | RYAN SPENCER | | |
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| 29 | 11/11/24 | REVISIONS | RYAN SPENCER | | |
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| 100 | 11/11/24 | REVISIONS | RYAN SPENCER | | |

REAR ELEVATION
WEST ELEVATION



APPROVED - FINAL
FINAL APPROVAL GRANTED BY
STONE BROOK OWNERS' ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
APRIL 28, 2025

Wm. H. Flint

JOB #C1844
DRAWING SCALE 3/16" = 1'-0"

DRAWING SCALE 3/16" = 1'-0"

APPROVED - FINAL
FINAL APPROVAL GRANTED BY
STONE BROOK OWNERS' ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
APRIL 28, 2025

CUSTOM SIDING PATTERN
(ALTERNATE 12" SCALLOP
& DIAMOND COURSES)

Wm. H. Priest

WHITE BRACKET
IN PEAKS (WOOD)

RIGHT ELEVATION

'TimberTech' DECKING w/
TUP & BOTTOM 'Premier Rail'
w/ 'The Porch Company'
'Heritage' SLEEVES OVER
4x4 'Secure Mount' POSTS w/
'Cathedral Picket' & 'Picket'
1 1/2" INFILL
1x4 BEAD BOARD SOFFIT w/
WRAPPED HDRS. COLUMN WRAP
12" SQUARE RECESSED PANEL
PRAIRIE CAPITAL & BASE

Dickinson Homes
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800
FAX: 906-774-5813
WWW.DICKINSONHOMES.COM

| | | |
|--|----------------|------|
| proj title | contact person | date |
| BONZHEIM (SCOTT & KIM) RESIDENCE RYAN SPENCER CUSTOM FRONT EXTERIOR ELEVATION-NORTH | APS | |

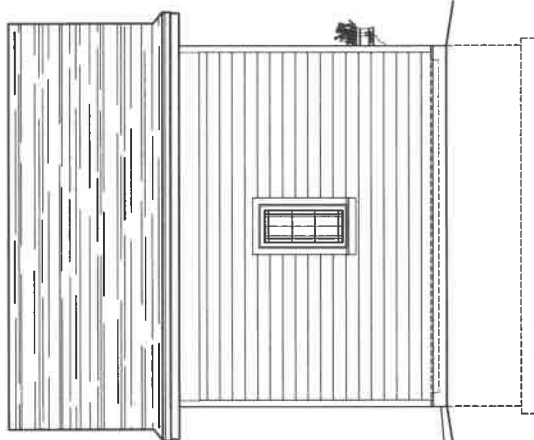
Wm. H. Flint



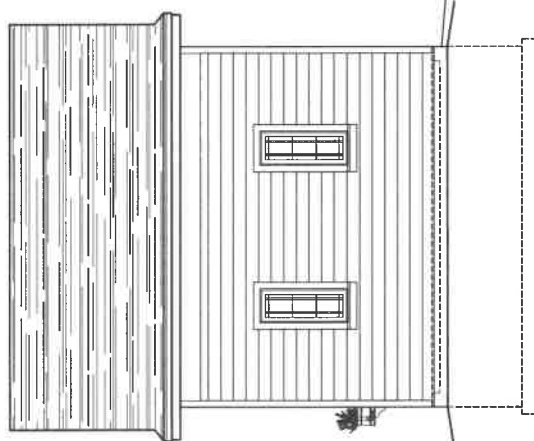
APPROVED - FINAL
FINAL APPROVAL GRANTED BY
STONE BROOK OWNERS' ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
APRIL 28, 2025

Wm. H. Priest

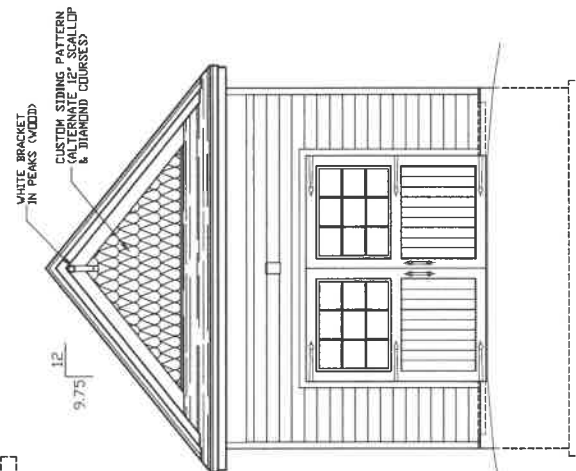
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| revision | 12-15-24 APS | 9-6-24 PD | 8-21-24 PD | 9-6-24 PD | 10-7-24 PD | 11-10-24 PD | 11-10-24 PD |
| project title | BONZHEIM (SCOTT & KIMO RESIDENCE | RYAN SPENCER | CUSTOM | SORAGE BUILDING EXTENDIOR ELEVATION | | | |
| client | APS | | | | | | |



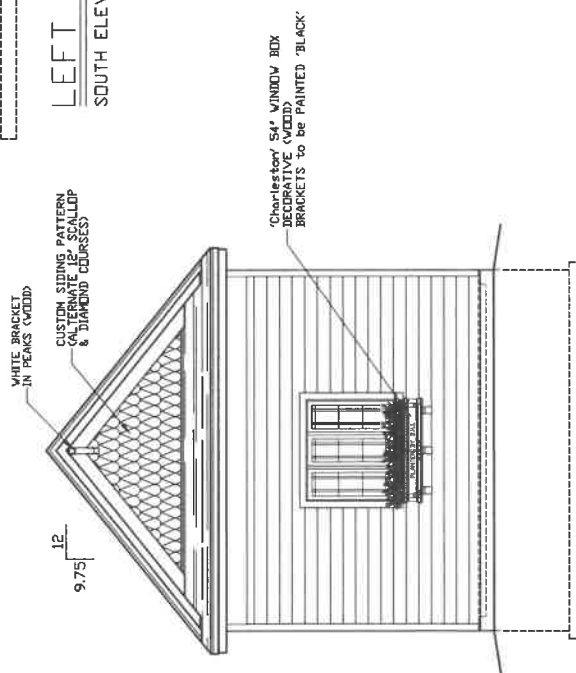
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION
WEST ELEVATION

| revision | date |
|-------------|-------------|
| 2/15/23 APS | 12-10-24 PD |
| 8-21-24 PD | 1-8-24 PD |
| 10-18-24 PD | 1-24-25 PD |
| 11-7-24 PD | 2-10-25 PD |
| 11-28-24 PD | 3-10-25 PD |

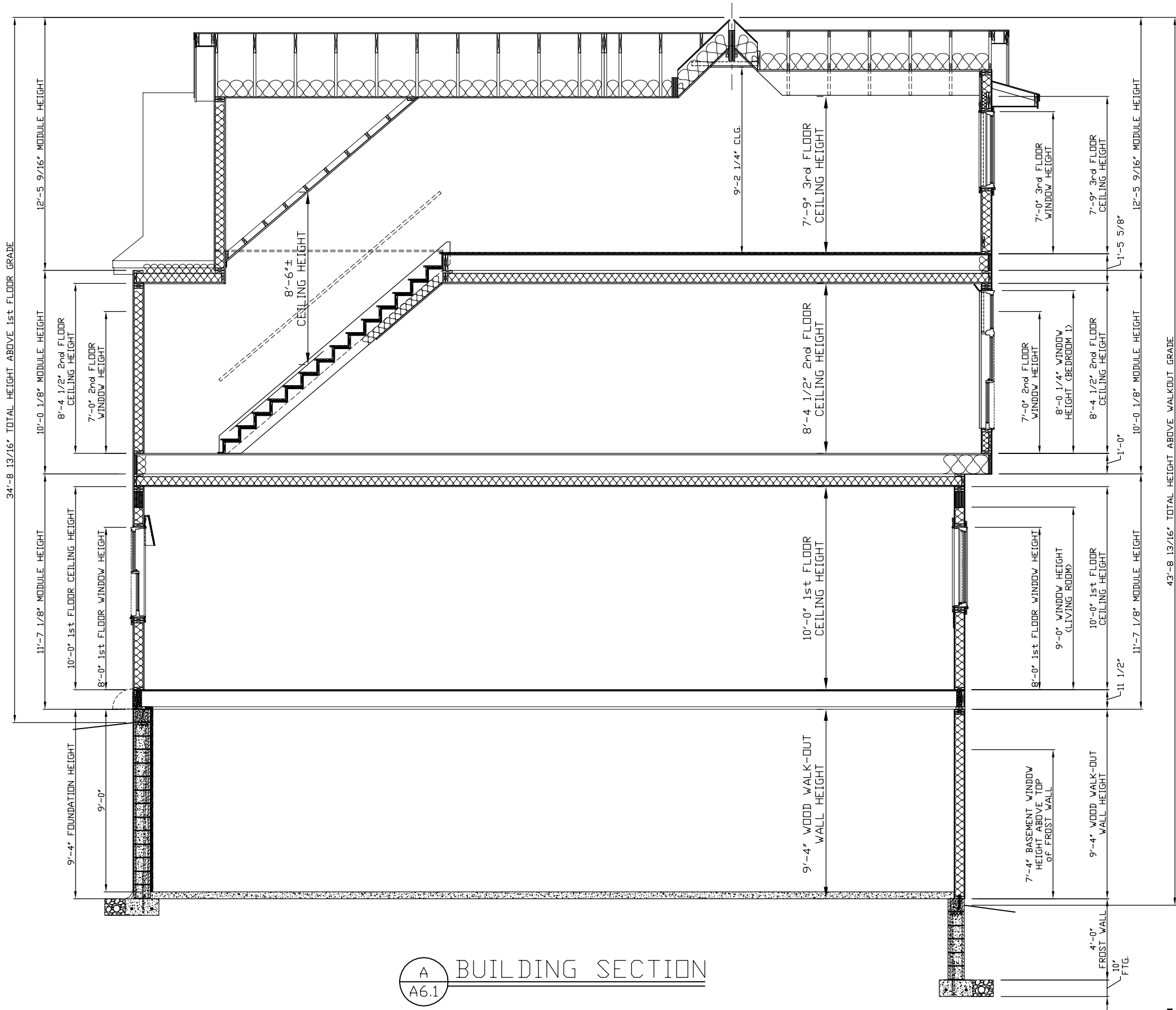
| | |
|---|---------|
| BONZHEIM (SCOTT & KIM) RESIDENCE | project |
| RYAN SPENCER | owner |
| CUSTOM BUILDING SECTION-LAUNDRY & KITCHEN | title |

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| contact person | APS |
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| sht | A6.1 |
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JOB #C1844
DRAWING SCALE 3/16" = 1'-0"

Bonzheim Planning Commision

Ryan Spencer <ryan@dickinsonhomes.com>

Tue 05/27/2025 15:49

To: Katie Pereny <kep@cityofmi.org>;

Cc: James Murray <jamesmurrayesq@gmail.com>; Kimberly Bonzheim <kimberlyabonz@gmail.com>; SCOTT BONZHEIM <bonzski4@comcast.net>; Loni LePage <loni@dickinsonhomes.com>;

3 attachments (2 MB)

C1844 BONZHEIM PLAN SET 5-27-25.pdf; Michigan Residentail SQFT Code.docx; MDOT Load Rules.docx;

Hi Katie,

Attached are the updated Bonzheim project plans for review and inclusion in the upcoming Planning Commission meeting materials.

You'll see the following updates have been made:

- The primary residence square footage has been confirmed and documented in accordance with Michigan's 3,500 sq. ft. threshold for requiring an architect or engineer seal, per the Michigan Residential Code and Occupational Code guidelines.
- The height of the accessory structure has been revised to under 14 feet, as requested by Dennis, and is now fully compliant with local accessory building standards.
- I've also attached a copy of the applicable Michigan building code section regarding the 3,500 sq. ft. rule for your records.
- Additionally, I've included reference material on MDOT rules regarding modular transport, width/height restrictions, and the oversize load permit process.

This is simply to ensure that everything is on the record ahead of the meeting and to avoid any misunderstandings about transport authority, particularly to reinforce that MDOT governs highway transport regulations and that their ruling cannot be superseded locally.

Please let me know if anything further is needed before the meeting.

Best regards,

Ryan Spencer

Project Manager - Dealer Network Manager

DICKINSON HOMES

1500 W. Breitung Ave

Kingsford, MI 49802

Cell: 9062820904

File No. R125-D17-020
 Exhibit L
 Date 5.27.25
 Initials KP

David Lipovsky

Wed 06/04/2025 09:27

To: Katie Pereny <kep@cityofmi.org>;

From: Neal Liddicoat <nliddicoat@yahoo.com>

Sent: Wednesday, May 14, 2025 10:31 AM

To: Dennis Dombroski <djd@cityofmi.org>; David Lipovsky <dlipovsky@cityofmi.org>

Cc: Anneke Myers <annekemymers@yahoo.com>; STONEBROOK HOA <stonebrookhoa@live.com>

Subject: Fw: Bonzheim

Dennis & Dave -

Here's the e-mail I received from Ryan Spencer about the Bonzeim home details. About one-quarter of the way down you'll see the square footages he provided. To summarize:

First Floor - 1,616 sq. ft.

Second Floor - 1,362 sq. ft.

Third Floor - 529 sq. ft.

Basement - 1,616 sq. ft.

TOTAL - 5,123 sq. ft.

Note that on the plan set I received, the basement is labeled "Foundation Plan" on Sheets A4.0 and A4.1. That level includes two bedrooms, an office, a family room, a wine room, a bathroom, and a bar, as well as the mechanical room. On the other hand, a sizable chunk of the third floor is storage, which probably doesn't count toward the "habitable" total, but that entire floor is only 529 sq. ft. so the reduction isn't that great.

I hope this is helpful.

Neal Liddicoat
(906) 630-0860

----- Forwarded Message -----

From: Ryan Spencer <ryan@dickinsonhomes.com>

To: Neal Liddicoat <nliddicoat@yahoo.com>

Cc: James Murray <jamesmurrayesq@gmail.com>

Sent: Monday, February 24, 2025 at 02:42:18 PM EST

Subject: Re: Bonzheim

Hey Neal,

I did not see your attachment.

I have some answers for you below in RED.

Ryan Spencer

Project Manager - Dealer Network Manager

DICKINSON HOMES

1500 W. Breitung Ave

Kingsford, MI 49802

Cell: 9062820904

On Mon, Feb 24, 2025 at 12:29 PM Neal Liddicoat <nliddicoat@yahoo.com> wrote:

Thanks, Ryan.

Based on that, I'll try to set up an Architectural Control Committee meeting for Monday or Tuesday, March 4 or 5. I'll suggest 11:00 AM, 1:00 PM, or 3:00 PM (Eastern time) on those days and see what happens. It can be tricky getting all five members nailed down, but I'll see what I can do. **I will leave my schedule open all day.**

As I mentioned earlier, in order to take the project to the Planning Commission, it will need Final Approval from our committee. What you've submitted meets the Preliminary Approval requirements (although I have a few questions below), but Final Approval requires submission of a sample board "showing samples of major materials, finishes, and colors (i.e., base, siding, windows, trim, roof, chimney, accessories, lighting, etc.)." In some of these cases, photos or catalog pages are adequate (e.g., lighting, windows, and the stone on the chimney). We'll have to work out how best to get necessary physical samples for review. **Absolutely, we can get samples sent to Jim's house. A lot of the products we are using are actually on Jim's house or similar to his. A tour for the Committee might be in order?**

Also, the footprint of the house and carriage house need to be staked out on the site.

Yes, a little troublesome to do with the snow, grade, and trees. Can I ask why this is necessary so soon? I typically do not do this with my off island builds until the lot is cleared so we can have a better showing of where the home will be on the site. It is currently so heavily wooded most stringlines will be curved numerous ways due to trees and grade. Just curious?
Here are my questions:

I've attached a copy of the site plan with an area outlined in red. Is that the area where tree removal is desired?

Please send to me.

What material is the siding of the house and the carriage house? (Wood is required.)

DiamondKote LP Smartside, it is a Wood Product. It is truly the best product on the market right now for siding, it is also Dickinson Homes preferred siding. It is a near no maintenance product

https://issuu.com/wausausupplycompany/docs/dkcatalog?fr=xKAE9_zU1NQ

What material is the roof?https://www.certainteed.com/products/residential-roofing-products/grand-manor?marketingColor=Black_Pearl

What material is the driveway?

This is to be determined, I assume a native island gravel driveway. Possibly pavers in the future.

What color(s) are the house and carriage house? (I see some of the trim colors on the elevations -- some white, some black, but nothing about the main body of the structures.)

The main portions of the house are all white, the "turrets" we will call them on the front and back of the house will be black. The carriage house is also White. There will be few Black Accents such as the flower boxes as well.

What color is the roof?**Black Pearl from the link above.**

What is the square footage of each level of the house and the total for the house?

First Floor - 1616 SQFT - Second Floor 1362 - Third Floor - 529 - Basement 1616

It looks like the house has a propane fireplace. Where will the propane tank be located?

We will be switching this to Electric. If we end up switching back to propane the tank will be in a "shed" attached to the chimney similar to Jim's in the attached photo.

On the rear/west elevation, I see a window with overhang in the right half of the basement level. What material will cover that overhang (specifically, is it proposed to be metal, like some of the other overhangs)?

Yes, here is a list of metal areas, the metal roof will be a black seamless roof from fabral.

West Elevation window overhang

fireplace roof

north entrance overhang

west "turret" roof

knowing these things will help expedite our review.

A couple of other quick notes:

Three elements of the design that might be topics of conversation for the committee are the "Fypon" polyurethane trim pieces, various PVC trim pieces, and the metal roof sections. Here's what our guidelines say about materials:

Native stone and rock for building bases and fireplaces is encouraged. Painted wood siding and painted wood shingles are required for exterior walls. Fabricated wood railings, window frames, braces and brackets, and all ornamental detailing should be painted to further capture the charm and maintain the continuity of the project. Everything will be painted. Fypon has created a paintable product to color match, they have also come up with wood grained patterns as well. We can switch to Azek which is an even more premium product and paintable as

well. [https://azekexteriors.com/about-us/why-azek?](https://azekexteriors.com/about-us/why-azek?utm_source=google&utm_medium=cpc&utm_campaign={campaignname}&utm_term=pvc%20trim&utm_content=730958043313&gad_source=1&gclid=CjwKC_AiAzvC9BhADEiwAEhtlN-c7-G-QOrTNqnsEqMTP2oCgxsAHKWoz_tKMipXhGDgahuA1uToc9BoCpmIQAvD_BwE)

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The Deck rails we currently have are also Azek PVC <https://porchstore.com/railings/>

As you can tell for 55 years Dickinson Homes has been a huge advocate of no maintenance and long lasting durability as well as warranty. It is just our nature as a standard to specify the best products for quality, looks, and longevity. We are open to discussions on everything. This is our first Stonebrook project since the early 2000's

Note the emphasis on wood. We also recognize that new materials will come along: As new building products are developed that simplify or enhance the construction or maintenance of homes, Stonebrook's Architectural Control Committee will consider their appropriateness.

Understood, due to the waterproof properties and maintenance properties of PVC Trim pieces, decorative pieces etc, we really prefer to use PVC in certain areas, they tend to work better with the siding system as well. We have these same corbels on Jim's house as well.

That's why the TimberTech decking is okay.

I'll let you know about a meeting time as soon as I can.

Thanks.

Neal

On Monday, February 24, 2025 at 12:07:51 PM EST, Ryan Spencer <ryan@dickinsonhomes.com> wrote:

Hey Neal,

I am unavailable 2/27-3/2 - 3/6-3/13

I am also on Central Time.

Let me know what works for you guys and I will try to accommodate.

Ryan Spencer

Project Manager - Dealer Network Manager

DICKINSON HOMES

1500 W. Breitung Ave

Kingsford, MI 49802

Cell: 9062820904

On Mon, Feb 24, 2025 at 9:42 AM Neal Liddicoat <nliddicoat@yahoo.com> wrote:

Okay, I'll start working on scheduling an Architectural Control Committee meeting, either Friday this week or (more likely) early-to-midweek next week. Jim & Ryan, are there times when you would be unable to join a Zoom meeting in that general time period? (I only have a free Zoom account, so I'm limited to 40-minute meetings. If one of you has a Zoom account without that limitation, it might be helpful.)

Also, I will start to coordinate with John Makranyi regarding tree removal.

I've done an initial review of the material Ryan sent last Friday, but will spend more time with it today. After that, I expect that I'll have some questions prior to a meeting.

Note that Planning Commission approval will be subject to Final (not just Preliminary) Approval by Stonebrook. Key items that are needed are staking of the footprint of the structures and provision of sample materials (paint colors, siding, roofing, trim, etc.). The pertinent requirements are spelled out in our architectural control guidelines.

Neal

On Sunday, February 23, 2025 at 03:40:48 PM EST, James Murray <jamesmurrayesq@gmail.com> wrote:

Both.

We will file applications with the City soon. The key is that we are planning for a Fall 2025 setting of the house.

Maybe we should schedule a call when Ryan Spencer and I can both participate with you and your committees.

Jim

On Fri, Feb 21, 2025 at 3:19 PM Neal Liddicoat <nliddicoat@yahoo.com> wrote:

Section IX, Itemb.

Ryan & Jim -

At this time, are you only seeking tree removal approval through our Scenic Resource Committee, or are you hoping for Preliminary Approval through the Architectural Control Committee (or both)?

Thanks.

Neal

On Friday, February 21, 2025 at 02:28:52 PM EST, Ryan Spencer <ryan@dickinsonhomes.com> wrote:

 [SITE MODEL_2025-2-21.pdf](#)

Hey Neal,

Please see the attached files.

- The first attachment is a **2D site plan** showing how everything will be laid out on the site.
- The second attachment is a **general 3D model** illustrating our vision for the site. We considered everything, including grading, a temporary driveway for the crane and modules, the main driveway from Pine Cove Lane, and preserving as many green areas as possible.
- The third attachment is the final plans that we now have for estimating
- The fourth attachment is a preliminary timeline.

We'll do our best to retain as many trees as reasonably possible, as that's a common priority for our clients. However, we'll need to remove any trees that pose a risk of falling during construction, along with smaller shrubs that won't contribute much long-term. As you know, the Bonzheims have a lot of cedar trees, and their shallow root systems always make me a bit cautious.

The **temporary construction driveway** will be replanted and reduced in size, leaving just enough space for steps up to the house and a small bike platform below—similar to the neighbors' setup.

Let me know if you have any questions.

Thanks,

Ryan Spencer

Project Manager - Dealer Network Manager

DICKINSON HOMES

[1500 W. Breitung Ave](#)

[Kingsford, MI 49802](#)

Cell: 9062820904

On Sat, Feb 15, 2025 at 3:29 PM Neal Liddicoat <nliddicoat@yahoo.com> wrote:

Jim-

I've attached three documents for your use.

Section IX, Itemb.

The first is the current set of architectural control guidelines, which sets out the design standards and process for approval of new or modified homes (or other structures) in Stonebrook. You'll see that it's a two-stage process, with somewhat more rigorous, detailed requirements in the second "final approval" stage. The Bonzheims have previously been through this process, so are somewhat familiar with it.

The other two documents describe the Scenic Reserve Easement that was created when Stonebrook was developed back in the mid-1990s. The first document is the easement itself, dated May 27, 1995, and the second is the First Amendment to the Stonebrook Master Deed (July 14, 1995), incorporating the easement.

As a lawyer, you're not going to like this but, for practical reasons, we don't always follow the scenic reserve requirements precisely. (As an engineer, I'm not always crazy about this either, but I've learned to live with it.) Some of the rules were fine when the developer was still calling the shots (e.g., meeting and notice requirements), but they're not always practical now. Generally, we try to be reasonable (and even helpful) while still protecting the interests of the association.

I should also note that there are a couple of relatively influential Islanders who travel past Stonebrook regularly who I know keep an eye on our trees (believe it or not).

While I'm chairman of the Scenic Resource Committee, which considers tree cutting requests, my next-door neighbor (and the Bonzheims future next-door neighbor), John Makranyi is also a member of the committee, so I'll need to get him involved. I've cc'd him to this email.

I understand Larry's eagerness to get started, but we need some information before we can approve that. Ideally, we would have fully-approved house plans, as I've previously mentioned, to limit the chances that a bunch of trees are removed and then the project never occurs. Next best would be to have plans with "preliminary approval." At a minimum, we need to know where the footprint of the house will lie. Given that this is a modular home, it would also be helpful to know the plan for lifting the units onto the site. For example, will the crane sit on the lot and lift the modules from M-185? If so, what trees must be removed to accommodate that? (I assume the State Park will need to approve using M-185 in that fashion, but I don't know for sure.)

My inclination is to treat the tree removal question in two pieces -- (1) the trees within and near the building footprint, including crane-related trees (i.e., those outside the Scenic Reserve Easement, but still within the purview of the Scenic Resource Committee), and (2) the trees within the Scenic Reserve Easement (between M-185 and the brow of the bluff along the west side of the lot).

Do you have an idea when house plans will be submitted for consideration by our Architectural Control Committee? (You'll perhaps be surprised (and maybe even dismayed) to learn that I'm the chairman of that committee, as well.) I can assure you that the ACC does an excellent job of reviewing and acting upon plans expeditiously.

Can you at least provide a site plan showing where the building will sit?

I think it might be helpful for us to talk again. I'm generally at my desk between 10:00 AM and 4:00 PM during the week. Please feel free to call at your convenience.

Thanks.

Neal Liddicoat
(906) 630-0860

On Saturday, February 15, 2025 at 11:46:06 AM EST, James Murray <jamesmurrayesq@gmail.com> wrote:

Neil,

You and I traded some text messages about the Bonzheim's project at Stonebrook. I am working with the Bonzheim's as is Ryan Spencer. Specifically, Larry Rickely would like to get going as soon as possible.

Per your text, please send whatever documents we will need to review in order to get their project approved and moving forward.

From what I reviewed I am not finding a requirement that approved house plans be issued as a precondition to cutting trees.

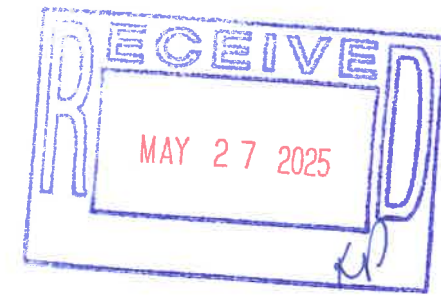
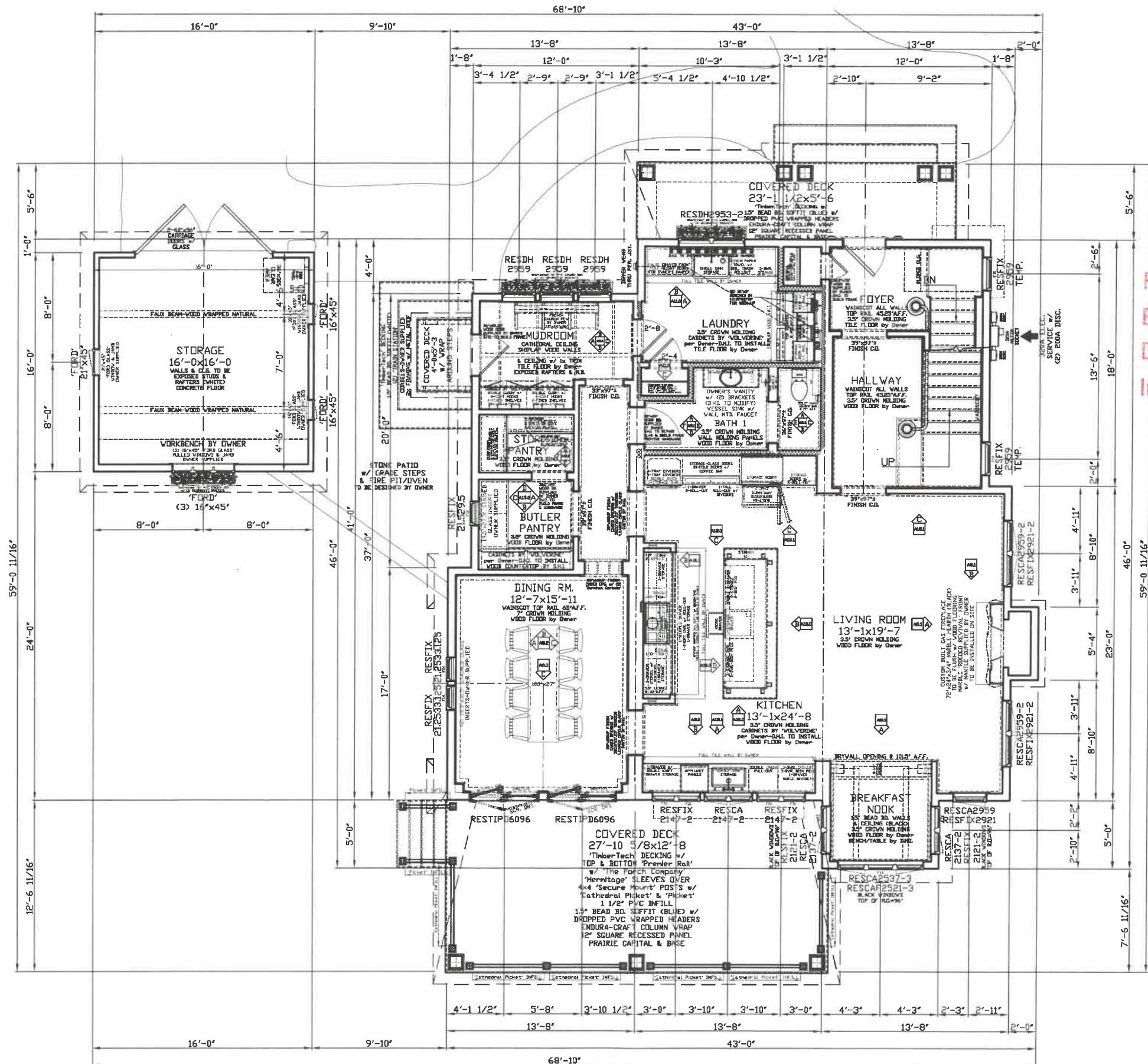
What works best for you and your committee so we can keep the project moving on a timely basis. We are anticipating setting the home in the Fall of 2025.

Thanks.

Jim



Virus-free. www.avast.com



File No. R125.017.020
Exhibit K
Date 5.27.25
Initials KP

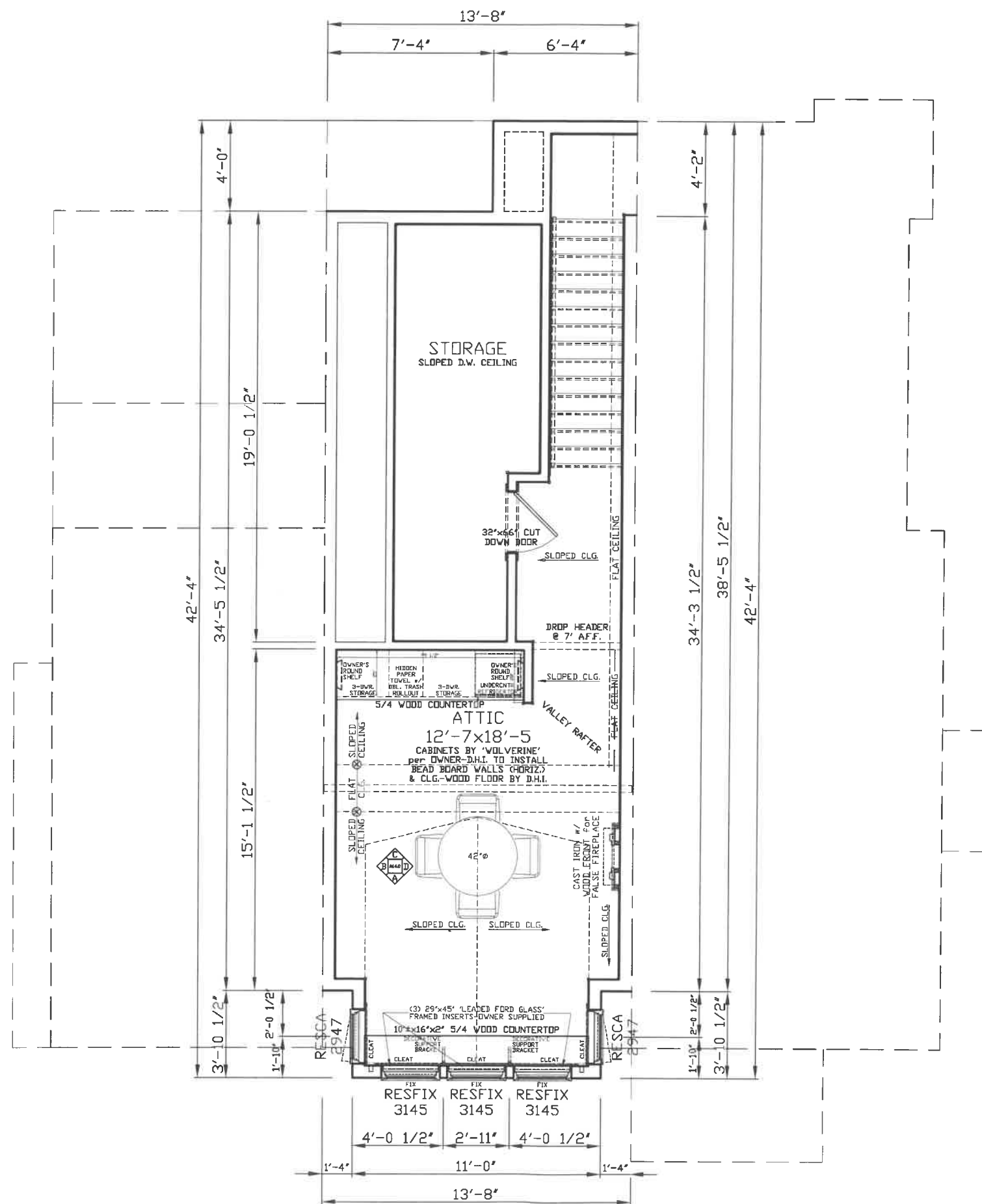
1st FLOOR = 1,605 S.F.
2nd FLOOR = 1,361 S.F.
3rd FLOOR = 349 S.F.
TOTAL = 3,315 S.F.

JOB #C1844
DRAWING SCALE 1/8" = 1'-0"

Dickinson Homes
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800
WWW.DICKINSONHOMES.COM
FAX: 906-774-5813

| | |
|----------------|---|
| revision | 1-8-24 PD 1-9-24 PD 8-2-24 PD 10-18-24 PD 11-7-24 PD 12-10-24 PD |
| proj | BONZHEIM (SCOTT & KIM) RESIDENCE |
| title | RYAN SPENCER CUSTOM 1st FLOOR PLAN |
| contact person | APS |
| date | 2/17/23 |
| originator | APS |
| shd no | A1.0 |





JOB #C1844
DRAWING SCALE 3/16" = 1'-0"

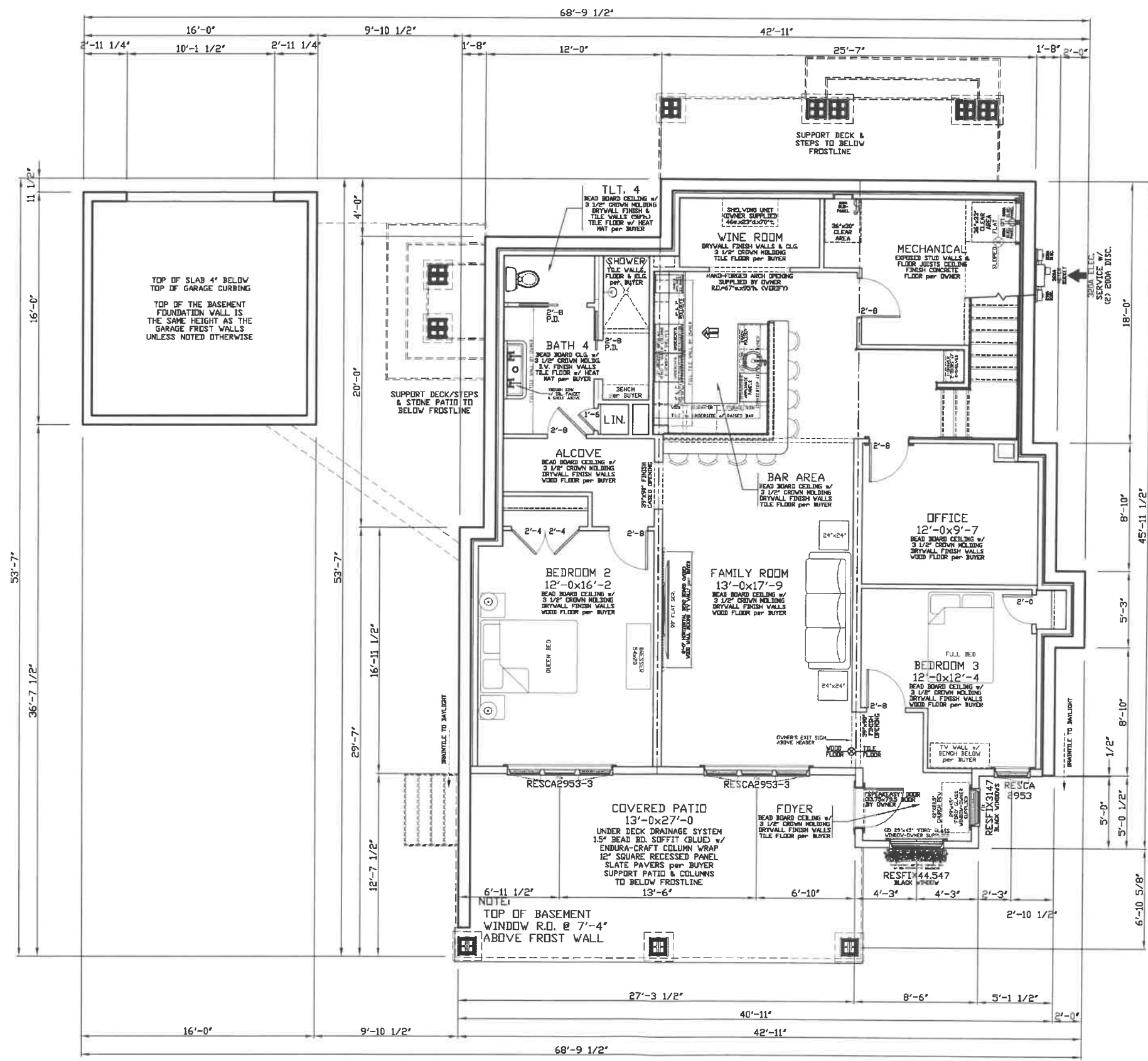
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8-21-24 PD
9-6-24 PD
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12-18-24 PD
1-13-25 PD
1-27-25 PD
1-8-24 PD
1-9-25 PD
1-24-25 PD
2-10-25 PD
3-10-25 PD
5-27-25 PD

| proj title |
|--|
| BONZHEIM (SCOTT & KIM) RESIDENCE RYAN SPENCER |
| CUSTOM 3rd FLOOR PLAN-ENLARGED |

| | |
|----------------|---------|
| contact person | APS |
| date | 2/17/23 |
| originator | APS |
| sht no | A3.1 |

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WWW.DICKINSONHOMES.COM



JOB #C1844
DRAWING SCALE 1/8" = 1'-0"

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FAX: 906-774-5813

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1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

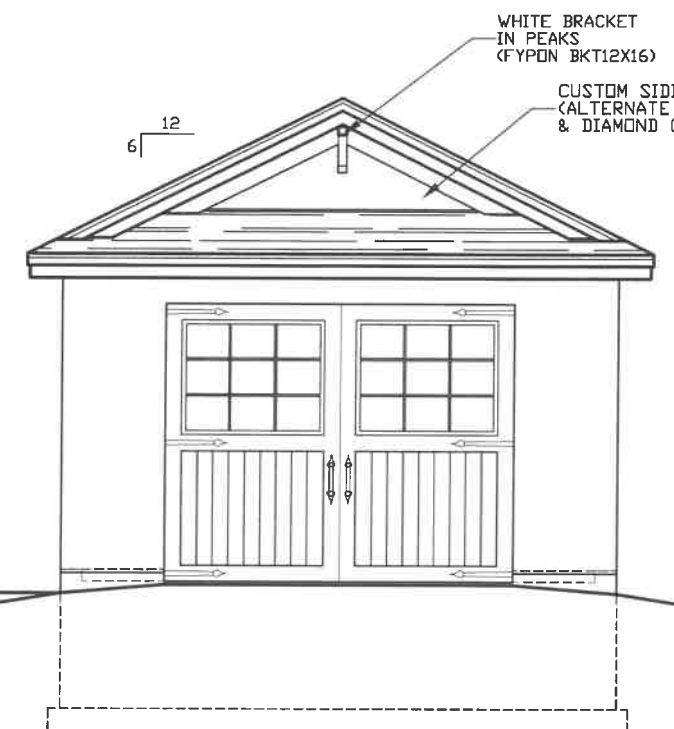
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| 8-21-24 PD | 1-8-24 PD |
| 10-16-24 PD | 1-8-24 PD |
| 11-7-24 PD | 2-10-25 PD |
| 11-28-24 PD | 3-10-25 PD |
| 12-10-24 PD | 5-27-25 PD |

| Proj | title |
|----------------------------------|-----------------------|
| BONZHEIM (SCOTT & KIM) RESIDENCE | RYAN SPENCER |
| CUSTOM | FOUNDATION FLOOR PLAN |

| contact person | APS |
|----------------|---------|
| date | 2/17/23 |
| originator | APS |
| sh't no | A4.0 |



FRONT ELEVATION
EAST ELEVATION



FRONT ELEVATION
EAST ELEVATION

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| revision | 1-8-24 PD |
|-------------|------------|
| 8-21-24 PD | 1-9-25 PD |
| 9-6-24 PD | 1-24-25 PD |
| 10-18-24 PD | 2-10-25 PD |
| 11-7-24 PD | 3-10-25 PD |
| 11-28-24 PD | 5-27-25 PD |
| 12-10-24 PD | |

| proj title |
|--|
| BONZHEIM (SCOTT & KIM) RESIDENCE RYAN SPENCER |
| CUSTOM FRONT EXTERIOR ELEVATION-EAST |

contact
person
APS

date
2/17/23

originator
APS

sht no
A5.0

84

JOB #C1844
DRAWING SCALE 3/16" = 1'-0"



Dickinson Homes

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| revision | pd |
|----------|----|
| 1-8-24 | pd |
| 8-21-24 | pd |
| 10-18-24 | pd |
| 11-7-24 | pd |
| 11-28-24 | pd |
| 12-10-24 | pd |

| proj | title |
|----------------------------------|--------------------------------------|
| BONZHEIM (SCOTT & KIM) RESIDENCE | CUSTOM FRONT EXTERIOR ELEVATION-WEST |
| RYAN SPENCER | |

| contact person |
|----------------|
| APS |

| date |
|---------|
| 2/17/23 |

| originator |
|------------|
| APS |

| sh't no |
|---------|
| A5.1 |



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FAX: 906-774-5813

Dickinson Homes
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

revision
8-21-24 PD
9-6-24 PD
10-18-24 PD
11-7-24 PD
11-28-24 PD
12-10-24 PD
1-8-24 PD
1-9-25 PD
1-24-25 PD
2-10-25 PD
3-10-25 PD
5-27-25 PD

| proj title |
|--|
| BONZHEIM (SCOTT & KIM) RESIDENCE RYAN SPENCER |
| CUSTOM FRONT EXTERIOR ELEVATION-NORTH |

contact
person
APS

date
2/17/23

originator
APS

sht no
A5.2

JOB #C1844
DRAWING SCALE 3/16" = 1'-0"



LEFT ELEVATION
SOUTH ELEVATION

JOB #C1844
DRAWING SCALE 3/16" = 1'-0"

WWW.DICKINSONHOMES.COM
FAX: 906-774-5813

Dickinson Homes
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

| revision | 1-8-24 PD |
|-------------|------------|
| 9-21-24 PD | 1-9-25 PD |
| 9-5-24 PD | 1-24-25 PD |
| 10-18-24 PD | 2-10-25 PD |
| 11-7-24 PD | 3-27-25 PD |
| 12-30-24 PD | |

| | |
|---------------------------------------|------|
| BONZHEIM (SCOTT & KIM) RESIDENCE | proj |
| RYAN SPENCER | tit |
| CUSTOM FRONT EXTERIOR ELEVATION-SOUTH | |

contact person
APS

date
2/17/23

originator
APS

sht no
A5.3

WWW.DICKINSONHOMES.COM
FAX: 906-774-5813

Dickinson Homes
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

| revision | date |
|-------------|------|
| 1-8-24 PD | |
| 6-21-24 PD | |
| 9-5-24 PD | |
| 10-18-24 PD | |
| 11-7-24 PD | |
| 12-10-24 PD | |
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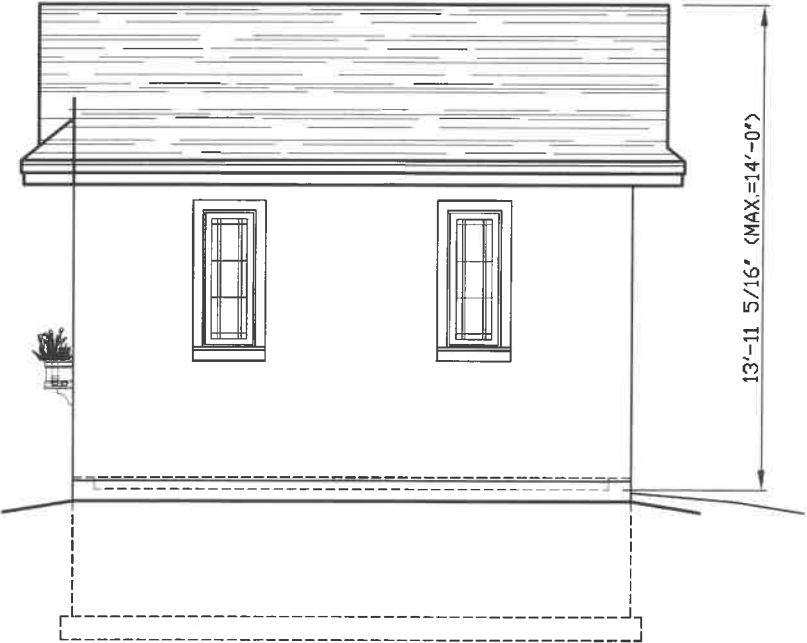
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|--|--|
| BONZHEIM (SCOTT & KIM) RESIDENCE RYAN SPENCER | CUSTOM SORAGE BUILDING EXTERIOR ELEVATION |

contact
person
APS

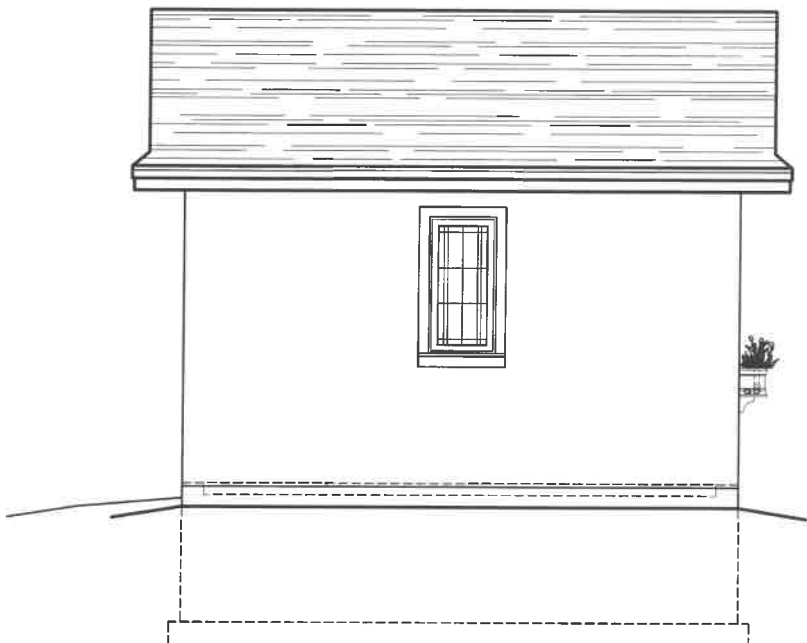
date
2/17/23

originator
APS

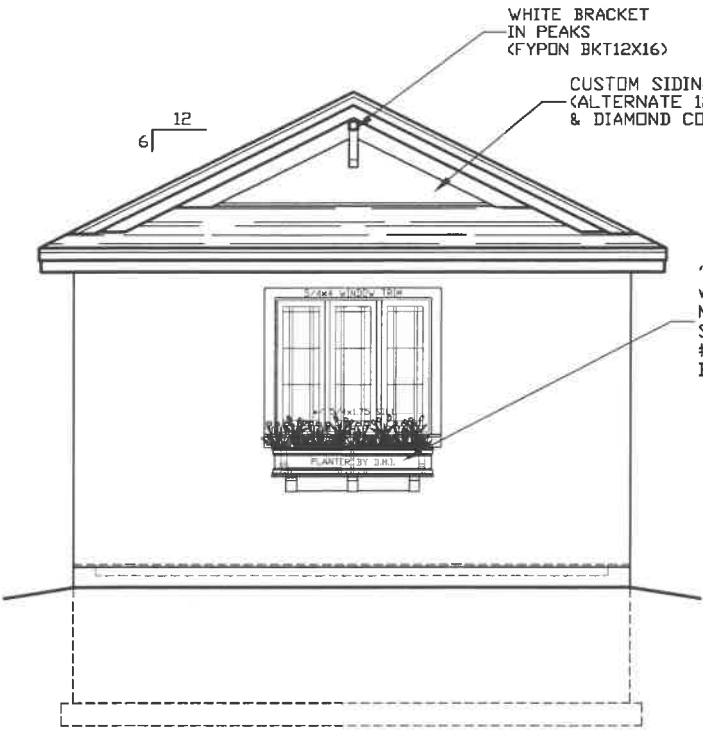
sht no
A5.4



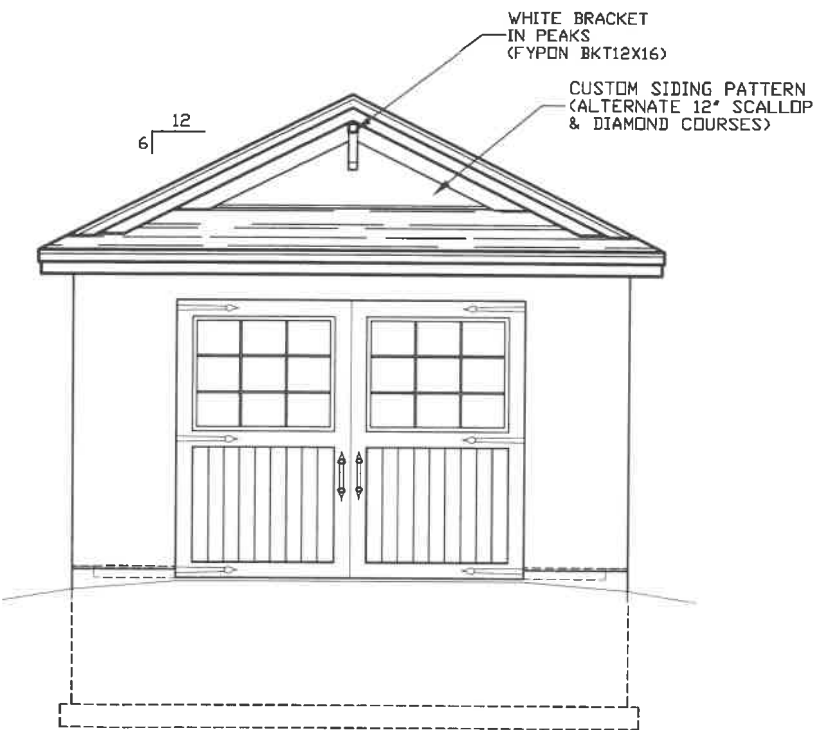
LEFT ELEVATION
SOUTH ELEVATION



RIGHT ELEVATION
NORTH ELEVATION



REAR ELEVATION
WEST ELEVATION



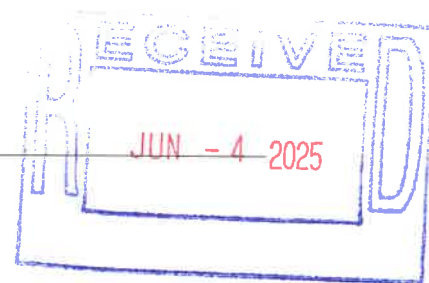
FRONT ELEVATION
EAST ELEVATION

JOB #C1844
DRAWING SCALE 3/16" = 1'-0"



JOB #C1844
DRAWING SCALE 3/16" = 1'-0"

**SCENIC RESOURCE COMMITTEE
STONE BROOK OWNERS' ASSOCIATION**



June 4, 2025

Scott & Kim Bonzheim
7730 Parkcrest Circle
Clarkston, MI 48348

File No. R125-017-020

Exhibit N

Date 6.4.25

Initials KP

Subject: **Unit 17 Tree Removal**

Dear Scott & Kim:

The Scenic Resource Committee of the Stone Brook Owners' Association has reviewed your request for tree removal in connection with your proposed home at Stone Brook Unit 17, as illustrated on the attached site plan from Dickinson Homes. We understand that the proposed tree removal is necessary to facilitate the process of setting building modules on the site. As proposed, the modules would be lifted from trailers temporarily parked on M-185 by a crane located on the site, outside the Scenic Reserve Easement area.

It is the committee's understanding that upon completion of the home, the cleared area would be used to create a bike parking area similar to that at the adjacent Unit 16. Further, the area would be landscaped in an effort to mitigate the loss of trees.

As staked at the site, the tree removal area is approximately 38-feet wide at the edge of M-185. In general, we would prefer that the proposed tree removal be minimized and that the opening at the road edge be as narrow as possible. We would suggest that a width in the range of 24 – 28 feet would be more suitable, and should be sufficient to accommodate the house modules, which we understand are limited to 14-feet wide on Mackinac Island.

Overall, however, it is the committee's judgement that removal of the trees is consistent with previous actions within the easement area and, further, is acceptable under the terms of the "First Amendment to Stone Brook Condominium Master Deed," recorded August 14, 1995. Therefore, the request is approved.

Any deviations from the approved tree removal must be submitted to the Scenic Resource Committee for further consideration.

Finally, I would add that I recently met with Myron Johnson, Mackinac Island State Park Manager, at the site to familiarize him with the proposal. I anticipate that the State Park will respond separately.

Please feel free to contact me if you have questions regarding this.

Sincerely,

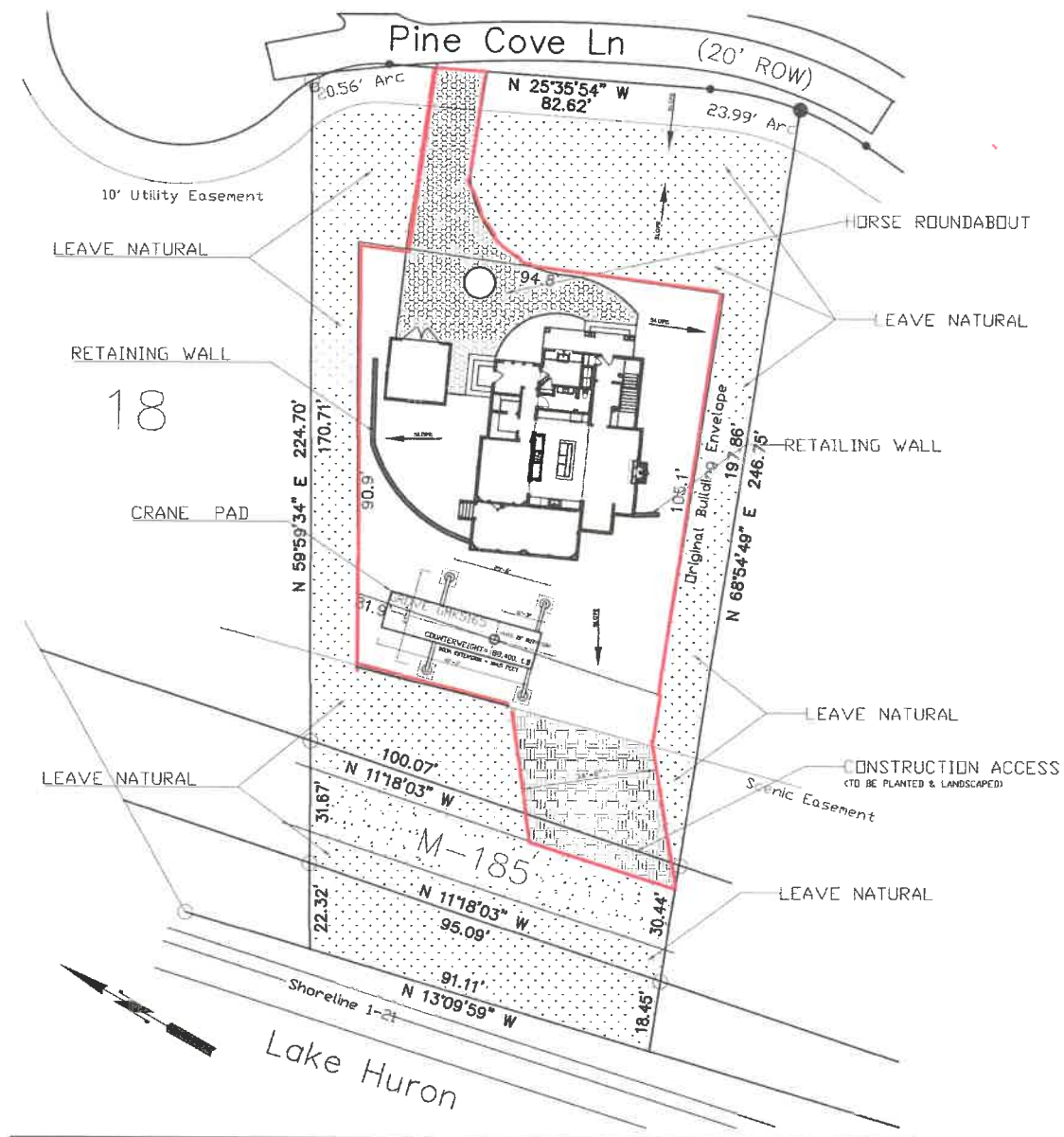
Neal K. Liddicoat, Chairman
Scenic Resource Committee

cc: Mr. John Makranyi
Mr. Ryan Spencer, Dickinson Homes
Mr. James Murray, GC North, LLC
Ms. Katie Pereny, City of Mackinac Island Building & Zoning Department

Attachment

Dickinson Homes
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

| revision | date | by | check | job | sheet |
|----------|------|----|-------|-----|-------|
| | | | | | A |



File No. RS25-046-045 (H)

Exhibit B

Date 5.27.25

Initials KP

CITY OF MACKINAC ISLAND

PLANNING COMMISSION & BUILDING DEPARTMENT

APPLICATION FOR ZONING ACTION

MAY 27 2025

Section X, Item.

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

Tamara Burns, HopkinsBurns Design Studio
113 S 4th Ave, Ann Arbor, MI 48104

734.604.9312

tamara.burns@hopkinsburns.com

Phone Number

Email Address

Please complete both sides of application.

The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Property Owner & Mailing Address (If Different From Applicant)

Gilmer Cottage LLC
320 Hummingbird Ln, Kerrville, TX 78028

Is The Proposed Project Part of a Condominium Association?

No

Is The Proposed Project Within a Historic Preservation District?

Yes

Applicant's Interest in the Project (If not the Fee-Simple Owner):

Architect

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?

No

Is a Variance Required?

Yes

Are REU's Required? How Many?

NO /

Type of Action Requested:

☒ Standard Zoning Permit

☐ Appeal of Planning Commission Decision

☐ Special Land Use

☐ Ordinance Amendment/Rezoning

☐ Planned Unit Development

☐ Ordinance Interpretation

☒ Other Variance

Property Information:

A. Property Number (From Tax Statement): 051-575-046-00

B. Legal Description of Property: Lot 7 Block 4 Assessor's Plat No 4

C. Address of Property: 7575 Main Street, Mackinac Island, MI 49757

D. Zoning District: Shoreline Residential

E. Site Plan Checklist Completed & Attached: Yes

F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) Yes

G. Sketch Plan Attached: Yes

H. Architectural Plan Attached: Yes

I. Association Documents Attached (Approval of project, etc.): N/A

J. FAA Approval Documents Attached: N/A

K. Photographs of Existing and Adjacent Structures Attached: Yes

Proposed Construction/Use:

A. Proposed Construction:

☐ New Building

☒ Alteration/Addition to Existing Building

☐ Other, Specify

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

Residential - Original structure is in setbacks

Proposed Use: Residential. Addition of shed to non-conforming residential building.

C. If Vacant:

Previous Use: _____

Proposed Use: _____

STATE OF MICHIGAN |)
 COUNTY OF MACKINAC |) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.


The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the Architect (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.


Signature

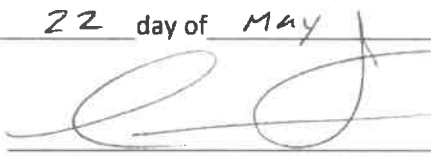
SIGNATURES
Signature

TAMARA E.L. BURNS
Please Print Name

Please Print Name

Signed and sworn to before me on the 22 day of May, 2025.

LUIS ESCUDERO-FLORES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires 10/23/2026
Acting in the County of Washtenaw


Notary Public
Washtenaw County, Michigan
My commission expires: 10/23/2026

Washtenaw

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

| | Inspection | Date | Inspector | Comments |
|----|------------|------|-----------|----------|
| 1. | | | | |
| 2. | | | | |
| 3. | | | | |

Occupancy Permit Issued _____

Revised October 2023

OFFICE USE ONLY

FILE NUMBER: _____ FEE: _____

DATE: _____ CHECK NO: _____ INITIALS: _____

Revised October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist

Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City’s website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review

Informational Requirements (Section 20.03)

| Item | Provided | Not Provided or Applicable |
|--|--------------------------|-------------------------------------|
| 1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Legal description of the property | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Site Plan Informational
Requirements (Section 20.04, B and C)**

| <u>General Information</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|--|-------------------------------------|---------------------------------------|
| 1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Name and address of the individual or firm preparing the site plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Legend, north arrow, scale, and date of preparation | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Legal description of the subject parcel of land | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Area of the subject parcel of land | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Present zoning classification of the subject parcel | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Written description of the proposed development operations | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan). | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | |
|---|-------------------------------------|--------------------------|
| 12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13. Proposed construction start date and estimated duration of construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Natural FeaturesProvidedNot Provided
or Applicable

- | | | |
|---|-------------------------------------|-------------------------------------|
| 15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Topography of the site with at least two- to five-foot contour intervals | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Proposed alterations to topography or other natural features | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Earth-change plans, if any, as required by state law | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Physical FeaturesProvidedNot Provided
or Applicable

- | | | |
|---|-------------------------------------|-------------------------------------|
| 19. Location of existing manmade features on the site and within 100 feet of the site | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

dwelling schedule showing the unit type and number of each such units

- | | | |
|--|-------------------------------------|-------------------------------------|
| 22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Description of Existing and proposed on-site lighting (see also Section 4.27) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <u>Utility Information</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
| 26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Site Plan Informational (Demolition)
Requirements (Section 20.04, D)**

| <u>Demolition</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|---|-------------------------------------|---------------------------------------|
| 1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Copy of asbestos survey if required by EGLE or other state department. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Results of a pest inspection and, if necessary, a pest management plan. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Architectural Review
Informational Requirements (Section 18.05)

| <u>Item</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|---|-------------------------------------|---------------------------------------|
| 1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Legal description of the property | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

File No. BS25-046-045(H)
Exhibit D
Date 5-27-25

MAY 27 2025

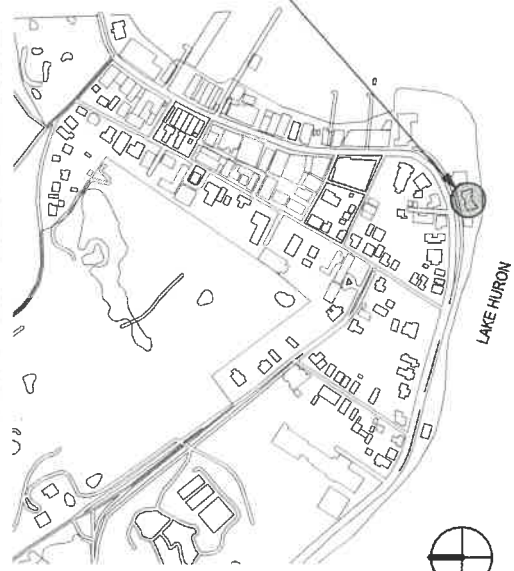
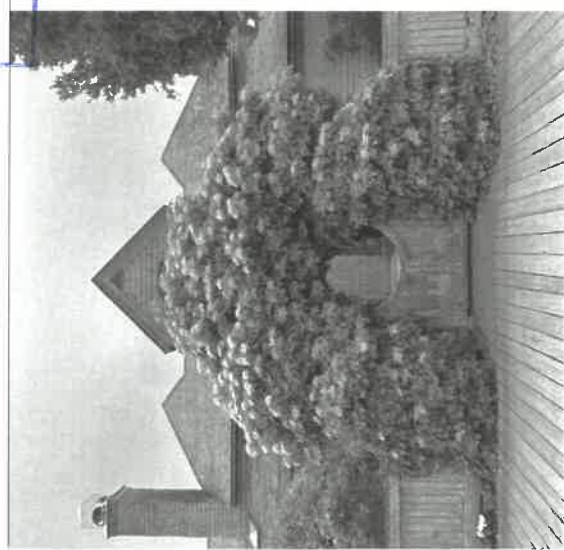
Initials KP

GILMER RESIDENCE

SUBMITTAL FOR PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION

Sheet List

- GENERAL
- 0 COVER
- 1 SURVEY
- 2 SITE PLAN
- 3 EXISTING PLAN
- 4 PROPOSED PLAN
- 5 NORTH ELEVATION
- 6 SOUTH ELEVATION
- 7 EAST ELEVATION
- 8 PHOTOGRAPHS



PC/HDC

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Legal Description

LOT 7 BLOCK 4 ASSESSOR'S PLAT NO 4

Zoning

ZONING DISTRICT: SHORELINE RESIDENTIAL

Historic District

WEST END

Construction

PROPOSED CONSTRUCTION START DATE: NOVEMBER 01, 2025
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

AREA OF WORK:
EXISTING RESIDENCE.
SEE SITE PLAN.
PARCEL: 051-575-046-00

ARCHITECT

HopkinsBurns Design Studio
113 S Fourth Ave.
Ann Arbor, Michigan 48103
(734)424-3344
www.hopkinsburns.com

OWNER:

GILMER COTTAGE LLC

PROPERTY ADDRESS

7575 MAIN STREET
MACKINAC ISLAND, MICHIGAN 49757

PARCEL #:

051-575-046-00

Project Description

This project entails alterations to a non-contributing residential structure located in the West End historic district. The property will continue to serve as a single-family residence. Interior modifications include updates to the Kitchen and Laundry Room. Exterior improvements include the expansion of the West Deck, relocating the door and modifying the window configuration, new exterior access stairs and relocation of the existing transformer. All windows will be replaced. This work has gotten Historic District Commission and Planning Commission approvals. **Scope added to the project and the subject of this submission is the addition of a shed on the east side of the house.**

Requirements

| MIN. LOT SIZE: | REQD | EXISTING | PROPOSED |
|---------------------------------------|-----------|----------------------|-----------|
| SETBACKS | 10,000 SF | 12,500 SF | NO CHANGE |
| FRONT YARD | 40' | 19'-11" | NO CHANGE |
| SIDE YARD | 20' | 11'-3" | NO CHANGE |
| SIDE YARD | 20' | 6'-1" | NO CHANGE |
| REAR YARD | 60' | VARIES | NO CHANGE |
| | | APPROX. 0' TO 10'-0" | |
| HEIGHT | ALLOWED | EXISTING | PROPOSED |
| STORIES MIN. | 1 | 2 | NO CHANGE |
| STORIES MAX. | 1.5 | 2 | NO CHANGE |
| FEET MIN. | 12' | 32' | NO CHANGE |
| FEET MAX. | 20' | 32' | NO CHANGE |
| LOT COVERAGE | ALLOWED | EXISTING | PROPOSED |
| SQ. FT. (INCLUDING PORCHES AND DECKS) | 3,750 SF | 3,550 SF | 3,637 SF |
| PERCENTAGE | 30% | 28.4% | 29.1% |

COVER
0

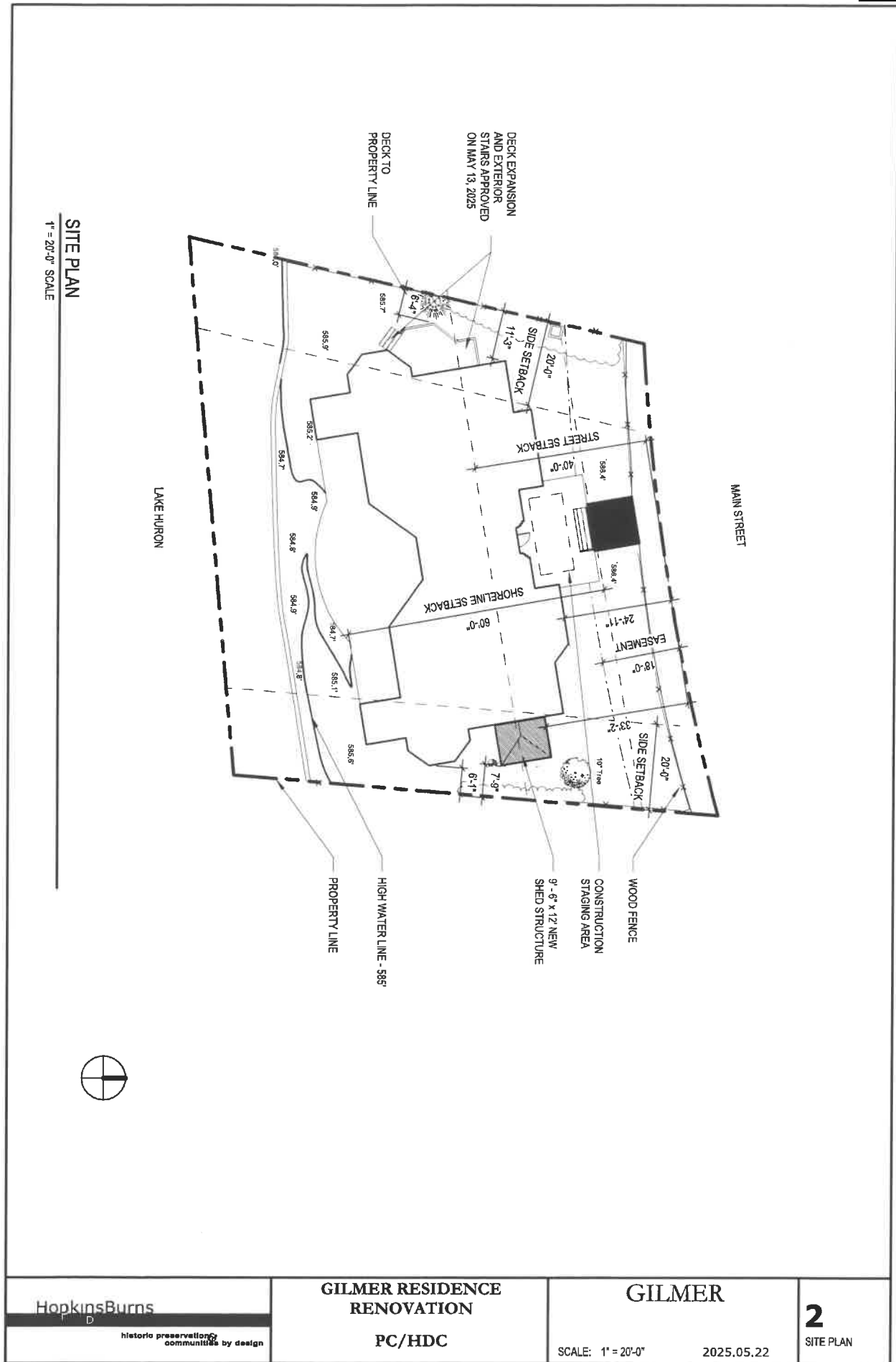
2025.05.22

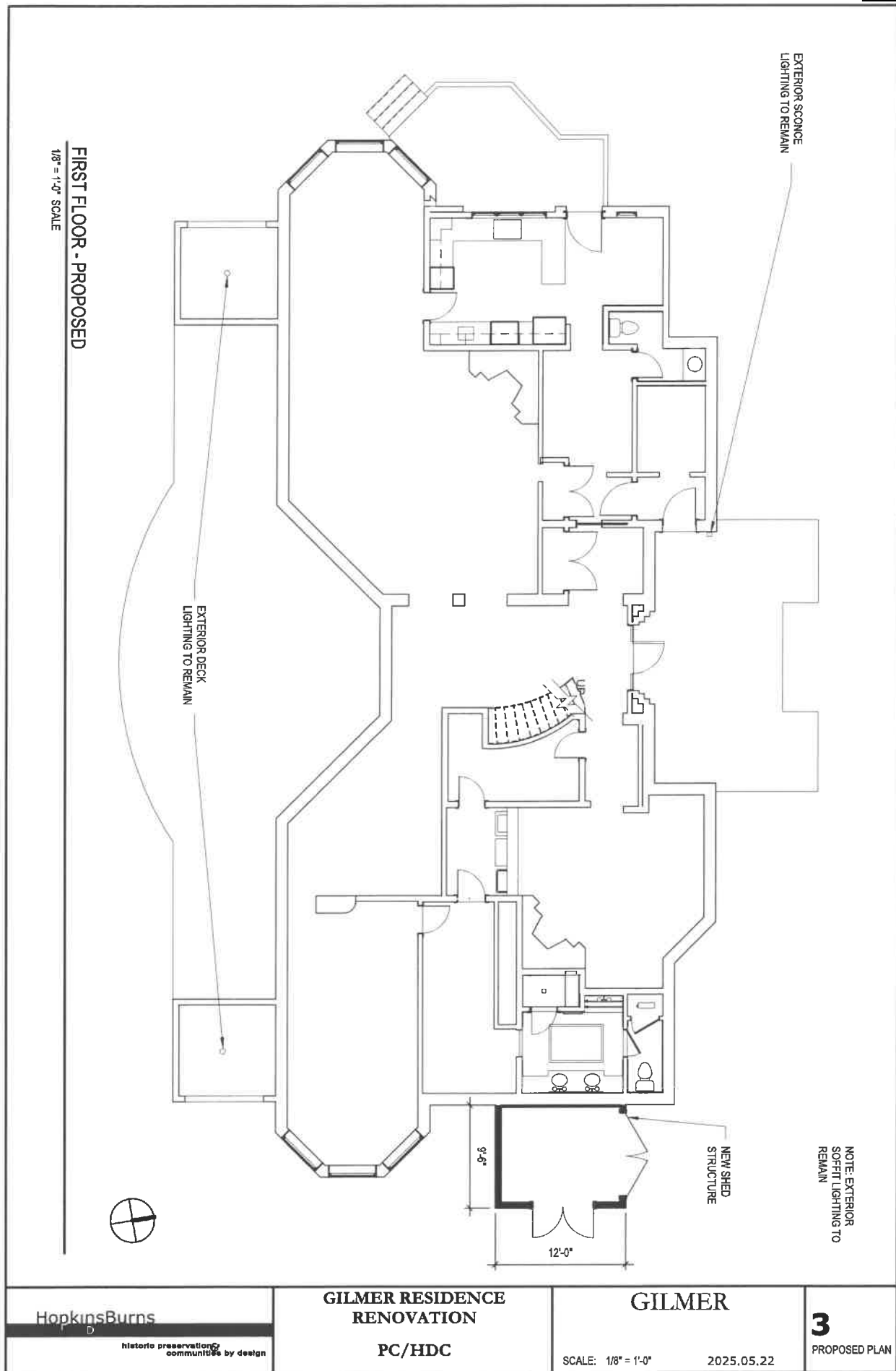
SCALE: As Noted

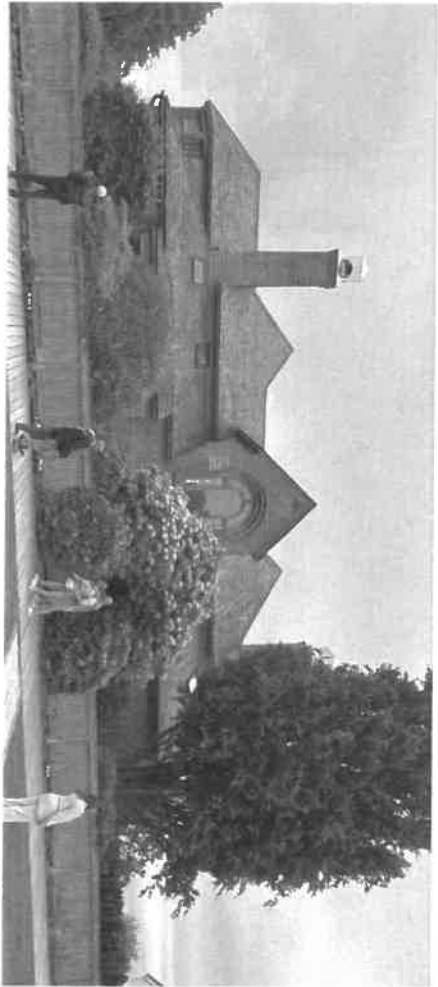
GILMER RESIDENCE
RENOVATION
PC/HDC

Historic preservation
submitted by design

Section X, Itema.

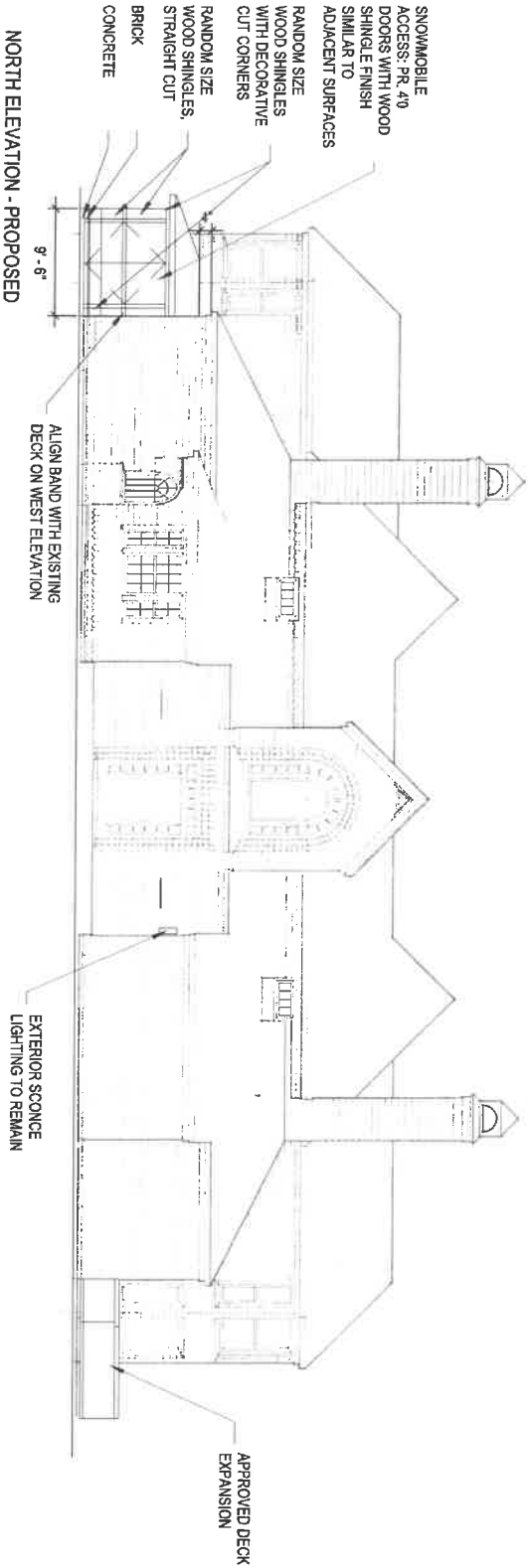


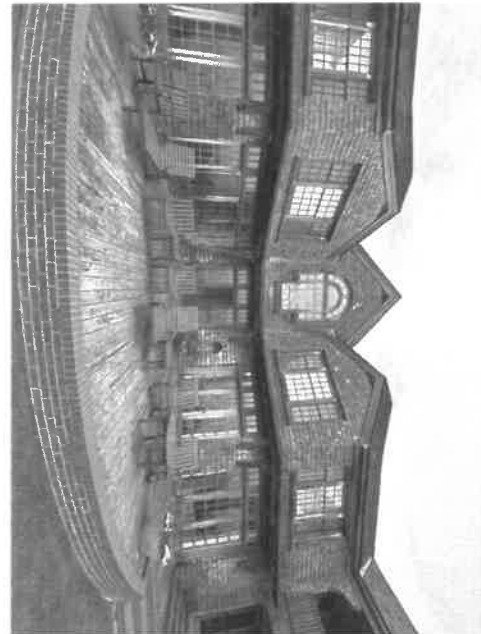




EXISTING BAND AT
WEST ELEVATION

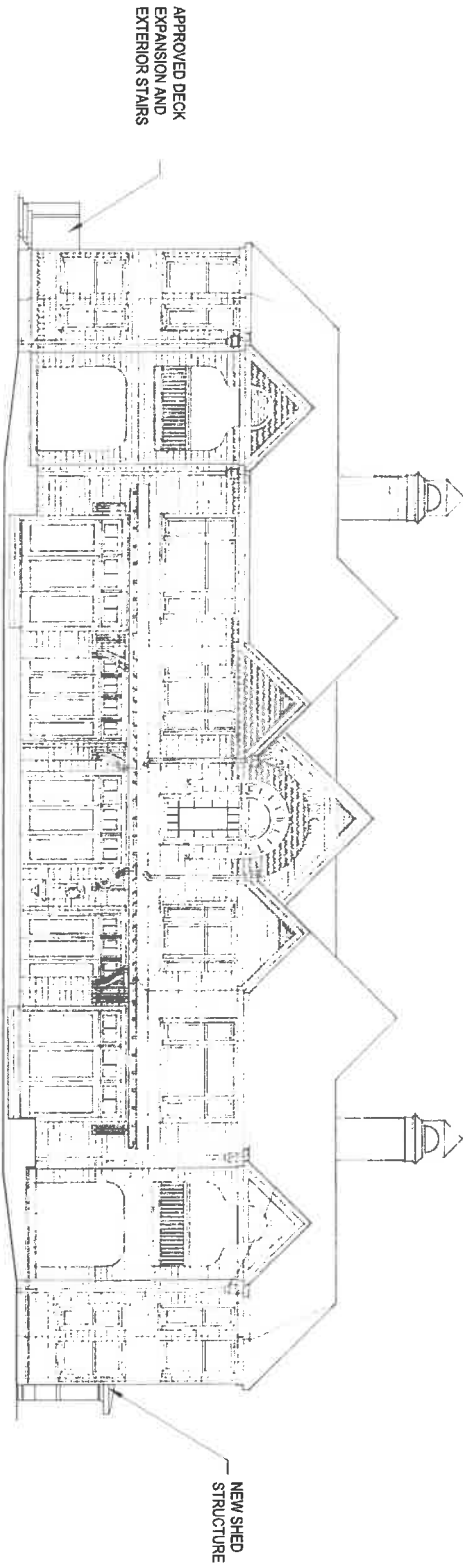
NORTH ELEVATION - PHOTOGRAPHS



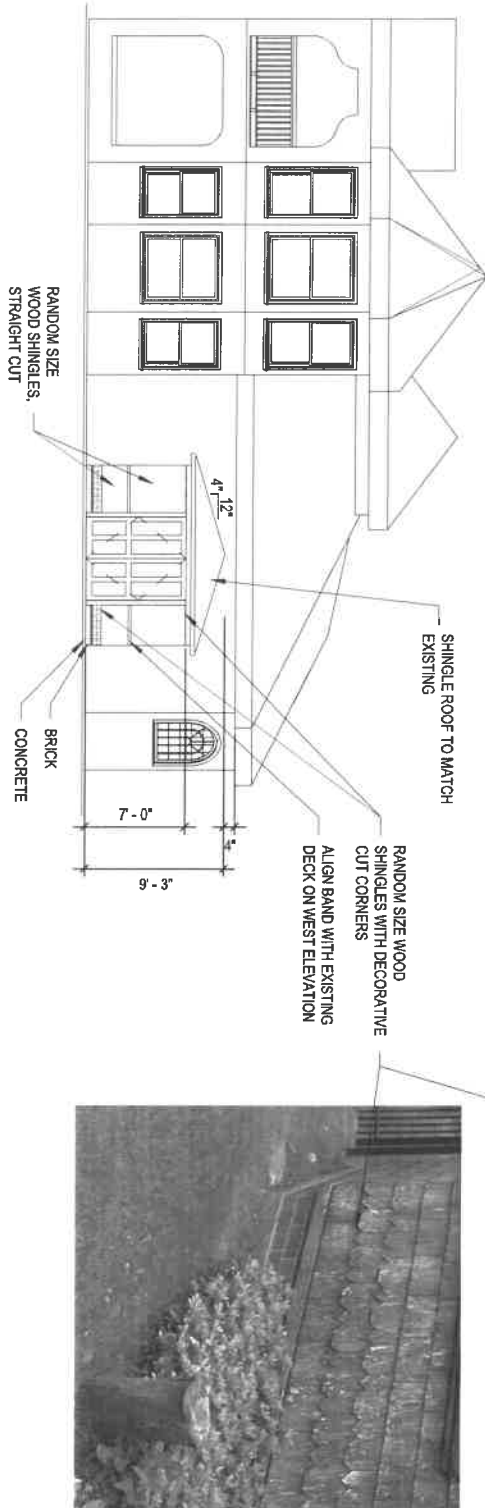


SOUTH ELEVATION - PHOTOGRAPHS

SOUTH ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED



EAST ELEVATION - PHOTOGRAPHS



PROFILE OF SHED ROOF
TO MATCH EXISTING

HopkinsBurns

historic preservation
community by design

GILMER RESIDENCE
RENOVATION

PC/HDC

GILMER

SCALE: 1/8" = 1'-0"

2025.05.22

6

EAST ELEVATION

VIEWS OF HOUSE



STREET CONTEXT VIEWS



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Sheet List

- GENERAL
- 0 COVER
 - 1 SURVEY
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PC/HDC

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Legal Description

LOT 7 BLOCK 4 ASSESSOR'S PLAT NO 4

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ZONING DISTRICT: SHORELINE RESIDENTIAL

Historic District

WEST END

Construction

PROPOSED CONSTRUCTION START DATE : NOVEMBER 01, 2025
ESTIMATED DURATION OF CONSTRUCTION : 6 MONTHS

AREA OF WORK.
EXISTING RESIDENCE.
SEE SITE PLAN.
PARCEL: 051-575-046-00

ARCHITECT
HopkinsBurns Design Studio
113 S Fourth Ave.
Ann Arbor, Michigan 48103
(734)424-3344
www.hopkinsburns.com

GILMER RESIDENCE

SUBMITTAL FOR PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION

OWNER: GILMER COTTAGE LLC
PROPERTY ADDRESS 7575 MAIN STREET
MACKINAC ISLAND, MICHIGAN 49757
PARCEL #: 051-575-046-00

Project Description

This project entails alterations to a non-contributing residential structure located in the West End historic district. The property will continue to serve as a single-family residence. Interior modifications include updates to the Kitchen and Laundry Room. Exterior improvements include the expansion of the West Deck, relocating the door and modifying the window configuration, new exterior access stairs and relocation of the existing transformer. All windows will be replaced. This work has gotten Historic District Commission and Planning Commission approvals. **Scope added to the project and the subject of this submission is the addition of a shed on the east side of the house.**

Requirements

| | | | |
|---------------------------------------|--------------------|------------------------|-----------|
| MIN. LOT SIZE: | REQ'D 10,000 SF | EXISTING 12,500 SF | |
| SETBACKS | REQ'D | EXISTING | PROPOSED |
| FRONT YARD | 40' | 19' - 11" | NO CHANGE |
| SIDE YARD | 20' | 11' - 3" | NO CHANGE |
| SIDE YARD | 20' | 6' - 1" | NO CHANGE |
| REAR YARD | 60' | VARIES | NO CHANGE |
| | | APPROX. 0' TO 10' - 0" | |
| HEIGHT | ALLOWED | EXISTING | PROPOSED |
| STORIES MIN. | 1 | 2 | NO CHANGE |
| STORIES MAX. | 1.5 | 2 | NO CHANGE |
| FEET MIN. | 12' | 32' | NO CHANGE |
| FEET MAX. | 20' | 32' | NO CHANGE |
| LOT COVERAGE | ALLOWED | EXISTING | PROPOSED |
| SQ. FT. (INCLUDING PORCHES AND DECKS) | 3,750 SF | 3,550 SF | 3,637 SF |
| PERCENTAGE | 30% | 28.4% | 29.1% |

Section X, Itema.

0 COVER

GILMER

2025.05.22

SCALE: As Noted

GILMER RESIDENCE RENOVATION

PC/HDC

HopkinsBurns D

historic preservation & communities by design

111

ZONING REQUIREMENTS
VERIFY WITH MACKINAC ISLAND

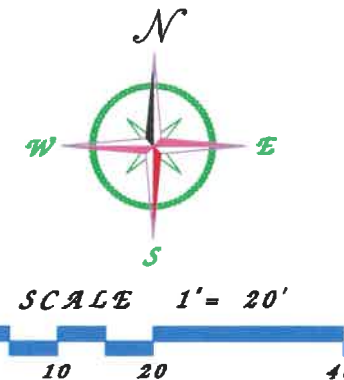
ZONING DISTRICT = RS
MINIMUM LOT WIDTH = 100'
MINIMUM LOT AREA = 10,000 SQFT
SETBACKS: WATERFRONT = 60' FROM WATERS EDGE
STREET = 40'
SIDE = 20'

BENCH MARK
HYDRANT MAIN STEAMER
ELEV. = 588.5' 1988 NAVD

BOUNDARY SURVEY

LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN



LEGEND:

- | | | | |
|-------|--------------------------------|-------|-----------------------------------|
| ● | FOUND SURVEY IRON | (M) | MEASURED BEARING AND DISTANCE |
| ○ | SET 5/8" REROD, CAPPED = 33983 | (C) | COMPUTED BEARING AND DISTANCE |
| □ | ELECTRIC BOX / METER | (R) | RECORD BEARING AND DISTANCE |
| □ | TELEPHONE BOX | — | PROPERTY LINE |
| ☼ | LAMP | - - - | EASEMENT AS NOTED |
| ○ | BIRDHOUSE | — | FEMA FLOOD PLAIN LINE (DEC. 2022) |
| ⊕ | WATER CURBSTOP | — | PLATTED LOT LINE |
| ○ | MANHOLE | — | CEDAR HEDGE |
| ⊕ | IRRIGATION VALVE | ▨ | PAVED SURFACE |
| ⊕ | WATER VALVE | ▨ | WOODEN BOARDWALK |
| ⊕ | FIRE HYDRANT | ▨ | CONCRETE SURFACE |
| 629.5 | SPOT ELEVATION | ▨ | PAVER STONES |
| — x — | WOODEN FENCE | ▨ | LARGE STONES |
| — x — | CHAIN LINK FENCE | | |

NOTES:

The property description was furnished, and no check of title relative to ownership, gaps, overlaps or occupation has been performed as part of this sketch.

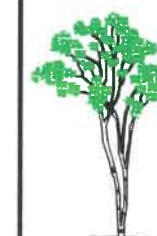
Bearings and distances shown on this map were taken from a Sketch of Survey, by James E. Young, PS 24626, for City of Mackinac Island, dated 24 April 1984.

This is a professional opinion concerning the location of the property boundaries depicted hereon, based upon the appropriate boundary law principles governed by the facts and evidence gathered and evaluated during the course of this survey. Monuments, that in the opinion of this surveyor represent the true and correct corners of the property being surveyed, have been found or set as indicated hereon. As a professional opinion, this survey carries with it no guarantees or warranties, expressed or implied.

The area lying between the Ordinary High Water Line and the Edge of water is subject to rights by others. The ordinary high water line was not mapped for purposes of this survey.

This survey is not intended to be used in place of an ALTA/NSPS Land Title Survey, or to be used to remove the survey exceptions of a title insurance policy.

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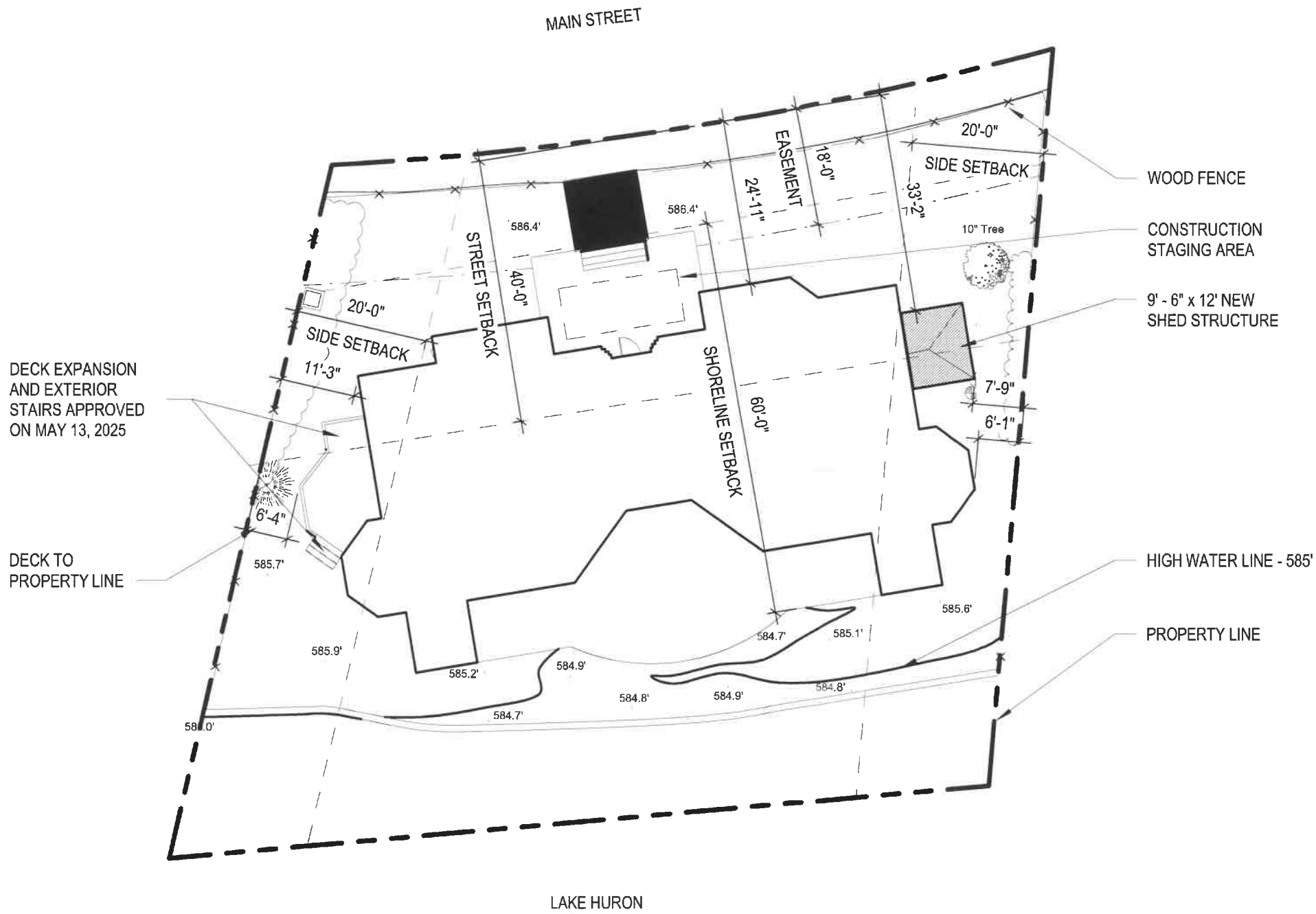


**BENCHMARK
ENGINEERING
INC.**
SURVEYORS • CIVIL ENGINEERS
607 E. LAKE ST.
HARBOR SPRINGS, MICHIGAN 49740
PHONE (231) 526-2119 FAX (231) 526-7257
benchmark607@gmail.com

Client : **FISHER • GILMER**
Project Mgr : R.E. GELKE
Drawn By : SLE
Field By : WINTER•GEARY
File : S22368.GXD
Job # : 22-368
Sheet # : 1 OF 1

| Date: (revisions) | by |
|-------------------|----|
| 26 September 2022 | |
| | |
| | |
| | |

BOUNDARY SURVEY
LOT 7, ASSESSOR'S PLAT NO. 4



SITE PLAN

1" = 20'-0" SCALE

EXTERIOR SCONCE
LIGHTING TO REMAIN

NOTE: EXTERIOR
SOFFIT LIGHTING TO
REMAIN

NEW SHED
STRUCTURE

9'-6"

12'-0"

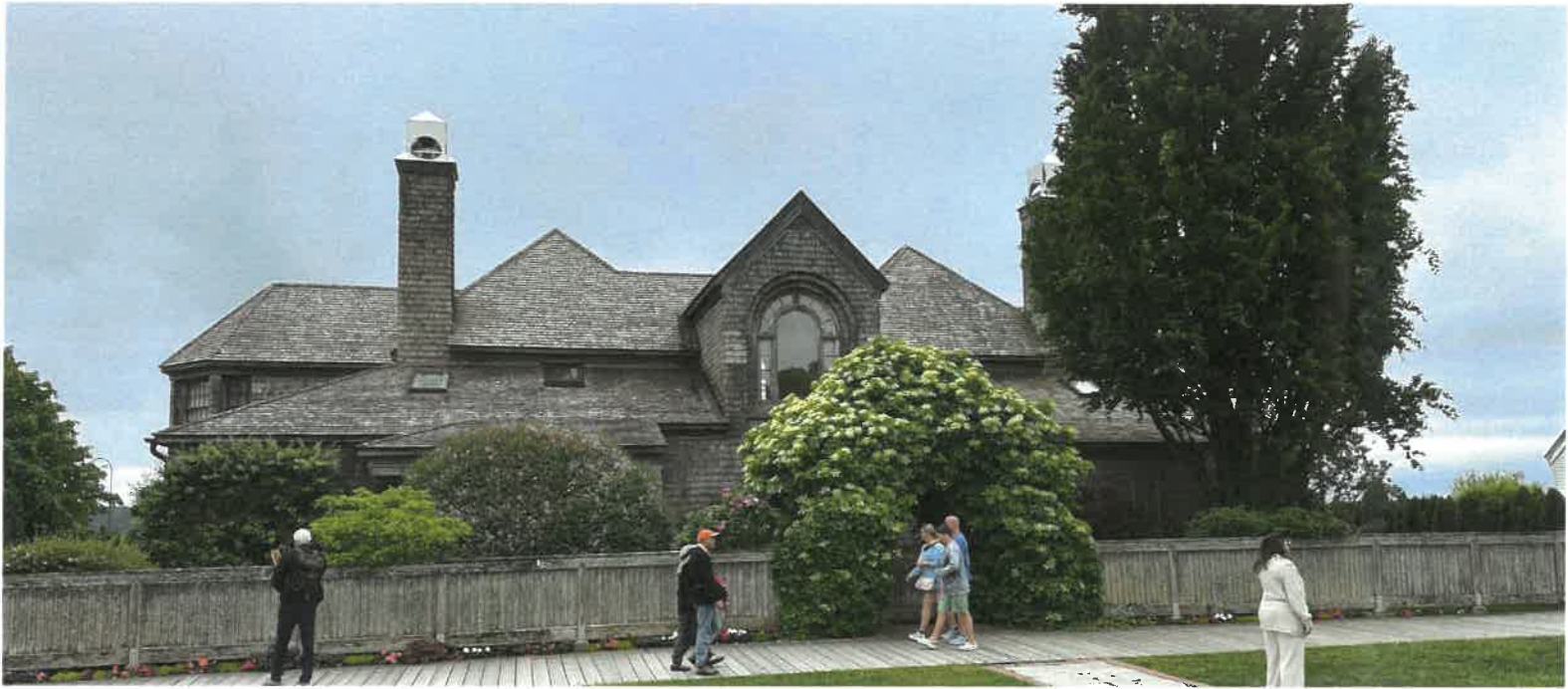
EXTERIOR DECK
LIGHTING TO REMAIN

FIRST FLOOR - PROPOSED

1/8" = 1'-0" SCALE



| | |
|---|---------------------|
| Section X, Itema. | |
| GILMER | 3 |
| | PROPOSED P |
| GILMER RESIDENCE RENOVATION PC/HDC | 2025.05.22 |
| | SCALE: 1/8" = 1'-0" |
| HopkinsBurns historic preservation & communities by design | |
| | |

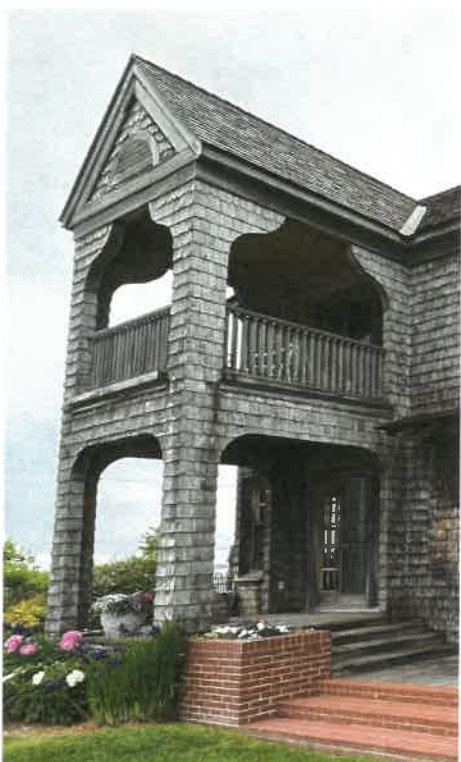


EXISTING BAND AT WEST ELEVATION

NORTH ELEVATION - PHOTOGRAPHS



NORTH ELEVATION - PROPOSED



SOUTH ELEVATION - PHOTOGRAPHS



SOUTH ELEVATION - PROPOSED

| | |
|--|-----------------|
| Section X, Itema. | |
| 5 | SOUTH ELEVATION |
| | 2025.05.22 |
| GILMER | |
| SCALE: As Noted | |
| GILMER RESIDENCE RENOVATION | |
| PC/HDC | |
| HopkinsBurns D historic preservation & communities by design | |
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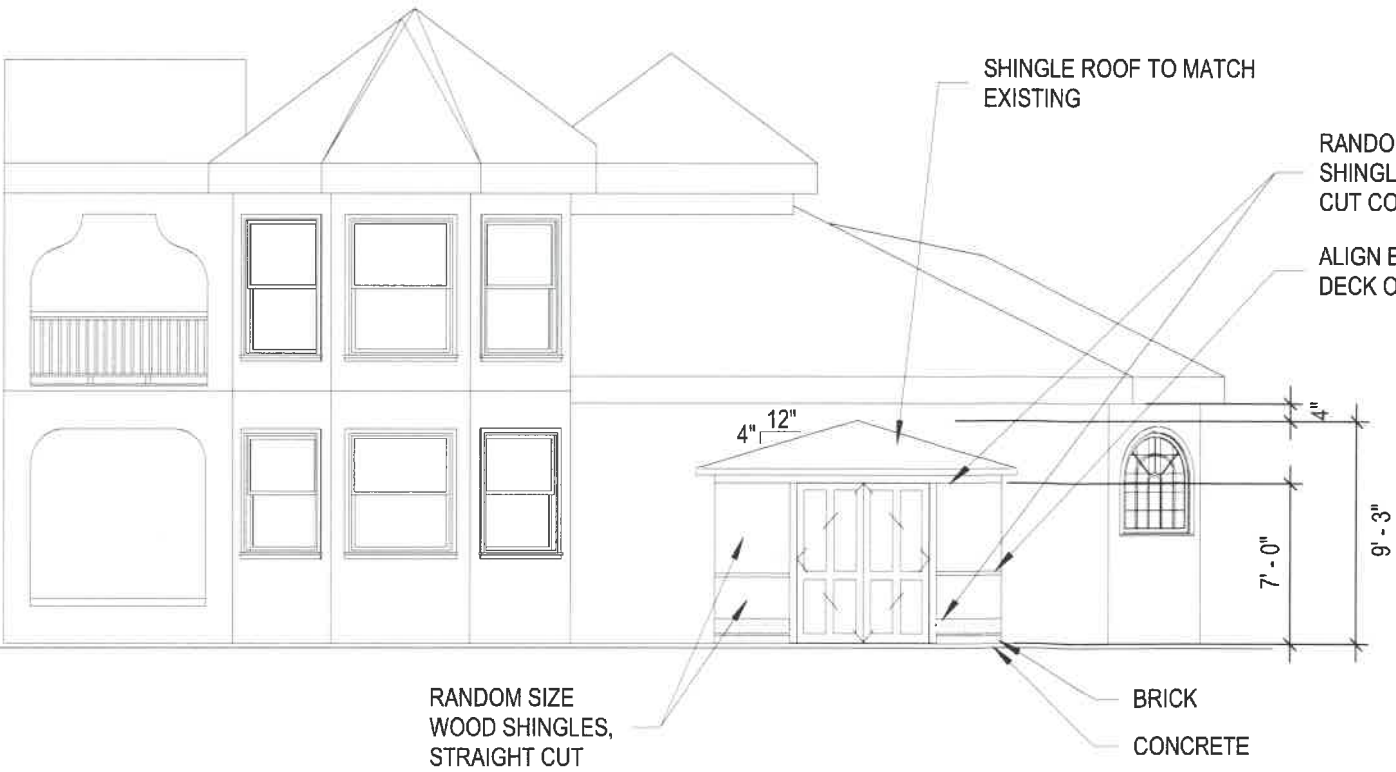
EAST ELEVATION - PHOTOGRAPHS



NEW SHED STRUCTURE LOCATION



PROFILE OF SHED ROOF TO MATCH EXISTING



EAST ELEVATION - PROPOSED



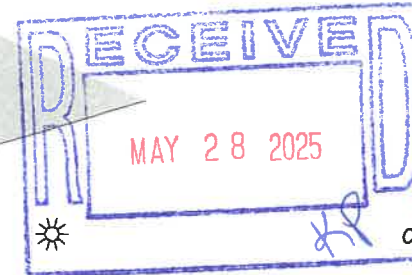


STREET CONTEXT VIEWS



VIEWS OF HOUSE

BENCH MARK
HYDRANT MAIN STEAMER
ELEV. = 588.5' 1988 NAVD



EASEMENT SKETCH

LOT 7, ASSESSOR'S PLAT NO. 4

CITY OF MACKINAC ISLAND, MACKINAC COUNTY, MICHIGAN

File No. RS 25-046-045(14)

Exhibit F

Date 5-28-25

Initials SP

LEGEND:

- | | | | |
|-------|--------------------------------|-----|--|
| ● | FOUND SURVEY IRON | (M) | MEASURED BEARING AND DISTANCE |
| ○ | SET 5/8" REROD, CAPPED # 33983 | (C) | COMPUTED BEARING AND DISTANCE |
| ⊞ | ELECTRIC BOX / METER | (R) | RECORD BEARING AND DISTANCE |
| ⊞ | TELEPHONE BOX | — | PROPERTY LINE |
| ☼ | LAMP | — | FEMA FLOOD PLAIN LINE (DEC. 2022) |
| ⊙ | BIRDHOUSE | — | PROPOSED BOARDWALK EASEMENT |
| ⊙ | WATER CURBSTOP | — | PROPOSED BOARDWALK CONSTRUCTION EASEMENT |
| ○ | MANHOLE | — | PLATTED LOT LINE |
| ⊙ | IRRIGATION VALVE | — | CEDAR HEDGE |
| ⊙ | WATER VALVE | — | PAVED SURFACE |
| ⊙ | FIRE HYDRANT | — | WOODEN BOARDWALK |
| 629.5 | SPOT ELEVATION | — | CONCRETE SURFACE |
| — | WOODEN FENCE | — | PAVER STONES |
| — | CHAIN LINK FENCE | — | LARGE STONES |

OCTOBER 2022 NOTES:

***The only intent of this sketch is to reflect the proposed changes to the boardwalk easement along the northerly portion of Lot 7, which was originally depicted on a Boundary Survey, dated 26 September.

NOTES: (FROM ORIGINAL BOUNDARY SURVEY DATED 26 SEPT. 2022)

The property description was furnished, and no check of title relative to ownership, gaps, overlaps or occupation has been performed as part of this sketch.

Bearings and distances shown on this map were taken from a Sketch of Survey, by James E. Young, PS 24626, for City of Mackinac Island, dated 24 April 1984.

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The area lying between the Ordinary High Water Line and the Edge of water is subject to rights by others. The ordinary high water line was not mapped for purposes of this survey.

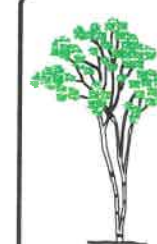
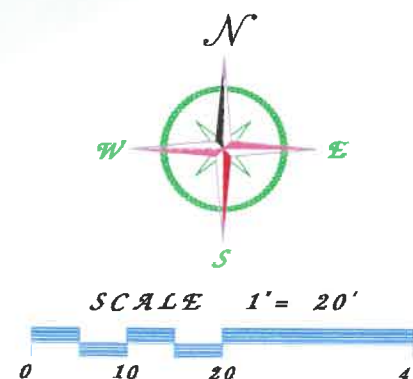
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ZONING REQUIREMENTS VERIFY WITH MACKINAC ISLAND

ZONING DISTRICT = RS
MINIMUM LOT WIDTH = 100'
MINIMUM LOT AREA = 10,000 SQFT
SETBACKS: WATERFRONT = 60' FROM WATERS EDGE
STREET = 40'
SIDE = 20'

LAKE HURON
ELEV. = 579.8'
(SEPT. 2022)



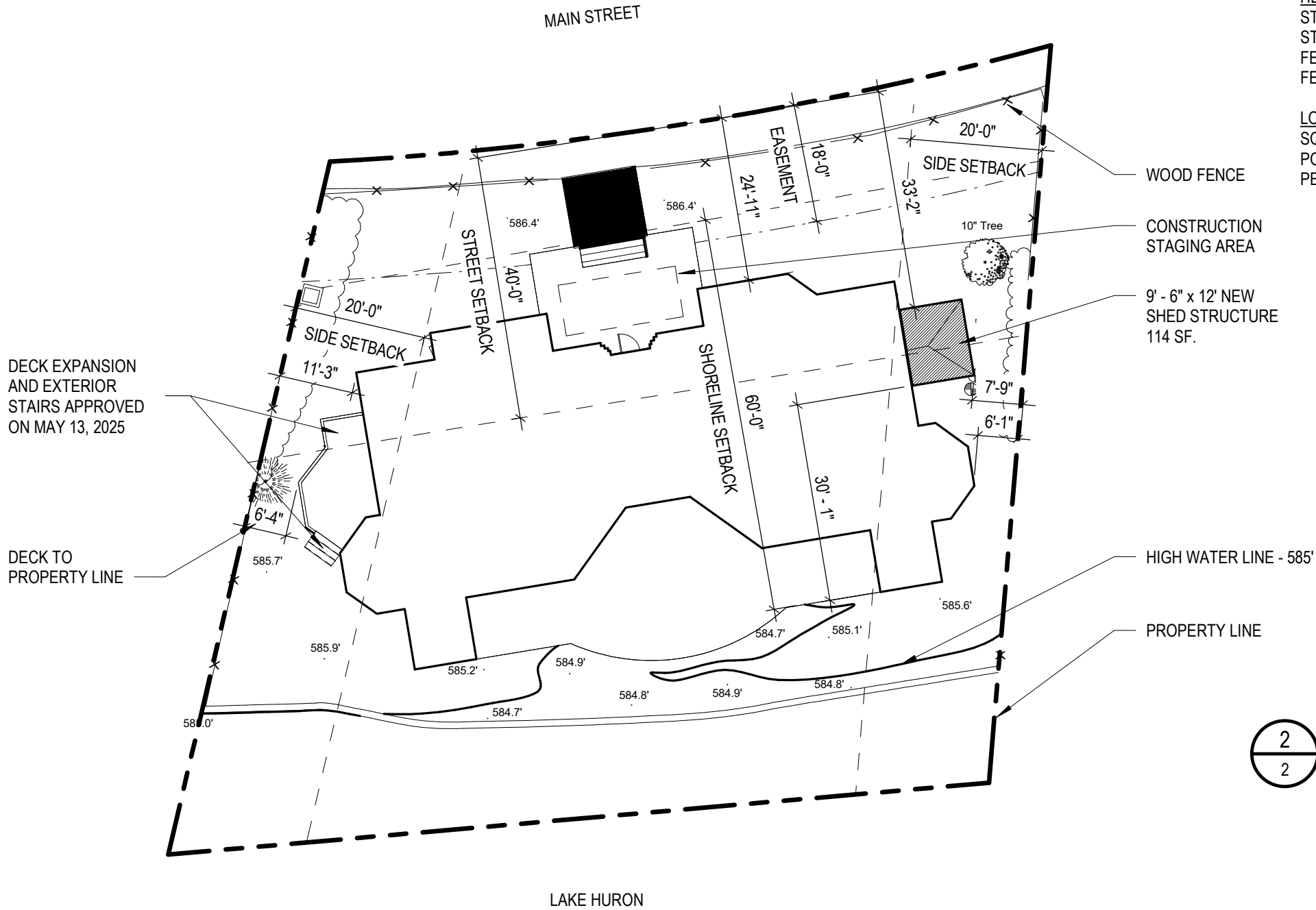
**BENCHMARK
ENGINEERING
INC.**
SURVEYORS • CIVIL ENGINEERS
607 E. LAKE ST.
HARBOR SPRINGS, MICHIGAN 49740
PHONE (231) 526-2119 FAX (231) 526-7257
benchmark607@gmail.com

Client : **FISHER • GILMER**
Project Mgr : R.E. OELKE
Drawn By : SLE
Field By : WINTER • GEARY
File : S22368 EASEMENTS.GXD
Job # : 22-368
Sheet # : 1 OF 1

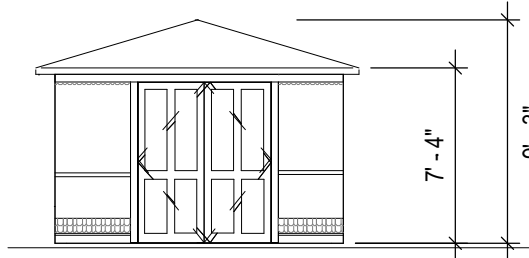
| Date: (revisions) | by |
|-------------------|----|
| 28 OCTOBER 2022 | |
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EASEMENT SKETCH
LOT 7, ASSESSOR'S PLAT NO. 4

SITE PLAN
1" = 20'-0" SCALE

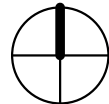


2 PARTIAL EAST ELEVATION - ROOF HEIGHTS
2 1/8" = 1'-0" SCALE



| | | | | |
|---------------------------------------|--------------------|-----------------------|-----------|----------|
| MIN. LOT SIZE: | REQ'D 10,000 SF | EXISTING 12,500 SF | | |
| SETBACKS | REQ'D | EXISTING | PROPOSED | SHED |
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| SIDE YARD | 20' | 11' - 3" | NO CHANGE | NA |
| SIDE YARD | 20' | 6' - 1" | NO CHANGE | 7' - 9" |
| SHORELINE | 60' | VARIES | NO CHANGE | 30' - 1" |
| APPROX. 0' TO 10' - 0" | | | | |
| HEIGHT | ALLOWED | EXISTING | PROPOSED | SHED |
| STORIES MIN. | 1 | 2 | NO CHANGE | 1 |
| STORIES MAX. | 1.5 | 2 | NO CHANGE | 1 |
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| FEET MAX. | 20' | 32' | NO CHANGE | 9' - 3" |
| LOT COVERAGE | ALLOWED | EXISTING | PROPOSED | |
| SQ. FT. (INCLUDING PORCHES AND DECKS) | 3,750 SF | 3,550 SF | 3,664 SF | |
| PERCENTAGE | 30% | 28.4% | 29.3% | |

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Sheet List

- GENERAL
- 0 COVER
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 - 2 SITE PLAN
 - 3 PROPOSED PLAN
 - 4 NORTH ELEVATION
 - 5 SOUTH ELEVATION
 - 6 EAST ELEVATION
 - 7 PHOTOGRAPHS
 - X3 EXISTING PLAN

PC/HDC

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Legal Description

LOT 7 BLOCK 4 ASSESSOR'S PLAT NO 4

Zoning

ZONING DISTRICT: SHORELINE RESIDENTIAL

Historic District

WEST END

Construction

PROPOSED CONSTRUCTION START DATE: NOVEMBER 01, 2025
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

AREA OF WORK.
EXISTING RESIDENCE.
SEE SITE PLAN.
PARCEL: 051-575-046-00

ARCHITECT

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SUBMITTAL FOR PLANNING COMMISSION & HISTORIC DISTRICT COMMISSION

OWNER: GILMER COTTAGE LLC

PROPERTY ADDRESS 7575 MAIN STREET
MACKINAC ISLAND, MICHIGAN 49757

PARCEL #: 051-575-046-00

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Requirements

| | | | | |
|---------------------------------------|--------------------|-----------------------|-----------|----------|
| MIN. LOT SIZE: | REQ'D 10,000 SF | EXISTING 12,500 SF | | |
| SETBACKS | REQ'D | EXISTING | PROPOSED | SHED |
| FRONT YARD | 40' | 19' - 11" | NO CHANGE | 33' - 2" |
| SIDE YARD | 20' | 11' - 3" | NO CHANGE | NA |
| SIDE YARD | 20' | 6' - 1" | NO CHANGE | 7' - 9" |
| SHORELINE | 60' | VARIES | NO CHANGE | 30' - 1" |
| APPROX. 0' TO 10' - 0" | | | | |
| HEIGHT | ALLOWED | EXISTING | PROPOSED | SHED |
| STORIES MIN. | 1 | 2 | NO CHANGE | 1 |
| STORIES MAX. | 1.5 | 2 | NO CHANGE | 1 |
| FEET MIN. | 12' | 32' | NO CHANGE | 7' - 4" |
| FEET MAX. | 20' | 32' | NO CHANGE | 9' - 3" |
| LOT COVERAGE | ALLOWED | EXISTING | PROPOSED | |
| SQ. FT. (INCLUDING PORCHES AND DECKS) | 3,750 SF | 3,550 SF | 3,664 SF | |
| PERCENTAGE | 30% | 28.4% | 29.3% | |

Section X, Itema.

GILMER

GILMER RESIDENCE
RENOVATION

HopkinsBurns

historic preservation
communities by design

SCALE: As Noted

PC/HDC

