

# Bonzheim Project – Delivery & Set Plan and Zone 2 Interpretation Request

---

Presentation to Mackinac Island City Council

Date: Wednesday, August 20, 2025

## Project Overview

- Location: Bonzheim Property, off Hwy M-185, Mackinac Island
- Total Modules: 9
- Contractors: GC North & Dickinson Homes
- Freight Provider: Arnold Freight
- Crane Provider: Plutchak Crane Service – experienced in safely setting prior Dickinson Homes modules on Mackinac Island
- Route: British Landing (State) Dock staging area → Hwy M-185 → Bonzheim property (see attached delivery route maps)
- Staging Area: British Landing (State) Dock, with pre-planned module positions for efficient setting (see staging diagram)

Reference Attachments:

- Figure 1: Full Island Delivery Route – British Landing (State) Dock to Bonzheim Site
- Figure 2: Zoomed Delivery Route near Bonzheim property
- Figure 3: British Landing Module Staging Area Layout
- Figure 4: Bonzheim Site Plan & Site Model with crane location and access drive

## Request for Interpretation – Zone 2 Rules Apply

We respectfully request an interpretation confirming that the Bonzheim project site is governed by Zone 2 rules. The City's Zoning Ordinance references an island map ("Exhibit A"), and that map depicts the Bonzheim property in Zone 2. Both the owners and Dickinson Homes relied on the Map when planning this project. While section text was revised at some point, the Map itself was not amended and continues to show the property in Zone 2. A sound reading requires the City to give effect to all parts of its ordinance—including the Map—rather than applying section text in isolation.

When provisions appear in conflict or create ambiguity, rules of construction require the City to harmonize its ordinance and construe ambiguities against the drafter. Given the owners' and builders' reliance on the Map, the City is also estopped from enforcing Zone 1 rules at this site. See, e.g., *Kalinoff v. Columbus Twp.*, 214 Mich App 7 (1995); *Sau-Tuk Indus., Inc. v. Allegan Cnty.*, 316 Mich App 122 (2016).

## Module Length – Ordinance-Consistent Justification

One module measures 46' versus the 44' limit referenced in the ordinance. Using the ordinance's terminology, we propose the most reasonable and least disruptive alternative: maintaining the 46' transport as planned. Shortening or subdividing the module would require additional transports, crane picks, and staging moves—extending total time on the road, increasing traffic interruptions, and elevating safety risk. By permitting the 46' module, total movements are reduced, duration on M-185 is minimized, and impacts to residents and visitors are materially lessened.

## Delivery Window & Zone Compliance

Consistent with Zone 2 rules, module deliveries will not occur after May 22, 2026. Our goal remains an earlier spring delivery as soon as road restrictions allow. Operations will prioritize early mornings (approximately 6:00 AM–1:00 PM) to minimize tourist disruption and leverage low-traffic, cooler conditions.

## Phased Execution Plan (Single Plan)

### 1. Phase 1 – Delivery & Staging in St. Ignace (≈3 days)

- Deliver all 9 modules from Dickinson Homes to the Ford Dealership in St. Ignace for staging.

### 2. Phase 2 – Transport to British Landing (≈3 days)

- Arnold Freight transports modules to British Landing (State) Dock, Mackinac Island.
- Modules staged per pre-designated dock layout (Figure 3) for efficient loading order.
- Schedule coordinated with Arnold Freight for vessel availability and weather conditions.

### 3. Phase 3 – Crane Mobilization (Monday)

- Plutchak Crane Service mobilizes and sets up at the Bonzheim property (Figure 4).

### 4. Phase 4 – Module Setting – Day 1 (Tuesday)

- Start Time: 6:00 AM.
- Move 2 trucks/modules at a time to enable completion in a single day if feasible.
- Temporary, rolling closures of Hwy M-185 (~1.5 hours per module) with bicycle traffic allowed between moves.
- Cease vehicle mobilization after 1:00 PM to avoid peak traffic.
- Goal: Set first 5 modules.

### 5. Phase 5 – Module Setting – Day 2 (Wednesday)

- Continue as Day 1.
- Goal: All modules delivered, set, and vehicles off island by Wednesday night.

## **Traffic Management, Safety, and Compliance**

- Traffic control at Stonebrook North Gate and Cannonball Crossroads; coordination with Mackinac Island Police Department.
- Radios for all personnel; signage if required; advance homeowner notification letters.
- Experienced delivery team: Dickinson Homes crew, GC North, Sayles Builders, and Ray Halburg team.
- School Closure Work Hour Compliance: We will comply with the City's work-hour restrictions during school closure periods as set forth in the ordinance and will schedule activities to ensure zero conflict with school operations.

## **Clarification of Intent & Scheduling Rationale**

This project has been pending for an extended period, with the Bonzheims purchasing their lot in 2018. Initially, they explored a traditional stick-built home; however, COVID-19 disruptions and rising construction costs from Covid caused the plan to stall. Their dream of retiring on Mackinac Island was fading—until Dickinson Homes was found, providing a viable path forward based on the City's Map showing the property in Zone 2. Our intent is to complete delivery and setting at the earliest viable date—targeting spring 2026 subject to road restrictions—while remaining within Zone 2 seasonal limits (no deliveries after May 22, 2026).

Considering seasonal realities on the Island, a late-fall/winter scenario presents greater operational and public-safety risks: snow and ice can block roads for longer durations, extending closures and disruption. By contrast, the proposed spring window limits risk and shortens the total time that M-185 is intermittently impacted. On balance, a controlled spring operation is the least disruptive and safe approach for this site.

## **Project Timeline Notes**

- Factory Start: Monday, December 1, 2025
- Factory Completion: As soon as feasible to maintain production flow
- Site Start: Sunday, October 13, 2025 – excavation, foundation, retaining walls, crane access drive
- Delivery Target: Spring 2026 (as soon as road restrictions allow), with compliance not to exceed May 22, 2026

## **Vehicles & Equipment for Safe, Efficient Delivery & Set**

- 3 Dickinson Homes semis
- 1 set truck & trailer
- 1 crane
- 1 crane semi with counterweights
- 2 man lifts
- 1 telehandler
- Belonga's vehicles and equipment
- 1 police escort