

Sunset Forest Association
PO Box 1941, Mackinac Island, Michigan 49757
Preserving the Unique Character of Mackinac Island

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September 13, 2024

To: Leshon Pierson - SCMI, Lot 8
1016 South Burdick
Kalamazoo, MI 49001
Cell: 269-779-1168
Email: leshonpierson47@gmail.com

Regarding: Preliminary Proposal - New House Plan, SCMI, Lot 8 - Leshon Pierson

Dear Mr. Pierson,

It was a pleasure meeting you and your family at the recent Sunset Forest Association (SFA) annual meeting held on August 31 at the Grand Hotel's Woods Restaurant on Mackinac Island. After the end of the meeting, you discussed your proposal to build a new "stick built" home in Stonecliffe Manor (I) Association development (SCMI) on Lot 8 - with the intent of starting construction within a 2025-year time frame. A hard print copy of your preliminary house design plans (3-Sheets) were provided at that time. In addition, a pdf version of those same plans were emailed a few days later.

This "Preliminary Proposal" was forward to SFA Architectural Review Committee (SFA ARC) representatives. It was noted to the committee that these plans were incomplete and are not "Final". And, that the proposal was submitted by the property owner for initial SFA ARC comment. Thus, it should be understood that this letter response shared by the SFA ARC with the property owner does not constitute an official review or final approval/disapproval.

For your information, the SFA ARC is comprised of one representative from each of the individual Stonecliffe Manor Associations – thus, a committee of four representatives. It is the responsibility of the SFA ARC to act on behalf of each of the four individual Stonecliffe Manor Associations (I, II, III and IV) with regards to the review process for any project proposal – and, to provided due diligence and recommendation of approval/disapproval to the management of that particular association involved. Also, upon any future final review of a proposed project, each individual Stonecliffe Manor Association has the overriding authority to reverse any approval/disapproval recommendation offered by SFA ARC. In addition to SFA ARC recommendation of approval and SCMI Association approval, the Grand Hotel's ownership and management has an additional overriding vote for final approval for any new home project within the Stonecliffe Manors.

It has been noted by the SFA ARC that your preliminary proposal design drawings were completed by Bigg Design, LLC. This is the same architectural firm that designed a previously built home within the Stonecliffe Manor IV Association (SCMIV) development on Lot 23.

Upon SFA ARC initial review of the preliminary proposal along with additional discussion with members of SCMI Association's management, the following is stated:

- The proposed preliminary home design is not of any particular Victorian Period. It leans more towards a Turn-of-the-Century "Cottage Design".
 - Note: Any final proposal of such preliminary design would not be approved by SCMI Association management. It would not be harmonious in design with existing homes within that association. In addition, it would not comply with that Association's required intent for final build-out of only Victorian period designed houses.
- Besides a disapproval as stated above, the proposed preliminary design does not meet the "buildable footprint" setback requirements of Lot 8 as stated in SCMI's Master Deed and Bylaws & Restrictions.
 - Note: Any final proposal of such preliminary design would not be approved due to this issue. Further description of this issue is stated within this document.

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Please note the following additional observations and comments based upon the preliminary design drawings submitted:

TOPOGRAPHIC SURVEY DRAWING (Sheet 1 of 1)

- Lot 8 is located at the end of Ironwood Lane which is a 20-Foot wide easement. The opposite end faces the Grand Hotel's golf course Fairway #17, parallel to the airport runway.
 - Note: There is an additional 15-Foot easement perpendicular to the end of Ironwood Lane providing access to Lots 7, 8 and 9. This easement is located within the property lines of Lots 7, 8 and 9.
- The overall size of Lot 8 is approximately 55-Foot Wide by 115-Foot Deep.
 - Note: There is a discrepancy to the lot deep per the Master Deed's original survey plat. The plat shows both 105-Foot and 115-Foot depths. The plat map may be in error as to which depth dimension is correct. A clarification must be determined before any final SFA ARC review can be made. This issue will need to be resolved with the surveyor.
- The "buildable footprint" for Lot 8 is 40-foot Wide by 55-Foot Deep. Its setbacks are as follows:
 - End of Ironwood Lane setback: 25-Foot (Rear Elevation)
 - Golf course setback: 35-Foot (Front Elevation) (Note: To be confirmed. If determined to be 105-Foot lot depth, setback would be 25-Foot).
 - Adjacent Lot 7 setback: 5-Foot
 - Adjacent Lot 9 setback: 10 Feet
- The Topographic Survey Drawing indicates two sets of boundary lines for Lot 8. Per the drawing legend, the dark outline represents the "boundary line" and the segmented outline represents "other unit lines". The two different outlines seem to be offset front & rear of the lot.
 - Note: A clarification must be determined as to what the survey drawing is defining before any final SFA ARC review can be made. This issue will need to be resolved with the surveyor.

ARCHITECTURAL SITE PLAN DRAWING (Sheet SD-01)

- The Architectural Site Plan drawing indicates two sets of boundary lines for Lot 8. Per the drawing legend, the dark outline represents the "boundary line" and the segmented outline represents "other unit lines". The two different outlines seem to be offset front & rear and both sides of the lot. Note that these are different offsets than shown in the Topographical Survey Drawing.
 - Note: A clarification must be determined as to what the survey drawing is defining before any final SFA ARC review can be made. This issue will need to be resolved with the surveyor.
- Per the preliminary design proposal, the following design elements fall outside the defined "buildable footprint" of Lot 8:
 - North elevation - porch steps to covered porch entry.
 - West elevation - porch steps to covered side porch. Also, opened swing-out hinged storage room doors.
 - South elevation - extended open air porch section of partially covered porch with free standing fireplace and lounging area.
 - East elevation - below ground level exterior access staircase to proposed basement entry.
 - Roof soffit / overhangs.
 - Note: All design elements of the any proposed new home must be within the "buildable footprint" of Lot 8. The preliminary proposed plan would not be approved as a result of this requirement.

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ELEVATION DRAWINGS (Sheet SD-02)

- Preliminary design drawings indicate metal roofs for both 1st floor porches and upper second story level.
 - Note: All roofs in SCMI must be black premium grade architectural asphalt shingles to be approved by SFA ARC. The preliminary proposed plan would not be approved per this requirement.
- Preliminary design drawings do not call out roof pitches.
 - Note: Will need to determine if roof pitches meet minimum requirements in any final proposal submitted.
 - Note: The preliminary proposed plan would not be approved if roof pitches do not meet minimum requirements of 8/12 pitch.
- East elevation indicates a full depth basement design with below ground level exterior access staircase and door wall entry. This design feature falls outside the “buildable footprint” of Lot 8.
 - Note: All design elements of the proposed new home must be within the “buildable footprint”.
 - Note: The preliminary proposed plan would not be approved per this requirement.
- Elevation drawings indicate the absence of porch railings, through-out.
 - Note: SCMI requires 3-block above ground level exposed foundation. Porch railings would be required.
 - Note: City of Mackinac Island building ordinances has specific porch railing requirements based upon porch deck surface to ground level heights.
 - Note: The preliminary proposed plan would not be approved per this requirement.

ADDITIONAL COMMENTS AND OBSERVATIONS

The following requirements must be included with any final proposal package:

- Complete Bill of Materials (BOM's) must be included defining all exterior elements, such as:
 - Lap and shingle siding
 - Specific trim boards throughout.
 - Porch detail - decking, ceiling, pillars, skirting, railing & spindles, other decorative trim & detail.
 - Other decorative detail.
 - Foundation cladding.
 - Exterior windows.
 - Exterior doors.
 - BOM's should include dimensional sizing, material type and location & application callouts on drawings.
 - Final design proposal package must include manufacturer cut-sheets and other supporting detail documentation.
- Final proposal drawings must include all interior & exterior dimensions, interior room sizes, ceiling heights, window types and sizes, exterior door sizes, exposed lap siding dimension, all trim detail dimensions, etc.
- Final proposal design drawings must include soffit/overhangs width dimensions and design detail.
- Property owner must submit proposed exterior paint colors prior to painting and obtain final SFA ARC approval.

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OTHER FUTURE PROJECT REQUIREMENTS

- The following requirements must be submitted by the property owner to be considered by SFA ARC in the final review of any future proposed project:
 - Proposed logistics & staging plan for all construction materials, tools and equipment throughout the entire project build process.
 - Proposed logistics & staging plan of all excavation materials throughout the entire project build process.
 - Proposed logistics & staging plan of all exterior utilities work (electrical, water & sewer, cable, telephone, etc.) throughout the entire project build process. Location of all utility connections must be defined in any future final proposal submitted – i.e. transformers, meters, telephone & cable boxes, sewer grinder tank, etc.
 - Proposed detailed construction project plans with projected milestone start & finish dates – i.e. lot clearing, excavation, foundation, exterior build, interior build and final completion date for occupancy permit.
 - Note: All new home build projects must be started and fully completed within a reasonable time period. Typical period is 8 to 12-months. SFA ARC will not approve long duration periods of ongoing piecemeal construction and progress.
 - Note: Mackinac Island has a limited season of ongoing construction allowed. Those limitations are additional imposed by Mother Nature, City Ordinance and Grand Hotel Ownership & Management.
 - All materials, tools & equipment and work must not infringe upon, block access to or cause damage of other adjacent properties whether developed or undeveloped.
 - Note: Per SCMI Master Deed and Bylaws & Restrictions, the property owner is responsible for all property damage cause by any construction project which includes damages to adjacent properties, roads, easements, utilities, etc. All related damage and restoration costs are the sole responsibility of the property owner. Any such damage may cause the delay of final occupancy approval by both SCMI and the City of Mackinac Island. Also, SCMI Association has the right to impose a required construction bond, at any time, to insure payment for any related damage and restoration costs and to insure final completion of any halted or abandoned project.
 - Note: Upon final approval of any new home proposal, all Stonecliffe Manors require an additional one-time fee of \$1,500 which is deposited directly into the SFA general road maintenance fund.

Sunset Forest Architectural Review Committee

John Hubel – SCMI ARC Representative

Dick Riel – SCMI ARC Representative & ARC Committee Chairperson

Jim Reitman – SCMI ARC Representative

Joann Sullivan – SCMI ARC Representative

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October 25, 2024

To: Leshon Pierson - SCMI, Lot 8
1016 South Burdick
Kalamazoo, MI 49001
Cell: 269-779-1168
Email: leshonpierson47@gmail.com

Regarding: Revised House Plan Proposal, SCMI, Lot 8 - Leshon Pierson

Dear Mr. Pierson,

The SFA Architectural Review Committee (SFA ARC) has reviewed your revised preliminary home proposal plans (drawings dated 9/30/2024) received on 10/4/2024. The Committee greatly appreciates both your efforts and those of your architectural firm's (Bigg Design, LLC) in addressing the issues as stated in our previous review letter, dated 9/13/2024.

The Committee is now requesting that the proposal package be completed and forward for final review. In addition to the drawings submitted to date, the package should include:

- All final drawing notations, overall dimension, etc.
- Detailed foundation drawing.
- Complete Bill of Material (BOM) of all exterior trim elements – i.e. material types, sizes, locations, etc. The Committee looks to see if ample and consistent trim detail is applied to all exterior elevations. Besides lap & shingle siding callouts & supporting documentation, trim work includes: window & door trim, corner trim, washboard & belt trim, fascia, frieze board, soffits, rake boards, drip edge, running trim, soffit corbels & brackets, appliques, box beam trim, boxing, gable units, etc. Include catalogs, brochures, manufacturer's specifications, etc.
- Complete Bill of Material (BOM) of all exterior windows. Windows must be of premium wood design and construction with exterior cladding. Any window mullions shall not be between the window pane type. Include catalogs, brochures, manufacturer's specifications, etc.
- Complete Bill of Material (BOM) of all exterior doors. Doors must be of premium wood, wood-textured fiberglass or wood-textured steel design & construction. Include catalogs, brochures, manufacturer's specifications, etc.
- Complete Bill of Material (BOM) of all covered porch elements – i.e. ceiling design & material, decking, arches, decorative posts, post drops, dentil moldings, balusters, spindles, skirting design, railings and newel posts, etc. Include catalogs, brochures, manufacturer's specifications, etc. Include an additional drawing sheet specific to and detailing all porch design elements. Detailed porch design elements are critical in the overall aesthetics of Victorian architecture.
- Roofing: Include catalogs, brochures, manufacturer's specifications, etc.
- Exterior paint colors: Final exterior paint colors may be submitted at a later date for approval before new home completion.
- Certified surveyor documentation with regards to related airport airspace building height restrictions. Mackinac Island's Building Department will also require such documentation.

In addition to the documentation requests as stated above:

- Remove neighboring fire pit & bench elements and related notations from drawings.
- Remove paver patio and related notations from drawings. Any proposed landscaping elements shall be addressed in the future as a separate approval process.
- Provide the name and contact information of the licensed surveyor contracted for the proposal plot plan.

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As stated in previous correspondence, the SFA ARC is comprised of one representative from each of the individual Stonecliffe Manor Associations – thus, a committee of four representatives. It is the responsibility of the SFA ARC to act on behalf of each of the four individual Stonecliffe Manor Associations (I, II, III and IV) with regards to the review process for any project proposal – and, to provide due diligence and recommendation of approval/disapproval to the management of that particular association involved. Also, upon any future final review of a proposed project, each individual Stonecliffe Manor Association has the overriding authority to reverse any approval/disapproval recommendation offered by SFA ARC. In addition to SFA ARC recommendation of approval and SCMI Association approval, the Grand Hotel's ownership and management has an additional overriding vote for final approval for any new home project within the Stonecliffe Manors.

Sunset Forest Architectural Review Committee

John Hubel – SCMI ARC Representative
Dick Riel – SCMI ARC Representative & ARC Committee Chairperson
Jim Reitman – SCMI ARC Representative
Joann Sullivan – SCMI ARC Representative

LeShon Pierson
1016 South Burdick
Kalamazoo, MI 49001
Cell: 269-779-1168
Email: leshonpierson47@gmail.com

Date: July 27, 2025

To: Sunset Forest Architectural Review Committee
PO Box 1941
Mackinac Island, Michigan 49757

Subject: Final Submission of Required Materials – Request for Final Approval

Dear Sunset Forest Architectural Review Committee,

Thank you for your detailed feedback and continued guidance throughout the review process. I appreciate the time and attention given by the SFA ARC in reviewing my revised preliminary home proposal plans and providing a clear list of required items for final consideration.

I am writing to confirm that all requested documentation and materials, as outlined in your October 25, 2024 correspondence, have now been completed and submitted for your review.

These include:

- Final architectural drawings with full notations and dimensions
- Detailed foundation drawings
- Complete Bill of Materials for exterior trim, windows, doors, porch elements, and roofing
- Supporting manufacturer catalogs and product specifications
- Certified surveyor documentation regarding airport airspace building height restrictions
- Removal of neighboring fire pit, bench elements, and paver patio from the drawings
- Surveyor contact information for the plot plan

With these final elements submitted, I respectfully request that the Committee proceed with final review and issue a formal approval so I may begin the building process. As previously mentioned, it is critical for my project to commence before the second week of October in order to complete the dry-in stage before the island closes and winter weather sets in.

Please let me know if any additional documentation or clarification is needed to facilitate this final approval. I sincerely thank the Committee for its continued support and collaboration in helping preserve the unique character of Mackinac Island while allowing responsible and timely development.

Warm regards,

LeShon Pierson

Leshon Pierson
SCMI, Lot 8

Katie Pereny

From: Leshon Pierson <leshonpierson47@gmail.com>
Sent: Wednesday, August 27, 2025 4:15 PM
To: Katie Pereny
Subject: Fwd: Stonecliffe Manor / Mackinac Island

Welcome letter from kind neighbor!!!
Sent from my iPhone

Begin forwarded message:

From: Leshon Pierson <leshonpierson47@gmail.com>
Date: August 22, 2025 at 9:24:41 PM EDT
To: Tonya Pierson <tonyawilliam@aol.com>
Subject: Fwd: Stonecliffe Manor / Mackinac Island

Sent from my iPhone

Begin forwarded message:

From: Jeffrey Dupre <dupre@mich.com>
Date: August 22, 2025 at 3:44:54 PM EDT
To: Leshon Pierson <leshonpierson47@gmail.com>
Subject: Stonecliffe Manor / Mackinac Island

Dear Mr Pierson,

I'm following up about your lot and the plans you have to build next door to me in Manor One lot #8. First off, I want you to know I have absolutely nothing against you, what is a glaring red flag is that your big beautiful house will be 5 feet from my property. Its simply too close and neither of us will be happy, I assure you.

The trend with houses in the Manors is to own surrounding wooded lots in order to create privacy. If you build on your lot #8, there won't be much privacy. You're situated between my house and Jason St Onge behind you.

(BTW, our neighbor Jason St Onge is the Island fire chief and keeps his small fire truck on Ironwood lane, the access road to your lot. He is also on City Council and planning commission who issues building permits, reviews your contractors, combs through your blueprints, and approve your construction strategy, water, sewer electric hookups, etc. The building department is so backed up, I would guess that soon as you are approved with architecture review in the Manors, based on other home builds in our area, you are 12-18 months away from getting your permits to start.)

However, I believe I have a solution that works for both of us. I spoke to the owners of lot #9, directly to the right / east of your lot. It's owned by 2 families who have no intentions of building anytime soon. I sent them your elevations, and they realized that it would create a density/ privacy problem and would decrease their property value.

Your house would be 5' from my property line, 10' from theirs and 20' in front of Mr St Onge.

I asked these lot #9 owners if they would consider an offer of \$100,000 for their lot, which I believe they would accept if I pushed it along. So, I would buy your lot #8 for \$100,000 that you would use to buy lot #9, all in one transaction. Lot #9 is a better lot. It has 70' of frontage on the golf course instead of your 55', it has more view of the water, has your own driveway/ walkway along the east side and will have vacant lots on both sides of you for privacy. This location is much better for your house, more private, on a larger piece of property, and empty lots on both sides of you and I. It's an excellent solution for both of us.

I had an appraiser note the recent sale prices in Manor One - see attach. \$100k is by far the most ever paid for a lot in any of the manors. Or, if you get too discouraged and decide not to build at all, you could just take the \$100k from me and make a \$40k profit on your lot #8.

If you want to do this and upgrade your lot, I could make arrangements with Alpine Title Co. to do the transfer. We would not need any realtors involved so no commissions, just some very minor closing costs.

I don't want to discourage you from building, I'm just trying to create a better outcome for both of us.

Let me know what you think. Call or email anytime.

Jeffrey Dupre
Island Publications

305-587-0085
dupre@mich.com

