

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
Zoning Administrator

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

requirements, based on Section 4.25, it would require a variance, and the applicant did not submit separate applications as requested in the June 10th meeting.

File No. R125-017-020

Motion made by Myers, Seconded by Finkel.

Exhibit 5

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

Date 8.13.25

b. R125-017-020 Bonzheim New Home

Initials KD

Kim and Scott Bonzheim addressed the Commission. Lipovsky stated he would like an architectural review. Myers stated also our Ordinance requires a review over 3500 square feet. Dombroski clarified that footage includes the entire home, not just habitable space. Murray went through the list the Planning Commission asked for in June; accessory building height, scenic easement letter, state park approval of scenic easement, one module is too large and requires City Council approval, and MDOT approval. Myers stated the Commission wanted to understand the process from MDOT for the roads. State park approval for the route needs to be granted. Staging on the state park dock needs approval as well. Straus requested an updated timeline since the foundation will not be done in summer of 2025. Ryan Spencer stated he talked to Cory Gardner and his quote was "don't worry Ryan, when the time comes we will work with you, but it has to be at the time of the permit, not ahead of time". Myers stated that helps us understand the process with MDOT. Spencer stated that when setting the modules, traffic would probably be stopped at Stonecliffe Gate North. This will be a 2- or 3-day set. Dufina asked if Dickinson Homes will be providing the personnel to direct traffic. Spencer stated the timeline is the foundation this fall and deliver the mods in spring. They will then be finishing in the summer and fall and complete by fall of 2026. They intend to go to council to ask for zone 2 set timeframe. Murray stated he believes they have submitted everything and that Planning Commission may be going beyond what zoning requires. Straus stated everything the Planning Commission is asking for is within the Planning Commission purview. Myers stated we need to have a favorable architectural review, a state park letter regarding transit of mods, location of building material storage and staging, state approval for use of M-185, an updated timeline, a variance for the module size, and a statement from Planning Commission highlighting the section of being in zone 1 and that frost laws are concern. Straus stated the discussion regarding the frost law concern and not being able to work in the spring, is in the minutes. Evashevski stated in our ordinance it states start date and timing "will be least invasive to summer season". Evashevski stated we know a variance is needed, and the concern with it being set so close to the season, and zone 1 timeframes description is very clear. We must not lead applicant to believe this will all be allowed. The Planning Commission is just the first step. Spencer stated they will not be making the mods until approved by City Council. Spencer stated we know the frost laws probably won't work with them for a spring start and approval by City Council for mod length is not certain. Evashevski stated our approval triggers the production of the mods. So Evashevski wants to make sure we are letting the applicant know Planning Commission approval does not guarantee they can proceed with mod size and in their timeline. Straus stated we need to approve with contingencies or deny. Straus stated Planning Commission could also send a letter to City Council. Myers finds it troubling that we have talked to the developer and Dickinson continually about our

spring set concerns. The applicant is still sticking to that timeline and that is problematic. Dufina asked about the building department having signed and sealed drawings before the building permit is issued. Lipovsky wondered if they could set before the frost laws are on. Possibly schedule for a January set. Spencer stated he doesn't know but that is a possibility. Straus asked what timeline is submitted for review today? Do we want to review based on what is in the packet. Motion to approve with a set by April 30 or after November 1, pending frost laws not in affect, with contingencies of a favorable architectural review as required by zoning ordinance, a letter from the state regarding transit of mods on M-185 and approval of staging as depicted in the application, timeline submitted reviewed and resubmitted if not correct, a variance for length of one mod granted by City Council, and as per our Ordinance and concern of frost laws it be set by April 30 or after November 1st, as it lies in zone 1. Dufina confirmed that mods aren't made yet.

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

Pettit stated that he has received complaints on the lights being too bright on Hoban Hill on the two buildings facing north towards carriage tour housing. The building department is to check plans to see if that was approved and Lipovsky is to check the lights. Ryan Spencer stated no lights were ever discussed. They knew they needed to light up the sidewalk. Straus informed Spencer the lighting needs to come to Planning Commission for approval.

X. New Business

a. R425-085-048 Arbib Fence and Deck Alterations

Motion to approve.

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

b. R425-098-051 Grand Hotel 4 Attached Dwelling Units

Motion to table.

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

c. R425-098-052 Grand Hotel 12 Dwelling Units

David Jurcak stated there are three options for this property. They are trying to build manager housing. They would be willing to give to the city 3-4 units, rent controlled, for workforce housing. They would be tenants of the Grand Hotel. The units are 550 sq ft each. This would be a Public private partnership opportunity. Grand does not want to keep buying houses in the Village to create housing. Jurcak stated it is part of