

CITY OF MACKINAC ISLAND

AGENDA

REGULAR CITY COUNCIL MEETING

Wednesday, August 20, 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. Additions to / Adoption of Agenda

V. Approval of Minutes

[a.](#) Minutes of the Zoning Board of Appeals Hearing, held on August 6, 2025

[b.](#) Minutes of the Zoning Board of Appeals Meeting, held on August 6, 2025

[c.](#) Minutes of the Regular Meeting, held on August 6, 2025

VI. Approval of the Treasurer's Report

VII. Approval of Payments for:

VIII. Committee Reports

IX. Correspondence

X. Old Business

XI. New Business

[a.](#) Cheboygan Life Support Profit & Loss Report – 2025 2nd Quarter

[b.](#) Request for approval to schedule a Zoning Board of Appeals to consider a variance request, submitted by the Grand Hotel, to construct manager housing on the corner of 4th Street & Cadotte Ave.

[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)

XII. Miscellaneous / General Council Discussion / Additional Agenda Items

XIII. Adjournment

CITY OF MACKINAC ISLAND
ZONING BOARD OF APPEALS HEARING MINUTES
GILMER 7575 MAIN ST.

Section V, Itema.

Wednesday, August 06, 2025 at 3:30 PM

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

I. Call to Order

Mayor Doud called the hearing to order at 3:30 pm

II. Roll Call

PRESENT

- Richard Chambers
- Tom Corrigan
- Steven Moskwa
- Lindsey White
- Jason St. Onge

ABSENT

- Anneke Myers

V. Correspondence

No correspondence was received by the Clerk’s Office

VI. New Business

Application has been made by Gary Gilmer to obtain a variance to build a shed addition to his residence located at 7575 Main Street. Property number 051-575-046-00, Lots 7, Block 4, Assessors Plat No. 4, City of Mackinac Island, County of Mackinac, Michigan. The subject property is zoned Shoreline Residential.

The applicant proposes to construct a 9’ – 6” x 12’ – 0” storage shed addition on the Easterly end of an existing residence. The resulting setbacks for the proposed addition, along with the required setbacks, as specified in Section 14.03 of City Ordinance No. 479, as amended, are as follows:

Proposed front yard = 33’ – 2”
Proposed rear yard = 30’ – 1”
Proposed side yard = 7’ – 9”

Required front yard = 40’ – 0”
Required rear yard = 60’ – 0”
Required side yard = 20’ – 0”

Therefore, front yard, rear yard, and side yard variances will be required to construct the proposed addition.

- A letter was received from the Mackinac Island Planning Commission on June 12, 2025, recommending approval of the front, side, and rear yard variances needed to build the shed addition
- Tamara Burns of HopkinsBurns Design noted the following regarding the proposed project:
 - The home was originally built in the 1980s, and met the setbacks at the time, however setbacks have changed and the building is now non-conforming
 - There is not much storage space inside the house, and therefore Mr. Gilmer hired HopkinsBurns to come up with an outdoor storage area for bikes / lawn equipment

Practical difficulties - size of the building in relation to the size of the property

Section 22.05 - Variances. Subject to the provisions of section 22.06, the board, after public hearing, shall have the power to decide applications filed as hereafter provided, for variances:

A. Where, by reason of the exceptional narrowness, shallowness or shape of a specific piece of property on the effective date of this ordinance, or by reason of exceptional topographic conditions or other extraordinary situation or condition of the land, building or structure, or of the use of development of property immediately adjoining the property in question, the literal enforcement of the requirements would involve practical difficulties; provided, that the board shall not grant a variance on a lot of less area than the requirements of its zone district, even though such lot existed at the time of passage of this ordinance if the owner or members of his immediate family owned adjacent land which would without practical difficulties be included as part of the lot.

B. Where there are practical difficulties in the way of carrying out the strict letter of such ordinance relating to the construction, structural changes in equipment, or alterations of buildings or structures, so that the spirit of this ordinance shall be observed, public safety secured, and substantial justice done.

C. For the vertical extension of a building existing at the time of enactment of this ordinance of such height as the original drawings of said building indicated, provided such building was actually designed and constructed to carry additional stories necessary for said height limit.

D. To permit the erection or structural alteration, in a district where such use is permitted, of a structure to a height above the limit specified for such district. Nothing herein contained shall be construed to give or grant to the board of zoning appeals the power or authority to alter or change the text or stated intent of any part of this ordinance. The board of zoning appeals shall not have the power to alter or change the zoning district classification of any property, nor to permit any use in a district in which it is not permitted.

Section 22.06 - Criteria for variances. No variance in the provisions or requirements of this ordinance shall be authorized by the board unless the board finds from reasonable evidence that all the following facts and conditions exist:

- A. That there are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties in the same zoning district.
- B. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.
- C. That the authorizing of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purposes of this ordinance or the public interest.
- D. That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought is not of a general or recurrent nature as to make reasonably practicable the formulation of a general regulation for such conditions or situation.

Section 22.07 - Conditions of approval. In authorizing a variance, the board may, in addition to the specific conditions of approval called for in this ordinance, and pursuant to standards in section 4.17, attach thereto such other conditions regarding the location, character, landscaping or maintenance reasonably necessary to the furtherance of the intent and spirit of this ordinance and the protection of the public interest.

VIII. Adjournment

Motion made by St. Onge, seconded by Moskwa to adjourn the hearing at 3:39 pm.
Yeas: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Margaret M. Doud, Mayor

Danielle Leach, City Clerk

CITY OF MACKINAC ISLAND
REGULAR CITY COUNCIL MEETING MINUTES

Section V, Itemc.

Wednesday, August 06, 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

II. Roll Call

PRESENT

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

IV. Additions to / Adoption of Agenda

Motion made by St. Onge, seconded by Moskwa, to accept the agenda with the following addition:

- Email from City of St. Ignace Manager, Scott Marshall

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

V. Approval of Minutes

Minutes of the Regular Meeting, held on July 23, 2025

- Mayor Doud stated that the minutes stood approved as presented.

VI. Approval of the Treasurer's Report

August 6, 2025 Treasurer's Report

- Mayor Doud stated that the Treasurer's Report would be placed on file as presented.

VII. Approval of Payments for:

Motion made by St. Onge, seconded by Moskwa, to approve the bills and payroll as presented.

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

IX. Correspondence

- Mayor's Assistant Trista France received an email from Scott Marshall, St. Ignace City Manager, regarding funding assistance for the transfer station in St. Ignace (garbage)
 - o Trista spoke with Brad Chambers of Mackinac Island Carriage Tours and Allen Burt Director of the Department of Public Works, who both informed her that they do not use the transfer station
 - o Surrounding townships would like Mackinac County to cover the cost of the transfer station, and asked if the City of Mackinac Island would offer a letter of support
 - o Mayor Doud noted that she would call Judy St. Lewis and speak to her about this.

Motion made by St. Onge, seconded by Moskwa, to have the Mayor's office issue a letter of support, contingent on Mayor Doud being satisfied with her discussions with Judy St. Lewis.

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

X. Old Business

Andy McGreevy of the Mackinac Island Transportation Authority (MITA) gave the Council an update on the Arnold Transit's vessel Huron:

- Huron is stripped, ready to sand blast paint off of boat (inside and out), hoping to have done by the end of this week. After sand blasting and priming they will continue repairs and upgrades to the boat. Replaced floor in upper level. Reinsulating walls in upstairs. Painting floors and ceilings. New seating. Upstairs bathroom has been removed & and will be relocated to the lower level. Replacing the drive shaft and prop, which was previously damaged. Had to do some welding in the bow. Coast Guard was inspecting last Tuesday - seemed happy with work progress. Adding new radiators. Current engine in the boat is running good. Replacing windows.
- Meeting again on August 13th. Andy will be going back over to see the boat on the 12th, will also be going over every two (2) weeks to check on progress.
- Arnold Transit would like to have the boat done by end of November / beginning of December
 - Fast boats will continue to run through the month of November
- Councilman St. Onge inquire if Mr. McGreevy thought that the timeline for completion is feasible?
 - As it looks now, it should be feasible, but will continue to monitor through bi-weekly visits and will report back to the Council.
- Councilwoman Myers inquired what vessels Arnold will be running for Winter Service – may need to update / amend the Winter Service Agreement

XI. New Business

- Joint meeting with the Mackinac Island Transportation Authority to discuss a feasibility study for the Coal Dock by HDR
Motion made by Myers, seconded by Corrigan, to set the joint meeting for Wednesday, August 27, 2025 at 1:00 pm.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- OFF-ISLAND Business License Application, submitted by All-Chimney Sweeping & Maintenance
Motion made by St. Onge, seconded by White, to approve the business license application.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge
- OFF-ISLAND Business License Application, submitted by Shane David Roofing
Motion made by Myers, seconded by Moskwa, to approve the business 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 4:32 to discuss ongoing litigation.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Motion made by Myers, seconded by Moskwa, to leave closed session at 5:40 pm.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Motion made by Myers, seconded by White, to enter in to open session at 5:40 pm.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

XIII. Adjournment

There being no further business motion made by Myers, seconded by Moskwa, to adjourn the meeting at 5:41 pm.
Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Margaret M. Doud, Mayor

Danielle Leach, City Clerk

Cheboygan Life Support Systems Inc
Profit & Loss by Class

Section XI, Itema.

April through June 2025

	CITY MACKINAC ISLAND - 2025 2nd Quarter
Income	
4001 · Medicaid - OP - Income	5,861.00
4002 · Medicare - OP - Income	15,869.63
4004 · Commercial - OP - Income	36,245.47
4005 · Private - OP - Income	22,205.40
4015 · Subscription Plan Revenue	1,749.96
4018 · Donations	300.00
49900 · Uncategorized Income (ERC)	30,086.42
Total Income	112,317.88
Cost of Goods Sold	
5000 · Medicaid - OP - Contract	2,400.12
5001 · QAAP MEDICAID FEE	141.13
5002 · Medicare - OP - Contract	3,597.74
5003 · Private - OP - Contract	26,691.30
5004 · Commercial - OP - Contract	3,778.29
5005 · SUBSCRIPTION WRITE OFF	1,841.06
5007 · Refund Check	836.00
Total COGS	39,285.64
Gross Profit	73,032.24
Expense	
6060 · Credit Card Contract Fee	606.66
6210 · Freight Expense	1,069.00
6242 · General Liability & Auto Ins	361.60
6244 · Worker's Comp Insurance	606.34
6246 · Health Insurance	1,957.47
6325 · Training and Education	465.00
6416 · R & M --Vehicles	611.64
6421 · Company IRA Contribution	2,497.15
6425 · Taxes--Payroll	9,320.87
6420 · Employee Wages	121,477.81
6450 · Supplies Office & Medical	15,200.38
6572 · Telephone Expense	146.25
6574 · ISP Expense	246.64
6620 · Uniforms	550.50
Total Expense	155,117.31
Service Reimbursement MSHS Share	18,300.00
Net Income	-63,785.07

Cheboygan Life Support Systems Inc
Profit & Loss by Class
April through June 2025

Section XI, Itema.

Income
4001 · Medicaid - OP - Income
4002 · Medicare - OP - Income
4004 · Commercial - OP - Income
4005 · Private - OP - Income
4015 · Subscription Plan Revenue
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49900 · Uncategorized Income (ERC)
Total Income
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5000 · Medicaid - OP - Contract
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5004 · Commercial - OP - Contract
5005 · SUBSCRIPTION WRITE OFF
5007 · Refund Check
Total COGS
Gross Profit
Expense
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Cheboygan Life Support Systems Inc
Profit & Loss by Class

Section XI, Itema.

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GRAND HOTEL - MANAGER HOUSING

SUBMITTAL FOR PLANNING COMMISSION

Sheet List

- 00 COVER
- 01 SURVEY
- 02 SITE PLAN
- 03 FIRST FLOOR PLAN
- 04 SECOND FLOOR PLAN
- 05 EXTERIOR ELEVATIONS
- 06 EXTERIOR ELEVATIONS
- 07 SITE PHOTOS
- 08 SITE PHOTOS

Legal Description

ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 *OLD NUMBER 625 019 00*

Zoning

ZONING DISTRICT: R-4 HARRISONVILLE RESIDENTIAL
USE GROUP: SPECIAL LAND USE - MULTI-FAMILY RESIDENTIAL

Utilities/Services

POTENTIAL DEMAND FOR:

- WATER
- SEWER
- TRASH

UTILITY PLANS MEETING JURISDICTIONAL REQUIREMENTS
WILL BE PROVIDED UPON APPROVAL OF DENSITY OF
PROJECT.

Historic District

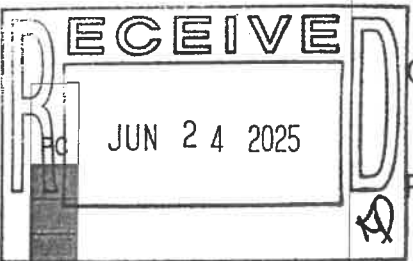
NONE

Construction

PROPOSED CONSTRUCTION START DATE: NOV., 2025
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

ARCHITECT

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



OWNER: GHMI RESORT HOLDINGS LLC
KSL CAPITAL PARTNERS LLC

PROPERTY ADDRESS: CADOTTE AVE.
MACKINAC ISLAND, MI 49757

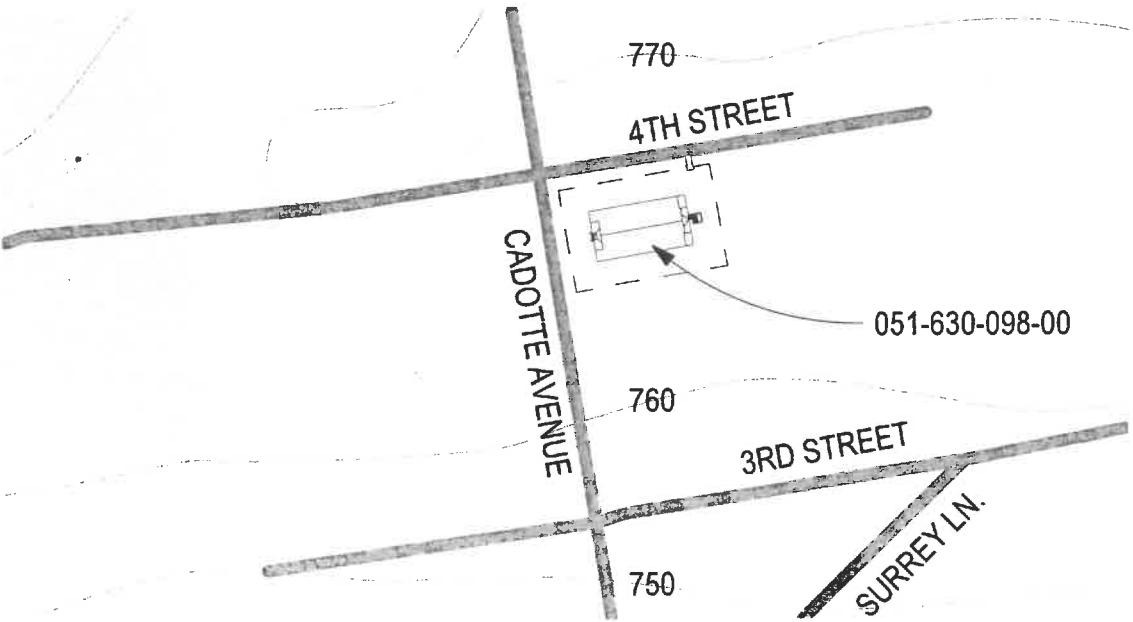
PARCEL #: 051-630-098-00

Project Description

The project involves the construction of 12 dwelling units, each with front doors out to shared balconies and concrete walks. The East end will have covered bike parking for all occupants and an electrical/mechanical room. Two charging stations will also be provided for electric bikes/scooters.

Requirements

	ALLOWED	PROPOSED
DWELLING UNITS:	3	12
LOT SIZE:	REQ'D 10,000 SF	EXISTING 15,000 SF (0.344 AC.)
SETBACKS	REQ'D	PROPOSED
FRONT YARD	25'	25' - 8"
FRONT YARD (CORNER)	25'	30'
SIDE YARD	5'	17' - 6"
REAR YARD	25'	25' - 4 1/2"
HEIGHT	ALLOWED	PROPOSED
STORIES MIN.	1	2
STORIES MAX.	2.5	2
FEET MIN.	12'	31' - 6 1/2"
FEET MAX.	35'	31' - 6 1/2"
LOT COVERAGE	ALLOWED	PROPOSED
SQ. FT. (INCLUDING PORCHES AND DECKS)	6,000	5,929
PERCENTAGE	40%	39.5%
GROSS SQUARE FOOTAGE		PROPOSED
1ST FLOOR		3,970
2ND FLOOR		3,720
TOTAL		7,690



AREA PLAN

1" = 200'-0" SCALE



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COVERED CONCRETE
WALKWAY AROUND BUILDING

6X6 WOOD COLUMNS

TYP. OF 6 APARTMENTS
ENTRY DOOR
(2) DOUBLE HUNG WINDOW

GRAVEL PATH

WOOD STAIR TO SECOND
FLOOR, TYP. OF 2

CONCRETE PATH

WOOD ENTRY STAIR

WOOD PORCH LANDING

WOOD STAIR TO PORCH
LANDING, TYP. OF 2

GRAVEL PAD AND PATH

BIKE CHARGING STATION

CONCRETE PATH

GRAVEL PAD

BIKE CHARGING
STATION

COVERED BIKE PARKING

ELECTRICAL/MECHANICAL ROOM

WOOD STAIR - EGRESS FROM
SECOND FLOOR
COVERED BIKE PARKING

FIRST FLOOR PLAN

3/32" = 1'-0" SCALE



Section XI, Itemb.

03

FIRST FLOOR
PLAN

Grand Hotel®

2025.06.24

SCALE: 3/32" = 1'-0"

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

HopkinsBurns
historic preservation
communities by design

SECOND FLOOR PLAN

3/32" = 1'-0" SCALE

42" WOOD GUARDRAIL
WITH 6X6 NEWEL POSTS

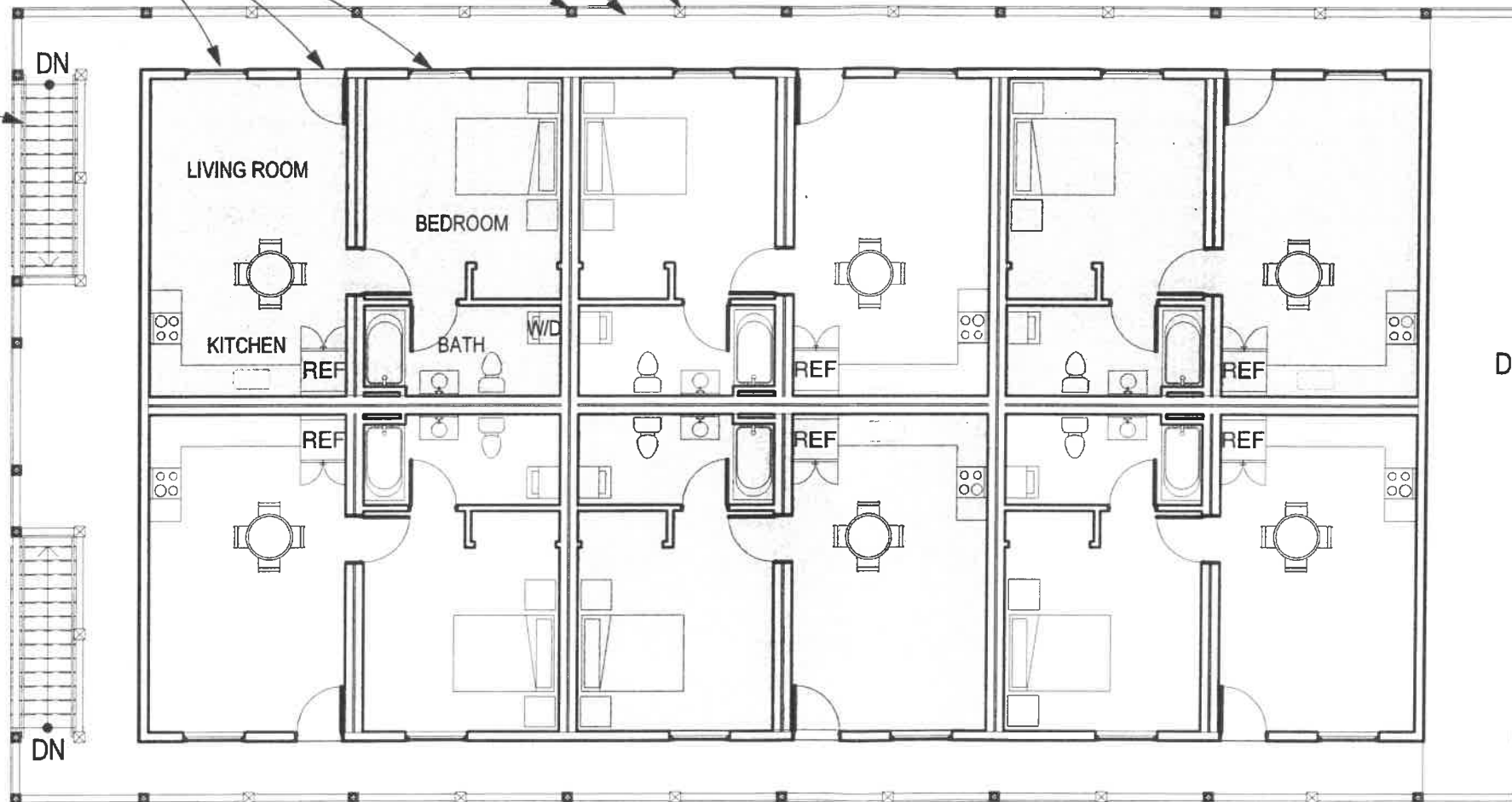
COVERED BALCONY
(WOOD DECKING)

6X6 WOOD COLUMNS

TYP. OF 6 APARTMENTS
ENTRY DOOR
(2) DOUBLE HUNG WINDOWS

WOOD STAIR TO
PORCH LANDING
TYP. OF 2

06 1



06 2

05 2

WOOD STAIR TO
CONCRETE WALK

05 1



HopkinsBurns
D

historic preservation
communities by design

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

Grand Hotel®

SCALE: 3/32" = 1'-0"

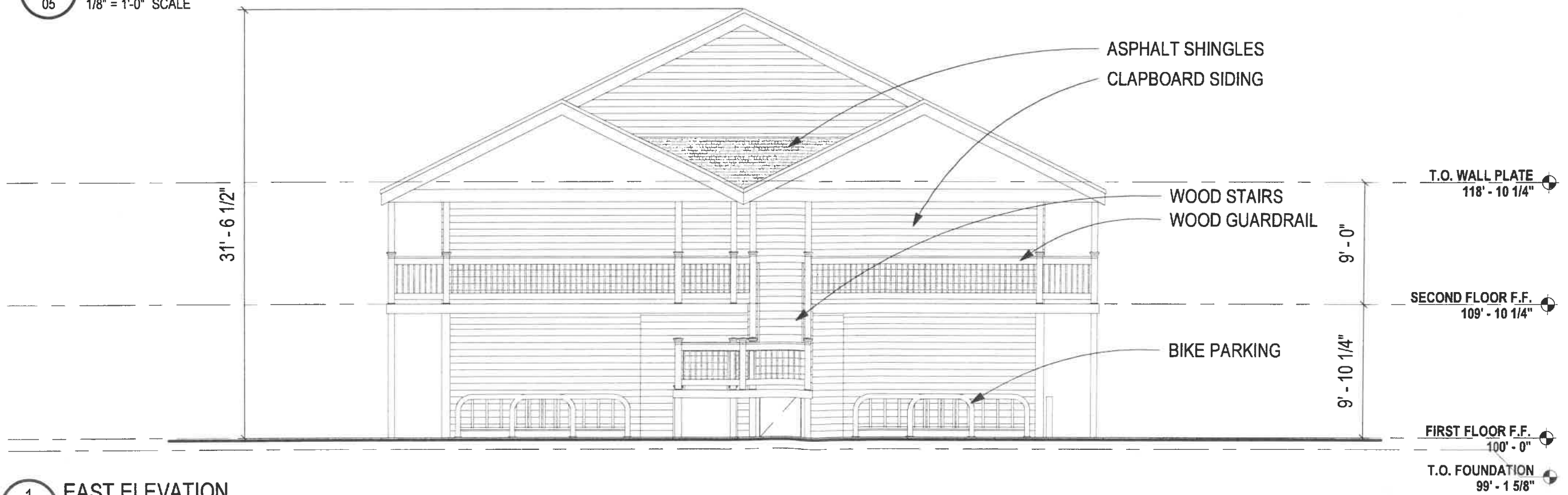
2025.06.24

Section XI, Itemb.

04
SECOND FLO
PLAN



2 NORTH ELEVATION
05 1/8" = 1'-0" SCALE



1 EAST ELEVATION
05 1/8" = 1'-0" SCALE

Section XI, Itemb.

05 EXTERIOR ELEVATIONS

Grand Hotel® 2025.06.24

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

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

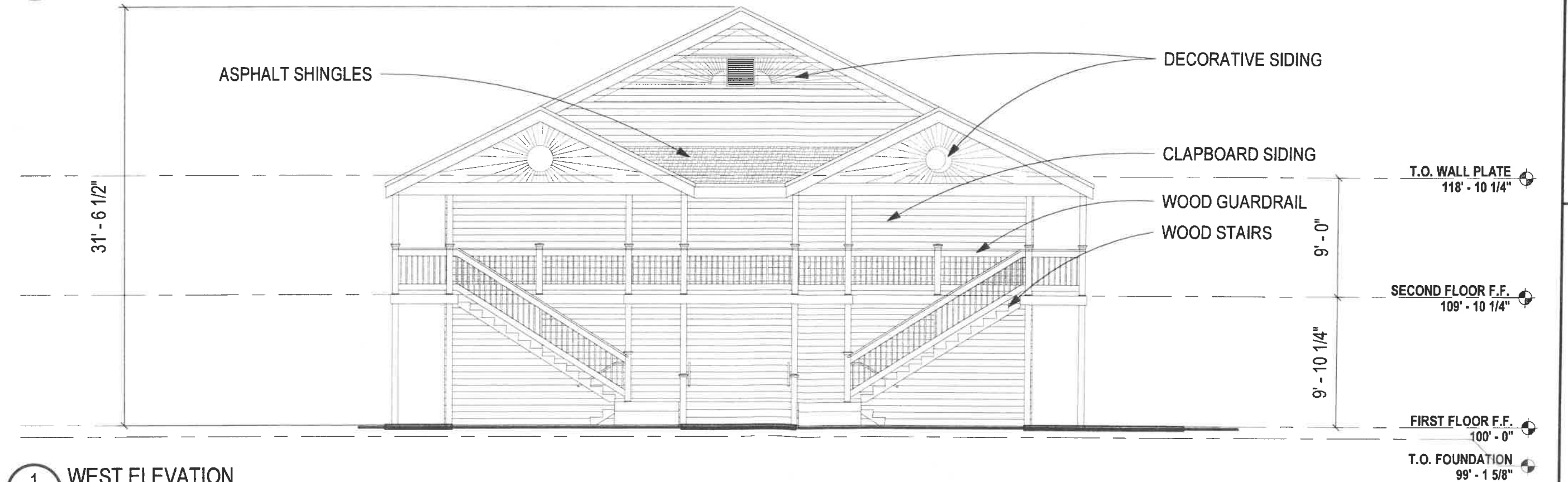
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13

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2 SOUTH ELEVATION
06 1/8" = 1'-0" SCALE



1 WEST ELEVATION
06 1/8" = 1'-0" SCALE

Section XI, Itemb.

06
EXTERIOR
ELEVATIONS

Grand Hotel®

2025.06.24
SCALE: 1/8" = 1'-0"

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

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historic preservation
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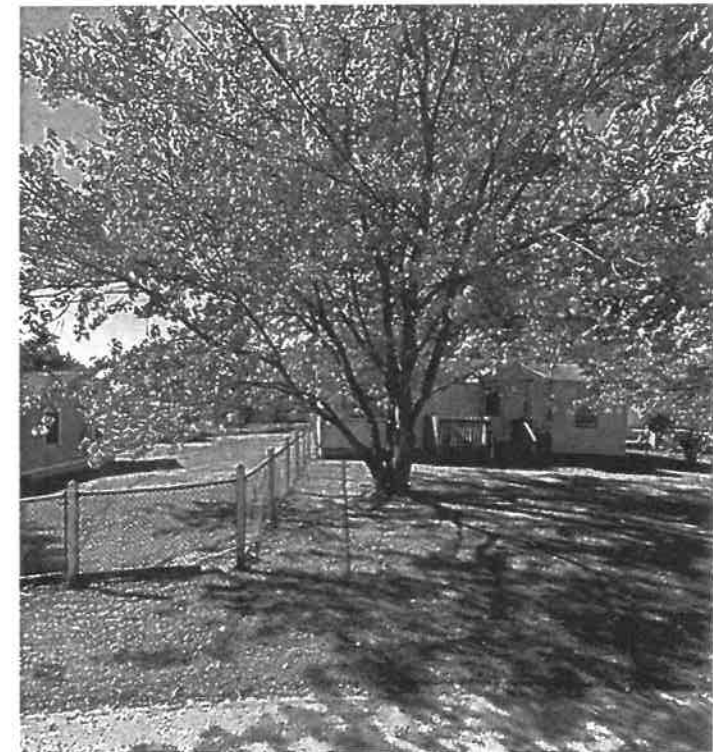
3
07
EXISTING VACANT LOT
TOWARD SOUTH-WEST
NO SCALE



2
07
EXISTING VACANT LOT
TOWARD NORTH-EAST
NO SCALE



1
07
EXISTING VACANT LOT
TOWARD SOUTH-EAST
NO SCALE



3 CADOTTE - CONTEXT - SOUTH-WEST
08 NO SCALE



2 CADOTTE - CONTEXT - WEST
08 NO SCALE



1 CADOTTE - CONTEXT - NORTH-WEST
08 NO SCALE



5 CADOTTE - CONTEXT - NEARBY
08 NO SCALE



4 CADOTTE - CONTEXT - NEARBY
08 NO SCALE

ITEMS CORRESPONDING TO SCHEDULE B-II

12. Oil, gas, mineral and subsurface rights reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 102, page 343, as to Parcel 7, 9 and 33.
- Item does not reference subject property and is not shown hereon.
- This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.
13. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 112, page 63, as to Parcel 33.
- Item does not reference subject property and is not shown hereon.
- Schedule B, Part II items 1, 11 and 14 - 18 are not survey related.

LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND SECTION CORNER
- FOUND 5/8" IRON
- SET 5/8" IRON
- POWER POLE
- FLAG POLE
- LIGHT POLE
- ELECTRIC TRANSFORMER BOX
- ELECTRIC MANHOLE
- GAS METER
- TELEPHONE PEDESTAL
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- STORM CATCH BASIN (SQUARE)
- STORM CATCH BASIN (ROUND)
- STORM SEWER MANHOLE
- MAIL BOX
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- FENCE
- BUILDING LINE
- GRAVEL
- CONCRETE

ZONING INFORMATION

The subject property is zoned "R-4" - Harrisonville Residential District of the City of Mackinac Island.

Front Setback: 25' minimum or in line with adjacent residences

Side Setback: 5' minimum on one side and 10' minimum on the other

Rear Setback: 25' minimum

Maximum Lot Coverage: No Requirement Noted

Minimum Lot Width: 75'

Minimum Lot Depth: No Requirement Noted

Minimum Lot Area: 10,000 sq. ft.

Maximum Building Height: No principal building shall be less than 12 feet in height, nor shall any building exceed 35 feet, or 2 1/2 stories, in height.

Maximum Floor Area Ratio: No Requirement Noted

Maximum Density: 10 dwelling units/acre

Parking Formula: Motor Vehicles not allowed

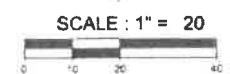
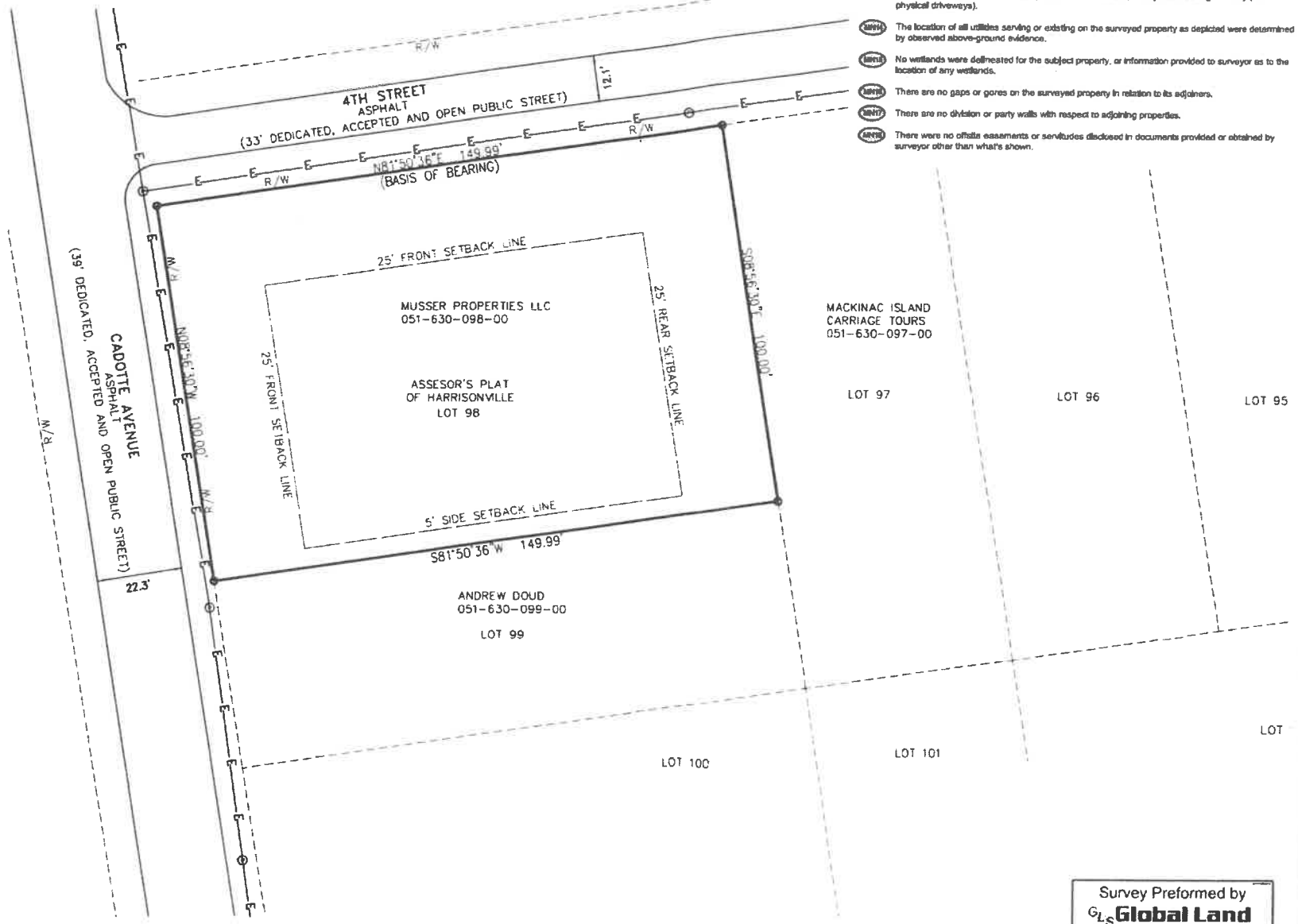
The zoning information shown above was provided by NVS Transaction Services - Zoning Division in the Zoning Information Project for (Parcel: 051-630-098-00) Cadotte, Report #7201901836-028 having a date of effect of September 13, 2019, pursuant to Item 6b of Table A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- ANN Some features shown on this plot may be shown out of scale for clarity.
- ANN Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- ANN The basis of bearings is N 61°50'36" E being the Northern line of Lot 98, Assessor's Plat of Harrisonville, Liber 4 of Plots Page 84, 85, 86, 87, 88 and 89.
- ANN All of the various survey monuments shown on this plot as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.
- ANN At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.
- ANN At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.
- ANN At the time of survey, there was no observable evidence of substantial areas of refuse.
- ANN At the time of survey, the site is not being used as a cemetery, grave site or burial ground.
- ANN All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- ANN Subject parcels contain 0.34 Acres (14,997.59 square feet), more or less.
- ANN There were 0 regular parking spaces and 0 disabled parking spaces observed in the field. Total parking spaces of 0.
- ANN Address for subject property is Vacant Cadotte Avenue, Mackinac Island, MI 49757, per documents provided.
- ANN The subject property has direct access to Cadotte Avenue on the West side of property and 4th Street on the North side of property both of which have a publicly dedicated right of way (No physical driveways).
- ANN The location of all utilities serving or existing on the surveyed property as depicted were determined by observed above-ground evidence.
- ANN No wetlands were delineated for the subject property, or information provided to surveyor as to the location of any wetlands.
- ANN There are no gaps or gores on the surveyed property in relation to its adjacencies.
- ANN There are no division or party walls with respect to adjoining properties.
- ANN There were no offsite easements or servitudes disclosed in documents provided or obtained by surveyor other than what's shown.



FLOOD NOTE

FEMA has not completed a study to determine flood hazard for the selected location; therefore a flood map has not been published at this time. You can contact your community or the FEMA FIRM for more information about flood risk and flood insurance in your community.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
08/22/2019	FIRST DRAFT	10/04/2019	NETWORK COMMENTS
09/18/2019	NETWORK COMMENTS	10/14/2019	NETWORK COMMENTS
09/27/2019	NETWORK COMMENTS	11/21/2019	NETWORK COMMENTS
FIELD WORK: Dm	DRAFTED: CLS	CHECKED BY: JMS	FB & PG:

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT TIME OF FIELD SURVEY

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NVS COMPANY © 2019 BOCK & CLARK CORPORATION, AN NVS COMPANY

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

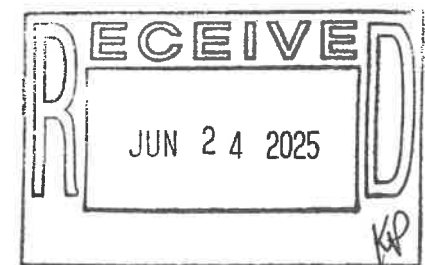
Section XI, Itemb.

Land in the City of Mackinac Island, Mackinac County, MI described as follows:

PARCEL 33: Lot 5 and 6, Block 7, of HOBAN'S PLAT OF A PORTION OF PRIVATE CLAIM 110 now known as Lot 98, of ASSESSOR'S PLAT OF HARRISONVILLE, according to the plat thereof as recorded in Liber 4 of Plots, pages 84, 85, 86, 87, 88 and 89 Mackinac County Records.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 855437, DATED AUGUST 06, 2019 8:00AM.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE ALSO THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 861545, DATED JULY 19, 2019 @ 8:00 AM, AS TO MACKINAC COUNTY, AND JULY 05, 2019 @ 8:00 AM, AS TO INGHAM COUNTY.



File No. R425-098-052

Exhibit C

Date 6-24-25

Initials KP

ALTA/NSPS LAND TITLE SURVEY

The Grand Hotel
NV5 Project No. 201903352-28

Vacant Cadotte Avenue, Mackinac Island, MI

based upon Title Commitment No. 855437
of First American Title Insurance Company
bearing an effective date of August 06, 2019 8:00AM

Surveyor's Certification

To: Wells Fargo Bank, National Association, as Administrative Agent, for the benefit of itself and the Lenders, and each of its successors and assigns; GHM RESORT HOLDINGS, LLC, a Delaware limited liability company; MUSSER REALTY CORPORATION, a Michigan corporation; GRAND HOTEL LLC, a Michigan limited liability company; GRAND HOTEL PROPERTIES, LLC, a Michigan limited liability company; MACKINAC HOLDING COMPANY, LLC, a Michigan limited liability company; MUSSER PROPERTIES, LLC, a Michigan limited liability company; KSL Capital Partners, LLC; Perkins Cole LLP; First American Title Insurance Company and Bock & Clark Corporation, an NVS Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(e), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on August 2, 2019.

JAY M. SCHWANDT, P.S., J.D.
REGISTRATION NO. 47874
IN THE STATE OF MICHIGAN
DATE OF FIELD SURVEY: AUGUST 2, 2019
DATE OF LAST REVISION: NOVEMBER 21, 2019
NETWORK PROJECT NO. 201903352-28 AAC



SHEET 1 OF 1

Bock & Clark Corporation
an NV5 Company

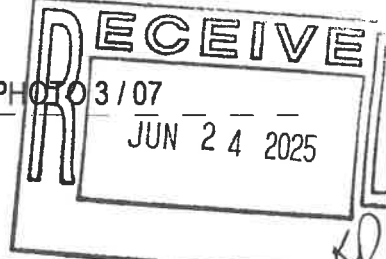


Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

File No. R425-098-052
Exhibit B
Date 6.24.25
Initials KP

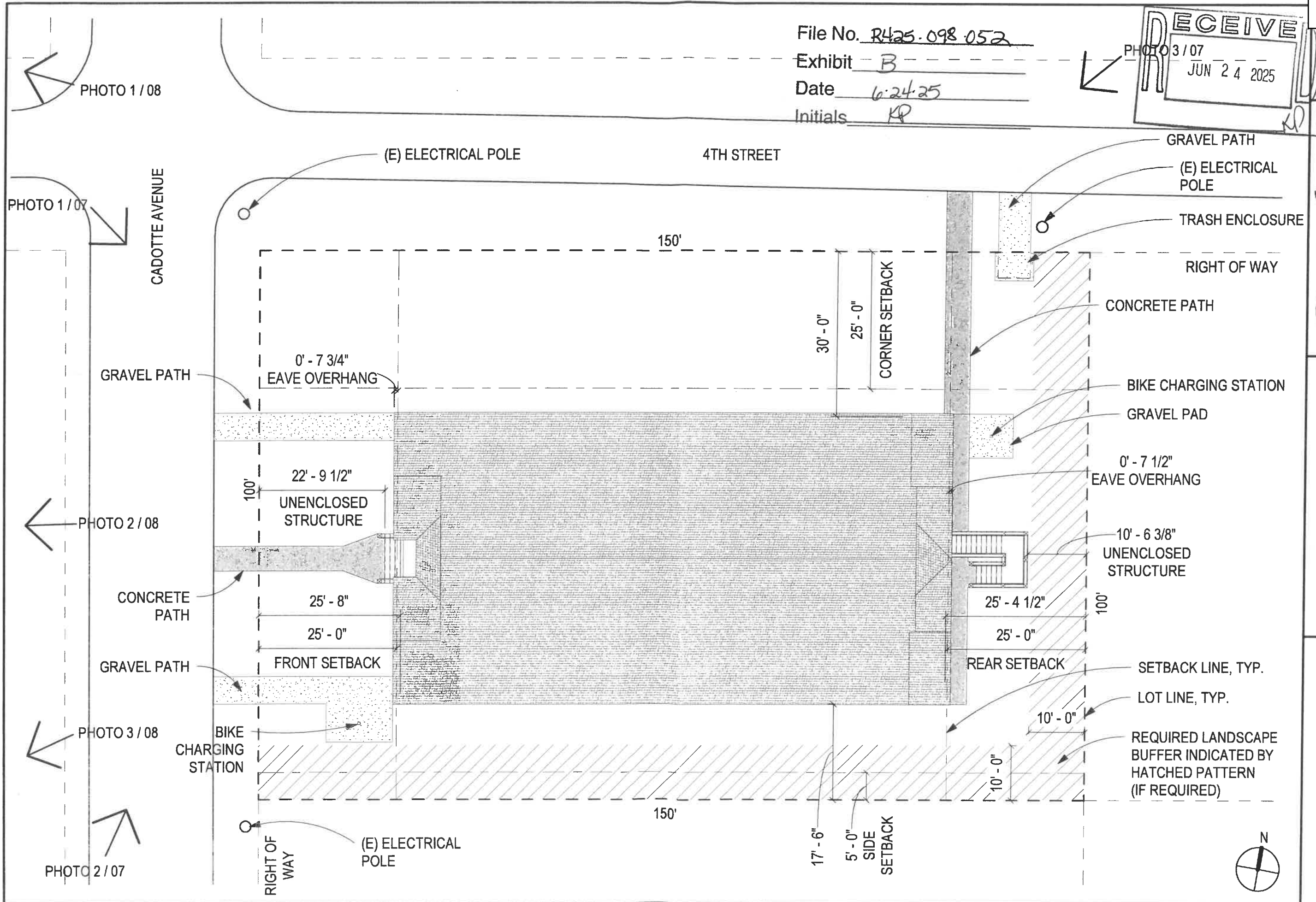


02
SITE PLAN

Grand Hotel®
SCALE: 1/16" = 1'-0"
2025.06.24

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

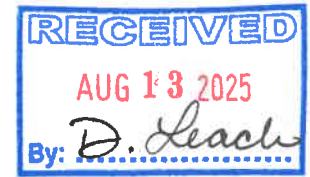
HopkinsBurns
D
historic preservation
communities by design



MACKINAC ISLAND

Section XI, Itemb.

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT



August 13, 2025

Mayor Margaret M. Doud
Members of the City Council
City of Mackinac Island
PO Box 455
Mackinac Island, MI 49757

Dear Mayor and Council Members,

At the regular meeting of the Mackinac Island Planning Commission held on Tuesday, August 12, 2025, there was a request from GHMI Resort Holdings LLC for a variance for density to allow a 12-unit employee housing building. The required variance is due to allowable density of 3. There was a motion made and supported to send the request to the Zoning Board of Appeals with no recommendation from the Planning Commission due to the lack of complete information.

Sincerely,

A handwritten signature in blue ink that reads "Katie Pereny".

Katie Pereny
Secretary to the Planning Commission

enclosures

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:

Tamara Burns
113 S. Fourth Ave, Ann Arbor, MI 48104

734-604-9312 tamara.burns@hopkinsburns.com
Phone Number Email Address

Property Owner & Mailing Address (If Different From Applicant)

GHMI RESORT HOLDINGS LLC; KSL CAPITAL PARTNERS LLC
100 ST PAUL ST. STE 800, DENVER, CO 80206

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.

Is The Proposed Project Part of a Condominium Association? NO
Is The Proposed Project Within a Historic Preservation District? NO
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:

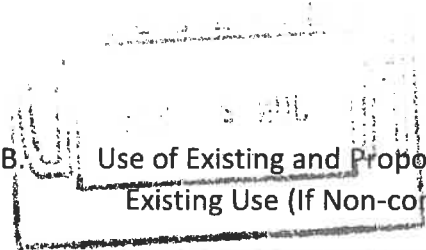
☒ Standard Zoning Permit ☐ Appeal of Planning Commission Decision
☒ Special Land Use ☐ Ordinance Amendment/Rezoning
☐ Planned Unit Development ☐ Ordinance Interpretation
☐ Other _____

Property Information:

A. Property Number (From Tax Statement): 051-630-098-00
B. Legal Description of Property: ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 *OLD NUMBER 625 019 00*
C. Address of Property: CADOTTE AVE, MACKINAC ISLAND, MI 49757
D. Zoning District: R-4 HARRISONVILLE RESIDENTIAL File No. R125 098 052
E. Site Plan Checklist Completed & Attached: YES Exhibit A
F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) YES Date 6.24.25
G. Sketch Plan Attached: YES Initials KP
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 _____



Use of Existing and Proposed Structures and Land:

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

Proposed Use: _____

C. If Vacant:

Previous Use: Vacant Lot

Proposed Use: Multi-family Housing - 12 Units

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]
Signature

SIGNATURES _____
Signature

TANARA E.L. BURNS, PRINCIPAL
Please Print Name

Please Print Name

Signed and sworn to before me on the 20th day of June, 2025.

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

[Signature]
Notary Public

Washtenaw

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

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: R425-098-052

FEE: 2650 -

DATE: 6-24-25

CHECK NO: 6179

INITIALS: RD

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 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 type="checkbox"/> | <input checked="" 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 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Topography of the site with at least two- to five-foot contour intervals | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/>	<input 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>See note regarding "Potential Demand" on cover sheet</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 type="checkbox"/>	<input checked="" 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)

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. 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"/>

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: \$325.00

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

Address: 1500 West Breitung Ave. City: Kingsford

State: MI Zip: 49802 Fax#: 906-774-5800

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

Work Site: M-185/Lakeshore Dr.- Mr. Bonzheim's Home site

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

Vehicle Description: International Trotter w/House Trailer
Make Model/Description

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

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.org

City 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: \$325.00

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

Address: 1500 West Breitung Ave. City: Kingsford

State: MI Zip: 49802 Fax#: 906-774-5800

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

Work Site: M-185/Lakeshore Dr.- Mr. Bonzheim's Home site

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

Vehicle Description:	International	Trotter w/House Trailer
	Make	Model/Description

Proposed Starting & Ending Date: May 2026 Total Days of Usage: 5

What Boat Line & Dock: British Landing

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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.org

City 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: _____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

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

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 siteReason 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

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 & timesMailing address: City of Mackinac Island, P. O. Box 455, Mackinac Island, MI, 49757Phone: 906-847-3702Fax: 906-847-6430Email: 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: _____Contact 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

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 & 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

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. _____

9 HOUSE TRAIL

Section XI, 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

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

Trailer Description:	<u>Custom</u>	<u>Custom House Trailers</u>	<u>13,000 + MOD</u>
	<u>Make</u>	<u>Model/Description</u>	<u>Weight</u>

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.

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.org

City 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. _____

Section XI, Itemc.

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

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

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.org

City 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

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 1st 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:

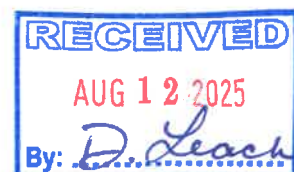
1. The effective date of this permit is July 8, 2025. Approval has been given for the drawings and site plans as presented to the Commission on July 8, 2025. Any additional changes must be presented to the Commission before work is to commence.
2. Application for a building permit for the proposed project 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.

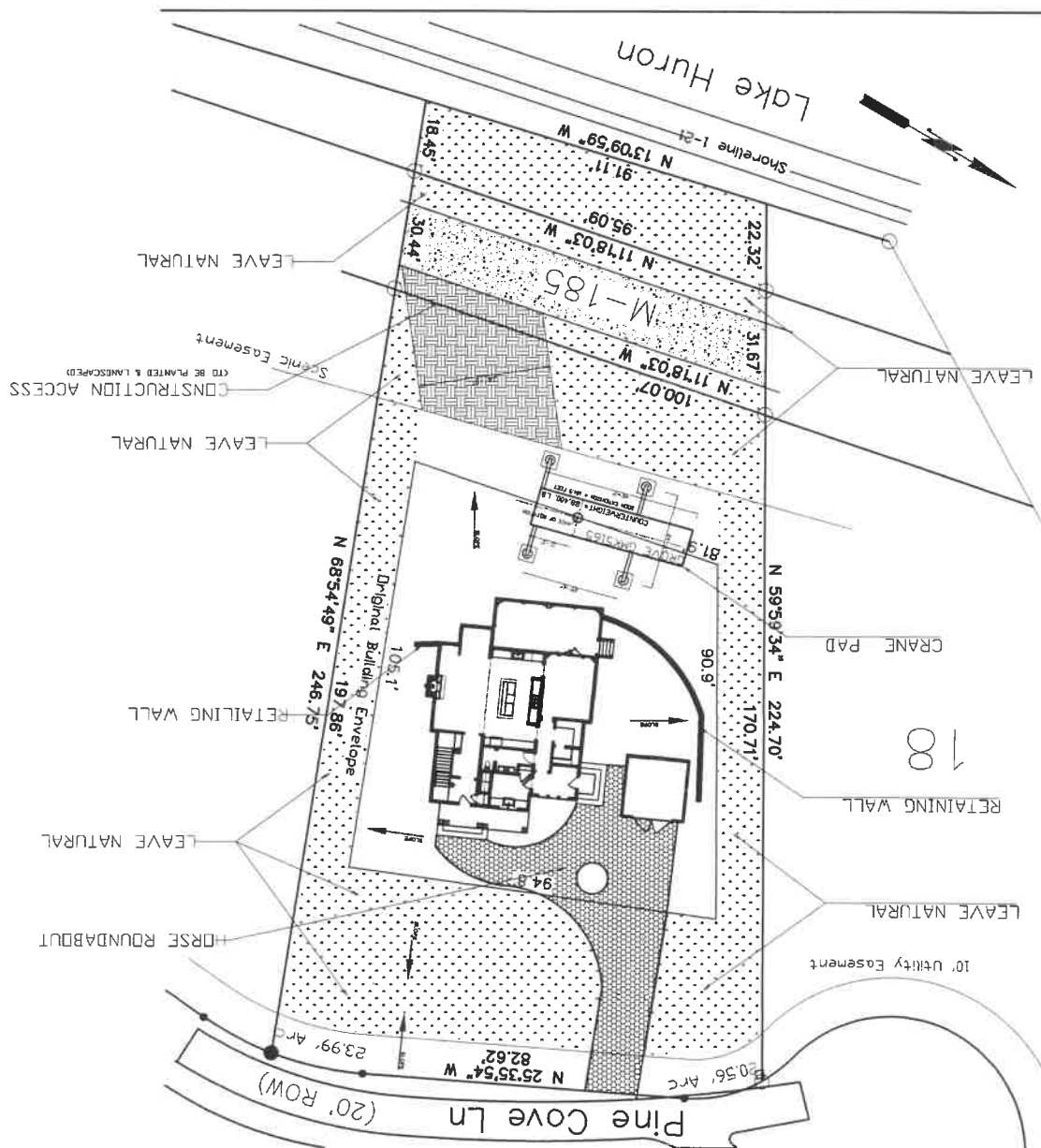
Sincerely,

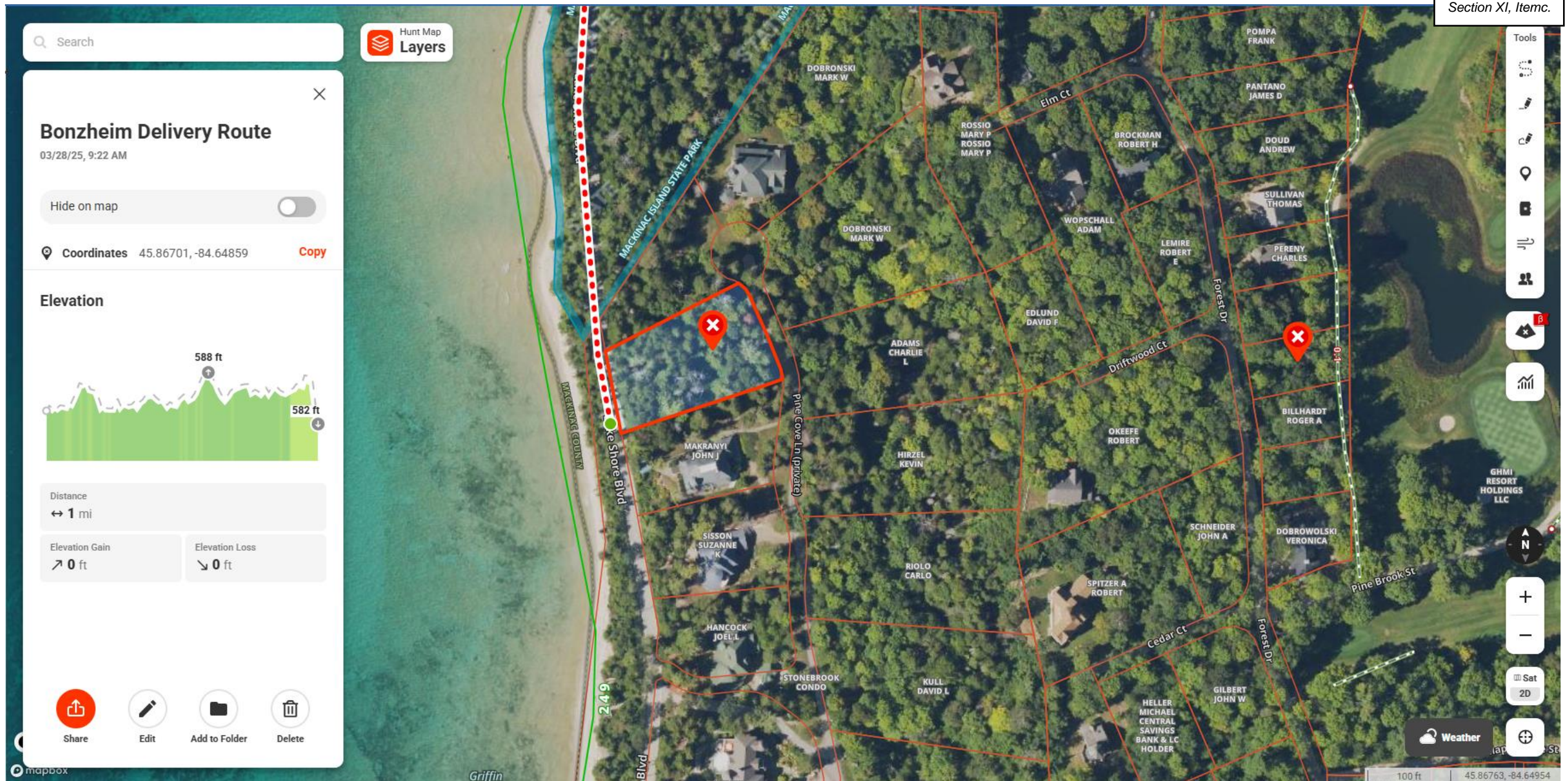
David Lipovsky/kp

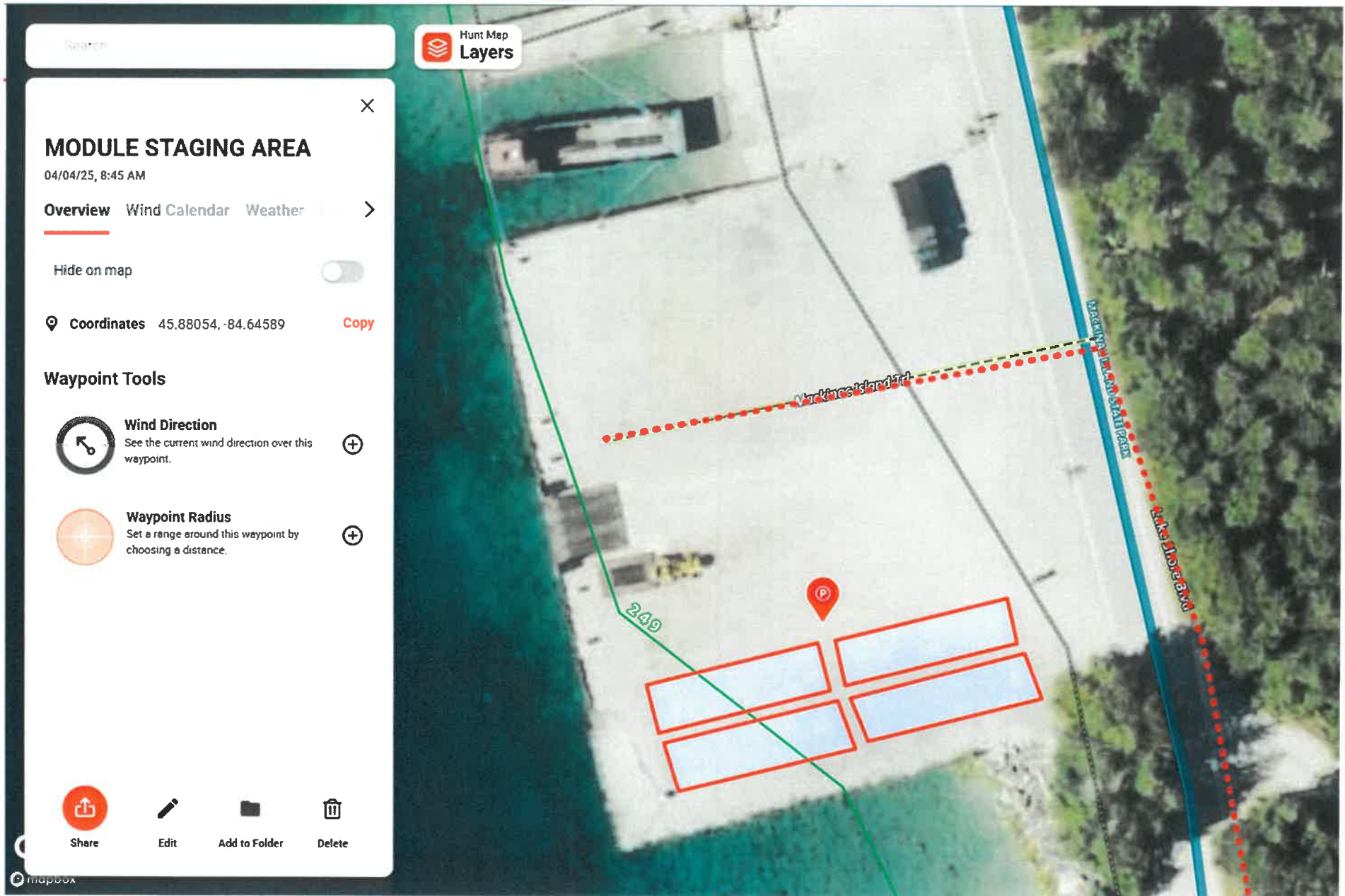
David Lipovsky
Zoning Administrator



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







British Landing State Dock

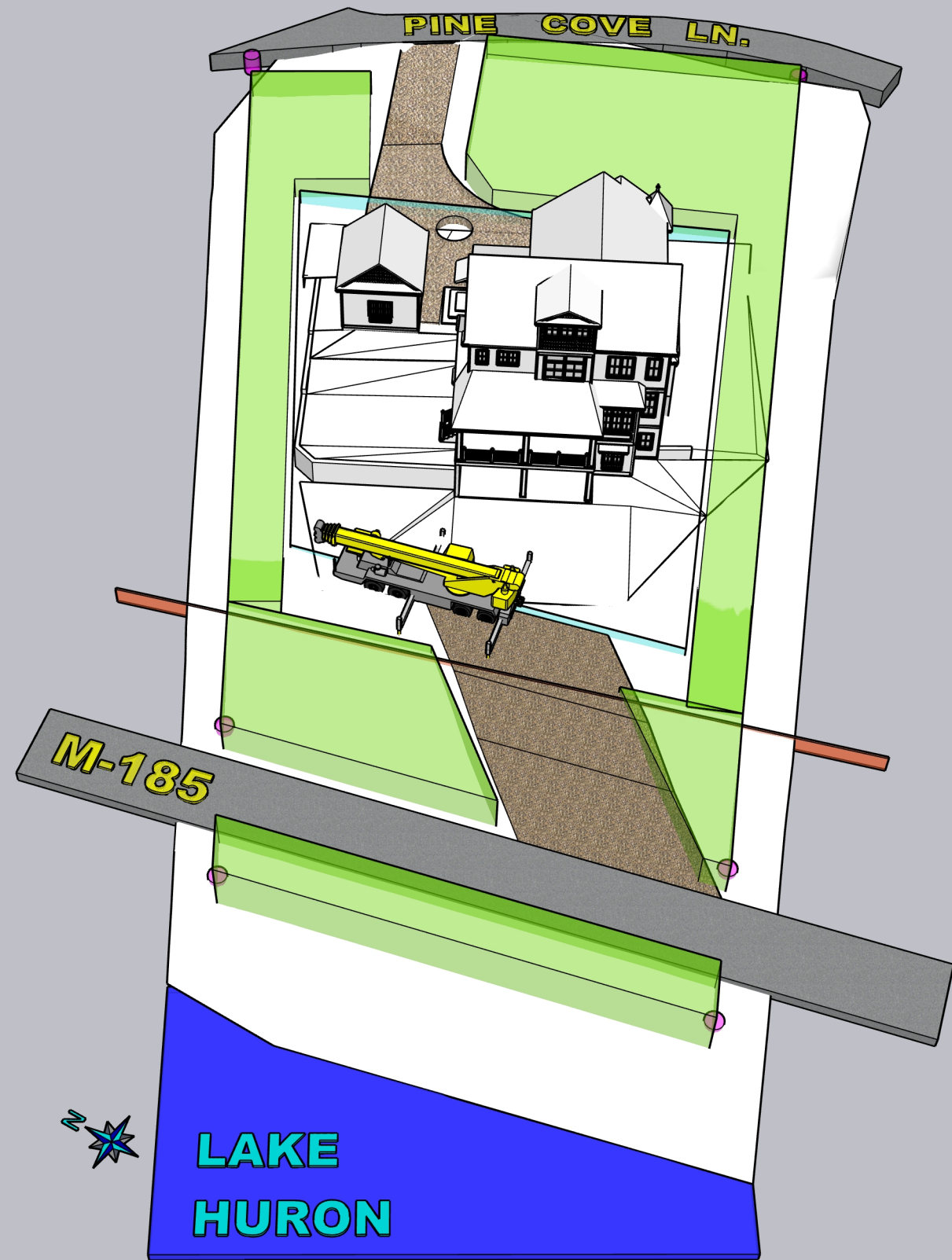
Dickinson Homes

PROJECT
Bonzheim Residence
PROJECT NO.
C1844

ISSUE
2/20/2025
DRAWN BY
M

Site
Model

A.01



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

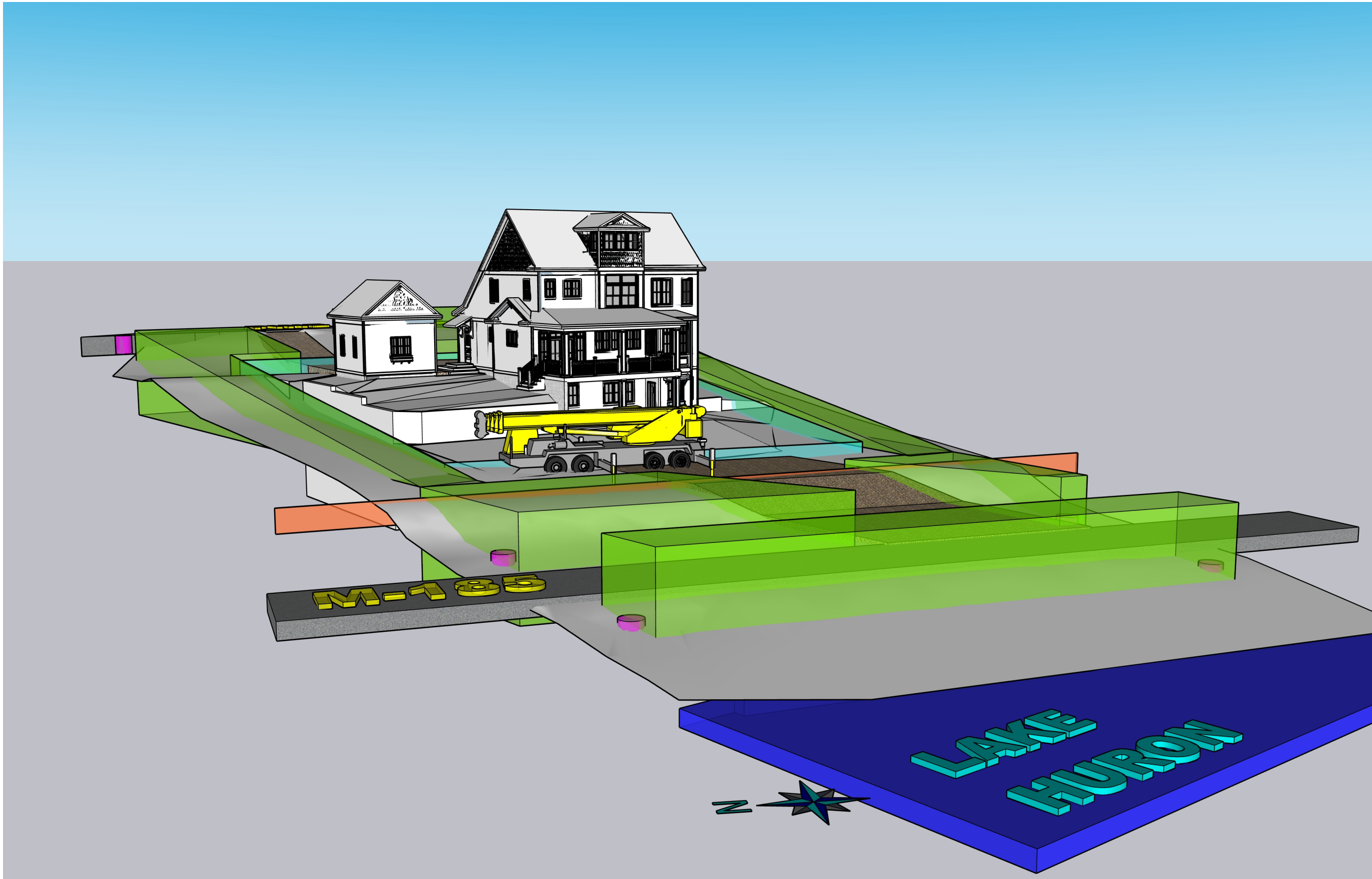
Dickinson Homes

PROJECT
Bonzheim Residence
PROJECT NO.
C1844

ISSUE
2/20/2025
DRAWN BY
M

Site
Model

A.02



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

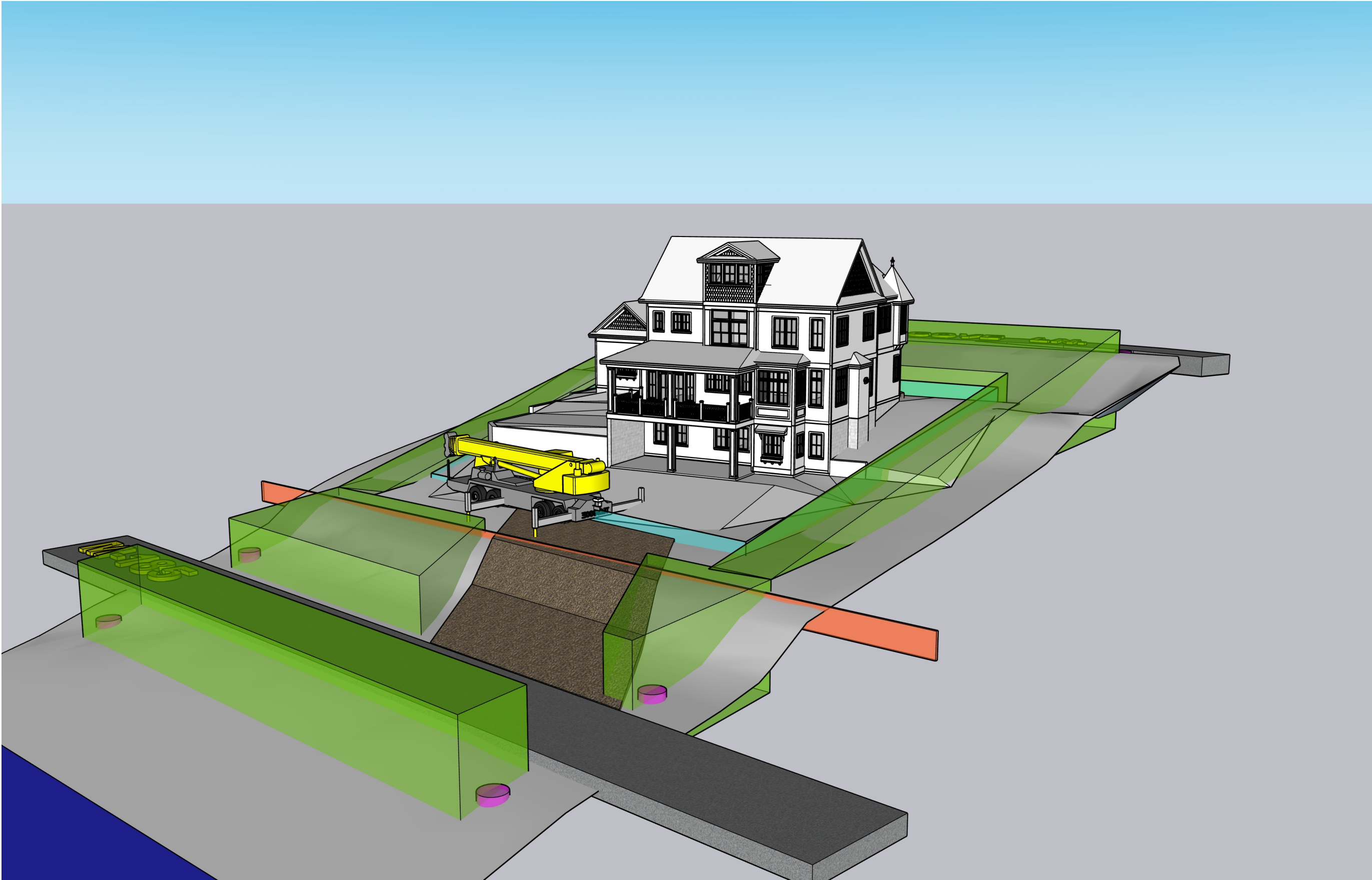
Dickinson Homes

PROJECT
Bonzheim Residence
PROJECT NO.
C1844

ISSUE
2/20/2025
DRAWN BY
M

Site
Model

A.03



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

Dickinson Homes

PROJECT
Bonzheim Residence
PROJECT NO.
C1844

ISSUE
2/20/2025
DRAWN BY
M

Site
Model

A.04



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

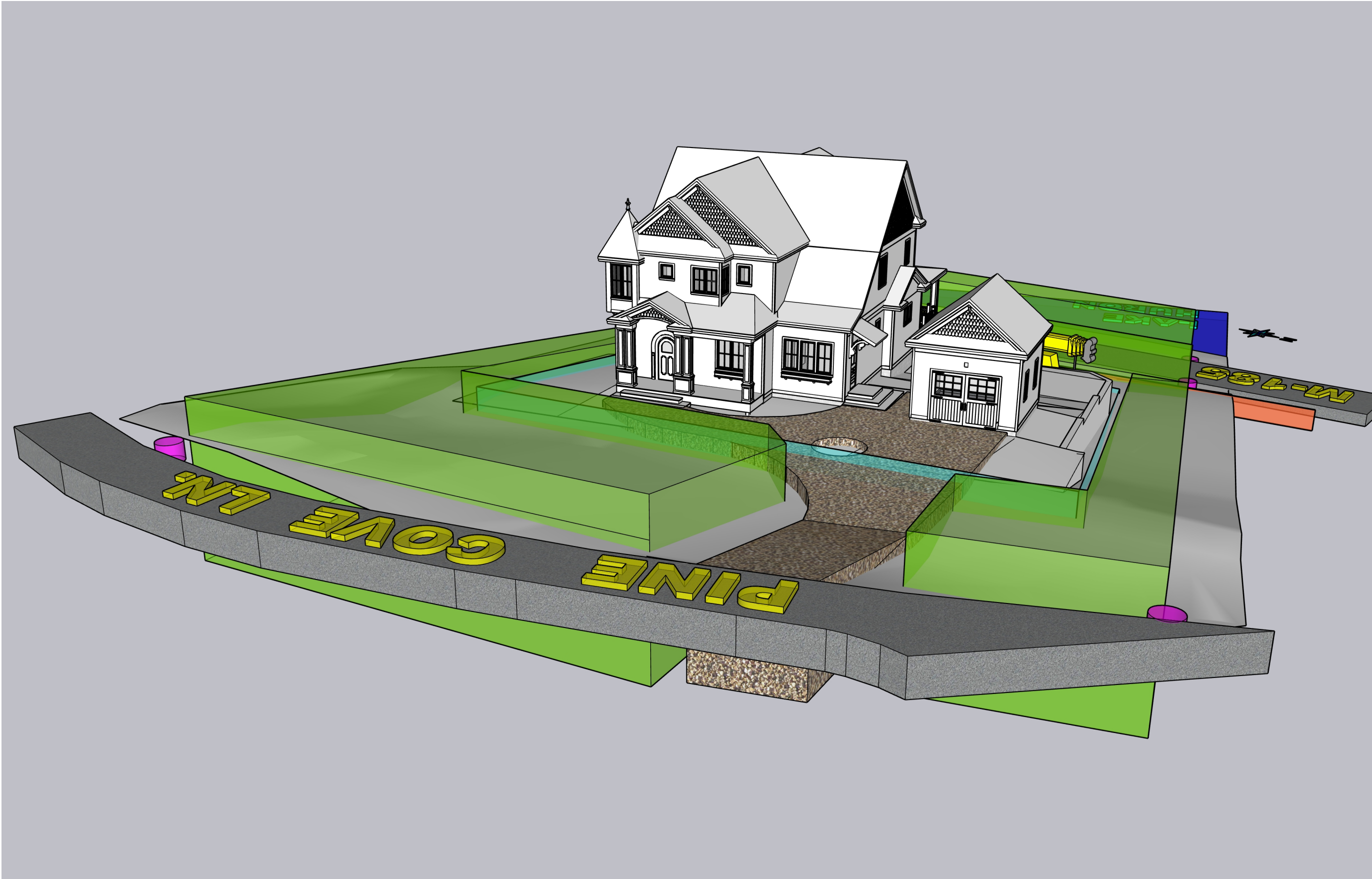
Dickinson Homes

PROJECT
Bonzheim Residence
PROJECT NO.
C1844

ISSUE
2/20/2025
DRAWN BY
M

Site
Model

A.05



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

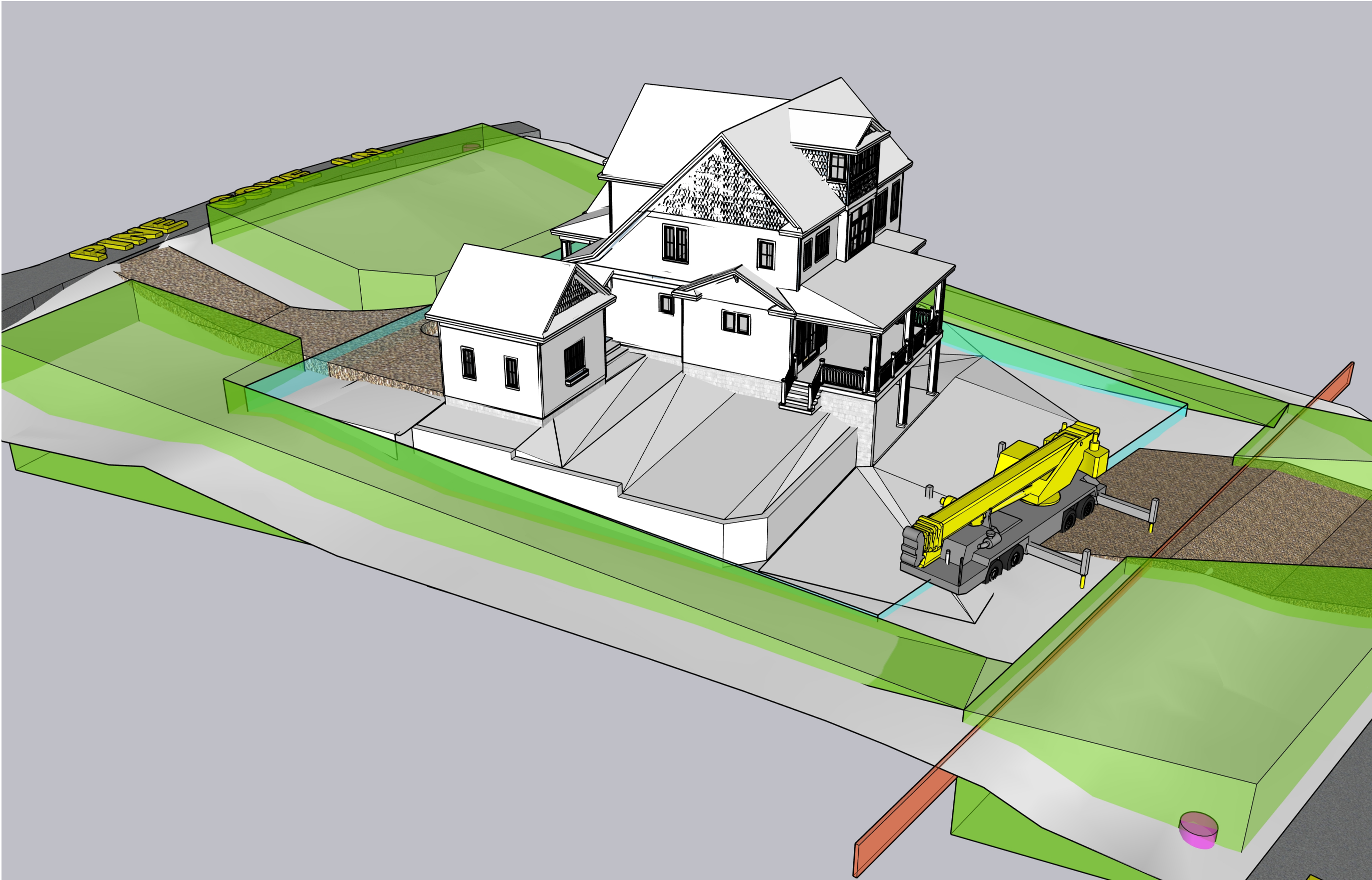
Dickinson Homes

PROJECT
Bonzheim Residence
PROJECT NO.
C1844

ISSUE
2/20/2025
DRAWN BY
M

Site
Model

A.06



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

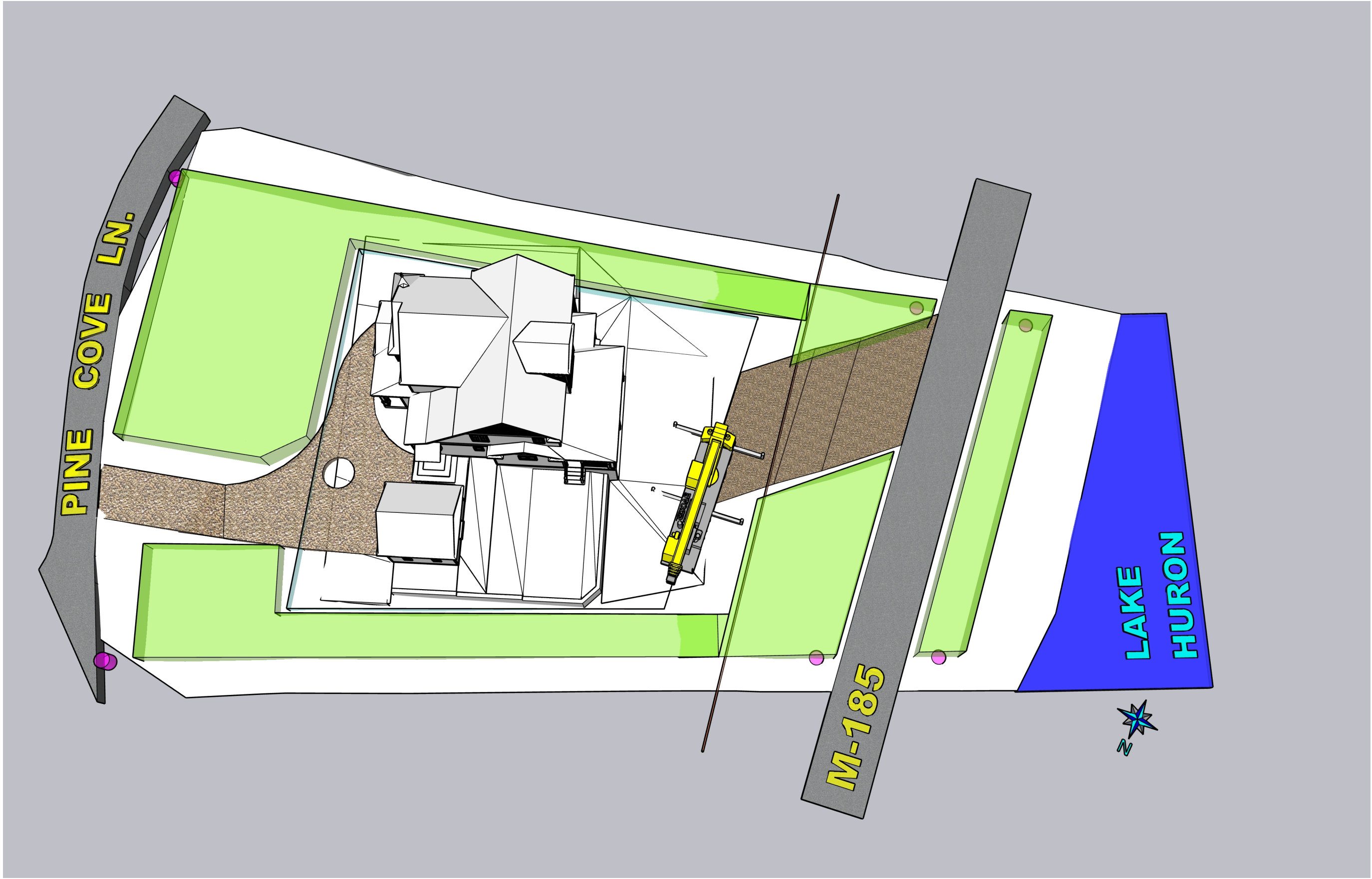
Dickinson Homes

PROJECT
Bonzheim Residence
PROJECT NO.
C1844

ISSUE
2/20/2025
DRAWN BY
M

Site
Model

A.07



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

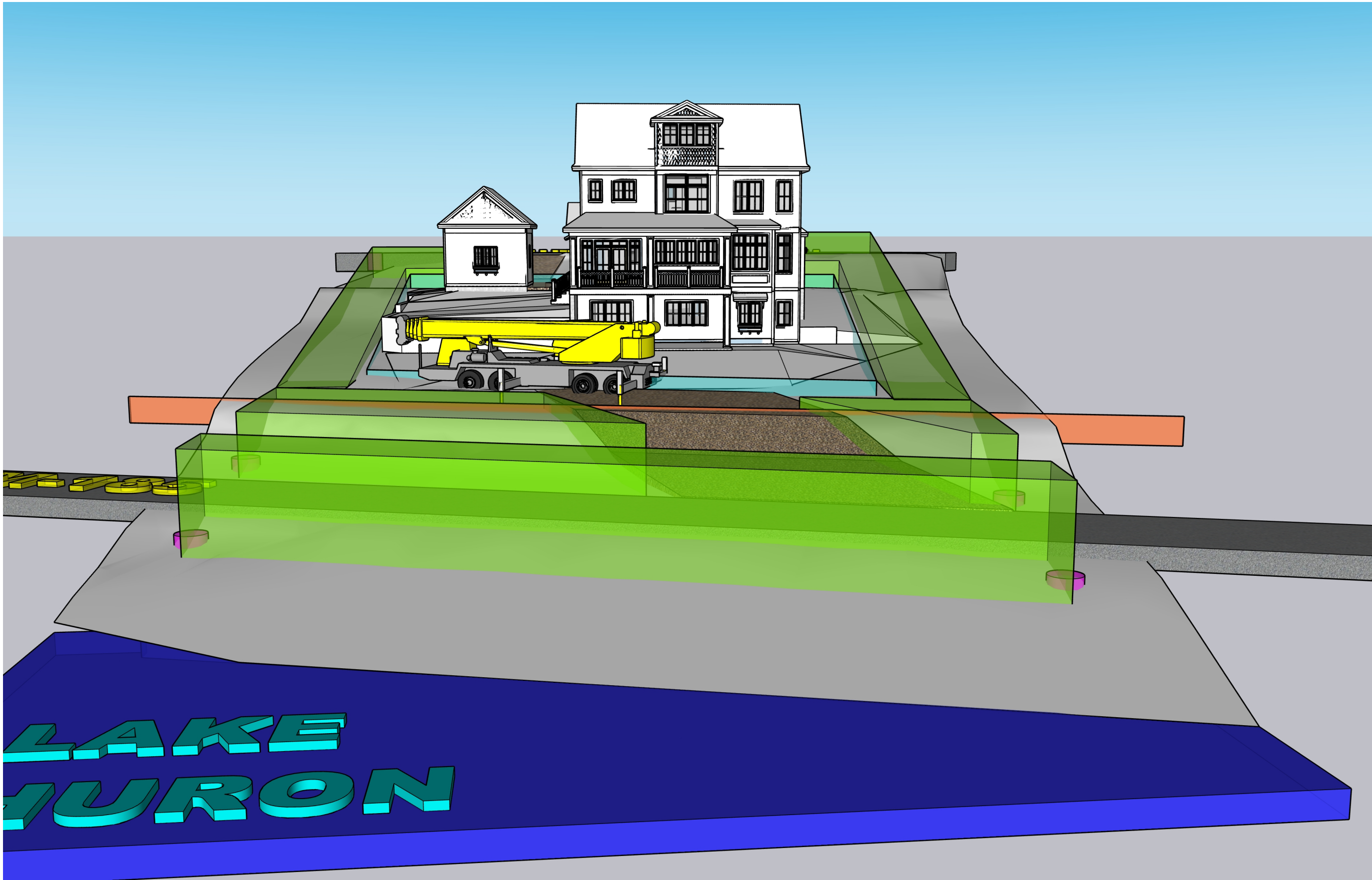
Dickinson Homes

PROJECT
Bonzheim Residence
PROJECT NO.
C1844

ISSUE
2/20/2025
DRAWN BY
M

Site
Model

A.08



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