Mackinac Island City Council
c/o Danielle M. Leach, City Clerk
City of Mackinac Island
7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Re: Bonzheim Project Modular Delivery and Request for Vehicle Permit Extension Through Thursday, May 21, 2026

Dear Mayor and Members of the Mackinac Island City Council,

I am writing on behalf of Dickinson Homes and our clients, Scott and Kim Bonzheim, regarding the Bonzheim home project and our request for a vehicle permit extension through Thursday, May 21, 2026, to allow delivery and setting of the home during the same general timeframe that other areas of the Island are permitted vehicle access through the Thursday before Memorial Day.

This request is being made because the project is now facing a very narrow and difficult spring delivery window due to severe late-winter weather, deep frost conditions, and ongoing road restrictions across the Upper Peninsula. Based on the conditions we have been working through, our best estimate is that the first realistic opportunity to move the Bonzheim modules may not occur until the week of Monday, May 11, 2026, assuming restrictions are lifted in time. Without some flexibility from the City, a home that is otherwise ready to move forward may be forced into a delay of several additional months.

We respectfully ask the Council to consider what that delay would actually mean in practical terms. This is not a request based on convenience. It is a request to avoid a substantial and unnecessary setback caused by weather conditions outside anyone's control. The Bonzheim home is already far enough along that missing this spring window would likely push the set to October 2026. That would create significant additional cost, disrupt specialized trucking and crane scheduling, delay our factory follow-up crews, and leave the foundation and site unfinished for much of the season.

It would also disrupt the schedules of skilled workers from Mackinac Island and the Upper Peninsula who are already planning around this project. Excavation, plumbing, electrical, tile, carpentry, and related follow-up work all depend on the home being delivered and set within a workable spring window. Delaying the project until fall could create missed opportunities for those trades to secure and complete work that is already anticipated as part of this schedule.

From a practical and visual standpoint, allowing the home to be delivered and set this spring is the better outcome for everyone involved. It is better for the property owners, better for the neighborhood, and better for the City than allowing an open foundation and incomplete site to remain in place through the heart of the season. Our goal is to move the project forward efficiently, secure the structure as quickly as possible, and minimize the overall duration of disruption rather than extend it.

Dickinson Homes is prepared to work within whatever reasonable conditions the Council believes are appropriate. We are willing to work around approved hours, approved days, escort requirements, traffic controls, and any other operating limitations the City believes are necessary. We understand that Mackinac Island requires a different level of coordination and care than a typical delivery site, and we fully respect that. Our team is prepared to work closely with the City, Police Department, Fire Department, and any other relevant officials to ensure the delivery is handled safely, professionally, and with as little disruption as possible.

This delivery has been planned carefully. The Bonzheim project consists of nine modular sections. Our preferred approach is to bring the crane over on a Monday and complete the home set over two consecutive days, ideally Tuesday and Wednesday. If the City prefers more limited working windows, we can adapt and spread the operation across additional days. We will coordinate escorts, radios, route timing, and all required safety measures. In addition, Dickinson Homes has committed its own factory crew to remain on site for three weeks immediately following the set so that the roof can be completed and the structure can be enclosed as quickly as possible. We are not asking for flexibility without a plan; we are asking for flexibility with a clear, organized, and responsible execution plan already in place.

Dickinson Homes has also successfully helped bring multiple projects to fruition on Mackinac Island, and we understand the level of planning, coordination, and respect required to complete work in this environment. We are prepared to approach the Bonzheim project with that same level of care and professionalism.

This is an important project for our clients and for our company. It is also a project we are prepared to complete in a way that reflects well on everyone involved. We are asking the Council to allow a reasonable extension so that extraordinary weather-related delays do not force an otherwise avoidable postponement into the fall. Granting this request would help bring the project to a safe and orderly stage sooner, reduce long-term disruption at the site, support the scheduling of skilled local and regional trades, and allow the work to proceed in the most efficient and responsible manner possible.

We appreciate the Council's time, consideration, and service to the community. Thank you for reviewing this request and for giving thoughtful consideration to a practical solution that would benefit the property owners, the neighborhood, the skilled workers involved, and the City as a whole.

Respectfully submitted,

Ryan Spencer
Project Manager | Dealer Network Manager
Dickinson Homes

On behalf of Dickinson Homes and Scott and Kim Bonzheim