

January 17, 2025

Hon. Mayor Margaret Doud and
Mackinac Island City Council
7358 Market Street
PO Box 455
Mackinac Island, MI 49757

RE: Jaquiss – Red House

Dear Mayor and City Council:

This correspondence is written on behalf of Cheryl Nephew Jaquiss. Specifically she is requesting City Council approve her request for a variance from the length of modules for what is commonly known as the Red House. The Mackinac Island Planning Commission (PC) approved her building plans as did the Historic District Commission (HDC). She is working with Dickinson Homes of Kingsford, Michigan anticipating a setting of the home in the Fall of 2025.

Consistent with the plans approved by the Planning Commission, the home will be constructed by Dickinson Homes as modules and will exceed the 44-foot length referenced in City Code § 66-95(3). As construction of the modules is about to commence, it is necessary at this time that we seek permission from the City Council in order to allow Dickinson to construct the modules consistent with the approved plan (*i.e.*, modules of 43' 3 1/2" to 56' 1").

Based on the information below, per City Code 66-95(3), we request the Council approve the proposed size of the modules. We believe, as outlined below, that the proposed vehicle permit, "will not endanger the health, safety or welfare of the community" because of the time, route and other circumstances surrounding the proposed use. For example:

- There will be no travel on any City road.
- The vehicles will only operate on State Trunkline Highway (M-185) and, moreover, no turns are necessary.
- There will be no travel through downtown.
- The modules will be between 12' to 13' 6" wide, which is narrower than the modules approved by the City for my home.

ATTORNEYS & COUNSELORS AT LAW

- During the setting of my home, Main Street was not blocked. Similarly, when this home is set Main Street will remain open for emergency vehicles, drays, and all other travel.
- MDOT has no such length restriction on State trunkline highways, including M-185
- Dickinson's proposal to construct the home with 7 modules, according to the opinions offered with this letter, is a better option for the health, safety and welfare of the City, as opposed to having to transport 13 smaller modules. In addition, if 13 smaller modules are used, the amount of time a crane would be needed would likely increase from 4 days to 2 weeks.
- I understand the basis used by the City to adopt § 66-95 related to an unfortunate situation where a module swiped an entrance post at Stonecliffe, which is a City road, and occurred decades ago. We hope the City Council determines that this basis is not applicable to this proposed project.
- Our request is supported by the correspondence of Dickinson Homes attached, which outlines their 40-year history of success on the Island.
- Also attached is correspondence from the City of Petoskey's former Director of Public Works, Mike Robbins, that was submitted in a prior application that the City approved. Mr. Robbins, who has extensive expertise regarding the use of public roads both in Petoskey and on Mackinac Island, concludes that this proposal does not endanger the health, safety or welfare of the Island and, in fact, is a better alternative to transporting additional modules.

I have also attached a letter requesting the variance from Cheryl Nephew Jaquiss directly. Should you have questions, please do not hesitate to contact me directly. Otherwise, I hope this meets with the City Council's approval.

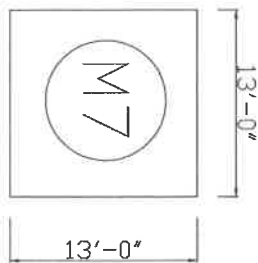
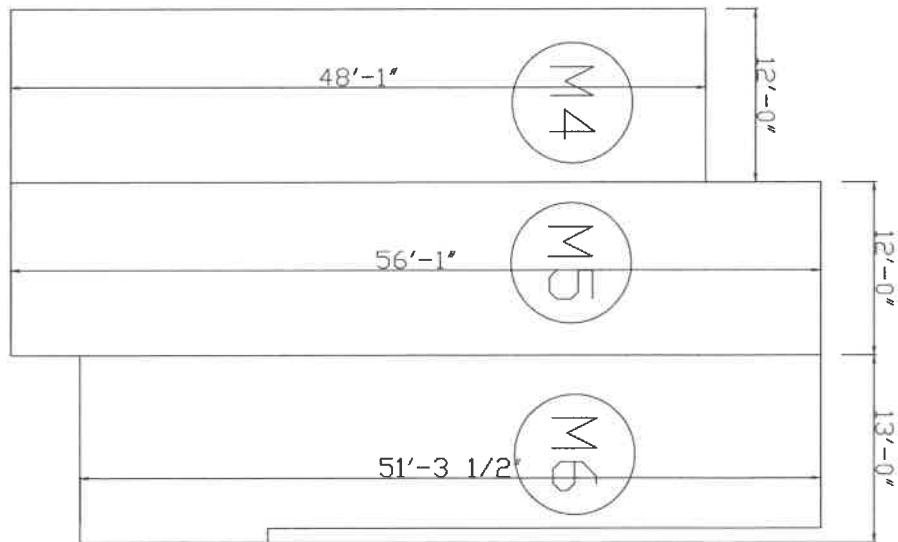
Very truly yours,



James J. Murray

JJM/tll

Enclosures



sh no
A2

9/7/23
original

contact person	date
-------------------	------

JACUISS RESIDENCE
RYAN SPENCER
CUSTOM

revision	
8/11/24 APS	
10/16/24 APS	
11/7/24 APS	
-	
-	
-	

Dickinson Homes

1500 W. BREITUNG AVE. KINGSFORD, HI 906-774-5800

WWW.DICKINSONHOMES.COM

FAX: 906-774-5813



6999-6901 M-185, Mackinac Island, MI 49757 to M-185, Mackinac Island, MI 49757 Bicycle 4.2 miles, 19 min

Unload modules at British Landing, stage modules at Mission Point, Move modules 1 each to the site.



Imagery ©2025 Airbus, NOAA, TerraMetrics, Google, Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Map data ©2025 Google 1000 ft

6999-6901 M-185, Mackinac Island, MI 49757 to M-185, Mackinac Island, MI 49757 Bicycle 4.2 miles, 19 min



Stage at Mission Point - Move modules 1 each to the site - set with crane



Imagery ©2025 Airbus, Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 200 ft

Dickinson Homes

SINCE 1970

Mackinac Island City Council,

It is our understanding that The City Code, Section 66-95(3) contains dimensional limits of 14 feet wide by 44 feet long. We are seeking a variance in the dimensional limits for the construction of the James and Trisha Murray Residence. We would like to be able to build the home in full length modules to reduce the total number built and shipped to the island. This would exceed the dimensional length limit by 7 feet 8 inches however would provide a safer method with far less time setting the home and would reduce the number of modules that would be driven across island.

Since 1981 Dickinson Homes has delivered and set over 90 modules on Mackinac Island. One of the residences was composed of 4 modules with a dimension of 16 feet wide by 52 feet in length. Another of the residences was composed of 4 modules with a dimension of 16 feet wide by 48 feet long. All these modules were set successfully with no impact to the island or existing residences, or structures. See references of homes below.

Dickinson Homes does not subcontract the delivery and setting of modules to a 3rd party. We employ an in-house set crew consisting of CDL Drivers, Flag Crew, A Drivers, and Set Foreman that personally deliver every module to the job site for all our projects. This is done using our own trucks, custom built transport trailers, and our own equipment. The entire process is directly overseen by our crews and Project Managers.

We have done the research for the route on the Island for the Murray residence. Project Manager Ryan Spencer and Set Crew Foreman John Cescollini have personally biked the route twice already and will bike the route again 2-3 weeks prior to the delivery date. They took photos, dimensions, and gathered all data need to safely, timely and successfully deliver these 4 modules to the Murray Site. Based on our study and experience, we found no existing factors that would prevent delivering these modules to the job site safely and easily. See Route Map and Staging area.

Best,

Albert Santoni

President

Albert Santoni

Dickinson Homes

SINCE 1970

HOMES DELIVERED AND BUILT ON MACKINAC ISLAND BY DICKINSON HOMES

STONE CLIFFE PHASE 1 - 36

STONE CLIFFE PHASE 2 – TOTAL MODULES - 12

PFAL – TOTAL MODULES – 4

LANG – TOTAL MODULES – 5

BEAUMONT HOSPITAL – TOTAL MODULES – 4

BARCH – TOTAL MODULES – 4

URMAN – TOTAL MODULES – 4

DUPRE – TOTAL MODULES – 4

ROGUSKA* – TOTAL MODULES – 6 – 42'x16'

ARMSTRONG* – TOTAL MODULES – 5 – 52'x16'

SCHULTZ – TOTAL MODULES – 6

MICHAEL ROBBINS
1344 CLICK ROAD
PETOSKEY, MI 49770
231-330-0534

August 4, 2022

Mackinac Island City Council
7358 Market Street
PO Box 455
Mackinac Island, MI 49757

Re: Jim Murray Construction Project

Dear Mayor and City Council:

I understand that Jim Murray has applied to the City Council for a motor vehicle permit for his residential construction project on the Island. Please consider this letter in support of the Murrays request for a motor vehicle permit in order to transport the proposed Dickinson modules described in the Murrays' Application for Zoning Action.

For your information, I currently serve as the Director of Public Works (DPW) for the City of Petoskey. I am aware that Mackinac Island City Code Section 66-95(4) provides that modules longer than 44 feet require the City Council to determine that the vehicle will not endanger the health, safety and welfare of the Island because of the time, route and other circumstances surrounding the proposed use.

In my opinion, it is in the best interest of the City to allow the transportation of the 4 modules as proposed rather than forcing the transportation of 8 modules. The alternative of having to accommodate the 44-foot length requirement would compound the risk to the public health, safety and welfare of the City by having more trailers, motor vehicles and time on the road. I firmly believe that the transportation of the modules, as proposed, does not endanger the health, safety or welfare of the City or Island.

Sincerely,



Michael Robbins

Dear City Council Members

The good thing about local government is that you have the ability to look at current laws and analyze on a case-by-case basis if a variance makes sense or is in the best interest of the community. In this case, bringing 7 units instead of 13, having a few days of heavy equipment instead of weeks, and greatly decreasing the number of trucks needed is certainly in the best interest of everyone. Not to mention these units don't have to make any turns on local streets - and have a very short distance to travel. Therefore, in this case, the length of the pods is not an issue that adversely impacts anyone in the community. Furthermore, it does not violate the spirit or best intentions of the law written in the 1970's, which was to make sure trees or other structures are not damaged by long units making turns on narrow interior streets.

I hope the member of the Planning Commission who was upset by requests for variances, because his project was adversely affected by the current law, can turn his negative experience into a tool to improve the experience for those who follow. Good governance is making sure that laws on the books make sense. This means giving variances when circumstances warrant it and amending a law if the passage of time has rendered it obsolete or in need of updating.

I respectfully ask the City Council to approve the variance, presented by Dickenson Homes, for the length of the pods to construct the Red House.

Kind Regards,
Cheryl Jaquiss