CITY OF MACKINAC ISLAND

AGENDA

ZONING BOARD OF APPEALS MEETING

Wednesday, December 09, 2026 at 2:00 PM
City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

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I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

a. Request for approval of the minutes of the June 10, 2026 Zoning Board of Appeals Hearing – Benjamin, 7301 Main St.

b. Request for approval of the minutes of the June 10, 2026 Zoning Board of Appeals Meeting – Benjamin, 7301 Main St.

c. Request for approval of the minutes of the June 10, 2026 Zoning Board of Appeals Hearing – GHMI Resort Holdings, 4th Street & Cadotte Ave. Planning Commission appeal

d. Request for approval of the minutes of the June 10, 2026 Zoning Board of Appeals Meeting – GHMI Resort Holdings, 4th Street & Cadotte Ave. Planning Commission appeal

V. Additions to / Adoption of Agenda

VI. Correspondence

VII. Old Business

VIII. New Business

IX. Miscellaneous / General Council Discussion / Additional Agenda Items

X. Adjournment

CITY OF MACKINAC ISLAND

ZONING BOARD OF APPEALS HEARING MINUTES

Wednesday, June 10, 2026 at 3:00 PM
City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Mayor Doud called the hearing to order at 3:00 pm

II. Roll Call

PRESENT
- Richard Chambers
- Tom Corrigan
- Steven Moskwa
- Peter Olson (ZBA alternate for Myers)
- Lindsey White
- Jason St. Onge

RECUSED
- Anneke Myers

VI. New Business

Application was made by Mike Benjamin for a variance to have three (3) dwelling units rather than the allowable two (2) units, at his building located at 7301 Main Street, property number 051-550-049-00, Lot 30 of Assessor's Plat No. 3.

Per Section 9.04C.4. of the City's Zoning Ordinance, "Regardless of the types or combinations of uses on the property or within a building, the total number of dwelling units, as defined in this ordinance, on the property shall not exceed the maximum density specified herein under family residential use." Under Section 9.04.C.3, the maximum permitted density for family residential use shall be 30 dwelling units per acre, which allows for 2 dwelling units on this particular property. The applicant's variance request is for two dwelling units to be used for hotel use, to be rented out for less than 30 continuous days, and a third dwelling unit to be used for boardinghouse use.

One letter in support was received from adjacent business owner Todd Callewaert.

A letter was received by the Clerk's office on April 14, 2026, stating that at their regular meeting held on April 14, 2026, the Planning Commission reviewed Mr. Benjamin's application for variance. There was a motion made and supported to send the application to the Zoning Board of Appeals, with the recommendation of approval based on the criteria of the need for employee housing and to encourage employee housing on Main Street above businesses which is consistent with the Master Plan.

Attorney Evashevski commented that she does not feel that this request meets the standards for a variance as it is not a unique situation that would merit a variance under the current Zoning Ordinance.
- A recommendation was made to offer and amendment to the Zoning Ordinance to achieve more boarding house use in the downtown area - allowing for more dwelling units if usable square footage is available.
- Further looking in to discussing density vs. acreage

Jim Pettit, Planning Commissioner, voiced opposition to granting the variance. Commissioner Pettit recommended that the ZBA deny the current request for variance, amend the Zoning Ordinance, and then Mr. Benjamin can reapply to the Planning Commission and proceed with his project under the new ordinance.

Councilman Corrigan voiced his agreeance to granting the variance to allow Mr. Benjamin to begin his project.

Mr. Benjamin did note that his all stemmed from plans to have the building sprinkled.

VIII. Adjournment

Motion made by Moskwa, seconded by White, to close the hearing at 3:22 pm.

Margaret M. Doud, Mayor

Danielle Leach, City Clerk

CITY OF MACKINAC ISLAND

ZONING BOARD OF APPEALS MEETING MINUTES

Wednesday, June 10, 2026 at 3:00 PM
City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Motion made by Corrigan, seconded by Chambers to call to order the Zoning Board of Appeals meeting at 3:28 pm, to discuss the request for variance made by Mike Benjamin for his property located at 7301 Main St.
Voting Yea: Chambers, Corrigan, Moskwa, Olson, White, St. Onge

II. Roll Call

PRESENT

- Richard Chambers
- Tom Corrigan
- Steven Moskwa
- Peter Olson (ZBA alternate for Myers)
- Lindsey White
- Jason St. Onge

VI. New Business

Councilman St. Onge noted the following:

- Agree with Councilman Corrigan to grant the variance request
- As Fire Chief, there have been worries about the Benjamin building regarding fire safety as it is an old building and not sprinkled (grandfathered in)
    - Pettit mentioned "fairness" – how fair is it to Benjamins that they are surrounded by hotels and boarding houses?
    - Would also like to get to work on an amendment to the Zoning Ordinance to accommodate requests such as this – work on this amendment should happen sooner rather than later
    - No detrimental letters or comments have been made from surrounding neighbors regarding this
    - Granting this variance would allow the beginning of a project that ultimately makes the area safer as it adds another sprinkled building to the area

Councilman Chambers commented that he agreed with Councilmen St. Onge and Corrigan that this variance should be granted, but would like to go through the variance criteria.

Councilman Moskwa noted that he appreciated Mr. Benjamin's position and is in favor of the concept, but feel strongly that the Zoning Ordinance needs to be updated for this type of situation

Variance Criteria:

A. That there are exceptional or extraordinary circumstances or conditions applying to the property in question as to the intended use of the property that do not apply generally to other properties in the same zoning district.

B. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

C. That the authorizing of such variance will not be of substantial detriment to adjacent property, and will not materially impair the intent and purposes of this ordinance or the public interest.

D. That the condition or situation of the specific piece of property, or the intended use of said property, for which the variance is sought is not of a general or recurrent nature as to make reasonably practicable the formulation of a general regulation for such conditions or situation.

Motion made by St. Onge, seconded by Corrigan, to grant the variance, pursuant to the specifics listed on the application submitted by Mike Benjamin, to add a third dwelling unit on the upper level of his building located at 7301 Main Street.
Voting Yea: Chambers, Corrigan, Moskwa, St. Onge
Voting No: Olson, White

VIII. Adjournment

There being no further business, motion made by St. Onge, seconded by Corrigan, to adjourn the meeting of the Zoning Board of Appeals at 3:41 pm.
Voting Yea: Chambers, Corrigan, Moskwa, Olson, White, St. Onge

Margaret M. Doud, Mayor

Danielle Leach, City Clerk

CITY OF MACKINAC ISLAND

ZONING BOARD OF APPEALS HEARING MINUTES

Wednesday, June 10, 2026 at 3:45 PM
City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Mayor Doud called the hearing to order at 3:45 pm

II. Roll Call

PRESENT
- Tom Corrigan
- Steven Moskwa
- Peter Olson
- Lindsey White
- Jason St. Onge

RECUSED
- Richard Chambers
- Anneke Myers

VI. New Business

Application was made on February 12, 2026 by GHMI Resort Holdings LLS; KSL Capital Partners LLC, to appeal the denial issued by the Planning Commission regarding GHMI's request for a special land use which requested a 12-unit building which the applicant proposed to be used for boardinghouse use on their property located on the corner of 4th Street and Cadotte Ave., Assessor's Plat of Harrisonville, Lot 98. The property is zone R-4 Harrisonville Residential.

Per Section 7A.03A of the City's Zoning Ordinance, boardinghouse use can be permitted by special land use approval, issued by the Mackinac Island Planning Commission if the proposed plan, use and structure is in compliance with the standards of Section 7A.03B and that all other regulations of the zoning district, as well as the procedures and standards in article 19 of the Zoning Ordinance. The Planning Commission denied the request for the Special Land Use for the reasons laid out in the Statement of Findings and Conclusions, including but not limited to, the finding that the proposed structure is a multiple-family dwelling, which is not permitted without a Special Land Use, and that the allowable density for such use in the district is 3 dwelling units, therefore the requested special land use plan did not meet the regulations of the R-4 Harrisonville Residential district.

Per attorney Evashevski, the applicant's initial application, submitted on June 24, 2025, seeking approval of a multiple-family building with 12 apartment units. The application identified the property's current use as a vacant lot, listed the proposed use as "multi-family housing – 12 units", requested a special land use for the same, and noted that a variance was needed. As the permitted density of the lot is three (3) dwelling units, the applicant sought a variance to increase the density to the requested 12 dwelling units.

- The Planning Commission felt that it was best practice for the applicant to first pursue the variance request, then, if granted, the request for a special land use could be pursued
- This application was pulled in September of 2025
- In October of 2025, the applicant submitted an amended site plan to the Planning Commission with an amended use of Boardinghouse, stating that the occupants of the building as a whole – rather than each individual dwelling unit – would not constitute a "Family" as defined in section 2.39 of the Zoning Ordinance, and that the project therefore qualified under boardinghouse use.

Benjamin Byram, attorney for GHMI Resort Holdings, LLC
- Appealing the denial of an application for special land use for boardinghouse
- The original information / application is irrelevant for the current consideration of a boardinghouse
- The project satisfies the plain definition of boardinghouse under the City's Zoning Ordinance
- The Planning Commission's denial was not supported by competent material and relied on the fact that it was considered as a multi-family project from the initial application
- Boarding house is permitted in R4

Attorney Evashevski noted that, per the City's Zoning Ordinance, the definition of a family is one or more persons related by blood, marriage, or adoption … occupying a dwelling and living as a single unit OR (b) a collective unit of individuals living together in one house under one head, whose relationship is one of a permanent and distinct domestic character, and cooking as a single housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association … nor shall it include a group of individuals whose association is temporary and resort / seasonal in character or nature.

- In the applicant's proposed plans, each unit is a separate dwelling unit
  - Dwelling unit – any house, or portion thereof, having cooking facilities which is occupied as a home, residence, or sleeping place of one family, either permanently or transiently
- Those intended to live in the proposed building are to occupy individual dwellings as they are residing in separate units, not together in a boardinghouse
- Multiple family dwelling – a building, or portion thereof, used or designed for three (3) or more families living independently of each other with cooking facilities therein. This definition includes three-family houses, townhouses, four-family houses, and apartment houses.

VIII. Adjournment

Motion made by St. Onge, seconded by Moskwa to adjourn the hearing at 4:29 pm.
Voting Yea: Corrigan, Moskwa, Olson, White, St. Onge

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Margaret M. Doud, Mayor Danielle Leach, City Clerk

CITY OF MACKINAC ISLAND
ZONING BOARD OF APPEALS MEETING MINUTES
Wednesday, June 10, 2026 at 3:45 PM
City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Motion made by St. Onge, seconded by White, to call to order the Zoning Board of Appeals meeting at 4:29 pm, to discuss the appeal of the Planning Commissions denial, submitted by GHMI Resort Holdings, LLC; KSL Capital, LLC, regarding their property located at the corner of 4th Street and Cadotte Ave.
Voting Yea: Corrigan, Moskwa, Olson, White, St. Onge

II. Roll Call

PRESENT
- Tom Corrigan
- Steven Moskwa
- Peter Olson
- Lindsey White
- Jason St. Onge

RECUSED
- Richard Chambers
- Anneke Myers

VI. New Business

Motion made by St. Onge, seconded by White, to uphold the decision of the Planning Commission to deny the application for special land use boardinghouse, based on the finding that the Planning Commission's findings are supported by the Zoning Ordinance, as amended.
Voting Yea: Corrigan, Moskwa, Olson, White, St. Onge

Councilman St. Onge noted that, per the zoning in the discussed area of 4th Street and Cadotte, the properties across the street are required to rent for no less than 30 days. This is intended to be housing for the Grand Hotel, who charge their employees rent by the day, meaning the intent here is to rent the 12 units on this property by the night, which is not allowable.

David Jurcak of the Grand Hotel commented that there have been three (3) boardinghouses built in the same area over the past five (5) years. Mr. Jurcak requested that the members vote today on the individual criteria for the special land use and explain why this is being denied.
- Attorney Evashevski replied that going through the individual variance criteria does not apply to today's hearing and meeting as we are here to discuss GHMI's appeal of the Planning Commission's denial of their application for special land use, not to discuss a request for variance.

VIII. Adjournment

Motion made by St. Onge, seconded by White to adjourn the meeting at 4:37 pm.
Voting Yea: Corrigan, Moskwa, Olson, White, St. Onge

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Margaret M. Doud, Mayor | Danielle Leach, City Clerk