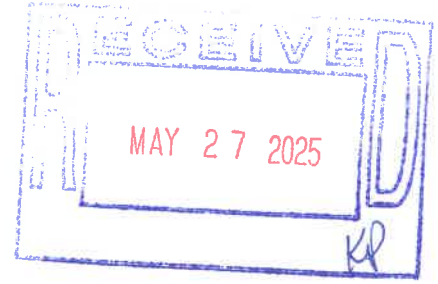


Bonzheim Planning Commision



Ryan Spencer <ryan@dickinsonhomes.com>

Tue 05/27/2025 15:49

To: Katie Pereny <kep@cityofmi.org>;

Cc: James Murray <jamesmurrayesq@gmail.com>; Kimberly Bonzheim <kimberlyabonz@gmail.com>; SCOTT BONZHEIM <bonzski4@comcast.net>; Loni LePage <loni@dickinsonhomes.com>;

3 attachments (2 MB)

C1844 BONZHEIM PLAN SET 5-27-25.pdf; Michigan Residentail SQFT Code.docx; MDOT Load Rules.docx;

Hi Katie,

Attached are the updated Bonzheim project plans for review and inclusion in the upcoming Planning Commission meeting materials.

You'll see the following updates have been made:

- The primary residence square footage has been confirmed and documented in accordance with Michigan's 3,500 sq. ft. threshold for requiring an architect or engineer seal, per the Michigan Residential Code and Occupational Code guidelines.
- The height of the accessory structure has been revised to under 14 feet, as requested by Dennis, and is now fully compliant with local accessory building standards.
- I've also attached a copy of the applicable Michigan building code section regarding the 3,500 sq. ft. rule for your records.
- Additionally, I've included reference material on MDOT rules regarding modular transport, width/height restrictions, and the oversize load permit process.

This is simply to ensure that everything is on the record ahead of the meeting and to avoid any misunderstandings about transport authority, particularly to reinforce that MDOT governs highway transport regulations and that their ruling cannot be superseded locally.

Please let me know if anything further is needed before the meeting.

Best regards,

Ryan Spencer

Project Manager - Dealer Network Manager

DICKINSON HOMES

1500 W. Breitung Ave

Kingsford, MI 49802

Cell: 9062820904

File No. R125-D17-020
Exhibit L
Date 5.27.25
Initials KP