



September 26, 2023

Planning Commission  
City of Mackinac Island  
Building & Zoning Department  
7358 Market Street  
Mackinac Island, MI 49757

Re: Hoban Hill Property, LLC  
Mackinac Island, MI

Dear Planning Commission:

This correspondence is a supplement to my previous correspondence regarding our client, Hoban Hill Property, LLC ("Hoban Hill"). Specifically, this will address the Applications for Zoning Action as to the 4 units proposed on the Hoban Hill property, as well as the Application for Demolition as to Parcel 051-360-007-20 (Unit D). The projects are described as Units A, B, C and D.

As to all 4 units, NCD Investments, LLC (Nephew Unit B); Chippewa Properties, Inc. (Unit D); Benser (Unit A) and Doud (Unit C), in response to the Planning Commissions' questions regarding Section 20.04(c) (14)-(17), we offer Dickinson Homes supplemental plans attached:

- Excavation Plan
- Travel route
- Equipment list
- Crane plan

In addition, also attached for all 4 units is a consent form from the neighbor, Mackinac Island Carriage Tours, related to staging. If necessary for Unit C, we also offer the consent to staging from the owner of the Hill House property.

As to Doud Unit C, please see attached Revised Sheet A1.0 (revised 9/25/2023) from Richard Clements Architect, PLLC depicting a revised site plan with bikes and trash bins relocated to Unit C. In addition, the temporary trash in Units B and C will be located in the basement and placed on the street on each trash day.

**ATTORNEYS & COUNSELORS AT LAW**

We assume this satisfies all conditions to approval. We will attend the next meeting of the Planning Commission to confirm.

Very truly yours,

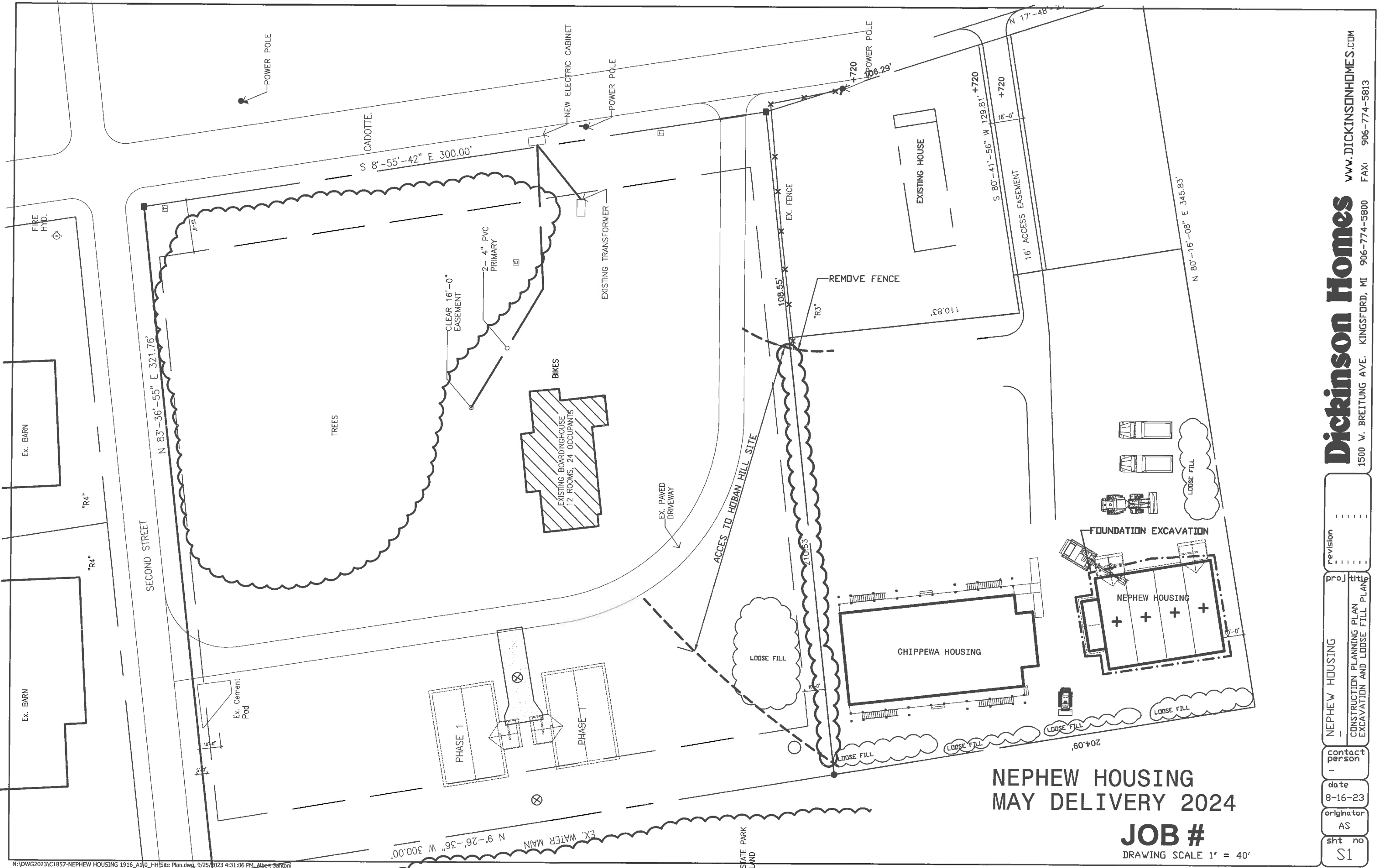


James J. Murray  
Plunkett Cooney  
Direct Dial: 231-348-6413

JJM/tll

Enclosures

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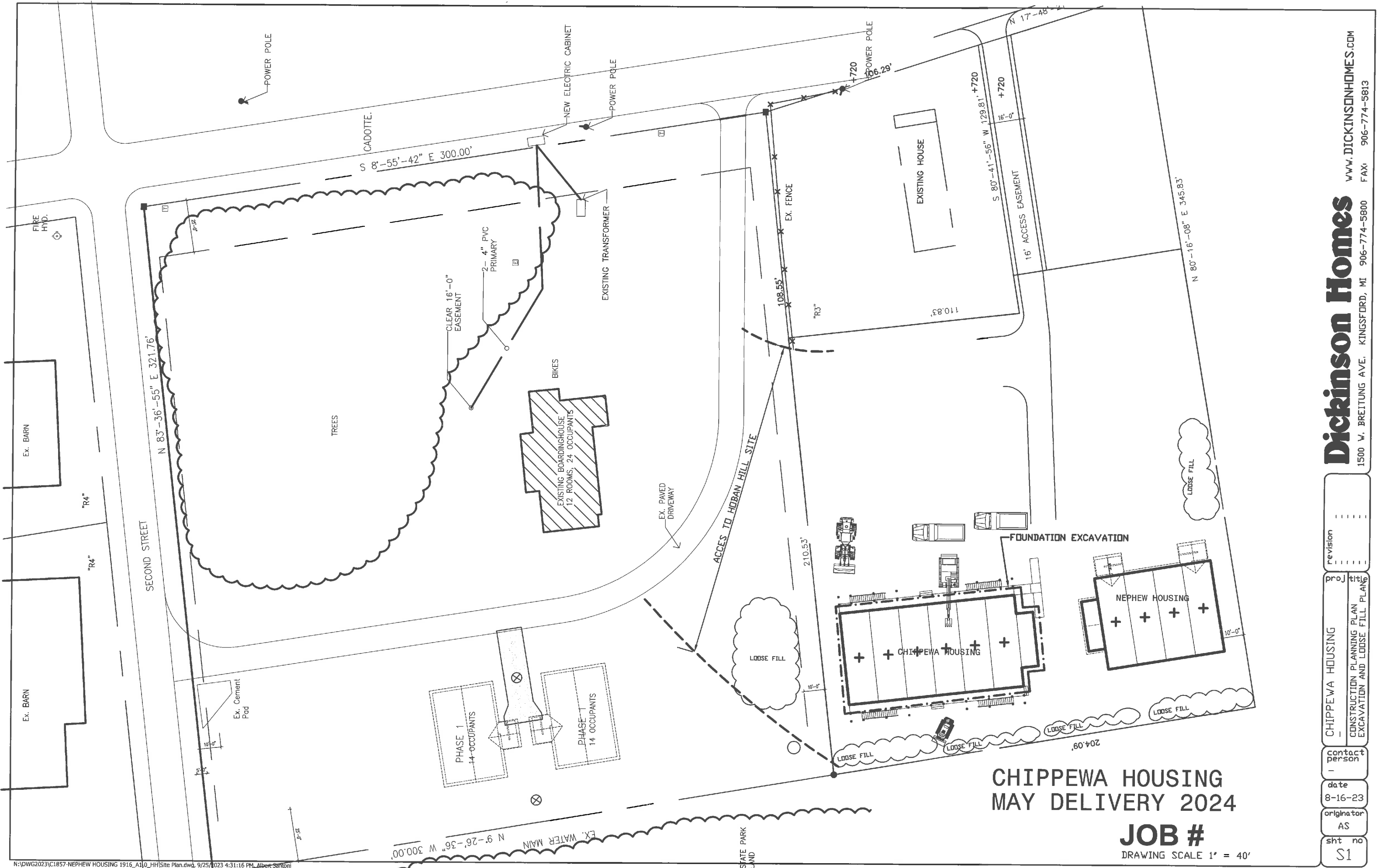
NEPHEW HOUSING  
MAY DELIVERY 2024

**JOB #**  
DRAWING SCALE 1' = 40'

N:\DWG2023\C1857-NEPHEW HOUSING 1916\_A1\0\_HH Site Plan.dwg, 9/25/2023 4:31:06 PM, Albert Santoni

**Dickinson Homes**  
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800 FAX: 906-774-5813  
WWW.DICKINSONHOMES.COM

revision	.....
project	.....
contact person	.....
date	8-16-23
originator	AS
sheet no	S1



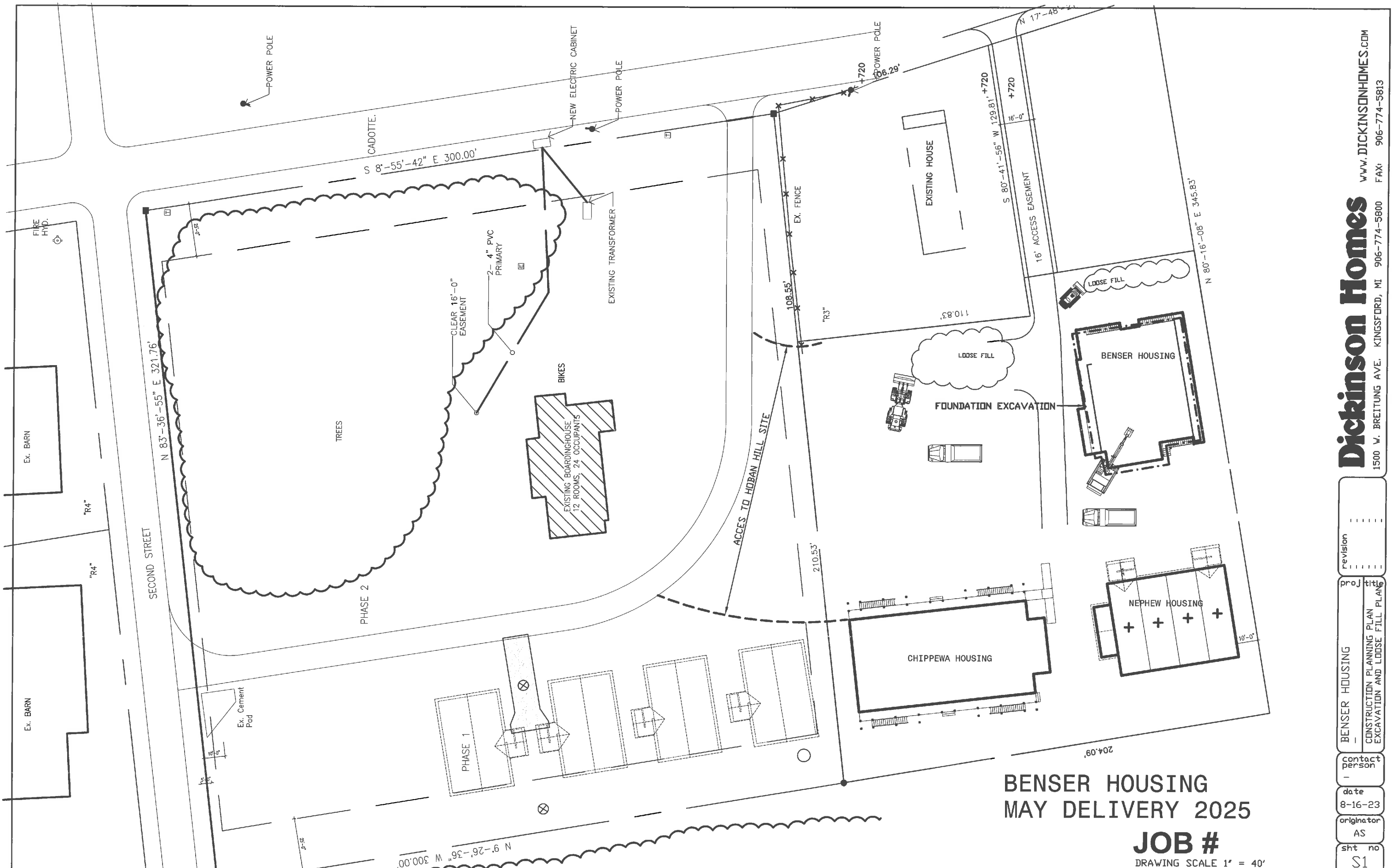
**CHIPPEWA HOUSING  
MAY DELIVERY 2024**

**JOB #**  
DRAWING SCALE 1' = 40'

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revision	.....
project	.....
contact person	.....
date	8-16-23
originator	AS
sheet no	S1

**Dickinson Homes**  
 1500 V. BREITUNG AVE. KINGSFORD, MI 906-774-5800  
 WWW.DICKINSONHOMES.COM FAX: 906-774-5813



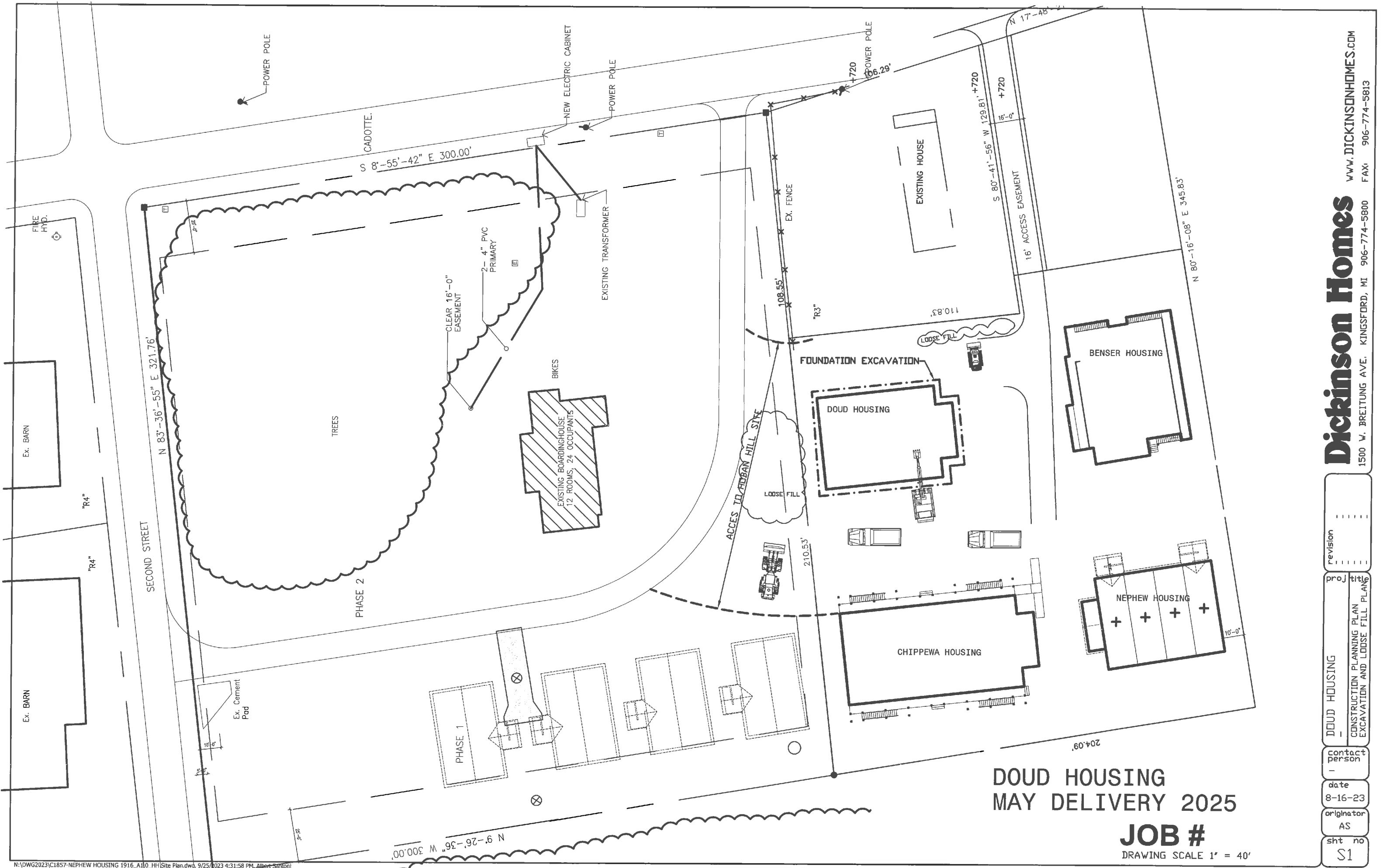
**BENSER HOUSING  
MAY DELIVERY 2025**

**JOB #**

DRAWING SCALE 1' = 40'

revision	.....
proj title	BENSER HOUSING CONSTRUCTION PLANNING PLAN EXCAVATION AND LOOSE FILL PLAN
contact person	-
date	8-16-23
originator	AS
sht no	S1

**Dickinson Homes**  
 WWW.DICKINSONHOMES.COM  
 1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800 FAX: 906-774-5813



**DOUD HOUSING  
MAY DELIVERY 2025**

**JOB #**

DRAWING SCALE 1' = 40'

revision	.....
project	.....
contact person	.....
date	8-16-23
originator	AS
sht no	S1

# Mackinac Island Travel Route

## ROUTE FOR ALL HOBAN HILL BUILDINGS







Wings of Mackinac

Grand Hotel Stables

Carriage Rd

2nd St

Cadotte Ave

Mackinac Island Carriage Tours barns

Cadotte Ave

Huron Rd

Annex Rd

X Site

Staging and Building Area  
See Crane Plan/Staging Plan



## Equipment Needed for Hauling and setting:

2 Tractors For Hauling Mods

9 Trailers

1 Set Truck with Sling Trailer

1 Crane

1 Semi Truck with Counter Weight for Crane

2 Boom Lifts

1 Front End Loader

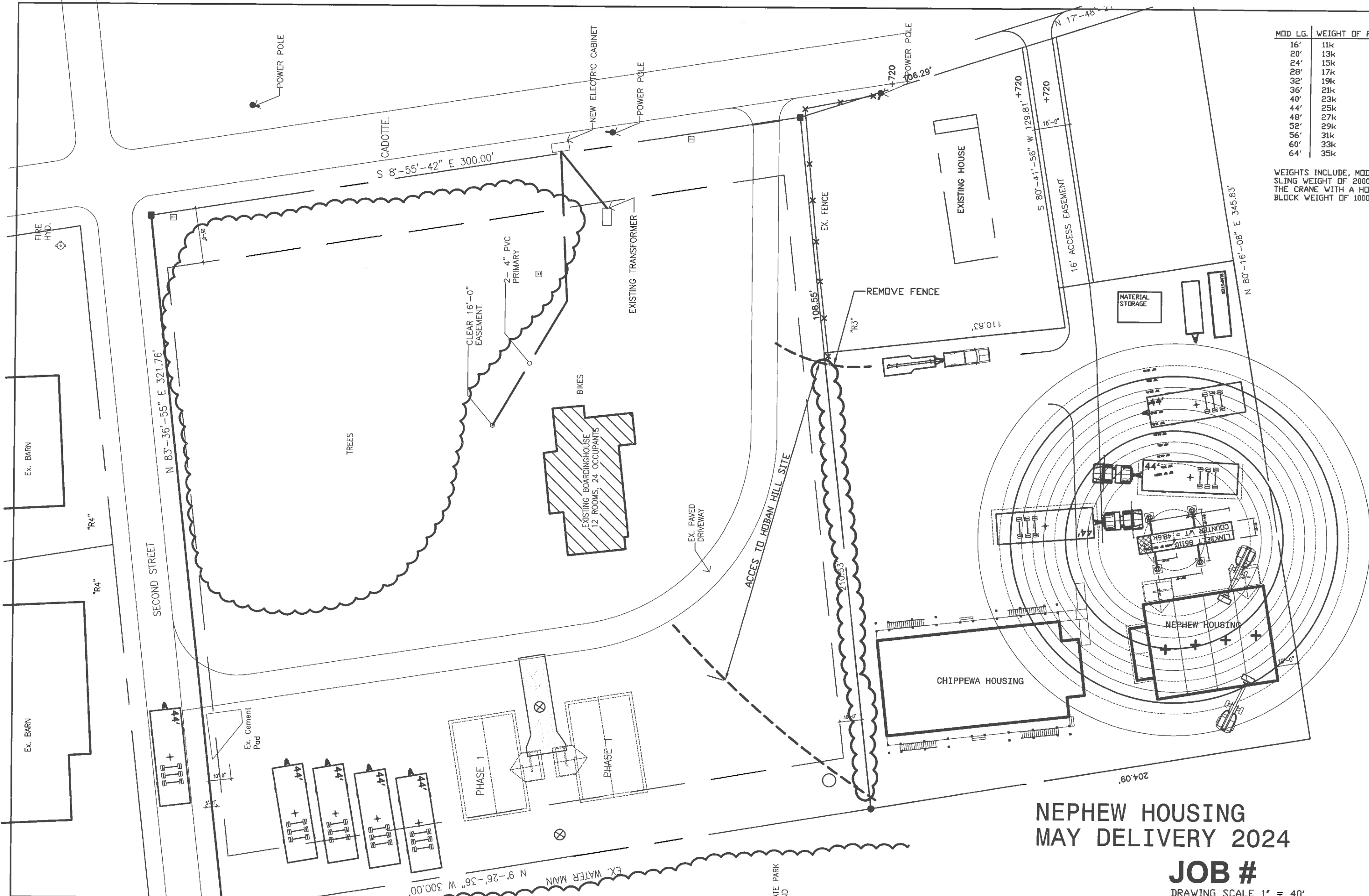
1 Police Escort

## Equipment Needed For Excavation (Belonga Excavating):

1 Excavator

1 Skid Steer

1 Dump Truck



MOD LG.	WEIGHT OF PICK
16'	11k
20'	13k
24'	15k
28'	17k
32'	19k
36'	21k
40'	23k
44'	25k
48'	27k
52'	29k
56'	31k
60'	33k
64'	35k

WEIGHTS INCLUDE, MODULE WT. SLING WEIGHT OF 2000# AND THE CRANE WITH A HOOK BLOCK WEIGHT OF 1000#

**NEPHEW HOUSING  
MAY DELIVERY 2024**

**JOB #**  
DRAWING SCALE 1' = 40'

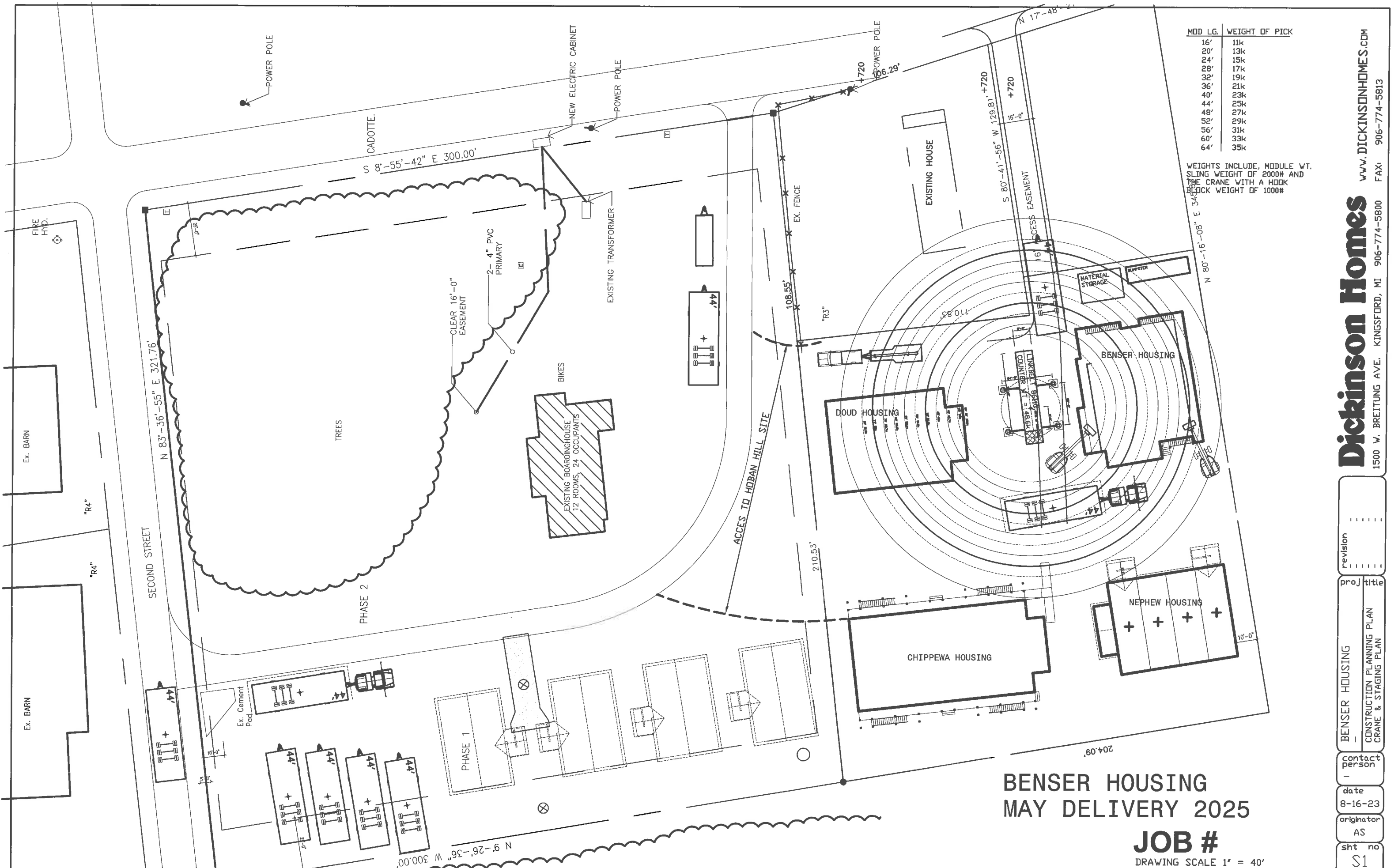
WWW.DICKINSONHOMES.COM  
906-774-5813

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

revision	.....
proj title	.....
contact person	.....
date	8-16-23
originator	AS
sheet no	S1

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MOD LG.	WEIGHT OF PICK
16'	11k
20'	13k
24'	15k
28'	17k
32'	19k
36'	21k
40'	23k
44'	25k
48'	27k
52'	29k
56'	31k
60'	33k
64'	35k

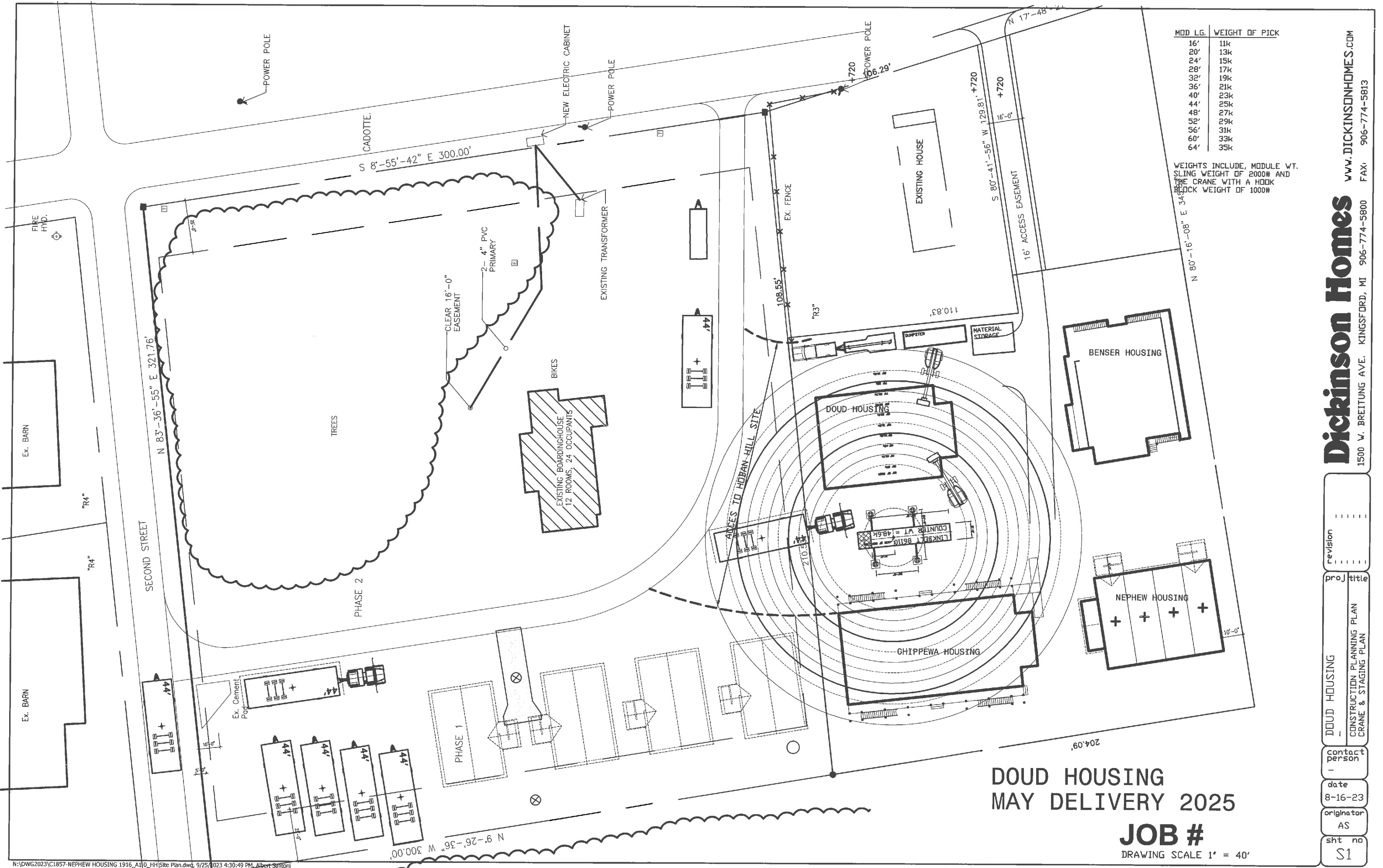
WEIGHTS INCLUDE MODULE WT.  
SLING WEIGHT OF 2000# AND  
THE CRANE WITH A HOOK  
BLOCK WEIGHT OF 1000#

**BENSER HOUSING  
MAY DELIVERY 2025**

**JOB #**  
DRAWING SCALE 1' = 40'

**Dickinson Homes**  
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800  
WWW.DICKINSONHOMES.COM FAX: 906-774-5813

revision	.....
project	BENSER HOUSING
title	CONSTRUCTION PLANNING PLAN CRANE & STAGING PLAN
contact person	-
date	8-16-23
originator	AS
sheet no	S1



MOD LG.	WEIGHT OF PICK
16'	11k
20'	13k
24'	15k
28'	17k
32'	19k
36'	21k
40'	23k
44'	25k
48'	27k
52'	29k
56'	31k
60'	33k
64'	35k

WEIGHTS INCLUDE, MODULE WT. SLING WEIGHT OF 2000# AND THE CRANE WITH A HOOK BLOCK WEIGHT OF 1000#

**DOUD HOUSING**  
**MAY DELIVERY 2025**

**JOB #**  
 DRAWING SCALE 1' = 40'

revision	.....
proj title	DOUD HOUSING
contact person	CONSTRUCTION PLANNING PLAN CRANE & STAGING PLAN
date	8-16-23
originator	AS
sht no	S1



September 25, 2023

City of Mackinac Island  
Planning Commission  
7358 Market Street  
Mackinac Island, MI 49757

RE: Applications for Hoban Hill Property, LLC (x4)

Dear Commission Members:

Mackinac Island Carriage Tours, Inc. (MICT) supports the project proposed by Hoban Hill Property, LLC ("Hoban Hill"). MICT is the owner of the property to the north (Parcel No. 051-630-008-00). We are aware of the staging plans proposed by Dickinson Homes which proposes that Hoban Hill stage construction on our property. Consistent with the Mackinac Island Zoning Ordinance, MICT hereby consents to the use of our property.

If you require further information or clarification, please do not hesitate to contact me directly.

Sincerely,

Brad Chambers  
Treasurer





EST. 1852

ISLAND HOUSE HOTEL  
MACKINAC ISLAND

www.theIslandHouse.com  
1.800.399.0403 | info@theIslandHouse.com

6966 Main Street  
Mackinac Island, Michigan 49757

September 25, 2023

City of Mackinac Island  
Planning Commission  
7358 Market Street  
Mackinac Island, MI 49757

RE: Applications for Hoban Hill Property, LLC (x4)

Dear Commission Members:

As the authorized member of Mackinac Hill House, LLC (MHH), I understand that our neighbor to the South and West of our Parcel No. 051-630-007-10, Hoban Hill Property, LLC ("Hoban Hill") has applied for construction on its property. Consistent with the Mackinac Island Zoning Ordinance, you may consider this consent of MHH to utilize our property in order to stage materials and equipment for the upcoming projects, per their applications to the City.

If you require further information or clarification, please do not hesitate to contact me directly.

Sincerely,

Todd Callewaert



906  
REWARDS CLUB

HISTORIC HOTELS  
of AMERICA  
National Trust for Historic Preservation®

**COMBINED ALLOWABLES:**

ZONING: R-3  
 OVERALL SITE AREA = 51,786 s.f. = 1.18 ACRES (ALL 5 LOTS)  
 MAXIMUM LOT COVERAGE = 40%  
 BUILDING AREA = 17,521 S.F.  
 TOTAL IMPERVIOUS LOT COVERAGE =  $\frac{17521}{51786} = 33.8\%$   
 ALLOWABLE DENSITY = 20 DWELLING UNITS PER ACRE  
 ALLOWABLE DENSITY = 1 OCCUPANT PER 500 s.f. SITE

**COMBINED LOT DENSITY:**

LOT 1: @20 DWELLING UNITS PER ACRE = 4 ALLOWED, 3 ACTUAL.  
 LOTS 2,3,4, & 5 COMBINED = 38,778 S.F. DIVIDED BY 500 S.F. = 77 OCCUPANTS ALLOWED, = 72 OCCUPANTS ACTUAL

**STORMWATER PLAN:**

DESIGN CRITERIA:  
 10 YEAR 24 HOUR RAINFALL = 3.3"  
 (SOURCE: MDOT MS4 REPORT)  
 = (0.28") = 0.011' /hour  
 INFILTRATION RATE OF SOIL = 0.2"/hr.  
 (SOURCE: USDA) = 0.016'/hour x24 hrs. \* 67% = 0.25' / storm event  
 DESIGN STORM VOLUME = 15,161 s.f. IMPERVIOUS x 0.28" = 4,246 cu. ft.  
 ABSORPTION AREAS ADJACENT TO BUILDING = 27,155 s.f.  
 STORMWATER ABSORPTION = 27,155 s.f. x 0.25' = 6,788 cu. ft.  
 STORM ABSORPTION VOLUME EXCEEDS REQUIRED DETENTION;  
 6,788 cu. ft. > 4,246 cu. ft.  
 STORMWATER WILL BE ABSORBED IN THE LAWN AREAS AROUND THE STRUCTURES WITH NO RETENTION REQUIRED.

**BREAKDOWN OF EMPLOYEES:**

BUILDING A: 2 SINGLE BEDROOM = 2x2 = 4  
 12 SLEEPING ROOMS = 12x1 = 12 | 16  
 BUILDING B: 4 SINGLE BEDROOM = 4x2 = 8  
 8 SLEEPING ROOMS = 8x1 = 8 | 16  
 BUILDING C: 2 SINGLE BEDROOM = 2x2 = 4  
 12 SLEEPING ROOMS = 12x1 = 12 | 16  
 BUILDING D: 2 SINGLE BEDROOM = 2x2 = 4  
 20 SLEEPING ROOMS = 20x1 = 20 | 24  
 TOTAL OCCUPANTS: = 20 = 72

**INDIVIDUAL LOT SIZES:**

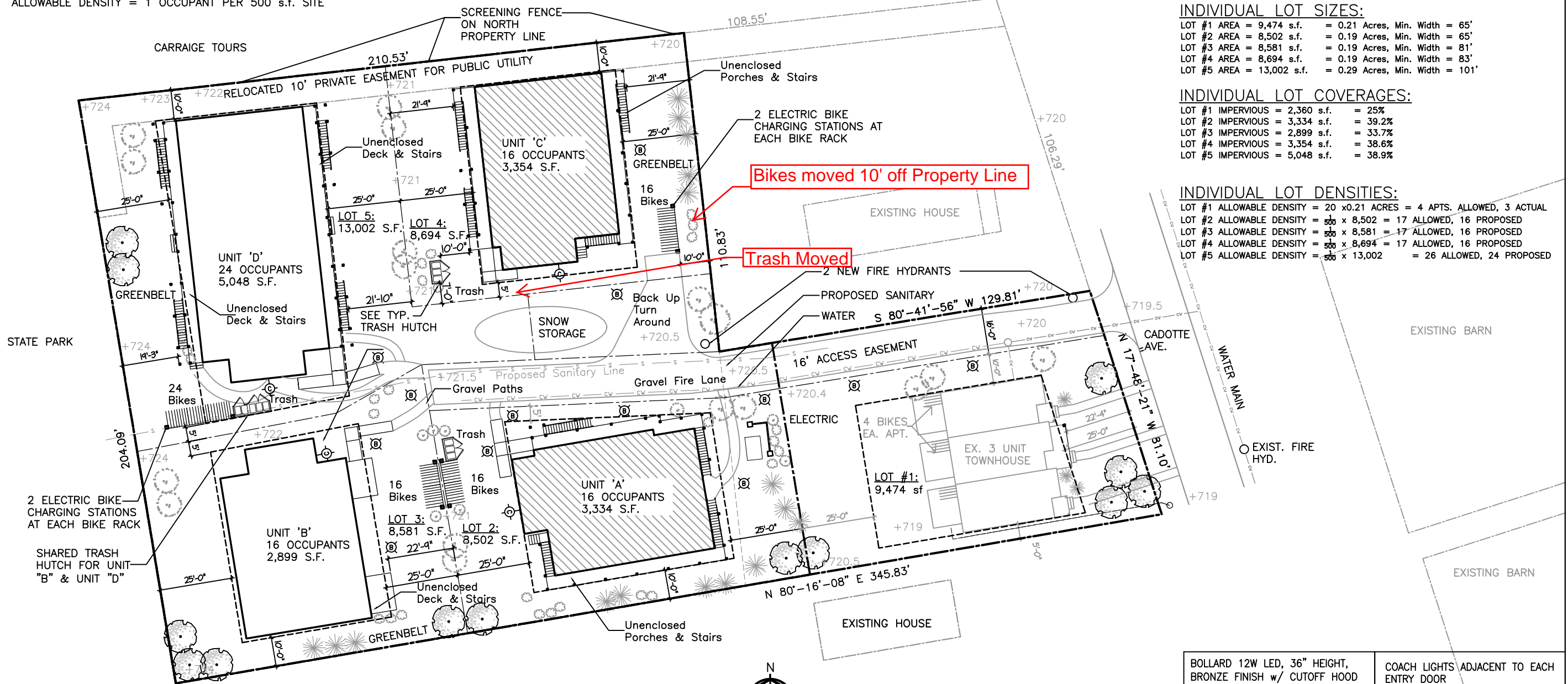
LOT #1 AREA = 9,474 s.f. = 0.21 Acres, Min. Width = 65'  
 LOT #2 AREA = 8,502 s.f. = 0.19 Acres, Min. Width = 65'  
 LOT #3 AREA = 8,581 s.f. = 0.19 Acres, Min. Width = 81'  
 LOT #4 AREA = 8,694 s.f. = 0.19 Acres, Min. Width = 83'  
 LOT #5 AREA = 13,002 s.f. = 0.29 Acres, Min. Width = 101'

**INDIVIDUAL LOT COVERAGES:**

LOT #1 IMPERVIOUS = 2,360 s.f. = 25%  
 LOT #2 IMPERVIOUS = 3,334 s.f. = 39.2%  
 LOT #3 IMPERVIOUS = 2,899 s.f. = 33.7%  
 LOT #4 IMPERVIOUS = 3,354 s.f. = 38.6%  
 LOT #5 IMPERVIOUS = 5,048 s.f. = 38.9%

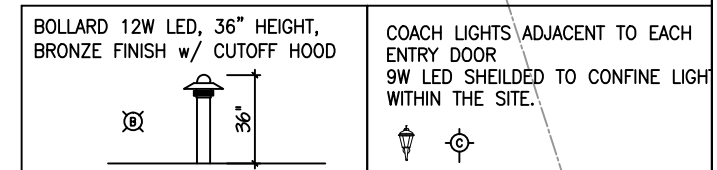
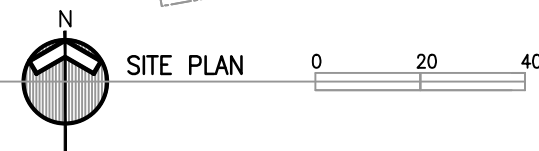
**INDIVIDUAL LOT DENSITIES:**

LOT #1 ALLOWABLE DENSITY = 20 x 0.21 ACRES = 4 APTS. ALLOWED, 3 ACTUAL  
 LOT #2 ALLOWABLE DENSITY =  $\frac{500}{8,502} = 17$  ALLOWED, 16 PROPOSED  
 LOT #3 ALLOWABLE DENSITY =  $\frac{500}{8,581} = 17$  ALLOWED, 16 PROPOSED  
 LOT #4 ALLOWABLE DENSITY =  $\frac{500}{8,694} = 17$  ALLOWED, 16 PROPOSED  
 LOT #5 ALLOWABLE DENSITY =  $\frac{500}{13,002} = 26$  ALLOWED, 24 PROPOSED



**LANDSCAPE NOTES**

- A. LANDSCAPE BUFFERS SHALL HAVE A MINIMUM WIDTH OF TEN FEET AND SHALL BE PLANTED WITH GRASS, GROUND COVER, SHRUBBERY, OR OTHER SUITABLE PLANT MATERIAL. THE LOCATION, PLACEMENT, SPACING AND TYPES OF PLANT MATERIALS WILL BE SUCH THAT AN EFFICIENT HORIZONTAL AND VERTICAL OBSCURING OR SCREENING EFFECT BETWEEN LAND USES WILL BE ACHIEVED.
- B. ALL PLANTS COMPRISING THE BUFFER WILL BE CONTINUOUSLY MAINTAINED IN A SOUND, HEALTHY, VIGOROUS GROWING CONDITION, FREE OF DISEASES, INSECT PESTS, REFUSE AND DEBRIS.
- C. MINIMUM SIZES OF TREES AND SHRUBS PLANTED AS A PART OF A LANDSCAPE BUFFER ARE AS FOLLOWS:  
 1. DECIDUOUS SHRUBS. MINIMUM TWO FEET IN HEIGHT.  
 2. DECIDUOUS TREES. MINIMUM TWO INCHES IN CALIPER (DIAMETER).  
 3. EVERGREEN SHRUBS. MINIMUM TWO FEET IN HEIGHT.  
 4. EVERGREEN TREES. MINIMUM FIVE FEET IN HEIGHT.



Richard Clements Architect, PLLC  
 15215 Merry Lane  
 Ocoee, MI 49759  
 richardlee1523@live.com 989-370-3681

HOBAN HILL HOUSING  
 rev: 07.24.23  
 rev: 09.25.23  
 rev: 09.14.23  
 rev: 08.24.23  
 rev: 08.16.23  
 rev: 01.16.23  
 rev: 12.29.22  
 date: 12.27.22  
 project: 1916

sheet:  
**A1.0**  
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