



August 29, 2023

Katie Pereny
City of Mackinac Island
Building & Zoning Department
7358 Market Street
Mackinac Island, MI 49757

Re: Hoban Hill Property, LLC
Mackinac Island, MI

Dear Katie:

I am the attorney for Hoban Hill Property, LLC, a Michigan limited liability company ("Hoban Hill"). On behalf of Hoban Hill, I enclose 5 copies of each of the following applications to the Planning Commission:

1. Parcel No. 051-630-007-30 (Unit A), including:
 - A. Documents from Richard Clements Architect, PLLC which include the site plan, building specifications and trash hutch model
 - B. Documents from Dickinson Homes which includes the proposed travel route and equipment list
2. Parcel No. 051-630-007-20 (Unit C), including:
 - A. Documents from Richard Clements Architect, PLLC which include the site plan, building specifications and trash hutch model
 - B. Documents from Dickinson Homes which includes the proposed travel route and equipment list

Under prior action, the Planning Commission approved the Applications for both Units B and D at its last meeting. Subsequent to the meeting, I furnished City Attorney Erin Evashevski with a supplement on behalf of Units B and D as requested to the Planning Commission. A copy of that correspondence should be in the City's files and is incorporated herein by reference.

As it appears the City's application may not track the amendment to Article 20 of Ordinance 278 passed this last Spring, please consider this a supplement to the application. Specifically, the freight hauling plan is included in the drawings provided by Dickinson Homes. These plans demonstrate how the materials, equipment, construction debris and

trash will be transported to and from the property and the motor vehicles that will be required (New Section 14). In addition, the construction staging plan is also depicted on the attached drawings (New Section 15). As for the proposed construction start date and estimated duration of construction, the answer depends for these units on the approval of REUs from the City. As soon as REUs are approved, the construction start date would be immediately thereafter and, given it is pre-manufactured by Dickinson, the duration of construction should last approximately 3 months (New Section 16).

Finally, as noted, this project is owned by Hoban Hill, but the intent, once approval is received from the Planning Commission, is to proceed with a condominium project. This condominium project will require, by operation of the Michigan Condominium Act, complete plans and specifications, known as "Exhibit B." Exhibit B will have thorough details on utilities, setbacks, legal description and common elements. The condominium plans are intended to be consistent with the drawings submitted to the Planning Commission.

As always, if you have any questions, please do not hesitate to contact me.

Very truly yours,



James J. Murray
Plunkett Cooney
Direct Dial: 231-348-6413

JJM/tll

Enclosures