

FW: Bonzheim

David Lipovsky

Wed 06/04/2025 09:27

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

From: Neal Liddicoat <nliddicoat@yahoo.com>

Sent: Wednesday, May 14, 2025 10:31 AM

To: Dennis Dombroski <djd@cityofmi.org>; David Lipovsky <dlipovsky@cityofmi.org>

Cc: Anneke Myers <annekemymers@yahoo.com>; STONEBROOK HOA <stonebrookhoa@live.com>

Subject: Fw: Bonzheim

Dennis & Dave -

Here's the e-mail I received from Ryan Spencer about the Bonzeim home details. About one-quarter of the way down you'll see the square footages he provided. To summarize:

First Floor - 1,616 sq. ft.

Second Floor - 1,362 sq. ft.

Third Floor - 529 sq. ft.

Basement - 1,616 sq. ft.

TOTAL - 5,123 sq. ft.

Note that on the plan set I received, the basement is labeled "Foundation Plan" on Sheets A4.0 and A4.1. That level includes two bedrooms, an office, a family room, a wine room, a bathroom, and a bar, as well as the mechanical room. On the other hand, a sizable chunk of the third floor is storage, which probably doesn't count toward the "habitable" total, but that entire floor is only 529 sq. ft. so the reduction isn't that great.

I hope this is helpful.

Neal Liddicoat
(906) 630-0860

----- Forwarded Message -----

From: Ryan Spencer <ryan@dickinsonhomes.com>

To: Neal Liddicoat <nliddicoat@yahoo.com>

Cc: James Murray <jamesmurrayesq@gmail.com>

Sent: Monday, February 24, 2025 at 02:42:18 PM EST

Subject: Re: Bonzheim

Hey Neal,

I did not see your attachment.

I have some answers for you below in **RED**.

Ryan Spencer

Project Manager - Dealer Network Manager

DICKINSON HOMES

1500 W. Breitung Ave

Kingsford, MI 49802

Cell: 9062820904

On Mon, Feb 24, 2025 at 12:29 PM Neal Liddicoat <nliddicoat@yahoo.com> wrote:

Thanks, Ryan.

Based on that, I'll try to set up an Architectural Control Committee meeting for Monday or Tuesday, March 4 or 5. I'll suggest 11:00 AM, 1:00 PM, or 3:00 PM (Eastern time) on those days and see what happens. It can be tricky getting all five members nailed down, but I'll see what I can do. **I will leave my schedule open all day.**

As I mentioned earlier, in order to take the project to the Planning Commission, it will need Final Approval from our committee. What you've submitted meets the Preliminary Approval requirements (although I have a few questions below), but Final Approval requires submission of a sample board "showing samples of major materials, finishes, and colors (i.e., base, siding, windows, trim, roof, chimney, accessories, lighting, etc.)." In some of these cases, photos or catalog pages are adequate (e.g., lighting, windows, and the stone on the chimney). We'll have to work out how best to get necessary physical samples for review. **Absolutely, we can get samples sent to Jim's house. A lot of the products we are using are actually on Jim's house or similar to his. A tour for the Committee might be in order?**

Also, the footprint of the house and carriage house need to be staked out on the site.

Yes, a little troublesome to do with the snow, grade, and trees. Can I ask why this is necessary so soon? I typically do not do this with my off island builds until the lot is cleared so we can have a better showing of where the home will be on the site. It is currently so heavily wooded most stringlines will be curved numerous ways due to trees and grade. Just curious? Here are my questions:

I've attached a copy of the site plan with an area outlined in red. Is that the area where tree removal is desired?

Please send to me.

What material is the siding of the house and the carriage house? (Wood is required.)

DiamondKote LP Smartside, it is a Wood Product. It is truly the best product on the market right now for siding, it is also Dickinson Homes preferred siding. It is a near no maintenance product

https://issuu.com/wausausupplycompany/docs/dkcatalog?fr=xKAE9_zU1NQ

What material is the roof?**https://www.certainteed.com/products/residential-roofing-products/grand-manor?marketingColor=Black_Pearl**

What material is the driveway?

This is to be determined, I assume a native island gravel driveway. Possibly pavers in the future.

What color(s) are the house and carriage house? (I see some of the trim colors on the elevations -- some white, some black, but nothing about the main body of the structures.)

The main portions of the house are all white, the "turrets" we will call them on the front and back of the house will be black. The carriage house is also White. There will be few Black Accents such as the flower boxes as well.

What color is the roof?**Black Pearl from the link above.**

What is the square footage of each level of the house and the total for the house?

First Floor - 1616 SQFT - Second Floor 1362 - Third Floor - 529 - Basement 1616

It looks like the house has a propane fireplace. Where will the propane tank be located?

We will be switching this to Electric. If we end up switching back to propane the tank will be in a "shed" attached to the chimney similar to Jim's in the attached photo.

On the rear/west elevation, I see a window with overhang in the right half of the basement level. What material will cover that overhang (specifically, is it proposed to be metal, like some of the other overhangs)?

Yes, here is a list of metal areas, the metal roof will be a black seamless roof from fabral.

West Elevation window overhang

fireplace roof

north entrance overhang

west "turret" roof

knowing these things will help expedite our review.

A couple of other quick notes:

Three elements of the design that might be topics of conversation for the committee are the "Fypon" polyurethane trim pieces, various PVC trim pieces, and the metal roof sections. Here's what our guidelines say about materials:

Native stone and rock for building bases and fireplaces is encouraged. Painted wood siding and painted wood shingles are required for exterior walls. Fabricated wood railings, window frames, braces and brackets, and all ornamental detailing should be painted to further capture the charm and maintain the continuity of the project. Everything will be painted. Fypon has created a paintable product to color match, they have also come up with wood grained patterns as well. We can switch to Azek which is an even more premium product and paintable as

well. [https://azekexteriors.com/about-us/why-azek?](https://azekexteriors.com/about-us/why-azek?utm_source=google&utm_medium=cpc&utm_campaign={campaignname}&utm_term=pvc%20trim&utm_content=730958043313&gad_source=1&gclid=CjwKC_AiAzvC9BhADEiwAEhtlN-c7-G-QOrTNqnsEqMTP2oCgxsAHKWoz_tKMipXhGDgahuA1uToc9BoCpmIQAvD_BwE)

[utm_source=google&utm_medium=cpc&utm_campaign={campaignname}&utm_term=pvc%20trim&utm_content=730958043313&gad_source=1&gclid=CjwKC_AiAzvC9BhADEiwAEhtlN-c7-G-](https://azekexteriors.com/about-us/why-azek?utm_source=google&utm_medium=cpc&utm_campaign={campaignname}&utm_term=pvc%20trim&utm_content=730958043313&gad_source=1&gclid=CjwKC_AiAzvC9BhADEiwAEhtlN-c7-G-QOrTNqnsEqMTP2oCgxsAHKWoz_tKMipXhGDgahuA1uToc9BoCpmIQAvD_BwE)

[AiAzvC9BhADEiwAEhtlN-c7-G-](https://azekexteriors.com/about-us/why-azek?utm_source=google&utm_medium=cpc&utm_campaign={campaignname}&utm_term=pvc%20trim&utm_content=730958043313&gad_source=1&gclid=CjwKC_AiAzvC9BhADEiwAEhtlN-c7-G-QOrTNqnsEqMTP2oCgxsAHKWoz_tKMipXhGDgahuA1uToc9BoCpmIQAvD_BwE)

[QOrTNqnsEqMTP2oCgxsAHKWoz_tKMipXhGDgahuA1uToc9BoCpmIQAvD_BwE](https://azekexteriors.com/about-us/why-azek?utm_source=google&utm_medium=cpc&utm_campaign={campaignname}&utm_term=pvc%20trim&utm_content=730958043313&gad_source=1&gclid=CjwKC_AiAzvC9BhADEiwAEhtlN-c7-G-QOrTNqnsEqMTP2oCgxsAHKWoz_tKMipXhGDgahuA1uToc9BoCpmIQAvD_BwE)

The Deck rails we currently have are also Azek PVC <https://porchstore.com/railings/>

As you can tell for 55 years Dickinson Homes has been a huge advocate of no maintenance and long lasting durability as well as warranty. It is just our nature as a standard to specify the best products for quality, looks, and longevity. We are open to discussions on everything. This is our first Stonebrook project since the early 2000's

Note the emphasis on wood. We also recognize that new materials will come along: As new building products are developed that simplify or enhance the construction or maintenance of homes, Stonebrook's Architectural Control Committee will consider their appropriateness.

Understood, due to the waterproof properties and maintenance properties of PVC Trim pieces, decorative pieces etc, we really prefer to use PVC in certain areas, they tend to work better with the siding system as well. We have these same corbels on Jim's house as well.

That's why the TimberTech decking is okay.

I'll let you know about a meeting time as soon as I can.

Thanks.

Neal

On Monday, February 24, 2025 at 12:07:51 PM EST, Ryan Spencer <ryan@dickinsonhomes.com> wrote:

Hey Neal,

I am unavailable 2/27-3/2 - 3/6-3/13

I am also on Central Time.

Let me know what works for you guys and I will try to accommodate.

Ryan Spencer

Project Manager - Dealer Network Manager

DICKINSON HOMES

1500 W. Breitung Ave

Kingsford, MI 49802

Cell: 9062820904

On Mon, Feb 24, 2025 at 9:42 AM Neal Liddicoat <nliddicoat@yahoo.com> wrote:

Okay, I'll start working on scheduling an Architectural Control Committee meeting, either Friday this week or (more likely) early-to-midweek next week. Jim & Ryan, are there times when you would be unable to join a Zoom meeting in that general time period? (I only have a free Zoom account, so I'm limited to 40-minute meetings. If one of you has a Zoom account without that limitation, it might be helpful.)

Also, I will start to coordinate with John Makranyi regarding tree removal.

I've done an initial review of the material Ryan sent last Friday, but will spend more time with it today. After that, I expect that I'll have some questions prior to a meeting.

Note that Planning Commission approval will be subject to Final (not just Preliminary) Approval by Stonebrook. Key items that are needed are staking of the footprint of the structures and provision of sample materials (paint colors, siding, roofing, trim, etc.). The pertinent requirements are spelled out in our architectural control guidelines.

Neal

On Sunday, February 23, 2025 at 03:40:48 PM EST, James Murray <jamesmurrayesq@gmail.com> wrote:

Both.

We will file applications with the City soon. The key is that we are planning for a Fall 2025 setting of the house.

Maybe we should schedule a call when Ryan Spencer and I can both participate with you and your committees.

Jim

On Fri, Feb 21, 2025 at 3:19 PM Neal Liddicoat <nliddicoat@yahoo.com> wrote:

Ryan & Jim -

At this time, are you only seeking tree removal approval through our Scenic Resource Committee, or are you hoping for Preliminary Approval through the Architectural Control Committee (or both)?

Thanks.

Neal

On Friday, February 21, 2025 at 02:28:52 PM EST, Ryan Spencer <ryan@dickinsonhomes.com> wrote:

 [SITE MODEL_2025-2-21.pdf](#)

Hey Neal,

Please see the attached files.

- The first attachment is a **2D site plan** showing how everything will be laid out on the site.
- The second attachment is a **general 3D model** illustrating our vision for the site. We considered everything, including grading, a temporary driveway for the crane and modules, the main driveway from Pine Cove Lane, and preserving as many green areas as possible.
- The third attachment is the final plans that we now have for estimating
- The fourth attachment is a preliminary timeline.

We'll do our best to retain as many trees as reasonably possible, as that's a common priority for our clients. However, we'll need to remove any trees that pose a risk of falling during construction, along with smaller shrubs that won't contribute much long-term. As you know, the Bonzheims have a lot of cedar trees, and their shallow root systems always make me a bit cautious.

The **temporary construction driveway** will be replanted and reduced in size, leaving just enough space for steps up to the house and a small bike platform below—similar to the neighbors' setup.

Let me know if you have any questions.

Thanks,

Ryan Spencer

Project Manager - Dealer Network Manager

DICKINSON HOMES

[1500 W. Breitung Ave](#)

[Kingsford, MI 49802](#)

Cell: 9062820904

On Sat, Feb 15, 2025 at 3:29 PM Neal Liddicoat <nliddicoat@yahoo.com> wrote:

Jim-

I've attached three documents for your use.

The first is the current set of architectural control guidelines, which sets out the design standards and process for approval of new or modified homes (or other structures) in Stonebrook. You'll see that it's a two-stage process, with somewhat more rigorous, detailed requirements in the second "final approval" stage. The Bonzheims have previously been through this process, so are somewhat familiar with it.

The other two documents describe the Scenic Reserve Easement that was created when Stonebrook was developed back in the mid-1990s. The first document is the easement itself, dated May 27, 1995, and the second is the First Amendment to the Stonebrook Master Deed (July 14, 1995), incorporating the easement.

As a lawyer, you're not going to like this but, for practical reasons, we don't always follow the scenic reserve requirements precisely. (As an engineer, I'm not always crazy about this either, but I've learned to live with it.) Some of the rules were fine when the developer was still calling the shots (e.g., meeting and notice requirements), but they're not always practical now. Generally, we try to be reasonable (and even helpful) while still protecting the interests of the association.

I should also note that there are a couple of relatively influential Islanders who travel past Stonebrook regularly who I know keep an eye on our trees (believe it or not).

While I'm chairman of the Scenic Resource Committee, which considers tree cutting requests, my next-door neighbor (and the Bonzheims future next-door neighbor), John Makranyi is also a member of the committee, so I'll need to get him involved. I've cc'd him to this email.

I understand Larry's eagerness to get started, but we need some information before we can approve that. Ideally, we would have fully-approved house plans, as I've previously mentioned, to limit the chances that a bunch of trees are removed and then the project never occurs. Next best would be to have plans with "preliminary approval." At a minimum, we need to know where the footprint of the house will lie. Given that this is a modular home, it would also be helpful to know the plan for lifting the units onto the site. For example, will the crane sit on the lot and lift the modules from M-185? If so, what trees must be removed to accommodate that? (I assume the State Park will need to approve using M-185 in that fashion, but I don't know for sure.)

My inclination is to treat the tree removal question in two pieces -- (1) the trees within and near the building footprint, including crane-related trees (i.e., those outside the Scenic Reserve Easement, but still within the purview of the Scenic Resource Committee), and (2) the trees within the Scenic Reserve Easement (between M-185 and the brow of the bluff along the west side of the lot).

Do you have an idea when house plans will be submitted for consideration by our Architectural Control Committee? (You'll perhaps be surprised (and maybe even dismayed) to learn that I'm the chairman of that committee, as well.) I can assure you that the ACC does an excellent job of reviewing and acting upon plans expeditiously.

Can you at least provide a site plan showing where the building will sit?

I think it might be helpful for us to talk again. I'm generally at my desk between 10:00 AM and 4:00 PM during the week. Please feel free to call at your convenience.

Thanks.

Neal Liddicoat
(906) 630-0860

On Saturday, February 15, 2025 at 11:46:06 AM EST, James Murray <jamesmurrayesq@gmail.com> wrote:

Neil,

You and I traded some text messages about the Bonzheim's project at Stonebrook. I am working with the Bonzheim's as is Ryan Spencer. Specifically, Larry Rickely would like to get going as soon as possible.

Per your text, please send whatever documents we will need to review in order to get their project approved and moving forward.

From what I reviewed I am not finding a requirement that approved house plans be issued as a precondition to cutting trees.

What works best for you and your committee so we can keep the project moving on a timely basis. We are anticipating setting the home in the Fall of 2025.

Thanks.

Jim



Virus-free. www.avast.com