

# **CITY OF MACKINAC ISLAND**

## **AGENDA**

### **REGULAR CITY COUNCIL MEETING**

**Wednesday, September 03, 2025 at 4:00 PM**

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

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- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Additions to / Adoption of Agenda**
- V. Approval of Minutes**
  - a. Minutes of the Regular Meeting, held on August 20, 2025
  - b. Minutes of the Special Joint Meeting with the Mackinac Island Transportation Authority, held on August 27, 2025
- VI. Approval of the Treasurer's Report**
- VII. Approval of Payments for:**
- VIII. Committee Reports**
- IX. Correspondence**
- X. Old Business**
  - a. Discussion and / or action regarding Zoning Board of Appeals make-up
  - b. Discussion and / or action regarding a request to utilize a portion of the City's Right of Way on Market Street (Benjamin Hill) for Andrew Doud's "May House"
  - c. Discussion and / or action regarding (6) vehicle & (10) trailer permits, submitted by Dickinson Homes, to set the Bonzheim residence in May 2026 located at 4311 Pine Cover Ln (Stonebrook)
- XI. New Business**
  - a. Spectrum Internet
  - b. Discussion and / or action regarding an amendment to the City's Noise Ordinance
- XII. Miscellaneous / General Council Discussion / Additional Agenda Items**
- XIII. Adjournment**

REGULAR CITY COUNCIL MEETING MINUTES

Wednesday, August 20, 2025 at 4:00 PM

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

**I. Call to Order**

Mayor Doud called the meeting to order at 4:00 pm

**II. Roll Call**

PRESENT:

- Richard Chamber
- Tom Corrigan
- Steven Moskwa
- Anneke Myers
- Lindsey White
- Jason St. Onge

**IV. Additions to / Adoption of Agenda**

Motion made by Moskwa, seconded by Corrigan, to adopt the agenda as presented.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

**V. Approval of Minutes**

- Minutes of the Zoning Board of Appeals Hearing, held on August 6, 2025
  - o Mayor Doud stated that the minutes stood approved as presented.
- Minutes of the Zoning Board of Appeals Meeting, held on August 6, 2025
  - o Mayor Doud stated that the minutes stood approved as presented.
- Minutes of the Regular Meeting, held on August 6, 2025
  - o Mayor Doud stated that the minutes stood approved as presented.

**VI. Approval of the Treasurer's Report**

- The August 20, 2025 Treasurer's Report was presented.
  - o Mayor Doud stated that the report would be placed on file as presented.

**VII. Approval of Payments for:**

Motion made by St. Onge, seconded by White, to approve the payroll and payables as presented.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

**X. Old Business**

- Councilman Moskwa inquired if anything regarding potential use of the AT&T tower in the annex had been discovered.
  - o Clerk will reach out to Dennis Dombroski to see if he has found anything out about this in his discussions with AT&T.
- Councilman Corrigan discussed the Spectrum change over
  - o Switching infrastructure from Astrea to Spectrum
  - o Astrea internet will not be available when the switch takes place.
    - Attempting to do the switch in one day, but don't have all the details yet.
    - All Astrea modems have to be replaced with a Spectrum router by a Spectrum technician (roughly 400 routers to be replaced)
  - o Spectrum will be attending the September 3rd Council meeting to discuss the change over

**XI. New Business**

- Motion made by Myers, seconded by Moskwa, to place the Cheboygan Life Support Profit & Loss Report – 2025 2nd Quarter on file.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- Discussion and / or action regarding Zoning Board of Appeals (ZBA) make-up
  - o The issue regarding the make-up of the ZBA was discussed - what can we do for the current make-up since Councilwoman Myers also sits on the Planning Commission and the City Council, and therefore cannot sit on the ZBA.
  - o Not able to appoint a 3rd party to sit in her place on the ZBA while Council acts as the ZBA.
  - o Options:
    - 1.) Can continue as is with five (5) members
    - 2.) Council no longer sits as the ZBA
      - Members would then be appointed and the board could include member of the Planning Commission as well as a member of the Historic District Commission and the City Council.

Zoning Board of Appeals make-up continued:

- 3.) A member of the City Council does not sit on the Planning Commission and then all 6 members could sit as the ZBA.
- Council would like to take time to consider the options – discussion will resume at the September 3, 2025 Council meeting. Attorney Evashevski will put together an email for the Council detailing each option.
  - Motion made by Myers, seconded by Corrigan, to approve the Lease Agreement for the Ticket Office, located at 7278 Main Street, with Mackinac Island Carriage Tours for a five (5) year term.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
  - Motion made by Myers, seconded by Moskwa, to approve the Lease Agreement for the Taxi Booth, located at 7319 Main Street, with Mackinac Island Carriage Tours for a five (5) year term.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
  - Motion made by Corrigan, seconded by Moskwa, to schedule a Zoning Board of Appeals Hearing and Meeting to discuss a variance for density request, submitted by GHMI Resort Holdings, for their property located on the corner of 4<sup>th</sup> Street and Cadotte, for October 1, 2025 at 3:00 pm.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
  - Request made by Andrew Doud to utilize a portion of the City's Right of Way (ROW) on Market Street (Benjamin Hill) for the "May House" hotel.
    - Working on a transportation plan to avoid adding more traffic to an already busy corner (Market & Cadotte)
    - Looking at adding a "taxi area" in the City Right of Way on Market Street / Benjamin Hill – there will be a staircase added in this area anyways for people to get on and off the property. Doud would maintain the ROW area.
    - Councilman St. Onge requested a better drawing of the plan and noted that a Use Permit would be needed as well as an agreement that if the City ever decided to put in a sidewalk in that area, they would not need to route around whatever Doud puts in.
      - Mr. Doud will provide a more detailed drawing of the area for the September 3rd meeting.
    - Mr. Doud also inquired about using the ROW after the season ends to store some materials / debris while they redo the retaining wall along the Market Street side of the property.
      - Council agreed that this would be fine during the retaining wall re-construction.
  - Temporary motor vehicle permit, submitted by the Grand Hotel, for the removal of the Manoogian Art Collection. Vehicle will arrive on September 20<sup>th</sup> and will leave with the art collection on September 21<sup>st</sup>.  
Motion made by Moskwa, seconded by Corrigan, to approve the vehicle permit.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
  - Six (6) vehicle & (10) trailer permits, submitted by Dickinson Homes, to set the Bonzheim residence in May 2026 located at 4311 Pine Cover Ln (Stonebrook)
    - Property is located in vehicle zone one (1) which has a cut off date of May 1<sup>st</sup>, and not vehicle zone two (2) as the applicant is claiming
    - Councilman St. Onge noted that the vehicle zone outlines in the ordinance are guidelines, not set fast rules
    - Noting as the Fire Chief, Chief St. Onge also voiced concerns with the applicants request to shut down portions of M-185 at any time during the delivery of the nine (9) modular sections
    - Applicant noted that they are asking to for permission to have Belonga Excavating begin work with vehicles on October 13, 2026.
      - No fill will be trucked out. Belonga vehicles would stay on site
    - Council Woman Myers pointed out that the Zoning permit granted by the Planning Commission specifically states that all nine (9) modules must be set by April 30th or after November 1<sup>st</sup>
      - Upon submitting their applications to the Planning Commisison, the applicant was immediately made aware of the fact that their property was located within vehicle zone one (1) with a cutoff date of May 1<sup>st</sup> for vehicle use
- Motion made by St. Onge, seconded by Moskwa, to table the requests until the September 3rd Council meeting.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

- Vehicle permit, submitted by Mr. Clean Septic Services, for septage removal at multiple residential locations. Vehicle will arrive on October 21<sup>st</sup> and will be in use for four (4) to five (5) days.  
Motion made by St. Onge, seconded by Moskwa, to approve the vehicle permit.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- Off-Island Business License Application, submitted by Ideal Grass.  
Motion made by Myers, seconded by Corrigan, to approve the license application.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- NEW Business License Application, submitted by Mackinac Painting LLC  
Motion made by St. Onge, seconded by Moskwa, to approve the license application.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- Motion made by Myers, seconded by White, to enter in to closed session at 4:52 pm to discuss ongoing litigation.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

**XII. Miscellaneous / General Council Discussion / Additional Agenda Items**

Motion made by Moskwa, seconded by Myers, to leave closed session at 5:45 pm.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Motion made by St. Onge, seconded by Chambers, to enter in to open session at 5:46 pm.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Motion made by St. Onge, seconded by Chambers, to have attorney Evashevski draw up a draft amending the section of the Noise Ordinance that gives the Chief of Police the authority to grant individuals with variances to the Noise Ordinance, and change the governing body to the City Council. This will be presented at the September 3<sup>rd</sup> Council meeting.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

**XIII. Adjournment**

There being no further business, motion made by St. Onge, seconded by Corrigan, to adjourn the meeting at 5:50 pm.  
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

\_\_\_\_\_  
Margaret M. Doud, Mayor

\_\_\_\_\_  
Danielle Leach, City Clerk

Permit No. \_\_\_\_\_

**APPLICATION FOR TEMPORARY MOTOR VEHICLE PERMIT**  
(ONE APPLICATION FOR EACH VEHICLE AT EACH JOB LOCATION)**CONDITIONS OF ALL MOTOR VEHICLE PERMITS ARE SUBJECT TO CHANGE**Applicant Name: Dickinson Homes Inc. Permit Fee: \$325.00Contact Name: Loni LePage Date: 8/4/2025Address: 1500 West Breitung Ave. City: KingsfordState: MI Zip: 49802 Fax#: 906-774-5800Phone #: 906-779-9405 Email Address: loni@dickinsonhomes.comWork Site: M-185/Lakeshore Dr.- Mr. Bonzheim's Home site - 4311 Pine Cove Ln.Reason Vehicle is Needed: To Set Mr. Bonzheim's HomeVehicle Description: International Trotter w/House Trailer  
Make Model/DescriptionProposed Starting & Ending Date: May 2026 Total Days of Usage: 5What Boat Line & Dock: British LandingProposed Travel Route: M185 around West side of the island- 1 mile from British Landing

The submittal of this application does not imply approval from the City of Mackinac Island. Approved permits are based on the information provided on the application. Any use or purpose which is contrary to approved uses and purposes or violation of any other local ordinances or state law constitutes a violation of permits conditions and will be punishable as a civil infraction and revocation of the permit.

Applicants Signature: Loni LePage Date: 8/4/2025**Applications will not be submitted to City Council for approval until the fee is received.****Please visit:** cityofmi.org for council dates & times**Mailing address:** City of Mackinac Island, P. O. Box 455, Mackinac Island, MI, 49757**Phone:** 906-847-3702**Fax:** 906-847-6430**Email:** clerk@cityofmi.orgCity Use: Application Received: 8/12/25 Fee Received: \_\_\_\_\_ Ck #: \_\_\_\_\_Date of Action on Application: 8/20/25 Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ By: Council

Comments: \_\_\_\_\_

(11/8/2018)

Permit No. \_\_\_\_\_

**APPLICATION FOR TEMPORARY MOTOR VEHICLE PERMIT**  
(ONE APPLICATION FOR EACH VEHICLE AT EACH JOB LOCATION)

**CONDITIONS OF ALL MOTOR VEHICLE PERMITS ARE SUBJECT TO CHANGE**

Applicant Name: Dickinson Homes Inc. Permit Fee: \$325.00Contact Name: Loni LePage Date: 8/4/2025Address: 1500 West Breitung Ave. City: KingsfordState: MI Zip: 49802 Fax#: 906-774-5800Phone #: 906-779-9405 Email Address: loni@dickinsonhomes.comWork Site: M-185/Lakeshore Dr.- Mr. Bonzheim's Home site - 4311 Pine Cove Ln.Reason Vehicle is Needed: To Set Mr. Bonzheim's Home

Vehicle Description: <u>International</u>	<u>Trotter w/House Trailer</u>
Make	Model/Description

Proposed Starting & Ending Date: May 2026 Total Days of Usage: 5What Boat Line & Dock: British LandingProposed Travel Route: M185 around West side of the island- 1 mile from British Landing

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Phone: 906-847-3702

Fax: 906-847-6430

Email: [clerk@cityofmi.org](mailto:clerk@cityofmi.org)City Use: Application Received: 8/12/25 Fee Received: \_\_\_\_\_ Ck #: \_\_\_\_\_Date of Action on Application: 8/20/25 Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ By: Council

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**APPLICATION FOR TEMPORARY MOTOR VEHICLE PERMIT**  
(ONE APPLICATION FOR EACH VEHICLE AT EACH JOB LOCATION)**CONDITIONS OF ALL MOTOR VEHICLE PERMITS ARE SUBJECT TO CHANGE**Applicant Name: Dickinson Homes Inc. Permit Fee: \_\_\_\_\_Contact Name: Loni LePage Date: 8-4-2025Address: 1500 West Breitung Ave. City: KingsfordState: MI Zip: 49802 Fax#: 906-774-5813Phone #: 906-779-9405 Email Address: loni@dickinsonhomes.comWork Site: M-185/Lakeshore Dr.- Mr. Bonzheim's Home site - 4311 Pine Cove Ln.

Reason Vehicle is Needed: \_\_\_\_\_ To Set Mr. Bonzheim's Home

Vehicle Description: Genie Aerial Lift  
Make \_\_\_\_\_ Model/Description \_\_\_\_\_Proposed Starting & Ending Date: May 2026 Total Days of Usage: TBDWhat Boat Line & Dock: British LandingProposed Travel Route: M185 around West side of the island- 1 mile from British Landing

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Comments: \_\_\_\_\_

(11/8/2018)





Permit No. \_\_\_\_\_

**APPLICATION FOR TEMPORARY MOTOR VEHICLE PERMIT**  
(ONE APPLICATION FOR EACH VEHICLE AT EACH JOB LOCATION)

**CONDITIONS OF ALL MOTOR VEHICLE PERMITS ARE SUBJECT TO CHANGE**

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Reason Vehicle is Needed: \_\_\_\_\_ To Set Mr. Bonzheim's Home

Vehicle Description: <u>CHEV</u>	<u>3500HD CREW CAB - SET TRUCK</u>
Make	Model/Description

Proposed Starting &amp; Ending Date: \_\_\_\_\_ Total Days of Usage: \_\_\_\_\_

What Boat Line & Dock: British LandingProposed Travel Route: M185 around West side of the island- 1 mile from British Landing

The submittal of this application does not imply approval from the City of Mackinac Island. Approved permits are based on the information provided on the application. Any use or purpose which is contrary to approved uses and purposes or violation of any other local ordinances or state law constitutes a violation of permits conditions and will be punishable as a civil infraction and revocation of the permit.

Applicants Signature: Loni LePage Date: 8/4/2025

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Comments: \_\_\_\_\_

(11/8/2018)

Permit No. \_\_\_\_\_

9 HOUSE TRAIL

Section X, Itemc.

\$75.00 / trailer

## APPLICATION FOR TEMPORARY TRAILER PERMIT

(ONE APPLICATION FOR EACH TRAILER AT EACH JOB LOCATION)

**CONDITIONS OF ALL MOTOR VEHICLE PERMITS ARE SUBJECT TO CHANGE**

Applicant Name: Dickinson Homes Permit Fee: \$675.00  
Contact Name: Loni LePage Date: 2/21/2023  
Address: 1500 W Breitung Ave. City: Kingsford  
State: MI Zip: 49802 Fax#: \_\_\_\_\_  
Phone #: 906-779-9405 Email Address: loni@dickinsonhomes.com  
Work Site/Destination: M-185/Lakeshore Dr.- Mr. Bonzheim's Home site - 4311 Pine Cove Ln.  
Reason Trailer is Needed: To Set Mr. Bonzheim's Home  
Trailer Description: Custom Custom House Trailers 13,000 + MOD  
Make Model/Description Weight  
Proposed Starting & Ending Date: May 2026 Total Days of Usage: 5  
What Boat Line & Dock: British Landing  
Proposed Travel Route: M185 around West side of the island- 1 mile from British Landing

### Trailers pulled by horse and dray CANNOT EXCEED 3000 pounds

The submittal of this application does not imply approval from the City of Mackinac Island. Approved permits are based on the information provided on the application. Any use or purpose which is contrary to approved uses and purposes or violation of any other local ordinances or state law constitutes a violation of permits conditions and will be punishable as a civil infraction and revocation of the permit.

Applicants Signature: Loni LePage Date: 8/4/2025

**Applications will not be submitted to City Council for approval until the fee is received.**

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Date of Action on Application: 8/20/25 Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ By: Council  
Comments: \_\_\_\_\_

11/8/2018

Permit No. \_\_\_\_\_

**APPLICATION FOR TEMPORARY TRAILER PERMIT**  
(ONE APPLICATION FOR EACH TRAILER AT EACH JOB LOCATION)  
**CONDITIONS OF ALL MOTOR VEHICLE PERMITS ARE SUBJECT TO CHANGE**

Applicant Name: Dickinson Homes Permit Fee: \$ 75.00

Contact Name: Loni LePage Date: 8-4-2025

Address: 1500 W Breitung Ave. City: Kingsford

State: MI Zip: 49802 Fax#: \_\_\_\_\_

Phone #: 906-779-9405 Email Address: loni@dickinsonhomes.com

Work Site/Destination: M-185/Lakeshore Dr.- Mr. Bonzheim's Home site - 4311 Pine Cove Ln.

Reason Trailer is Needed: To Set Mr. Bonzheim's Home

Trailer Description:	<u>Custom</u>	<u>Custom Job Trailer</u>	<u>2990</u>
	<u>Make</u>	<u>Model/Description</u>	<u>Weight</u>

Proposed Starting & Ending Date: May 2026 Total Days of Usage: 30

What Boat Line & Dock: Down Town- Arnold Freight

Proposed Travel Route: Drey Company will choose.

**Trailers pulled by horse and dray CANNOT EXCEED 3000 pounds**

The submittal of this application does not imply approval from the City of Mackinac Island. Approved permits are based on the information provided on the application. Any use or purpose which is contrary to approved uses and purposes or violation of any other local ordinances or state law constitutes a violation of permits conditions and will be punishable as a civil infraction and revocation of the permit.

Applicants Signature: Loni LePage Date: 8/4/2025

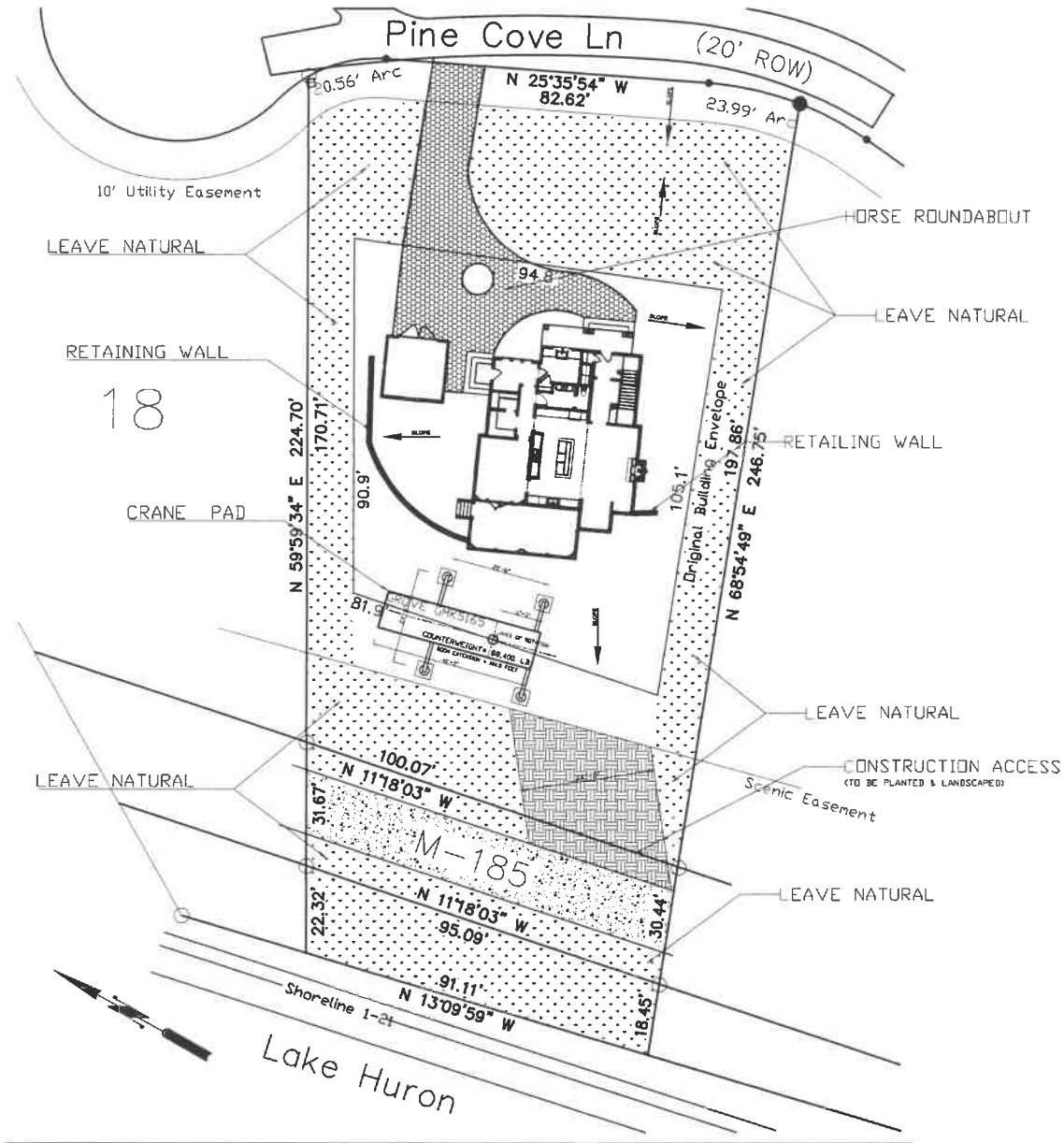
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City Use: Application Received: <u>8/12/25</u>	Fee Received: _____	Ck #: _____
Date of Action on Application: <u>8/20/25</u>	Approved: _____	Denied: _____
By: <u>Council</u>		
Comments: _____		



# MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

## ZONING PERMIT

(File No. R125-017-020)

July 10, 2025

To Scott & Kim Bonzheim,

File No. R125-017-020

Exhibit B

Date 7.10.25

Initials KD

Zoning approval has been granted by the Mackinac Island Planning Commission for your new home project located at 4311 Pine Cove Lane (Property Number 051-752-017-00), Mackinac Island, Michigan, contingent on the following items: a favorable architectural review as required by our Zoning Ordinance, a letter from the State approving transit of modules on M-185 and approval of staging as depicted in the application, timeline submitted to be reviewed and resubmitted if not correct, a variance for the length of one of the modules granted by City Council, and as per our Ordinance and concern of frost laws the modules be set by April 30th or after November 1<sup>st</sup> as it lies in Zone 1.

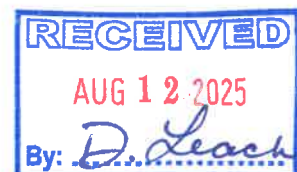
This letter is to be considered the zoning permit for the above referenced project. Listed below are the next steps to follow, along with any conditions set forth by the Planning Commission:

1. The effective date of this permit is July 8, 2025. Approval has been given for the drawings and site plans as presented to the Commission on July 8, 2025. Any additional changes must be presented to the Commission before work is to commence.
2. Application for a building permit for the proposed project if required by the building codes.
3. Contact the Mackinac Island Department of Public Works and/or Mackinac County (L.M.A.S.) Health Department for water and/or sewer requirements as they pertain to your project.

If you have any additional questions, please feel free to contact me at (906) 847-4035.

Sincerely,

*David Lipovsky/KD*  
David Lipovsky  
Zoning Administrator



Cc: File  
James Murray, GC North LLC  
Ryan Spencer, Dickinson Homes

# Motor Vehicle Standards

Section X, Itemc.

## Vehicle Zones:

- **Zone 1**
  - o November 1<sup>st</sup> – May 1<sup>st</sup>
  - o Intended to include the downtown area, being all property below the bluff from the city water plant to the west end of the boardwalk, including the Grand Hotel properties, all of Hubbard's Annex, all of Stonebrook Subdivisions, and all areas accessible to M-185
- **Zone 2**
  - o 2<sup>nd</sup> Monday in October – Thursday before Memorial Day
  - o British Landing & Stonecliffe (Sunset Forest), Harrisonville
- An application to use a motor vehicle at all other times of the year must show, by clear and convincing evidence, that a denial would result in undue hardship.

## Modular Home Sections:

- Sections of modular homes to be delivered to sites on the island shall not exceed 14' (fourteen feet) wide by 44' (forty-four feet) long. Dimensions must include the overhangs and eaves.

## Annual Permits:

- In effect for a period of one (1) year
- Issuance and renewal of an annual permit are required on the 3<sup>rd</sup> Monday in March of each given year
- All annual permits shall expire on March 31 of the next calendar year following the date of issuance
- An annual permit may be issued after the 3<sup>rd</sup> Monday of March in any given year, but the date of expiration shall remain March 31<sup>st</sup>, despite the permit being in effect for less than one (1) year
- Shall be stored and used on a regular or continuous basis by a business or institution within the confines of the permittee's property for the specific task(s) identified in the application
- The permitted vehicle will not be allowed off the permitted property identified on the application, and when not in use, must be stored in a structure that will not allow the vehicle to be viewed by the public.

## Short Term Permits:

- Permits not exceeding 30 days

## Exemptions:

- Public Safety Vehicles
  - o No restrictions as long as the vehicle is being used in the course of public safety services
- Public Utility Vehicles –
  - o When being used to provide, maintain, and repair basic public utilities such as electrical, water, sewer, telephone, and roadway maintenance & repair
- Golf Carts
  - o When being used for the game of golf
  - o Must still submit application(s) for the movement from golf course to dock for transportation either off the island or when returning to the island / golf course
- Push Lawn Mowers, Snowblowers, and Riding Snow Removal Vehicles & Riding Lawn Tractors / Mowers with a gross weight less than 1,000 lbs
  - o The aforementioned will be exempt when used in the care and maintenance of driveways, sidewalks, yards, and lots

- NOT APPLICABLE TO THE AFOREMENTIONED VEHICLES WHEN USED COMMERCIALY

Section X, Itemc.

### **Vehicle Operations:**

- All vehicles must travel with headlights on at all times on City streets
- Time restrictions only apply to Monday through Friday on Main Street, Market Street, Cadotte Ave. through Harrisonville, Stonecliffe residential area, and Mission area unless school isn't in session.
- Time restrictions are as follows:
  - 7:45 am until 8:30 am
  - 12:00 pm – 12:30 pm
  - 3:00 pm – 4:00 pm
  - No vehicle will run before 10:00 am on any given Sunday
- Permitted vehicles are not allowed to park and / or move on City streets (Main St., Market St., Cadotte Ave through Harrisonville, Stonecliffe & Mission residential areas) during the following events:
  - Christmas Bazaar
    - Friday prior to the Tuesday following
  - Christmas
    - December 24<sup>th</sup> – December 26<sup>th</sup>
  - New Years
    - December 29<sup>th</sup> - January 3<sup>rd</sup>
  - Winter Festival
    - Friday prior to Monday following
- Regulatory control and authority of this article shall apply to all public and privately-owned roads, highways, streets, lanes, alleys, lots, parcels of land, wharfs and docks, parks and open spaces, of which are under the jurisdictional authority of and within the corporate limits of the city.
- All motor vehicles shall yield to horses, horse-drawn vehicles, bicyclists and pedestrians lawfully on and traveling on a road, highway or within and approaching an intersecting road or highway.
- No vehicle shall exceed a speed limit of 20 miles per hour on any public road or highway
- No vehicle shall be used as a personal convenience in transporting persons or goods
- When not in actual use or operation, a vehicle shall be hidden from public view as much as practicable. No vehicle shall be present or stored or maintained as well as used and operated outside of that period of time properly applied for and permitted.
- All vehicles shall be escorted by the city police department while traveling on public streets except:
  - Vehicles that operate exclusively on state park property with approval from the state park
  - If the police department is busy and cannot escort vehicles, the fire department, state park, or DPW may aid in escorting motor vehicles. The mayor and/or police chief will have discretionary control as needed.
- All vehicle owners/operators must consent to an administrative inspection of said vehicle, and any trailer or apparatus connected thereto, prior to entering Mackinac Island. Failure to do so will result in the automatic revocation of a vehicle permit



# Bonzheim Project – Delivery & Set Plan and Zone 2 Interpretation Request

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Presentation to Mackinac Island City Council

Date: Wednesday, August 20, 2025

## Project Overview

- Location: Bonzheim Property, off Hwy M-185, Mackinac Island
- Total Modules: 9
- Contractors: GC North & Dickinson Homes
- Freight Provider: Arnold Freight
- Crane Provider: Plutchak Crane Service – experienced in safely setting prior Dickinson Homes modules on Mackinac Island
- Route: British Landing (State) Dock staging area → Hwy M-185 → Bonzheim property (see attached delivery route maps)
- Staging Area: British Landing (State) Dock, with pre-planned module positions for efficient setting (see staging diagram)

Reference Attachments:

- Figure 1: Full Island Delivery Route – British Landing (State) Dock to Bonzheim Site
- Figure 2: Zoomed Delivery Route near Bonzheim property
- Figure 3: British Landing Module Staging Area Layout
- Figure 4: Bonzheim Site Plan & Site Model with crane location and access drive

## Request for Interpretation – Zone 2 Rules Apply

We respectfully request an interpretation confirming that the Bonzheim project site is governed by Zone 2 rules. The City’s Zoning Ordinance references an island map (“Exhibit A”), and that map depicts the Bonzheim property in Zone 2. Both the owners and Dickinson Homes relied on the Map when planning this project. While section text was revised at some point, the Map itself was not amended and continues to show the property in Zone 2. A sound reading requires the City to give effect to all parts of its ordinance—including the Map—rather than applying section text in isolation.

When provisions appear in conflict or create ambiguity, rules of construction require the City to harmonize its ordinance and construe ambiguities against the drafter. Given the owners’ and builders’ reliance on the Map, the City is also estopped from enforcing Zone 1 rules at this site. See, e.g., *Kalinoff v. Columbus Twp.*, 214 Mich App 7 (1995); *Sau-Tuk Indus., Inc. v. Allegan Cnty.*, 316 Mich App 122 (2016).



## Module Length – Ordinance-Consistent Justification

One module measures 46' versus the 44' limit referenced in the ordinance. Using the ordinance's terminology, we propose the most reasonable and least disruptive alternative: maintaining the 46' transport as planned. Shortening or subdividing the module would require additional transports, crane picks, and staging moves—extending total time on the road, increasing traffic interruptions, and elevating safety risk. By permitting the 46' module, total movements are reduced, duration on M-185 is minimized, and impacts to residents and visitors are materially lessened.

## Delivery Window & Zone Compliance

Consistent with Zone 2 rules, module deliveries will not occur after May 22, 2026. Our goal remains an earlier spring delivery as soon as road restrictions allow. Operations will prioritize early mornings (approximately 6:00 AM–1:00 PM) to minimize tourist disruption and leverage low-traffic, cooler conditions.

## Phased Execution Plan (Single Plan)

### 1. Phase 1 – Delivery & Staging in St. Ignace (≈3 days)

- Deliver all 9 modules from Dickinson Homes to the Ford Dealership in St. Ignace for staging.

### 2. Phase 2 – Transport to British Landing (≈3 days)

- Arnold Freight transports modules to British Landing (State) Dock, Mackinac Island.
- Modules staged per pre-designated dock layout (Figure 3) for efficient loading order.
- Schedule coordinated with Arnold Freight for vessel availability and weather conditions.

### 3. Phase 3 – Crane Mobilization (Monday)

- Plutchak Crane Service mobilizes and sets up at the Bonzheim property (Figure 4).

### 4. Phase 4 – Module Setting – Day 1 (Tuesday)

- Start Time: 6:00 AM.
- Move 2 trucks/modules at a time to enable completion in a single day if feasible.
- Temporary, rolling closures of Hwy M-185 (~1.5 hours per module) with bicycle traffic allowed between moves.
- Cease vehicle mobilization after 1:00 PM to avoid peak traffic.
- Goal: Set first 5 modules.

### 5. Phase 5 – Module Setting – Day 2 (Wednesday)

- Continue as Day 1.
- Goal: All modules delivered, set, and vehicles off island by Wednesday night.

## Traffic Management, Safety, and Compliance

- Traffic control at Stonebrook North Gate and Cannonball Crossroads; coordination with Mackinac Island Police Department.
- Radios for all personnel; signage if required; advance homeowner notification letters.
- Experienced delivery team: Dickinson Homes crew, GC North, Sayles Builders, and Ray Halburg team.
- School Closure Work Hour Compliance: We will comply with the City's work-hour restrictions during school closure periods as set forth in the ordinance and will schedule activities to ensure zero conflict with school operations.

## Clarification of Intent & Scheduling Rationale

This project has been pending for an extended period, with the Bonzheims purchasing their lot in 2018. Initially, they explored a traditional stick-built home; however, COVID-19 disruptions and rising construction costs from Covid caused the plan to stall. Their dream of retiring on Mackinac Island was fading—until Dickinson Homes was found, providing a viable path forward based on the City's Map showing the property in Zone 2. Our intent is to complete delivery and setting at the earliest viable date—targeting spring 2026 subject to road restrictions—while remaining within Zone 2 seasonal limits (no deliveries after May 22, 2026).

Considering seasonal realities on the Island, a late-fall/winter scenario presents greater operational and public-safety risks: snow and ice can block roads for longer durations, extending closures and disruption. By contrast, the proposed spring window limits risk and shortens the total time that M-185 is intermittently impacted. On balance, a controlled spring operation is the least disruptive and safe approach for this site.

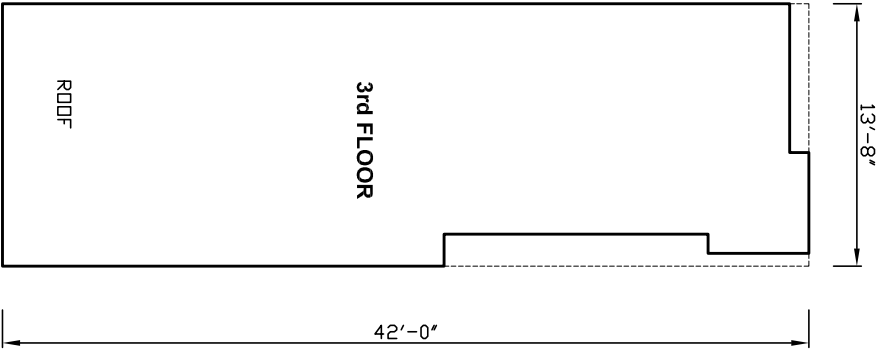
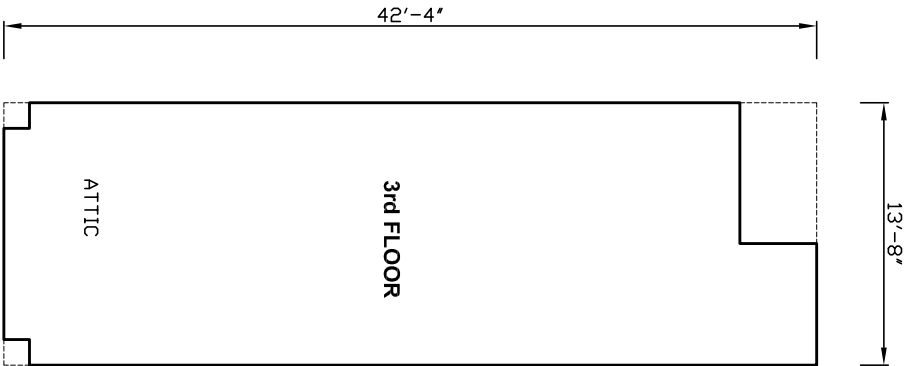
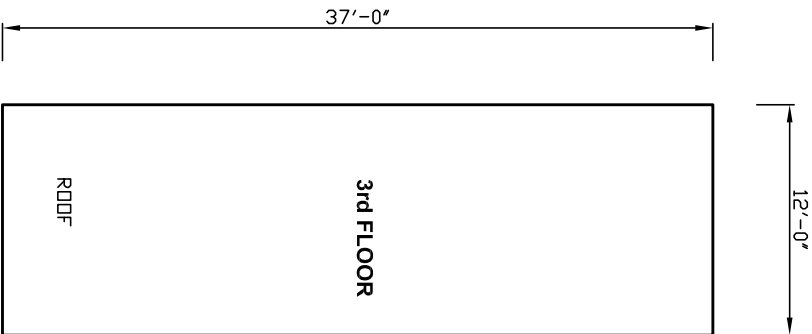
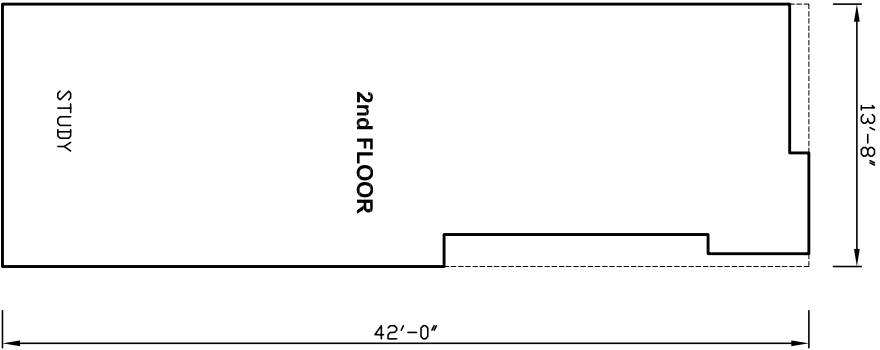
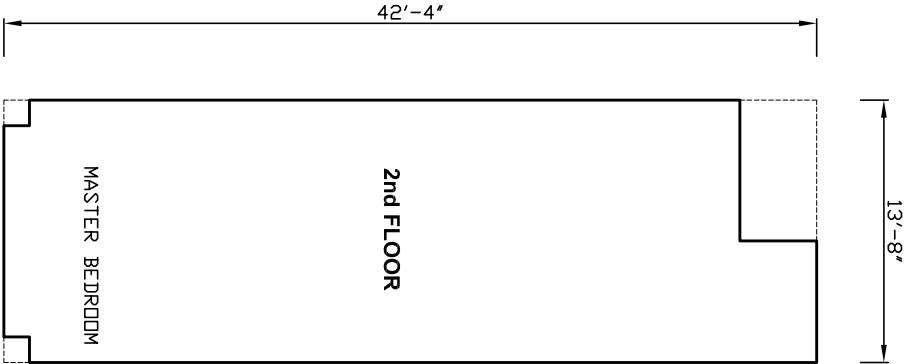
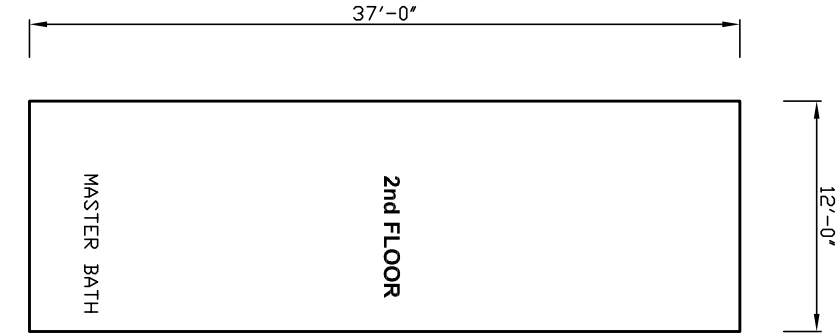
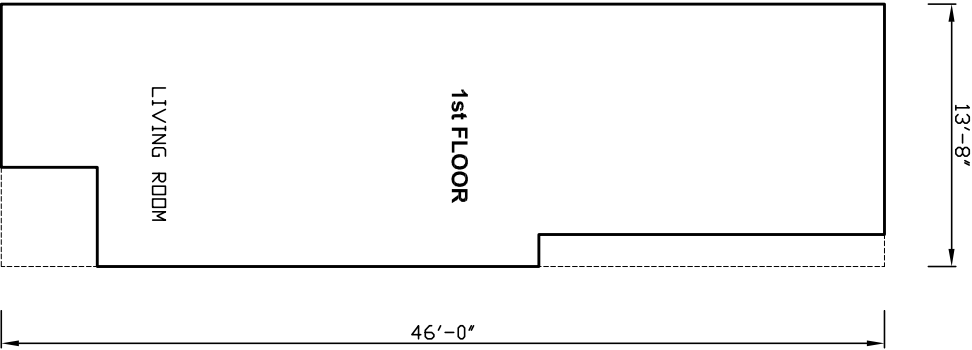
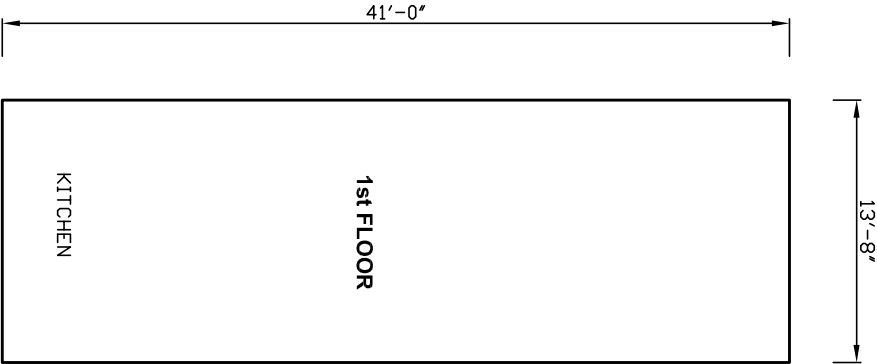
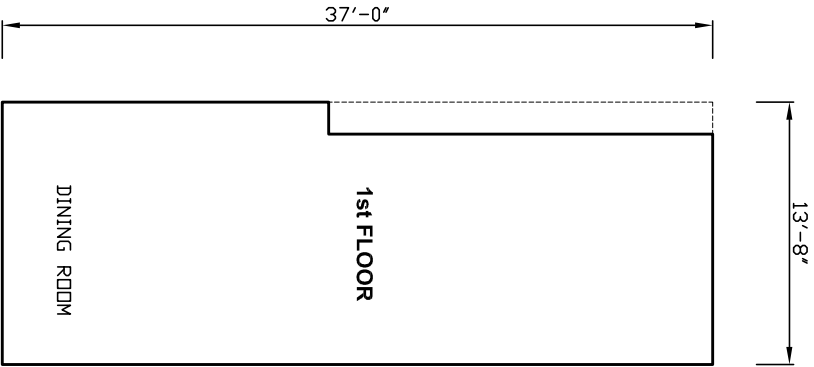
## Project Timeline Notes

- Factory Start: Monday, December 1, 2025
- Factory Completion: As soon as feasible to maintain production flow
- Site Start: Sunday, October 13, 2025 – excavation, foundation, retaining walls, crane access drive
- Delivery Target: Spring 2026 (as soon as road restrictions allow), with compliance not to exceed May 22, 2026

## Vehicles & Equipment for Safe, Efficient Delivery & Set

- 3 Dickinson Homes semis
- 1 set truck & trailer
- 1 crane
- 1 crane semi with counterweights
- 2 man lifts
- 1 telehandler
- Belonga's vehicles and equipment
- 1 police escort

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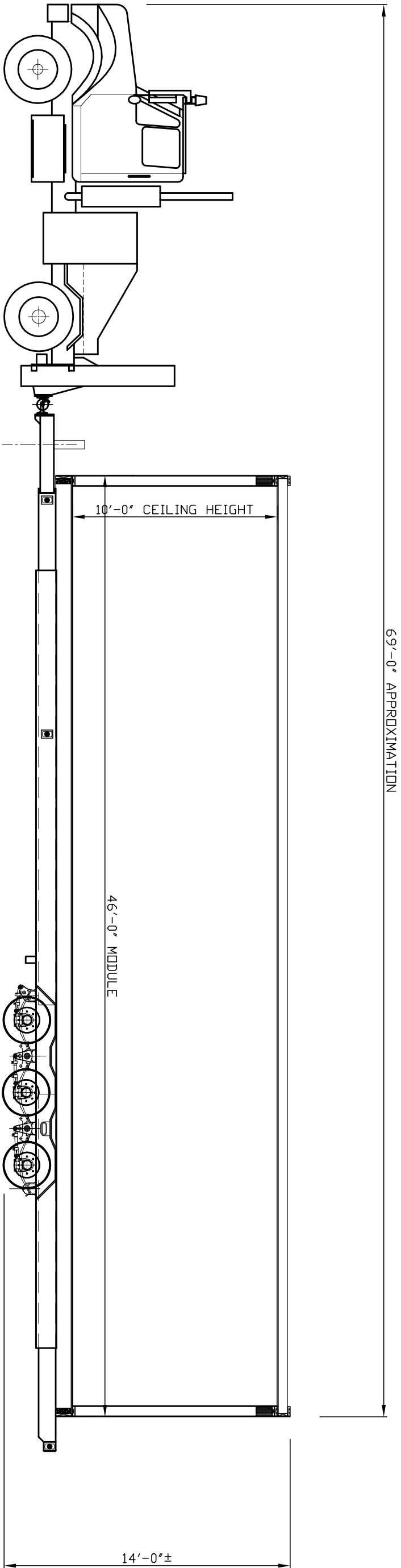
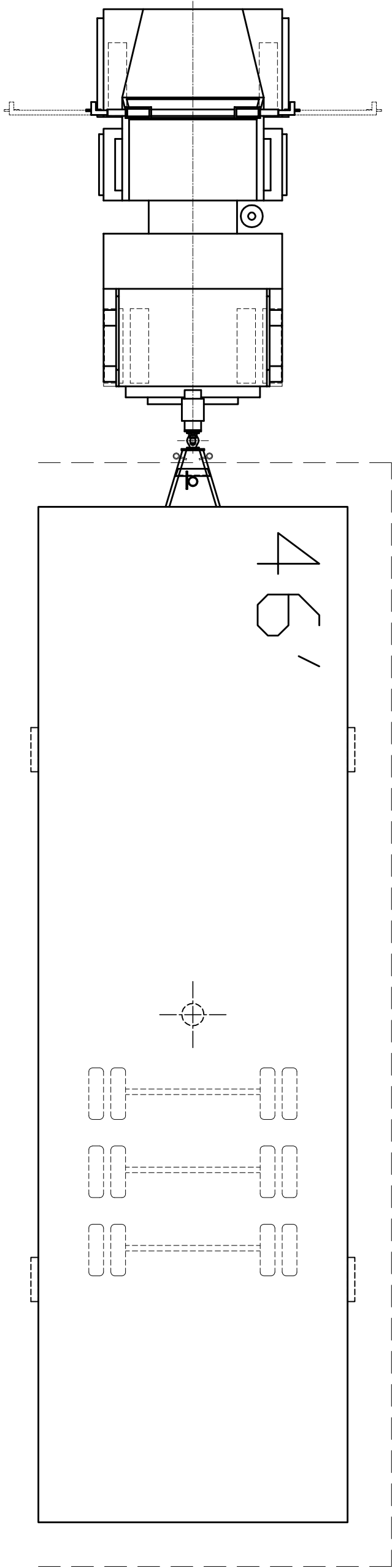


DRAWING SCALE 1" = 10'

revision		proj title	d.r.	date	job no	sht no

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

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



Bonzheim

69'-0" APPROXIMATION

10'-0" CEILING HEIGHT

46'-0" MODULE

14'-0"±

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

proj title		revision	
—	—	—	—
date	—	—	—
job no	—	—	—
sht no	—	—	—



Search

Bonzheim Delivery Route

03/28/25, 9:22 AM

Hide on map

Coordinates

45.86701, -84.64859

Copy

Elevation

588 ft

582 ft

Distance

↔ 1 mi

Elevation Gain

↗ 0 ft

Elevation Loss

↘ 0 ft

Share

Edit

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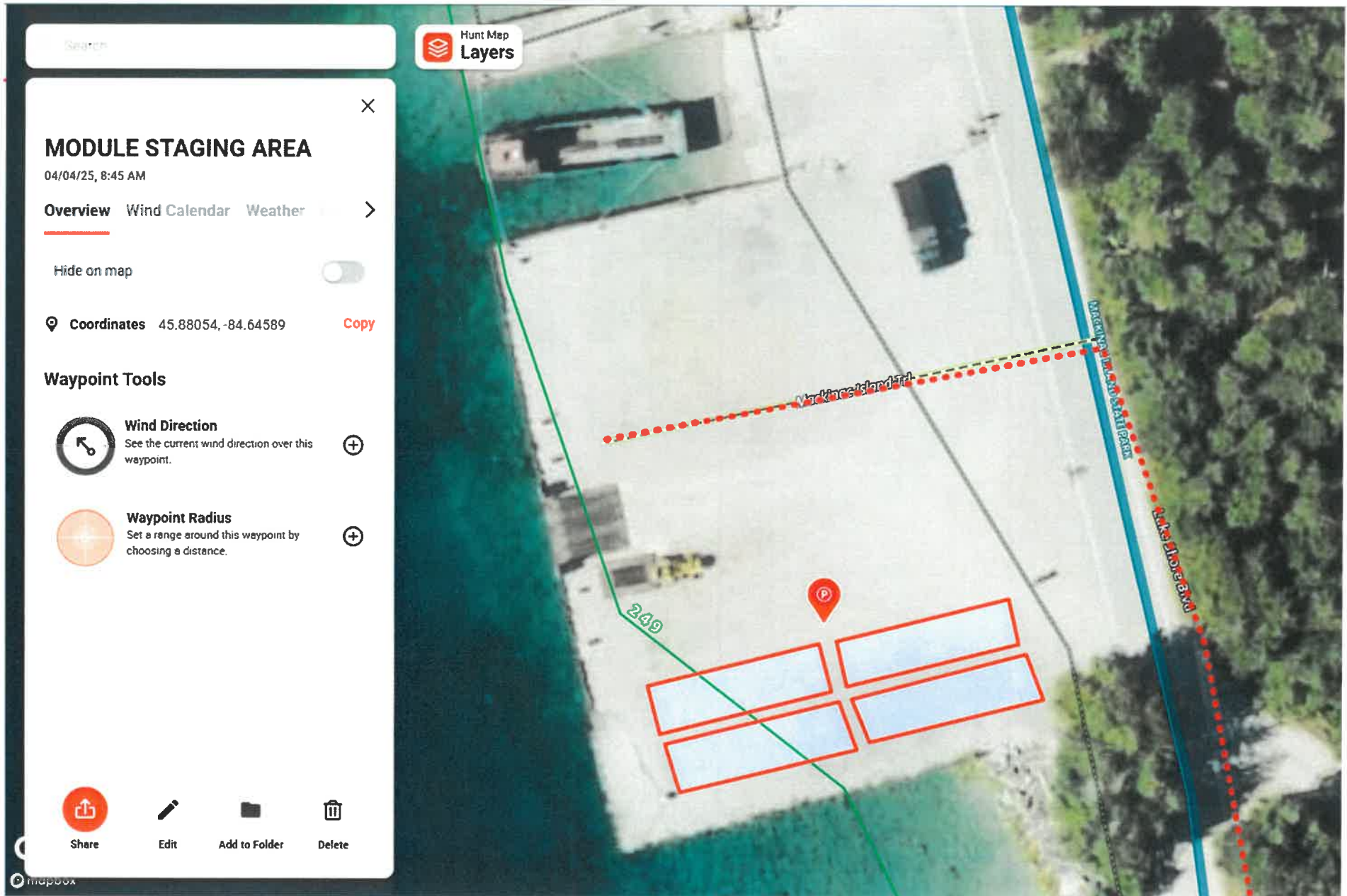
The map displays a delivery route (Bonzheim Delivery Route) along the coast of Manibago Bay. The route is marked with a red dotted line. Key landmarks include Mackinac Island State Park, Wawashkamo Golf Club, and Point Saint Clair. The map also shows various roads and trails, such as Lake Shore Blvd, Scott's Cave Rd, and Tranquil Ridge Trl. Elevation data is shown along the route, with a peak of 588 ft and a low of 582 ft. The map includes a search bar, a layers panel, and a weather widget.

Section X, Itemc.

b

21





British Landing State Dock