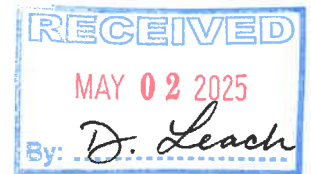


GC North LLC  
6859 Main Street, Mackinac Island, MI  
Phone: 906-282-0904 | Email: spencerwryan21@gmail.com



**Mayor Doud and Members of the City Council**

City of Mackinac Island  
Mackinac Island, MI 49757

**RE: Request for Temporary Motor Vehicle Permit – Bonzheim Residence (Stonebrook North Lot 17)**

Dear Mayor Doud and City Council,

On behalf of Scott and Kim Bonzheim, owners of Stonebrook North Lot 17, I respectfully submit this request for a temporary motor vehicle permit pursuant to Section 66.98 of the Mackinac Island City Code. GC North, LLC is serving as the General Contractor for the Bonzheim project, in partnership with Dickinson Homes.

We are requesting a motor vehicle permit for a duration of **10 days in May 2025**, prior to Memorial Day weekend, to allow **Belonga Excavating** access to the property for tree clearing and site excavation in preparation for foundation installation. The basis for this request is outlined below:

1. **Planning Commission Approval:** We anticipate formal Planning Commission approval on **May 13, 2025**. This project had been previously approved by the Planning Commission in an earlier iteration. The current design is a significantly scaled-down version of that original plan.
2. **Association Approval:** The **Stonebrook Homeowners Association** has already reviewed and approved the revised home plans.
3. **Unforeseen Delays:** Due to the recent historic ice storms and resulting damage, the Bonzheims were unable to proceed with tree removal or secure PC approval prior to May 13, despite best efforts. This has created a schedule hardship.
4. **Zoning Clarification:** The zoning map provided by the City to Dickinson Homes in August 2024 identifies the Bonzheim parcel as located within **Zone 2**, while the text of the Code suggests it may fall under **Zone 1**. We seek clarification, but proceed under the assumption of Zone 2 for this request.
5. **Foundation Requirement for Fall Set:** Dickinson Homes is scheduled to set the modular home in **November 2025**, in accordance with the City Code. Completing the foundation work during summer 2025 is essential to meet this deadline.
6. **Vehicle Use and Route:** Only **one motor vehicle** will be used, limited strictly to a 10-day window. The travel route will **avoid downtown** entirely, utilizing **M-185 from the State Dock to the project site**.

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7. **Site Complexity:** The property presents site-specific challenges that necessitate early excavation and proper backfill ahead of the house set. A fall foundation installation is not viable due to time and weather constraints.
8. **Project Impact and Hardship:** Without this 10-day permit, the home cannot be set until **fall 2026**, delaying the entire project by one year. This would create undue hardship for the Bonzheims, their contractors, suppliers, and would leave the lot cleared but undeveloped for an extended period—an outcome we believe is not in the City's best interest.

We appreciate your consideration of this request and welcome the opportunity to discuss the details further if needed.

Sincerely,

**Ryan Spencer**

Project Manager, GC North LLC

On behalf of Scott and Kim Bonzheim

## City Clerk

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**From:** City Clerk  
**Sent:** Friday, May 2, 2025 10:47 AM  
**To:** Ryan Spencer; City Clerk  
**Cc:** James Murray  
**Subject:** Re: Bonzheim - Belonga Vehicle Permits - Council Meeting

Hey Ryan,

I'll get this added to the May 14th agenda.

To answer your question regarding clarification - the house is located in vehicle zone 1 with the cut off date of May 1st as it is "assessable by M-185" as stated in the Motor Vehicle Ordinance.

I am in the process of redoing the map after having a conversation with Jim Murray about this. Someone else created the map, and it's unfortunately incorrect. The map is also not included in the ordinance, so the written explanation is superior to the hand drawn map.

Have a great weekend!

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**From:** Ryan Spencer <[ryan@dickinsonhomes.com](mailto:ryan@dickinsonhomes.com)>  
**Sent:** Friday, May 2, 2025 10:01:20 AM  
**To:** City Clerk <[clerk@cityofmi.org](mailto:clerk@cityofmi.org)>  
**Cc:** James Murray <[jamesmurrayesq@gmail.com](mailto:jamesmurrayesq@gmail.com)>  
**Subject:** Bonzheim - Belonga Vehicle Permits - Council Meeting

Hey Danielle,

Please see the attached support letter for the city council meeting on Wednesday, the 14th.

Tanya will be submitting vehicle permits for the Bonzheim Project as soon as possible.

If you have any questions, please let me know.

Best,  
**Ryan Spencer**  
*Project Manager - Dealer Network Manager*  
**DICKINSON HOMES**  
**1500 W. Breitung Ave**  
**Kingsford, MI 49802**  
**Cell: 9062820904**