

CITY OF MACKINAC ISLAND

AGENDA

REGULAR CITY COUNCIL MEETING

Wednesday, February 18, 2026 at 2:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Additions to / Adoption of Agenda

V. Approval of Minutes

[a.](#) Minutes of the Regular City Council Meeting, held on February 4, 2026

VI. Approval of the Treasurer's Report

VII. Approval of Payments for:

[a.](#) February 18, 2026 Payables as of 02.13.2026

VIII. Committee Reports

IX. Correspondence

X. Old Business

[a.](#) Request for approval of a Competitive Event Application, submitted by Knights of Columbus

[b.](#) Discussion and / or action regarding the 2026 Marine Rescue Slip Rental Agreement with the DNR

XI. New Business

[a.](#) Discussion and / or action regarding the proposed 2026 quarterly meeting schedule for Zoning Board of Appeals hearings & meetings

[b.](#) Discussion and / or action regarding the request for a lot split and reconfiguration, submitted by Jeffrey & Christine Steiner, and recommended for approval by the Planning Commission

[c.](#) Discussion and / or action regarding the adoption of the Hoban Hill Relocation of Public Utility Easement

[d.](#) Request for approval for the Recreation Department to proceed with Turtle Park Playground updates

- e. Discussion and / or action regarding the Cheboygan Life Support 4th Quarter Profit & Loss Report
- f. Discussion and / or action regarding the Police Department's 2025 Year-End report
- g. Discussion and or action regarding Police Department's request to apply for a grant through the Mackinac Island Community Foundation for the Department's Canine / K9 Program
- h. Discussion and or action regarding Police Department's request to renew the agreement with K9 Handler Sue Stejskal for the Department's Canine / K9 Program
- i. Request for approval of a temporary vehicle permit application, submitted by Craig Beeck, to replace siding on the My Front Porch building, located at 7541 Market Street
- j. Discussion and or action regarding the submission of an appeal of a Planning Commission decision, submitted by Dykema Law Firm, on behalf of GHMI Resort Holdings, LLC / KSL Capital Partners, LLC

XII. Miscellaneous / General Council Discussion / Additional Agenda Items

XIII. Adjournment

REGULAR CITY COUNCIL MEETING MINUTES

Wednesday, February 04, 2026 at 2:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Mayor Doud called the meeting to order at 2:00 pm

II. Roll Call

PRESENT

- Richard Chambers
- Tom Corrigan
- Steven Moskwa
- Anneke Myers
- Lindsey White
- Jason St. Onge
- Kaitlynn Bazinau, City Treasurer
- Erin Evashevski, City Attorney

IV. Additions to / Adoption of Agenda

Motion made by Myers, seconded by White, to adopt the agenda as presented.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

V. Approval of Minutes

Minutes of the Regular City Council Meeting, held on January 21, 2026 were presented.

- Mayor Doud stated that the minutes stood approved as presented.

VI. Approval of the Treasurer's Report

The February 4, 2026 Treasurer's Report was presented.

- Mayor Doud stated that the report was to be placed on file as presented.

VII. Approval of Payments for:

Motion made by St. Onge, seconded by Myers, to approve the bills and payroll as presented.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

VIII. Committee Reports

Motion made by Moskwa, seconded by Chambers, to place the January 13, 2026 Historic District

Commission and Planning Commission reports on file as presented.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

XI. New Business

Competitive Event Application, submitted by Knights of Columbus, for a processional walk from St. Anne's Church to the Grand Hotel on Wednesday, May 20, 2026 from 11:30 am – 12:30 pm

- Motion made by Myers, seconded by Moskwa, to table the application for more information / discussion on how to control keeping the procession on the sidewalk and not in the road.
 - o David Jurcak of the Grand Hotel suggested having the applicant pay the City for a police escort during the procession to ensure that they follow the correct route and stay on the sidewalk

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Hubbard's Annex Homeowners Association's request for road dust control funding assistance

- Motion made by Myers, seconded by St. Onge, to send the request to the budget / finance committee to be discussed for the upcoming 2026 / 2027 budget year.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

2026 Marine Rescue Slip Rental Agreement

- Motion made by Myers, seconded by Moskwa, to table the agreement for two (2) weeks for more information on the pricing.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Off-Island Business License, submitted by Boorsma Home Improvement

- Motion made by Moskwa, seconded by St. Onge, to approve the Off-Island Business License Application.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Temporary motor vehicle permit application, submitted by Plutchak Crane Rental, to set a new roof unit at the Iroquois Hotel – 7485 Main St. Work will be completed in one day during the week of February 9th.

- Motion made by St. Onge, seconded by Moskwa, to approve the vehicle permit.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

- Extension of (3) vehicle and (2) trailer permits, submitted by UCI, for continued boring work to the May \ Cottage (1395 Cadotte Ave.)
- Project should be completed by the end of this week – will return early spring for restoration work
 - Will be moving vehicles and trailers to the State Dock for storage until the boats are running (permission granted from M. Johnson, Park Manager)
- Motion made by Moskwa, seconded by Corrigan, to approve the vehicle and trailer permit extension through February 14, 2026.
- Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Motion made by White, seconded by Moskwa, to enter in to closed session at 2:25 pm to discuss a written privileged and confidential attorney-client opinion regarding ongoing litigation and to discuss strategy for the Police Union Collective Bargaining Agreement.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Motion made by Corrigan, seconded by St. Onge, to leave closed session at 3:53 pm.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Motion made by St. Onge, seconded by Moskwa, to enter in to open session at 3:54 pm

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

XIII. Adjournment

There being no further business, motion made by Myers, seconded by Moskwa, to adjourn the meeting at 3:58 pm.

Voting Yea: Chambers, Corrigan, Moskwa, Myers, White, St. Onge

Margaret M. Doud, Mayor

Danielle Leach, City Clerk

CITY OF MACKINAC ISLAND ACCOUNTS PAYABLES
FEBRUARY 18, 2026

Section VII, Itema.

PAYROLL	02.01.2026 - 02.14.2026 (Pay Date: 02.19.2026)		
AC WALKER PLC	MAIN DOCK SAFETY CASE		\$6,778.73
ACRISURE	CITY HEALTH INSURANCE - HRA - FEBRUARY 2026		\$338.40
APPLECON	MAIN DOCK SAFETY CASE		\$23.63
BERNARD STORM	MIFD 2026 DETROIT FIRE TRAINING INSTRUCTOR FEE		\$350.00
BLUE CROSS BLUE SHIELD	CITY HEALTH INSURANCE - MARCH 2026		\$23,009.31
CDW GOVERNMENT	CITY HALL COMMUNICATION		\$1,576.38
CHEBOYGAN LIFE SUPPORTQ	4th Qrt. ADMIN (10.1.25-12.31.25) & 4th Qtr 2025 LOSS		\$104,706.88
CITY CLERK PETTY CASH	PETTY CASH REIMBURSEMENT		\$50.00
CITY OF MACKINAC ISLAND	HRA REIMBURSEMENTS		\$358.36
DPW	CITY WATER BILLS		\$1,263.66
JOHN FRENDEWEY	MIFD 2026 DETROIT FIRE TRAINING INSTRUCTOR FEE		\$350.00
KEITH KRUEGER	MIFD 2026 DETROIT FIRE TRAINING INSTRUCTOR FEE		\$350.00
KENNY COBB	MIFD 2026 DETROIT FIRE TRAINING INSTRUCTOR FEE		\$350.00
M.I. TREASURER	CITY 2025 WINTER PROPERTY TAXES		\$21,211.15
M.I. SERVICE COMPANY	LIBRARY TRASH REMOVAL - JANUARY 2026		\$14.30
ROBERT PORTER	MIFD 2026 DETROIT FIRE TRAINING INSTRUCTOR FEE		\$350.00
SAULT PRINTING CO., INC.	2026 PRIVATE BIKE LICENSES		\$1,988.00
THOMAS WICKMAN	MIFD 2026 DETROIT FIRE TRAINING INSTRUCTOR FEE		\$350.00
		TOTAL:	\$163,418.80

CITY OF MACKINAC ISLAND PERMIT APPLICATION FOR PARADE OR COMPETITIVE EVENT

As prescribed under Provisions of City of Mackinac Island Ordinance No. 273

Name of Applicant: John Hundiak

Address: 2439 Westwood Drive Rochester Hills MI 48306
(P.O. Box) (Street) (City) (State) (Zip)

Phone Number & Email: 248 420 0135
(Phone) (Email)

Name of Group or Organization Sponsoring the Event: _____
Michigan State Council Knights of Columbus

Address: 50561 Chesterfield Road Chesterfield MI 48051
(P.O. Box) (Street) (City) (State) (Zip)

Group Status: _____ Profit ☒ Non-Profit

Type of Event: ☒ Parade _____ Competitive Event

Date of Event: Wednesday 5/20/2026 Time of Event: 11:30am 12:30pm
(Day) (Date) (Start) (End)

Location of Event (starting and ending locations and proposed route): Route Attached

Start: St. Anne Church, Market Street, Mackinac Island
End: Grand Hotel, Grand Ave, Mackinac Island

Name of Liability Insurance Company: LM INSURANCE COMPANY

Policy or Binder Number: BP2136711 Amount of Coverage: 1,000,000

J. Hundiak 1/10/26
Applicant Signature Date

Application Received: 1-20-26 Fee Received: \$25.00 Ck #: 1793

Approved: _____ Denied: _____ By: Council

LIABILITY WAIVER

It is hereby understood that the person, organization, or group applying for or sponsoring the event described on the permit application agrees to hold harmless the City of Mackinac Island, its several agents, agencies, or officers either in said agent's, agencies' or officers' public or private capacity, against any claim for property or personal injury due to participation in the proposed event. It is also understood that any participants in the proposed event likewise will hold harmless in the above particulars the above named individuals. It is also understood that the person, organization or group sponsoring this event shall have informed each and every individual participant of the hold harmless agreement, and in addition thereto, shall inform each participant in unambiguous language and prior to the event that he/she participates at their own risk.

[Signature]
Signature of Permit Applicant
Michigan State Council Knights of Columbus
Representing (Name of Group or Organization)

1/7/2026
Date

Subscribed and sworn before me, this 7th day of January,
2026, a Notary Public in and for Wayne County, Michigan.

[Signature]
Signature of Notary Public Sergio De-Alba.

August 5th 2028
My Commission Expires

SERGIO DE-ALBA
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Aug 5, 2028
ACTING IN COUNTY OF Oakland.

Note: This liability waiver must be completed and attached to the permit application for parade or competitive event and submitted to the Mackinac Island City Clerk.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD)
12/11/2

Section X, Itema.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BakerHopp Insurance Group 20789 Harper Avenue Harper Woods MI 48225	CONTACT NAME: BakerHopp Insurance Group PHONE (A/C, No, Ext): 313-886-6770 FAX (A/C, No): 313-886-4050 E-MAIL ADDRESS: certificates@bakerhopp.com
INSURED Michigan State Council K of C 6025 Wall Street Sterling Heights MI 48312	INSURER(S) AFFORDING COVERAGE INSURER A: Secura Insurance Company INSURER B: LM Insurance Corporation* INSURER C: INSURER D: INSURER E: INSURER F:
MICHSTA-02	NAIC # 33600

COVERAGES**CERTIFICATE NUMBER:** 814698815**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		BP2136711	2/20/2025	2/20/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		BP2136711	2/20/2025	2/20/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	WC5-34S-534710-025	9/22/2025	9/22/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 100,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Parade at Mackinac Island on 5/20/2026 from 11:30 am - 12:30 pm.

CERTIFICATE HOLDER**CANCELLATION**

City of Mackinac Island 7358 Market Street PO Box 455 Mackinac Island MI 49757	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Jackson Hopp Doyle</i>
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ACORD 25 (2016/03)

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Map data ©2025 Google 1000 ft

-  via Lake Shore Dr and Cadotte Ave 23 min 1.0 mile
-  via Lake Shore Dr and Huron Rd/Marshall Rd 25 min 1.0 mile

All routes are mostly flat 

**SEASONAL SLIP RENTAL AGREEMENT**

By authority of Part 781 of Act 451, P.A. 1994, as amended.

Amount Due \$ 4598.00

Date Paid 01/15/2026

Harbor MACKINAC ISLAND

Name (Owner) CITY OF MACKINAC ISLAND		Slip 9	
Address PO BOX 455		Telephone Home:906-847-3702 Cell:	
City, State, ZIP MACKINAC ISLAND, MI 49757		Work:906-847-3702	
Boat Name RESCUE BOAT	Boat Make/Year SAFE BOAT 2014	Registration Number	Length (Include Accessories) 31
Power X	Sail 2720456	Beam 10	Draft 3
Insurance Company Name MICHIGAN MUNICIPAL LEAGUE		Policy Number MM6001214332	

This agreement between the Michigan Department of Natural Resources (DNR), Parks and Recreation Division (PRD) and CITY OF MACKINAC ISLAND, is subject to the following terms and conditions:

1. This agreement is for a rental of a boat slip for the 2026 boating season.
2. This agreement is only for the owner of the specific boat described above. The slip may not be assigned to any other person, entity, or boat without the advance written consent of the DNR. Slip assignment will be determined by the DNR staff to maximize dock space for all boaters.
3. You agree to comply with the terms and conditions of this agreement, the rules and regulations of the DNR harbor facilities and any other reasonable regulations as the DNR may publish, post, and/or distribute. In addition to all rules and regulations that must be followed: 1. You may not store supplies or accessories on a dock structure; 2. You may not make any alterations to a dock structure; 3. You may not ignite or maintain a fire on any dock structure for cooking or any other purpose; 4. You may not make major repairs on a boat, except with the permission of the harbormaster; 5. You may not use a dock structure for the purpose of diving or jumping, swimming, or bathing in the water adjacent to a dock structure unless swimming, diving or bathing is allowed in that area.
4. You agree to comply with all of the following: laws; all police, fire, and sanitary regulations; all other ordinances of the municipality, county, State of Michigan, and any other governmental authority having jurisdiction over the DNR premises.
5. The seasonal rental of the boat slip is for recreational use only. Any commercial use of the boat or boat slip is a violation of the agreement and may result in the termination of the agreement.
6. Dinghies or other auxiliary craft may be stored in the slip as long as its storage does not extend beyond the boundaries of the slip and must be removed from the slip when the boat is out of the harbor for more than one day.
7. The harbor is staffed by DNR personnel according to the schedule listed below in this agreement. Utilities and services will be provided according to this schedule. Boat and store at your own risk outside of the schedule listed below. The DNR assumes no liability for any loss, injury, or damage arising out of the occupancy of the slip. DNR reserves the right to adjust the staffing and services indicated in the schedule below in the event of an emergency, facility breakdown, or personnel shortages.
8. You must notify the DNR of any vacancy of 48 hours or more. The DNR reserves the right to rent the slip to transient users during this time. You must provide the DNR 48 hours notice prior to returning to the slip from a vacancy.
9. The boat must be covered by an insurance policy (hull coverage and protection and indemnity liability coverage). The name of the insurance company and policy number must be provided to the DNR on this agreement. If requested by the DNR, proof of insurance must be presented to staff.
10. The DNR has the right to terminate this agreement, without cause, by giving notice in writing 72 hours in advance. If the DNR terminates this agreement, the holder *may* be entitled to a prorated refund of fees paid. NO refund shall be given if the reason of the termination of this agreement is due to any of the following: 1. Violation of any of the terms and conditions of this agreement; 2. Violation of the rules and regulations at the harbor facility; 3. Violation of any other reasonable rules and regulation that the DNR may publish, post, and/or distribute.
11. If this agreement is terminated by the owner, a 72-hour notice must be given to the DNR. If you wish to terminate this agreement prior to July 1, you are eligible to receive a refund of 50% of the fee paid. Terminations after July 1 are not eligible for a refund.
12. If you sell your boat and purchase a new boat that requires a larger or smaller boat slip than you are currently renting, you may transfer your slip rental to a new size boat slip if one is *immediately* available and there is *not* a waiting list for the new size boat slip. If there is a waiting list for the size of the boat slip you wish to change your rental to, then you forfeit your existing spot and you move to the bottom of the waiting list for the new spot. This is at the discretion of the unit supervisor/manager or harbormaster.

13. The boat and all equipment must be removed from the harbor facility within 10 days of the end of the harbor facility. If the boat and all your equipment is not removed, the DNR may charge you a daily fee for the slip occupied or pursue a civil action available under the law. Section X, Itemb.
14. In the event of an emergency that may affect personal property, the DNR, although not required to, reserves the right to move the property to minimize any potential damage.
15. This harbor facility promotes and celebrates the prevention and reduction of pollution from marinas and the surrounding areas. You agree to voluntarily improve and maintain Michigan's waterways by reducing and eliminating releases and discharges of harmful pollutants, sediments, nutrients, general refuse, and anything else that may negatively impact aquatic environments.
16. The agreement holder hereby releases, waives, discharges and covenants not to sue the State of Michigan, its departments, officers, employees and agents, from any and all liability to the agreement holder, its officers, employees and agents, for all losses, injury, death or damage, and any claims or demands thereto, on account of injury to person or property, or resulting in death of the agreement holder, its officers, employees or agents, in reference to the activities authorized by this agreement. The agreement holder shall report to the harbormaster or unit supervisor/manager any incident that may result in personal injury or property damage. Within 24 hours of any incident, the agreement holder shall report in writing to the harbormaster or unit supervisor/manager on forms provided to them at the time of reporting. Incidents resulting in serious personal injury, death, or property damage estimated to exceed \$100 are to be reported to the harbormaster or unit supervisor/manager immediately, by telephone or in person. A written report is to follow as described above.
17. The agreement holder hereby covenants and agrees to indemnify and save harmless, the State of Michigan, its departments, officers, employees and agents, from any and all claims and demands, for all loss, injury, death or damage, that any person or entity may have or make, in any manner, arising out of any occurrence related to (1) issuance of this agreement; (2) the activities authorized by this agreement; and (3) the use or occupancy of the harbor facilities which are the subject of this agreement by the agreement holder, its employees, contractors, or its authorized representatives.

Specific Harbor Instructions to Boaters:

ESTIMATED SCHEDULE OF SERVICES FOR YEAR

	Attendants	Restroom/Showers	Electricity	Water	Pump-out	Fuel
Start Dates	05/15/2026	05/15/2026	05/15/2026	05/15/2026	05/15/2026	N/A
End Dates	10/15/2026	10/15/2022	10/15/2022	10/15/2022	10/15/2022	N/A

Signature of Boat Owner/Permittee

Date

DNR Unit Supervisor/Manager

Date



SEASONAL SLIP BILLING

By authority of Part 781 of Act 451, P.A. 1994, as amended.

01/15/2026

CITY OF MACKINAC ISLAND
PO BOX 455
MACINAC ISLAND, MI 49757

The Department of Natural Resources (DNR) has received your completed Seasonal Slip Offer. Please find enclosed, a Slip Rental Agreement for a slip, at MACKINAC ISLAND State Harbor, for the 2026 boating season.

The seasonal slip rate is \$4598 . You may pay by returning a check with your signed Seasonal Slip Rental Agreement or after returning the signed Seasonal Slip Rental Agreement, you may call the number below to pay by credit card.

Please make a check payable to the "State of Michigan." Return the check and your signed Seasonal Slip Rental Agreement to the address below by 03/15/2026 . A completed agreement will be returned to you.

Note: A cancellation of your seasonal slip rental may occur if the Seasonal Slip Rental Agreement is returned **without** payment **and** there was no contact made for payment by credit card.

Please mail your signed Slip Rental Agreement and check to:

**PARKS AND RECREATION
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
720 CHURCH STREET
SAINT IGNACE MI 49781
906-643-8620**

**SCHEDULE OF QUARTERLY MEETINGS OF THE
MACKINAC ISLAND ZONING BOARD OF APPEALS
JANUARY 1ST – DECEMBER 31, 2026**

Hearings & Meetings are conducted in the Council Chambers,
City Hall 2nd floor, 7358 Market St., Mackinac Island, MI.
Official minutes of all proceedings are available on the City's website and
in the City Clerk's office, located on the 2nd floor of City Hall

**All Hearings & Meetings of the Zoning Board of Appeals will
convene at the dates & times listed below, unless posted otherwise**

April 15, 2026 – 1:00 pm

- To have an item placed on the April 15th Zoning Board of Appeals Hearing and Meeting agendas, all applications and supporting documents must be submitted to the City Clerk's Office by Monday, March 2, 2026, by 12:00 pm to be placed on the March 4, 2026 City Council agenda.

June 10, 2026 – 3:00 pm

- To have an item placed on the June 10th Zoning Board of Appeals Hearing and Meeting agendas, all applications and supporting documents must be submitted to the City Clerk's Office by Monday, April 27, 2026, by 12:00 pm to be placed on the April 29, 2026 City Council agenda.

September 16, 2026 – 3:00 pm

- To have an item placed on the September 16th Zoning Board of Appeals Hearing and Meeting agendas, all applications and supporting documents must be submitted to the City Clerk's Office by Monday, August 3, 2026, by 12:00 pm to be placed on the March 4, 2026 City Council agenda.

December 9, 2026 – 2:00 pm

- To have an item placed on the December 9th Zoning Board of Appeals Hearing and Meeting agendas, all applications and supporting documents must be submitted to the City Clerk's Office by Monday, October 26, 2026, by 12:00 pm to be placed on the October 28, 2026 City Council agenda.

Newspaper editions are published weekly on Wednesdays

Submittal deadline – Friday prior to publication date, by 10:00 am

(Holiday deadlines back up to Tuesdays by 5:00 pm the week prior to publication)

2026 St. Ignace News Publication Dates:

- January -----
- February 11th, 18th, & 25th
- March 4th, 11th, 18th, & 25th
- April 1st, 8th, 15th, 22nd, & 29th
- May 6th, 13th, 20th, & 27th (Memorial Day – Tuesday 5/19 deadline)
- June 3rd, 10th, 17th, & 24th
- July 1st, 8th (4th of July – Tuesday 6/29 deadline) 15th, 22nd, & 29th
- August 5th, 12th, 19th, & 26th
- September 2nd, 9th, 16th, 23rd, & 30th (Labor Day – Tuesday 9/1 deadline)
- October 7th, 14th, 21st, & 28th
- November 4th, 11th, 18th, & 25th
- December 2nd (Thanksgiving – Tuesday 11/24), 9th, 16th, 23rd (Tuesday 12/15
deadline), & 30th (Tuesday 12/22 deadline)

**** Publication & deadline dates listed above have been verified by the St. Ignace News, but are subject to change without notice ****

MACKINAC ISLAND

Section XI, Itemb.

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT

February 10, 2026

FEB 10 2026

D. Leach

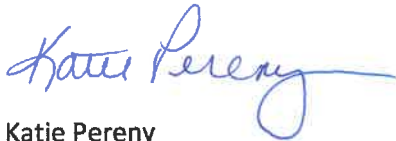
City of Mackinac Island City Council
Mayor Margaret M. Doud
City Council Members

Dear Mackinac Island City Council,

Jeffrey & Christine Steiner submitted an application to the Planning Commission for a lot split and reconfiguration of parcels 051-650-003-00 and 051-650-004-20.

At the regular meeting of the Mackinac Island Planning Commission held on Tuesday, February 10, 2026, at 1:00 p.m., there was a motion made and supported to recommend to the City Council the approval of the requested lot split. All five members present voted yea.

Sincerely,



Katie Pereny
Mackinac Island Planning Commission Secretary

enclosures

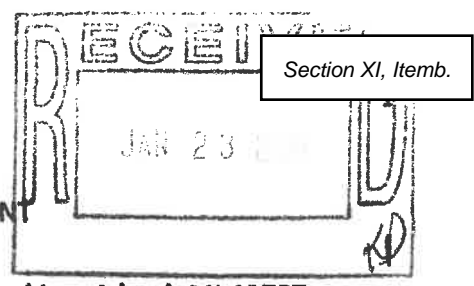
CD26-003/004-006

B

1-23-26

KP

CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION



www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

JAMES MURRAY c/o owner
Plymcoett Cooney Petoskey MI
231-838-6102
Phone Number Email Address

Please complete both sides of application.
The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Property Owner & Mailing Address (If Different From Applicant)

Jeffrey P. and Christine Steiner
127 Heathland Lane
Mooreville NC 28117

Is The Proposed Project Part of a Condominium Association?	<u>NO</u>
Is The Proposed Project Within a Historic Preservation District?	<u>YES</u>
Applicant's Interest in the Project (If not the Fee-Simple Owner):	<u>FEE</u>
Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?	<u>NO</u>
Is a Variance Required?	<u>NO</u>
Are REU's Required? How Many?	<u>NO</u> /

Type of Action Requested:

- | | |
|--|---|
| <input type="checkbox"/> Standard Zoning Permit | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input type="checkbox"/> Special Land Use | <input type="checkbox"/> Ordinance Amendment/Rezoning |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Ordinance Interpretation |
| <input checked="" type="checkbox"/> Other <u>Lot Split</u> | |

Property Information:

- A. Property Number (From Tax Statement): 051-650-003-00
051-650-004-20
- B. Legal Description of Property: See attached (Hubbards Annex lots, 4, 5, 6 Block 2,
- C. Address of Property: Lakeview Blvd. plus other adjacent lots)
- D. Zoning District: CD (Cottage)
- E. Site Plan Checklist Completed & Attached: YES
- F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) YES
- G. Sketch Plan Attached: Boundary Survey of Neil Hill; Mackinac Land Surveys
- H. Architectural Plan Attached: N/A
- I. Association Documents Attached (Approval of project, etc.): N/A
- J. FAA Approval Documents Attached: N/A
- K. Photographs of Existing and Adjacent Structures Attached: N/A

Proposed Construction/Use:

- A. Proposed Construction:
- | | |
|---|---|
| <input type="checkbox"/> New Building | <input type="checkbox"/> Alteration/Addition to Existing Building |
| <input type="checkbox"/> Other, Specify _____ | |

B. Use of Existing and Proposed Structures and Land:
Existing Use (If Non-conforming, explain nature of use and non-conformity):

single family
Proposed Use: single family

C. If Vacant:
Previous Use: single family
Proposed Use: single family

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the attorney (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.

Signature

SIGNATURES

Signature

Please Print Name

Please Print Name

Signed and sworn to before me on the 23 day of January, 2026.

Notary Public

Madinac County, Michigan
My commission expires: 10/21/2031

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

Revised October 2023

OFFICE USE ONLY

FILE NUMBER: CD26-003/004-006

FEE: \$800

DATE: 1-23-26

CHECK NO: _____

INITIALS: KP

Revised October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist

Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City’s website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review
Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site Plan Informational
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | |
|---|--------------------------|-------------------------------------|
| 12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Proposed construction start date and estimated duration of construction. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Natural FeaturesProvidedNot Provided
or Applicable

- | | | |
|---|-------------------------------------|-------------------------------------|
| 15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26) | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Topography of the site with at least two- to five-foot contour intervals | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Proposed alterations to topography or other natural features | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Earth-change plans, if any, as required by state law | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Physical FeaturesProvidedNot Provided
or Applicable

- | | | |
|---|-------------------------------------|-------------------------------------|
| 19. Location of existing manmade features on the site and within 100 feet of the site | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

dwelling schedule showing the unit type and number of each such units		
22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Description of Existing and proposed on-site lighting (see also Section 4.27)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Utility Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand	<input type="checkbox"/>	<input checked="" type="checkbox"/>
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site Plan Informational (Demolition)
Requirements (Section 20.04, D)

Demolition	Provided	Not Provided or Applicable
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Architectural Review
Informational Requirements (Section 18.05)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Legal description of the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

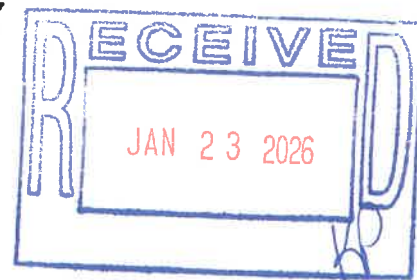
File No. CD26 003/004-004 **PLUNKETT COONEY**

Exhibit A

Date 1.23.26

Initials KP

January 23, 2026



VIA HAND DELIVERY and
EMAIL @ dlipovsky@cityofmi.org

David Lipovsky
Building Inspector
City of Mackinac Island
PO Box 455
Mackinac Island, MI 49757

RE: Jeffrey P. and Christine Steiner Lot Split Application

Dear Dave:

We are attorneys for Jeffrey and Christine Steiner. The Steiners own property in Hubbard's Annex under Tax Identification Numbers: 051-650-003-00 and 051-650-004-20. They requested that I assist them in connection with a lot split/reconfiguration of these two parcels. The request meets the requirements of Section 11.03 of the City Code as each lot will exceed one acre. This request is not defined as a "division" under the Land Division Act as it is a conveyance between adjacent parcels. MCL 560.102(d) and (f). Even if it was, both lots are legally "accessible" to an existing public street and meet the depth to width standards. In short, this request meets all applicable standards.

Upon contacting you, it is my understanding that, per the City Attorney's opinion, an Application for Zoning Action before the City's Planning Commission is a requirement. As such, an Application for Zoning Action, together with a Site Plan Review Checklist and Boundary Survey prepared by Neil Hill of Mackinac Country Land Surveys is attached and incorporated in this Application.

While we ask that this request be placed on the agenda of Planning Commission at their next meeting on February 10, I disagree that it is appropriate to have the Planning Commission review as it is not a necessary requirement under the City Code.

Rather, it appears from the City Code and state law that this lot split request requires the approval of the City Assessor and City Council. As for the City Assessor, I reviewed the survey and proposed lot reconfiguration with the City Assessor, Joe Stakoe. It is my

ATTORNEYS & COUNSELORS AT LAW

406 Bay Street, Suite 300 • Petoskey, MI 49770 • T: (231) 347-1200 • F: 248-901-4040 • plunkettcooney.com

Dave Lipovski
January 23, 2026
Page 2

understanding that Mr. Stakoe has approved the lot reconfiguration as being in compliance with the City Code, subject to City Council approval. Section 58-32 of the City Code provides: *"No platted lot within the City shall be divided without the prior approval of the City Council."* The Planning Commission on the other hand has only the legal authority granted to it by Michigan's Zoning Enabling Act. I find nothing in the Zoning Enabling Act or City Zoning Ordinance setting forth any objective criteria for the approval of a boundary reconfiguration and/or lot splits.

That said, we ask, per the attached Application, that the City approve the lot spit request.

Very truly yours,

PLUNKETT COONEY



James J. Murray
Direct Dial: 231-348-6413

JJM/tll

Enclosures

Katie Pereny

From: David Lipovsky
Sent: Wednesday, January 28, 2026 9:30 AM
To: Katie Pereny
Subject: FW: Steiner
Attachments: 24025 Jeff Steiner Split Blk 2 Blk 14 Hubbards Annex Large.pdf; 24025 Jeff Steiner Cert Blk 2 Blk 14 Hubbards Annex Legal.pdf

From: Murray, James <JMurray@plunkettcooney.com>
Sent: Wednesday, January 28, 2026 9:15 AM
To: David Lipovsky <dlipovsky@cityofmi.org>
Cc: Jeff Steiner <jeff@lifesfood.net>; Larson, Treisha <TLarson@plunkettcooney.com>; Joseph Stakoe Northern Appraisal <jstakoe@nappraisal.net>; Erin Evashevski (erin@evylaw.com) <erin@evylaw.com>; Neil Hill P.S. <neil@mackinacsurveys.com>
Subject: RE: Steiner

Dave,

Per your request, attached is a revised survey prepared by Neil Hill. This version, as you suggested, is color coded and also contains the tax identification numbers.

Per Equalization we will need a Resolution passed by City Council. Then, typically I will attach the Resolution and survey, with the legal descriptions to the deed in order to satisfy the County and the City Assessor.

By copy to Joe Stakoe, I ask whether he has any comments. Likewise, with Erin I am still not finding any authority to require PC approval.

Jim

James Murray

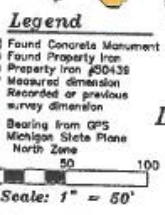
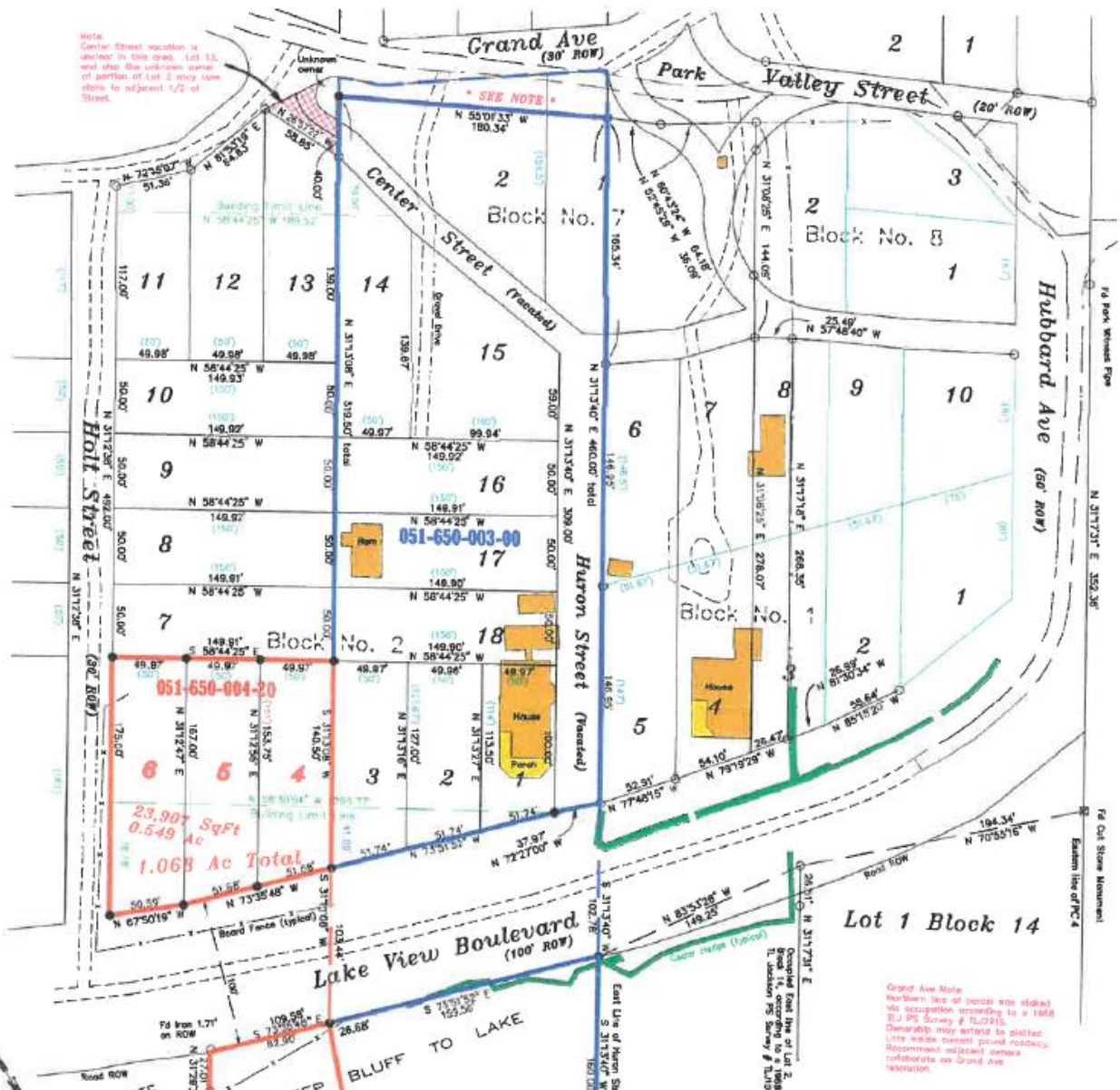


Plunkett Cooney
Attorneys & Counselors at Law
T: 231.348.6413 M: 231.838.6102
office | bio | vcard | web | linkedin



From: Murray, James
Sent: Friday, January 23, 2026 9:27 AM
To: David Lipovsky <dlipovsky@cityofmi.org>

File No. CD24-003/004-006
Exhibit D
Date 1-28-24
Initials KD



Neil W. Hill P.S.
Neil W. Hill P.S.
Professional Surveyor #0439



Page # 1 of 1
Date: 1/26/2026 Orig: 3/05/2024
Order No.: 24025a-JS-Blk2/14-HA
Drawn By: Neil W. Hill P.S.
Revisions:

Client:
Jeff Steiner
Mackinac Island, MI



Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 www.MackinacSurveys.com

Boundary Survey

A portion of the Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan:

Lots 4-6, Block 2,

AND A DIVIDED PORTION OF:
The Eastern 1/2 of Lot 2, Block 14, lying Westerly of the Eastern line of Huron Street, extended Southerly to Lake Huron.

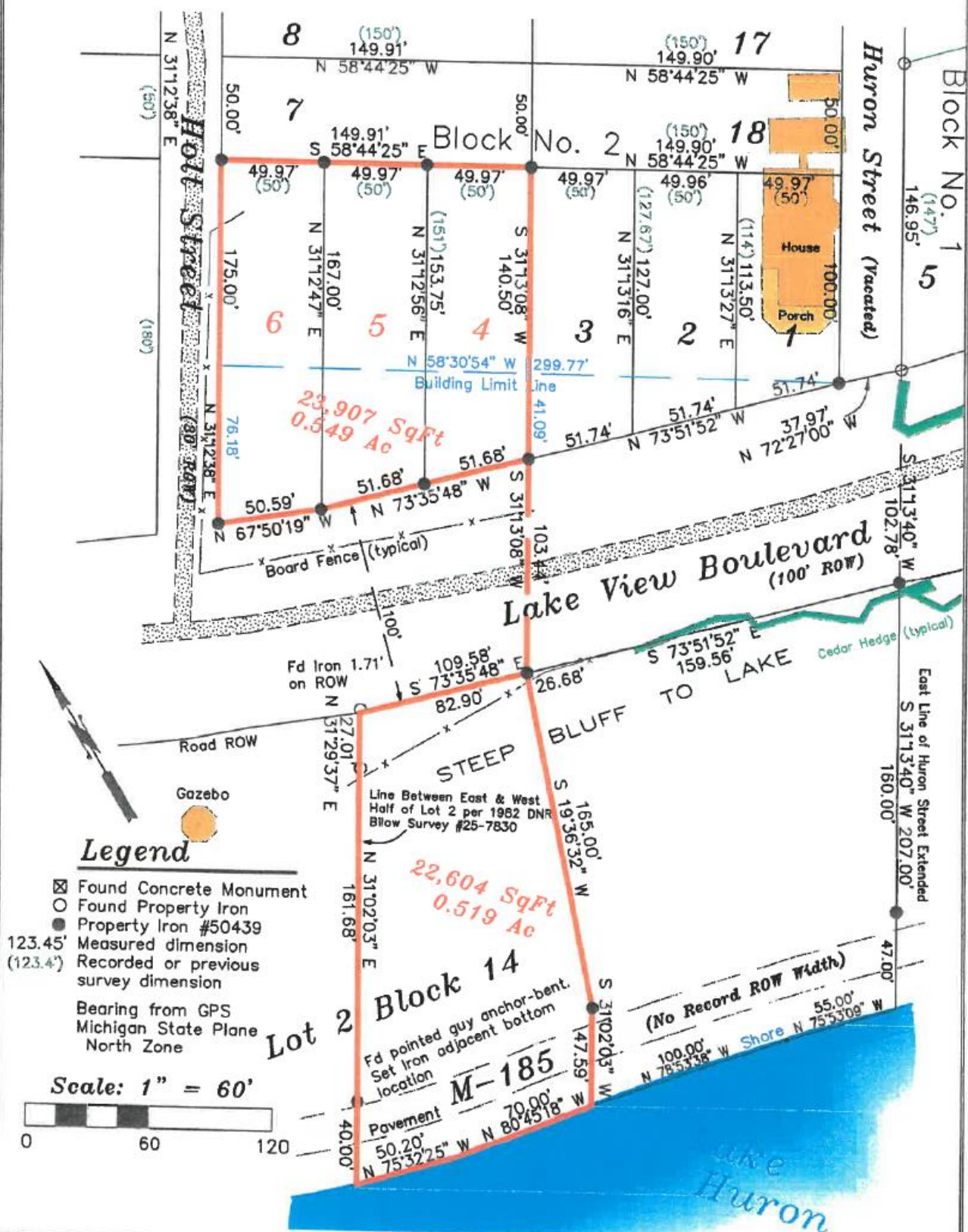
Subject to M-185 ROW.
Subject to any Easements, Restrictions or Reservations of Record.

Map Showing Parcels
After Split/Combination

Certified Survey

Client: Jeff Steiner

Page 1 of 3



I hereby certify, for the exclusive use of named client, that I have surveyed and mapped the described subject parcel(s), that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying, and that the requirements of P.A. 132 of 1970 as amended have been complied with.

By: Neil W. Hill P.S.
Neil W. Hill P.S. #50439

Date: March 5, 2024
Order No.: 24025-JS-Blk2/14-HA

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429 Ellsworth Street
St. Ignace, MI 49781
(906) 643-9418 Phone
mackinacsurveys.com



Certified Survey

Client: Jeff Steiner

Split Description:

Page 2 of 3

Commencing at the Southwest corner of Block 1, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan;

Thence S 31°13'40" W 102.78 feet,	along an extension of Huron Street and the West line of Lot 5, across Lake View Boulevard;
thence N 73°51'52" W 159.56 feet,	along the Southern ROW of Lake View Boulevard;
thence N 73°35'48" W 26.68 feet,	along said Southern ROW, to the Point of Beginning;
thence S 19°36'32" W 165.00 feet;	
thence S 31°02'03" W 47.59 feet,	to the shore of Lake Huron;
thence N 80°45'18" W 70.00 feet,	along said shore line;
thence N 75°32'25" W 50.20 feet,	along said shore line;
thence N 31°02'03" E 40.00 feet,	along the occupied line between the East & West ½ of Lot 2, Block 14;
	along said ½ line;
thence N 31°02'03" E 161.68 feet,	along said ½ line;
thence N 31°29'37" E 27.01 feet,	along the South ROW of Lake View Boulevard,
thence S 73°35'48" E 82.90 feet,	to the Point of Beginning.

Containing 0.519 Acres in Lot 2, Block 14, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan.

All lands to lakes edgc.

Subject to all Easements, Restrictions and Reservations of Record.

Remainder Description:

Commencing at the Southwest corner of Block 1, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan;

Thence S 31°13'40" W 102.78 feet,	along an extension of Huron Street and the West line of Lot 5, across Lake View Boulevard, to the Point of Beginning;
Thence S 31°13'40" W 160.00 feet;	
thence S 31°13'40" W 47.00 feet,	to the shore of Lake Huron;
thence N 75°53'09" W 55.00 feet,	along said shore line;
thence N 78°53'38" W 100.00 feet,	along said shore line;
thence N 31°02'03" E 47.59 feet;	
thence N 19°36'32" E 165.00 feet,	to the Southern ROW of Lake View Boulevard;
	along said Southern ROW;
thence S 73°35'48" E 26.68 feet,	along said Southern ROW, to the Point of Beginning.
thence S 73°51'52" E 159.56 feet,	

Containing 0.777 Acres in Lot 2, Block 14, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan.

All lands to lakes edge.

Subject to all Easements, Restrictions and Reservations of Record.

I hereby certify, for the exclusive use of named client, that I have surveyed and mapped the described subject parcel(s), that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying, and that the requirements of P.A. 132 of 1970 as amended have been complied with.

By: Neil W. Hill P.S.
Neil W. Hill P.S. #50439
Registered Land Surveyor

Date: March 5, 2024
Order No.: 24025-JS-Blk2/14-HA

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429 Ellsworth Street
St. Ignace, MI 49781
(906) 643-9418 Phone
info@mackinacsurveys.com



Certified Survey

Client: Jeff Steiner

Description as Surveyed Combined:

Page 3 of 3

Beginning at the Southwest corner of Block 2, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan;

Thence N 31°12'38" E 175.00 feet,
thence S 58°44'25" E 149.91 feet,
thence S 31°13'08" W 140.50 feet,
thence S 31°13'08" W 103.44 feet,

thence S 19°36'32" W 165.00 feet;
thence S 31°02'03" W 47.59 feet,
thence N 80°45'18" W 70.00 feet,
thence N 75°32'25" W 50.20 feet,
thence N 31°02'03" E 40.00 feet,

thence N 31°02'03" E 161.68 feet,
thence N 31°29'37" E 27.01 feet,
thence S 73°35'48" E 82.90 feet,
thence N 31°13'08" E 103.44 feet,

thence N 73°35'48" W 103.36 feet,
thence N 67°50'19" W 50.59 feet,

along the West line of Lot 6;
along the North line of Lots 4, 5, and 6;
along the East line of Lot 4;
on an extension of the East line of Lot 4
across Lake View Boulevard;

to the shore of Lake Huron;
along said shore line;
along said shore line;
along the occupied line between the East &
West ½ of Lot 2, Block 14;
along said ½ line;
along said ½ line;
along the South ROW of Lake View Boulevard;
on said extension of the East line of Lot 4
across Lake View Boulevard;
along the North ROW of Lake View Boulevard;
along said North ROW of Lake View Boulevard,
to the Point of Beginning.

Containing 1.068 Acres in Lots 4-6, Block 2, and Lot 2, Block 14, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan.

All lands to the lakes edge.

Subject to all Easements, Restrictions and Reservations of Record.

I hereby certify, for the exclusive use of named client, that I have surveyed and mapped the described subject parcel(s), that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying, and that the requirements of P.A. 132 of 1970 as amended have been complied with.

By: *Neil W. Hill P.S.*
Neil W. Hill P.S. #50439

Registered Land Surveyor

Date: March 5, 2024

Order No.: 24025-JS-Blk2/14-HA



429 Ellsworth Street
St. Ignace, MI 49781
(906) 643-9418 Phone

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File No. CD26-003/004-006

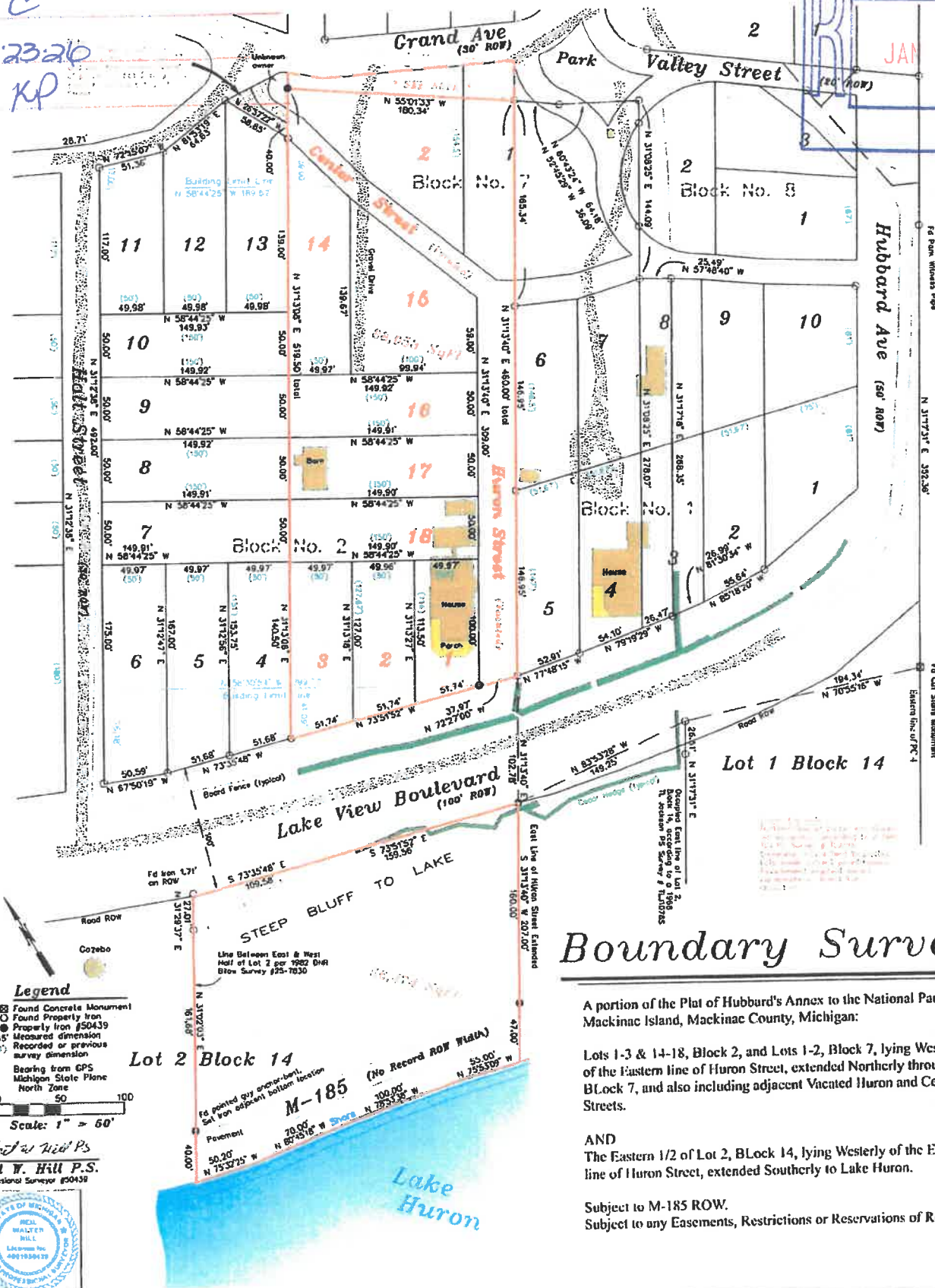
Exhibit C

Date 1/23/20

Initials KP

Section XI, Itemb.

JAN 23 2020



Boundary Survey

A portion of the Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan:

Lots 1-3 & 14-18, Block 2, and Lots 1-2, Block 7, lying Westerly of the Eastern line of Huron Street, extended Northerly through Block 7, and also including adjacent Vacated Huron and Center Streets.

AND
The Eastern 1/2 of Lot 2, Block 14, lying Westerly of the Eastern line of Huron Street, extended Southerly to Lake Huron.

Subject to M-185 ROW.
Subject to any Easements, Restrictions or Reservations of Record.

Page # 1 of 1
Date: 8/02/2021
Order No.: 21103-JS-BLK2/14-HA
Drawn By: Neil W. Hill P.S.
Revisions:

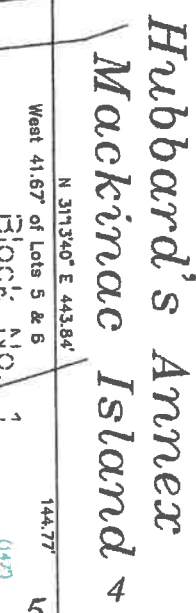
Client:
Ted Sweeney
Jeff Steiner
Mackinac Island, MI



Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418

RECEIVED
JAN 23 2026

MISPC
PO Box 370
Mackinac Island, MI
49757



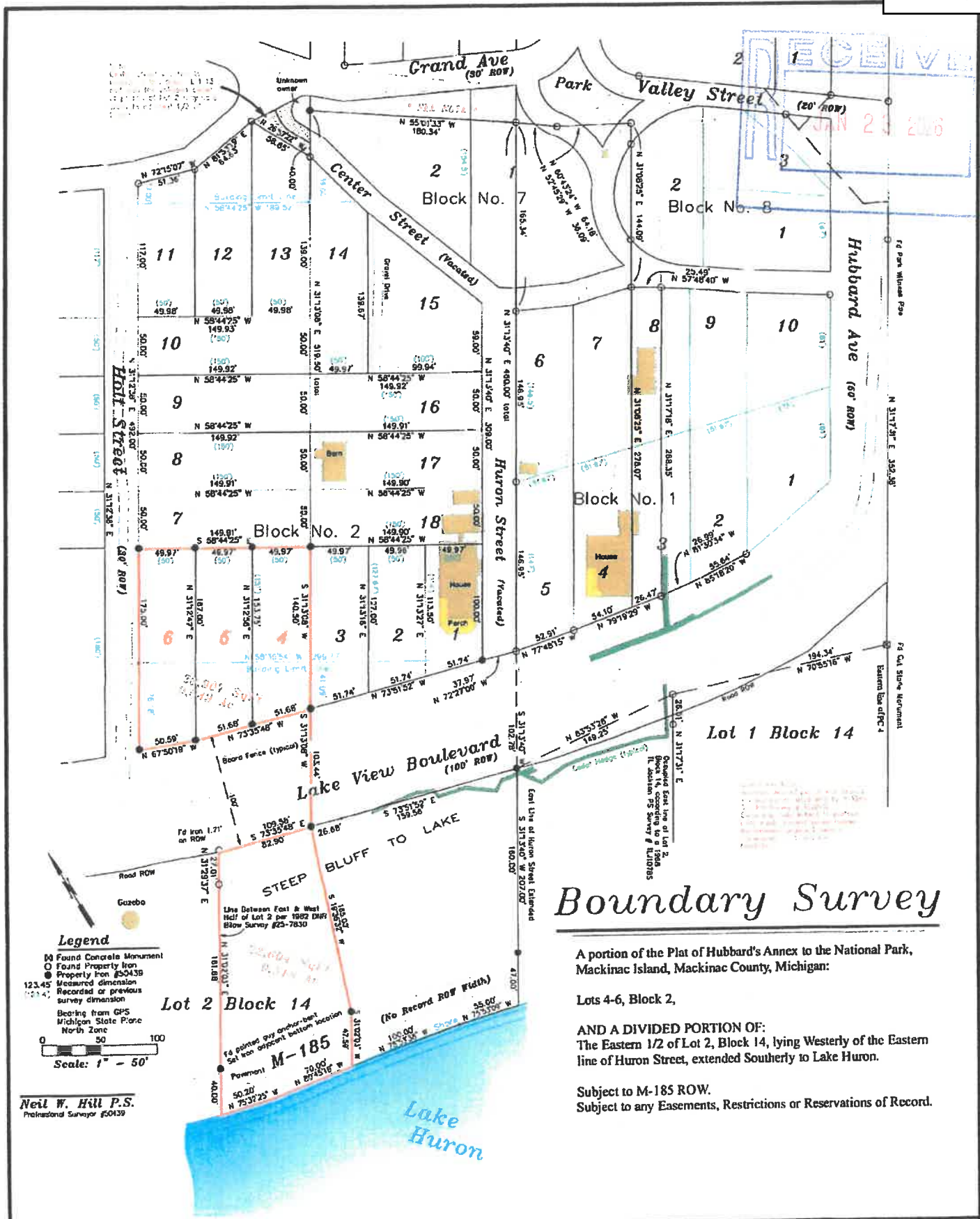
Neil E. Hill P.S.P.C.
Neil E. Hill P.S.
Professional Surveyor #27447



Page # 1 of 1
Date : December 2, 2016
Order No. : 16-082-MISPC-Blk2-HA-MI
Drawn By : Neil W. Hill P.S.
Revisions :



Mackinac Country Land Surveys
429 Ellsworth St. ~ St. Ignace, MI 49781
(906) 643-9418 (906) 643-6327 (Fax)



Boundary Survey

A portion of the Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan:

Lots 4-6, Block 2,

AND A DIVIDED PORTION OF:
The Eastern 1/2 of Lot 2, Block 14, lying Westerly of the Eastern line of Huron Street, extended Southerly to Lake Huron.

Subject to M-185 ROW.
Subject to any Easements, Restrictions or Reservations of Record.

Section XI, Item b.

Block No. 2, Lot 2, Block 14, M-185

Legend

- Found Concrete Monument
- Found Property Iron
- Property Iron #50439
- Measured dimension (123.4')
- Recorded or previous survey dimension
- Bearing from GPS Michigan State Plane North Zone

Scale: 1" = 60'

Map Details:

- Block No. 2, Lot 2, Block 14, M-185**
- Block No. 18**
- Block No. 7**
- Block No. 8**
- Block No. 17**
- Block No. 15**
- Block No. 16**
- Block No. 19**
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- Block No. 241**
- Block No. 2**

STATE OF MICHIGAN
NEIL
WALTER
HILL
License No.
6001080438
LICENSED PROFESSIONAL SURVEYOR

Certified Survey

Split Description:

Page 2 of 3

Commencing at the Southwest corner of Block 1, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan;

Thence S 31°13'40" W 102.78 feet,

along an extension of Huron Street and the West line of Lot 5, across Lake View Boulevard;

thence N 73°51'52" W 159.56 feet,

along the Southern ROW of Lake View Boulevard;

thence N 73°35'48" W 26.68 feet,

along said Southern ROW, to the Point of Beginning;

thence S 19°36'32" W 165.00 feet;

thence S 31°02'03" W 47.59 feet,

to the shore of Lake Huron;

thence N 80°45'18" W 70.00 feet,

along said shore line;

thence N 75°32'25" W 50.20 feet,

along said shore line;

thence N 31°02'03" E 40.00 feet,

along the occupied line between the East & West ½ of Lot 2, Block 14;

thence N 31°02'03" E 161.68 feet,

along said ½ line;

thence N 31°29'37" E 27.01 feet,

along said ½ line;

thence S 73°35'48" E 82.90 feet,

along the South ROW of Lake View Boulevard, to the Point of Beginning.

Containing 0.519 Acres in Lot 2, Block 14, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan.

All lands to lakes edge.

Subject to all Easements, Restrictions and Reservations of Record.

Remainder Description:

Commencing at the Southwest corner of Block 1, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan;

Thence S 31°13'40" W 102.78 feet,

along an extension of Huron Street and the West line of Lot 5, across Lake View Boulevard, to the Point of Beginning;

Thence S 31°13'40" W 160.00 feet;

thence S 31°13'40" W 47.00 feet,

to the shore of Lake Huron;

thence N 75°53'09" W 55.00 feet,

along said shore line;

thence N 78°53'38" W 100.00 feet,

along said shore line;

thence N 31°02'03" E 47.59 feet;

thence N 19°36'32" E 165.00 feet,

to the Southern ROW of Lake View Boulevard;

thence S 73°35'48" E 26.68 feet,

along said Southern ROW;

thence S 73°51'52" E 159.56 feet,

along said Southern ROW, to the Point of Beginning.

Containing 0.777 Acres in Lot 2, Block 14, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan.

All lands to lakes edge.

Subject to all Easements, Restrictions and Reservations of Record.

I hereby certify, for the exclusive use of named client, that I have surveyed and mapped the described subject parcel(s), that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying, and that the requirements of P.A. 132 of 1970 as amended have been complied with.

By: *Neil W. Hill P.S.*
Neil W. Hill P.S. #50439
Registered Land Surveyor



429 Ellsworth Street
St. Ignace, MI 49781
(906) 643-9418 Phone

Date: March 5, 2024
Order No.: 24025-JS-Blk2/14-HA



© 2024 This map may NOT be reproduced without written consent of surveyor

Certified Survey

Description as Surveyed Combined:

Page 3 of 3

Beginning at the Southwest corner of Block 2, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan;

Thence N 31°12'38" E 175.00 feet,
thence S 58°44'25" E 149.91 feet,
thence S 31°13'08" W 140.50 feet,
thence S 31°13'08" W 103.44 feet,

thence S 19°36'32" W 165.00 feet;
thence S 31°02'03" W 47.59 feet,
thence N 80°45'18" W 70.00 feet,
thence N 75°32'25" W 50.20 feet,
thence N 31°02'03" E 40.00 feet,

thence N 31°02'03" E 161.68 feet,
thence N 31°29'37" E 27.01 feet,
thence S 73°35'48" E 82.90 feet,
thence N 31°13'08" E 103.44 feet,

thence N 73°35'48" W 103.36 feet,
thence N 67°50'19" W 50.59 feet,

along the West line of Lot 6;
along the North line of Lots 4, 5, and 6;
along the East line of Lot 4;
on an extension of the East line of Lot 4
across Lake View Boulevard;

to the shore of Lake Huron;
along said shore line;
along said shore line;
along the occupied line between the East &
West ½ of Lot 2, Block 14;

along said ½ line;
along said ½ line;
along the South ROW of Lake View Boulevard;
on said extension of the East line of Lot 4
across Lake View Boulevard;

along the North ROW of Lake View Boulevard;
along said North ROW of Lake View Boulevard,
to the Point of Beginning.

Containing 1.068 Acres in Lots 4-6, Block 2, and Lot 2, Block 14, Plat of Hubbard's Annex to the National Park, Mackinac Island, Mackinac County, Michigan.

All lands to the lakes edge.

Subject to all Easements, Restrictions and Reservations of Record.

I hereby certify, for the exclusive use of named client, that I have surveyed and mapped the described subject parcel(s), that the relative positional precision of each corner is within the limits accepted by the practice of professional surveying, and that the requirements of P.A. 132 of 1970 as amended have been complied with.

By: *Neil W. Hill P.S.*
Neil W. Hill P.S. #50439
Registered Land Surveyor

Date: March 5, 2024
Order No.: 24025-JS-Blk2/14-HA

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429 Ellsworth Street
St. Ignace, MI 49781
(906) 643-9418 Phone



RELOCATION OF PUBLIC UTILITY EASEMENT

This Relocation of Public Utility Easement Agreement (the Agreement) made on this ____ day of _____, 2026, by and between **HOBAN HILL PROPERTY, LLC**, a Michigan limited liability company, of _____, Mackinac Island, Michigan 49757; (hereafter “**Grantor**”), and the **CITY OF MACKINAC ISLAND**, a Michigan Municipal Corporation, of P.O. Box 455, Mackinac Island, Michigan 49757 (hereafter “**Grantee**”), on the terms and conditions set forth below:

Recitals

WHEREAS, Grantor is the owner of real property described on Exhibit A (hereafter “Grantor Property”);

WHEREAS, a current easement exists as referenced in the Assessor’s Plat of Harrisonville prepared by Joseph B. O’Neill and recorded in Liber 4, Page 084, Mackinac County Records, as relates to the Grantor Property and which is not legally described in any formal documentation, but shown on the Plat map (hereafter “Platted Easement”); and

WHEREAS, Grantor requested the water line within the Platted Easement be moved to a new location (hereafter “Relocated Easement”) for the purposes of development of the property, legally described on Exhibit B, and Grantee consented to said relocation; and

WHEREAS, Grantor acknowledges and confirms that as of the date of this Agreement, all existing public utilities inside the Platted Easement have been abandoned and relocated; and

WHEREAS, Grantor now wishes to memorialize the relocation of said water line, provide the necessary utility easement to the Grantee in the new location, and release its rights to the previous location of the Platted Easement, specific to the Grantor Property on the Plat Map.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. The Grantor hereby grants to Grantee, its successors, assigns, lessees, licenses, and agents, a perpetual easement for the purpose of constructing, maintaining, altering, replacing, repairing, or removing water mains or other public utilities, and related equipment, for the installation and distribution of water mains and other public utilities in, over, on and under the Grantor Property in the Relocated Easement location, and to relocate any current water utility or other public utility to the Relocated Easement area on the Grantor Property. Grantor further

- acknowledges that any rights of any other public utilities existing under the Platted Easement shall be assigned to the Relocated Easement.
2. To the extent that it has any authority, Grantee releases and forfeits its rights to the Platted Easement as shown on the Plat map, specifically as to the portion of said Platted Easement located on Grantor Property. Grantee acknowledges that Grantor does not claim to have any authority to vacate the public utility easement as shown on the Plat map, or to permit the relocation of said public utility easement on behalf of any other public utility, and Grantor shall not be liable for Grantee's use of the Platted Easement area.
 3. Grantor conveys to Grantee the right of ingress and egress over Grantor's Premises as is necessary for all purposes incident to public utility installation, maintenance and distribution activities.
 4. Grantor shall not place, or cause to be placed, any buildings, structures, or other items on, over, or in the Relocated Easement area as to interfere with the construction, operation or maintenance of public utilities and distribution activities or access to said Relocated Easement area.
 5. Grantee shall make best efforts to perform its work related to the Relocated Easement so as not to interfere with Grantor's normal use of its property. Grantee shall restore the surface of the Grantor Property or Relocated Easement as nearly as reasonably feasible to the condition in which it existed at the commencement of said work. In the event grass is disturbed, the City's obligation to restore the Relocated Easement area shall be limited to re-seeding disturbed grass. In the event landscaping, shrubbery, or trees are located in the Relocated Easement area, the City shall not be responsible for replacing any such items in the event they are required to remove them for purposes incident to public utility installation, maintenance and distribution activities.
 6. The Grantor, its successors, assigns, heirs, and legal representatives shall indemnify and hold the Grantee harmless from any claims, debts, causes of actions, or judgments for any damage to any real or personal property within the Relocated Easement areas that may arise out of the Grantee's use of the Relocated Easement, subject to the conditions contained herein. Grantor, its successors, assigns, heirs, and legal representatives shall indemnify and hold the Grantee harmless from any claims, debts, causes of actions, or judgments for any damage to any real or personal property or otherwise which may arise out of this document and the Grantee's agreement to relocate the Platted Easement for the purposes of Grantee's public utility uses. Grantee agrees to indemnify and hold the owner of the Grantor Parcel harmless from any claims, debts, causes of actions, or judgments for any damage to any property or injury to any person that may arise out of any of the actions of the Grantee's use of or around the Relocated Easement by themselves, their agents, employees, representatives, invitees, and contractors, subject to the conditions contained herein.
 7. This Agreement shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, and assigns.
 8. Nothing herein shall have any effect on the existing Platted Utility Easement as shown on the Plat map on any other property within said Plat, and shall only pertain to the Grantor Property.

This easement is granted for the sum of less than \$100.00; Exempt from State transfer tax pursuant to MCL 207.526(a) and from County transfer tax pursuant to MCL 207.505(a).

This grant of Easement is executed on the ____ day of _____, 2026.

GRANTOR(S):

HOBAN HILL PROPERTY, LLC,

By: _____, its _____

STATE OF MICHIGAN)
 :SS
County of Mackinac)

On _____, 2026, before me, a Notary Public, in and for said County, personally appeared _____, the _____ of Hoban Hill Property, LLC, a limited liability company, to me known to be the same person(s) described in and who executed the within instrument, who acknowledged the same to be his/her/their free act and deed on behalf of said company and association.

_____, Notary Public
Mackinac County, Michigan
My Comm. Expires: _____
Acting in Mackinac County, Michigan

GRANTEE:

CITY OF MACKINAC ISLAND, By:

Margaret M. Doud, Mayor

STATE OF MICHIGAN)

:SS

County of Mackinac)

On _____, 2026, before me, a Notary Public, in and for said County, personally appeared Margaret M. Doud, Mayor of the City of Mackinac Island, a Michigan Municipal Corporation, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be her free act and deed on behalf on behalf of said municipal corporation.

_____, Notary Public
Mackinac County, Michigan
My Comm. Expires: _____
Acting in Mackinac County, Michigan

Drafted by:
Erin K. Evashevski (P80940)
Evashevski Law Office
838 North State Street
St. Ignace, MI 49781

EXHIBIT A

Parcel 2 (051-630-007-20)

Beginning at the Northwest corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Michigan; thence N83°38'19"E 210.53 feet, along the North line of Lot 7; thence S06°21'43"E 110.83 feet; thence S87°29'24"W 103.07 feet; thence S60°20'06"W 33.89 feet; thence S79°05'24"W 70.14 feet, to the West line of Lot 7; thence N09°27'23"W 123.05 feet, along the West line of Lot 7, to the Point of Beginning. Subject to any Easements, Restrictions or Reservations of Record.

EXHIBIT B

A 10' Utility Easement lying South of and West of the following described line:

Beginning at the Northwest corner of Lot 7, Assessor's Plat of Harrisonville, Mackinac Island, Mackinac County, Michigan; thence N83°38'19"E 210.55 feet, (210.53' Rec.) along the North line of said Lot 7; thence S06°21'43"E 30.72 feet, along a deeded property line to the South line of an existing Platted 10' Utility Easement as shown on said Assessor's Plat of Harrisonville, and the Point of ending.

Recreation Dept. - Turtle Park Playground Updates

Investing in Community Infrastructure: Strengthening Mackinac Island Through Thoughtful Equipment Investment

The Mackinac Island Community Foundation is mission-driven to advance wellbeing within the community. Guided by the Foundation's four pillars—**Capacity, Culture, Wellbeing, and Vibrant Island Life**—the City of Mackinac Island Recreation Department seeks support to replace aging playground equipment and add new, inclusive elements that better serve residents, seasonal workers, families, and visitors. This project represents a strategic investment in safe, accessible infrastructure that strengthens community connection, supports healthy lifestyles, and preserves Mackinac Island's unique character. We are looking for \$54,865.18 from the foundation to fund this project. \$24,925.30 would be due at the end of June for the equipment purchase and \$29,939.88 would come due at the end of October when the installation is completed. Playcore and mParks needs a decision for the Turtle Park Playground improvements by March 15th. You do not need to pay for the equipment at that time, but they would like a decision to move forward or not.

Capacity

Replacing outdated equipment and adding innovative new features builds the long-term capacity of island programs to meet evolving community needs. The plan includes the installation of a **Vista Treetop structure**, which incorporates spinning elements and upper-body strength activities, along with a **new see-saw** to promote cooperative play. Additionally, the project will replace an **ADA entrance path** and an aging **climber that is well past its prime**, addressing accessibility and safety concerns that currently limit use.

These improvements align with national best practices and will position the playground as part of a **network of national demonstration sites**, incorporating core play elements such as spinning, sliding, swinging, climbing, brachiating, and balancing. Participation in this network enhances organizational capacity by connecting the island to proven models, training resources, and standards for inclusive play. The project also leverages external funding; through GameTime and Sinclair Recreation, the City secured a **\$11,410.54 grant**, demonstrating strong planning, fiscal responsibility, and community buy-in.

Culture

Mackinac Island's playgrounds are more than recreational spaces—they are gathering places that reflect the island's history of shared responsibility and community stewardship. Upgrading equipment in a thoughtful, durable, and inclusive manner supports spaces where traditions are

passed down, relationships are formed, and island life is experienced across generations. Using local volunteers during construction honors the island's long-standing culture of volunteerism while reinforcing community ownership of shared spaces.

Wellbeing

Safe, accessible play equipment is directly tied to physical health, mental wellbeing, and social connection. The replacement of the ADA entrance path ensures equitable access for users of all abilities, while modern equipment reduces injury risk and encourages active play. Features that promote strength, balance, coordination, and cooperative interaction support holistic health for children, caregivers, and seasonal workers alike. These spaces also serve as informal hubs for engagement, helping reduce isolation and foster a sense of belonging.

Vibrant Island Life

A thriving, inclusive community depends on high-quality infrastructure that supports families and encourages year-round residency. Modernized playground equipment enhances opportunities for intergenerational interaction and youth development while signaling continued investment in livability on Mackinac Island. Construction is scheduled to **commence in fall 2026 and conclude in fall 2026**, balancing seasonal demands and minimizing disruption. While local volunteers will assist with construction, certain components will be completed by **certified installers** to meet safety and insurance requirements. Upon completion, the community will be invited to a **fall reopening celebration**, reinforcing social connection and shared pride in the project.

By supporting this investment in new and replacement equipment, the Mackinac Island Community Foundation will advance wellbeing, strengthen community capacity, and ensure that this beloved space continues to serve residents and visitors for generations to come—fully aligned with the Foundation's mission and four-pillar framework.

Cheboygan Life Support Systems Inc

Profit & Loss by Class

October through December 2025

Section XI, Iteme.

	CITY MACKINAC ISLAND
Income	
4001 · Medicaid - OP - Income	2,881.00
4002 · Medicare - OP - Income	10,178.50
4004 · Commercial - OP - Income	11,501.76
4005 · Private - OP - Income	18,212.24
4015 · Subscription Plan Revenue	452.59
Total Income	43,226.09
Cost of Goods Sold	
5000 · Medicaid - OP - Contract	4,410.33
5001 · QAAP MEDICAID FEE	136.24
5002 · Medicare - OP - Contract	5,511.18
5003 · Private - OP - Contract	-1,047.55
5004 · Commercial - OP - Contract	6,386.72
5005 · SUBSCRIPTION WRITE OFF	909.30
5007 · Refund Check	555.12
Total COGS	16,861.34
Gross Profit	26,364.75
Expense	
6011 · Fees - Administrative	52.50
6060 · Credit Card Contract Fee	660.25
6063 · FERRY TOLL	64.00
6242 · General Liability & Auto Ins	590.04
6244 · Worker's Comp Insurance	2,276.91
6246 · Health Insurance	1,813.19
6325 · Training and Education	473.11
6334 · PROFESSIONAL SERVICES	190.00
6421 · Company IRA Contribution	2,799.25
6425 · Taxes--Payroll	9,354.94
6420 · Employee Wages	122,067.36
6450 · Supplies Office & Medical	-5,010.07
6572 · Telephone Expense	146.25
6574 · ISP Expense	154.14
6620 · Uniforms	989.76
Total Expense	136,621.63
9000 · MSHS Wage Share	9,300.00
Net Income	-100,956.88



536 M.M. Riggs Dr.
Cheboygan MI, 49721-1063
231-627-9348
Cheboyganlife@sbcglobal.net

INVOICE NO.	44
DATE	2/9/2026

City of Mackinac Island
PO Box 455 / 7358 Market St
Mackinac Island, MI 49757

Make all checks payable to Cheboygan Life Support Systems Inc.

THANK YOU FOR YOUR BUSINESS!

MACKINAC ISLAND

POLICE DEPARTMENT

2025 Annual Report

Police Chief Dwayne Miedzianowski



MACKINAC ISLAND POLICE DEPARTMENT

2025 Annual Report

February 9, 2025

Mayor Margaret Doud, City Council Members and Community Members,

It is with honor and pride that I present the Mackinac Island Police Department's 2025 Annual Report. It highlights the professionalism and dedication of the men and women who serve our community throughout each day of the year. Their commitment and service will have lasting impacts on the safety and community minded ways of life enjoyed by residents and visitors.

Our community constantly strives to offer more for residents, visitors, and employees. With this is also the demand for community focused and professional responsive policing services. We continue to strengthen our partnerships with our Emergency Medical Services, Fire Department, Marine Rescue, and surrounding law enforcement agencies within Mackinac County. These relationships along with our commitment to our schools, businesses, churches, civic groups, and residents are the core of what makes our community so vibrant and exceptional. Within the last year, the police department has continued to progress in training, technology, grant writing, and our participation in community events. This past year our officers had an increase in calls for service with exceptionally more in-depth investigative skills being required because of the nature of the offenses dealt with in the cases. The officers conducted in depth investigations requiring search warrants, arrest warrants, crime lab partnerships, and still performed other duties such as bike enforcement, senior transports, escorts, snowmobile enforcement, and a presence at community functions. They continued to maintain the high level of service our residents, employees, and visitors have become accustomed to expecting. Our officers have again displayed their commitment to excellence in providing public service.

As we enter 2026, we will continue to increase our community policing, traffic enforcement and its education, and be innovative in new techniques and solutions to address future challenges. We will be committed to providing a safe and enjoyable environment for our island residents, employees, and visitors. This commitment and community partnerships will continue to strengthen trust, transparency, and valued communication for community issues and solutions.

Respectfully,



Dwayne Miedzianowski
Chief of Police

MACKINAC ISLAND POLICE DEPARTMENT

Mission Statement

It is the mission of the Mackinac Island Police Department to provide a sense of security for the people by protecting life and property, reducing the opportunity for crime and disorder, enforcing the law, and providing other police-related services as required by the community in a manner consistent with the values of a free society. The Department embraces its tradition, honor and integrity, while at all times maintaining the highest ethical standards to preserve public confidence.

MACKINAC ISLAND POLICE DEPARTMENT

Vision Statement

The Mackinac Island Police Department and its personnel can only succeed in their mission if we maintain our integrity. Our authority is based in mutual respect and trust bestowed upon us. Once this trust is broken, by an individual or by the Department, our actions are rightfully called into question. The Department and its employees must hold themselves to a standard that is beyond reproach.

The Mackinac Island Police Department is a proud institution and works to develop this pride in its sworn, civilian and volunteer personnel. We are proud of our rich tradition of providing quality police services to the residents and visitors of Mackinac Island. We are proud to be a part of a noble profession that is called upon to maintain order in a free society. We are proud of the real partnerships we have with the people we serve. We are proud of our highly motivated, highly trained, and highly respected personnel.

The cornerstone of this Department is the relationship we have with the community we serve. Our ability to be effective in carrying out our mission is based on the credibility we have with the community. Understanding that we are a part of, and not separate from, the community is critical. Although we are granted full-time responsibility for policing the community, we cannot do it without the approval and cooperation of the public. The Department strives to enhance this relationship in several ways by ensuring that each police contact is carried out fairly and with respect, by seeking input from the public on our programs, procedures and priorities, and by being active in community programs and charities.

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Mackinac Island Police Department Roster 2025

<u>Member</u>	<u>Status</u>
Chief Dwayne Miedzianowski	Full Time
Corporal Andy Dziobak	Full Time
Corporal Justin Bradford	Full Time
Officer Cory Kaminen	Full Time
Officer Joe Davis	Full Time
Officer Doug Alexander	Seasonal Extended
Officer McKenna Wischmeyer	Seasonal Extended
Officer Mike Gruits	Seasonal
Officer Kasey Kuemin	Seasonal
Seasonal Officer position	Seasonal Vacant
Administrative Assistant Emiley Mayes	Seasonal
Public Safety Assistant Justin Johnson	Seasonal
Public Safety Assistant	Seasonal Vacant
Public Safety Assistant	Seasonal Vacant
K9 Handler Sue Stejskal / K9 Bean	On Call / Annually
MSP Tpr. Gary Fleming	Seasonal / 2 nd Year
MSP Tpr. Nick Reszka	Seasonal / 1 st Year

Administration

Chief of Police

The City of Mackinac Island Police Department administration is directed by the Chief of Police. The Corporals and the Administrative Assistant assist the Chief of Police with daily functions including, but not limited to organizational issues, training, technology, policy matters, and coaching for officers in the field to provide the best services possible for our community.

The Chief of Police is responsible for the planning, organizing, staffing, directing, coordinating, reporting, budget, policies and procedures, payroll, special events, purchasing, training, media relations, labor relations, bi-weekly reports to Council, and supervision of department staff.

Since transitioning from my role as an Officer to the Chief of Police position at the end of November I began working on partnerships with the: schools for safety and education; our local emergency responders; local civic organizations; faith-based organizations; the Mackinac County 911 / Law Enforcement Planning Committee; the Mackinac County Juvenile Justice Committee; local businesses; and community members. I've joined the Michigan Municipal League Law Enforcement Action Forum and will be applying for membership with the Michigan Association of Chiefs of Police and the International Association of Chiefs of Police in the future.

Corporals

The Corporals are the front-line supervisors to help coach and train officers, review reports, property room management, assist with policy implementation, training, informational technology, court processes, liaisons with the Prosecutor's Office and Courts, Law Enforcement Information Network (LEIN), LEIN Terminal Agency Coordinator, patrol unit maintenance, equipment needs, perform normal patrol officer duties, and many other functions.

Administrative Assistant

The Administrative Assistant is responsible for bicycle registrations, the bike auctions, records retention, assisting the Chief and City Clerk with FOIA requests, mail requests, receipting and reporting revenue to the Chief and Treasurer, and many other functions as needed.

Patrol Officers

The City of Mackinac Island Police Department is a full-service agency. The officers work twelve hours shifts on either day or nights with four rotating shifts. They have every other weekend off. This schedule allows us to provide 24-hour coverage seven days a week annually with two of the four scheduled teams reporting to each of the Corporals. The officers perform bicycle patrol, bicycle impounds, vehicle patrol, foot patrol, criminal investigations, traffic enforcement, senior transports, vehicle escorts, public relations, guidance for tourists, individual assigned duties, and other functions.

The officers provide services for approximately 500 or more people in the off season and for over 1,000,000 throughout the tourist season. Officers are dispatched by Chippewa County Central Dispatch that covers dispatching services for Mackinac County. Officers also self-initiate calls for services by phone calls that come into the police department or walk in lobby complaints. Central Dispatch records showed they handled officers handled 1084 calls for service and logged 53 traffic stops for our department. This is a portion of what is handled as some things do arise that aren't logged with dispatch during shifts.

Public Safety Attendants

This past season we had two PSA staff. They were responsible for assisting with bicycle safety, traffic matters, and helping visitors with directions and other needs. Next season will have one returning and seeking to fill the other two vacancies.

K9

K9 Handler Sue Stejskal and K9 Bean joined the department this year. The initial costs were made possible by donation and the department funds the call out times worked. The hope is to have the program utilized for lost / missing people and public relations matters. They have been attending multiple trainings throughout the United States and gained national recognition for individual and team performance.

Michigan State Police – Island Detail

This season we had Troopers Gary Fleming and Nick Reszka assigned to the island detail. Tpr. Fleming was in his second season so he will rotate out of the detail and not return. Tpr. Reszka began his first of two years assigned to the island detail. Both were great assets and additions to the department.

Training

<u>Topic</u>	<u>Attendee</u>
MCOLES CPE On Line Trainings	All Officers
Taser	All Officers
Firearms	All Officers
CJIS / LEIN	All Officers
Law / Ordinance Update Reviews	All Officers
Dealing With Mentally Ill Subjects	All Officers
Health and Wellness Training	All Officers

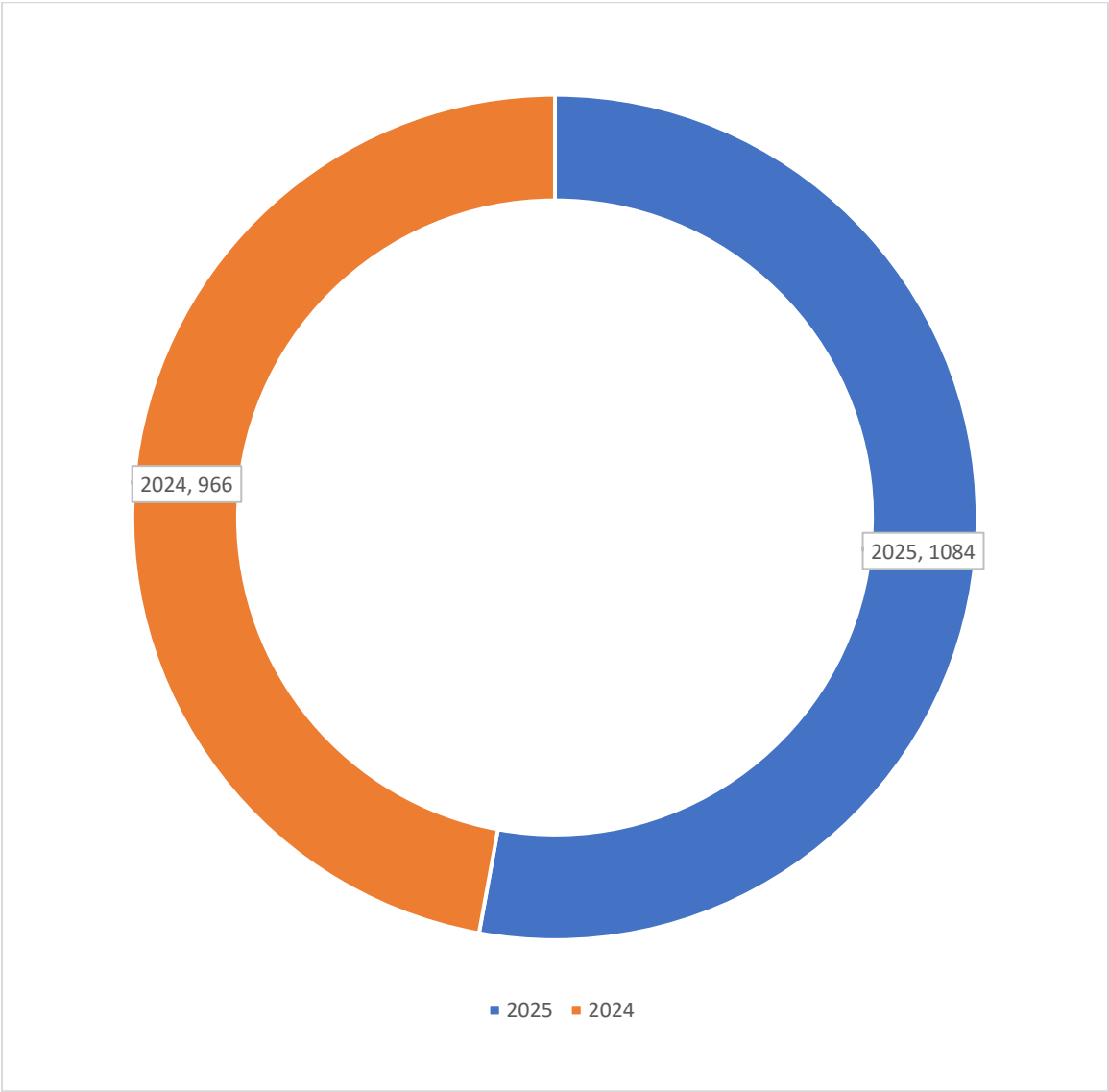
School Resource Officer Functions

We began reviewing school safety protocols with the School Administration. We are reviewing drills, exercises, and best practices for emergency situations. We are also looking toward the future and providing school programs for the students and staff in the future.

Types of Crime Reporting Data

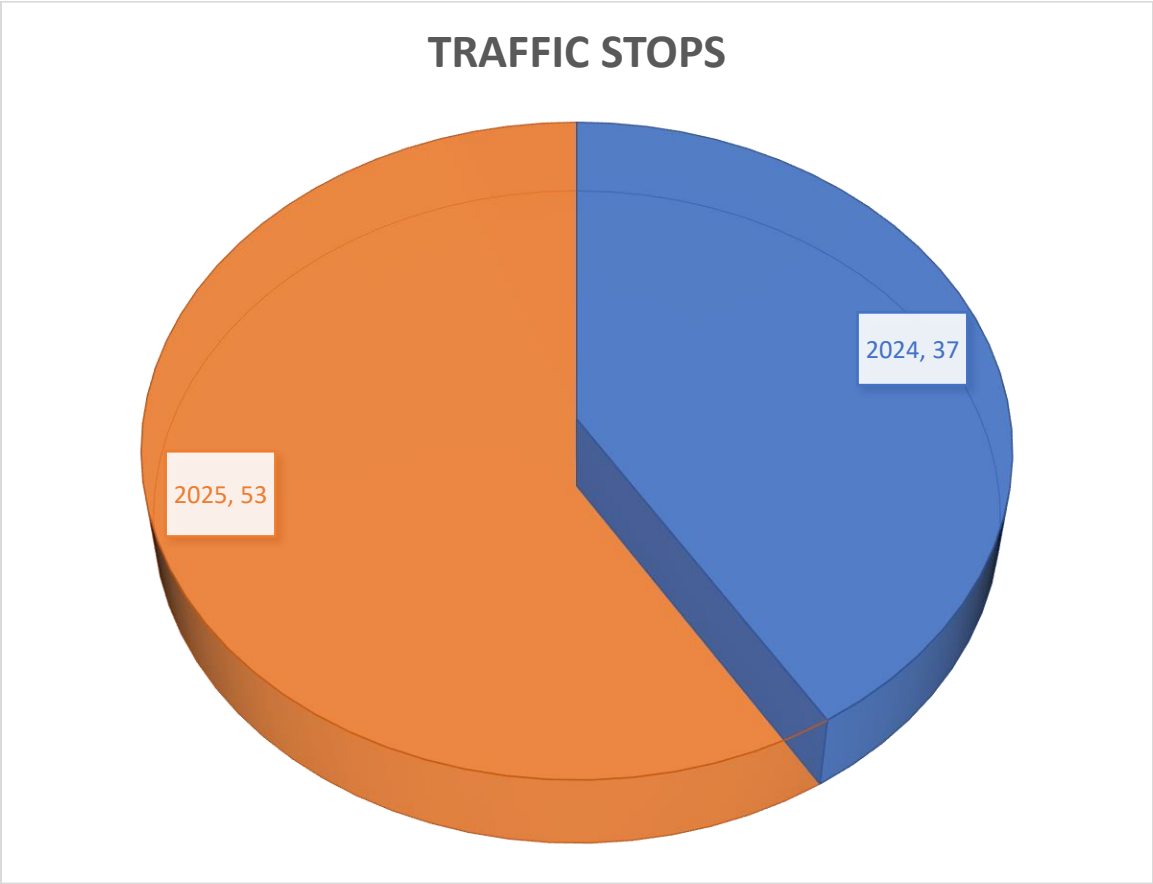
MIPD MICR	TOTALS		134	134	20	119
Type of Victim	File Class	Crime	Offenses	Incident	Arrest	2025 Crimes
Person	11001	CSC 1 st	0	0	0	0
	11005	CSC 3 rd	1	1	1	1
	11008	CSC 4 th	2	2	2	2
	13001	Non-Aggravated Assault	21	21	3	21
	13002	Aggravated Felony Assault	1	1	1	1
	13003	Intimidation / Stalking	7	7	0	7
	Person Total		32	32	7	32
Property	12000	Robbery	0	0	0	0
	20000	Arson	0	0	0	0
	22001	Burglary Forced Entry	0	0	0	0
	22002	Burglary w/o Force	0	0	0	0
	22003	Burglary Entry w/o Force	2	2	0	2
	23003	Larceny/Theft from Building	1	1	0	1
	23007	Larceny Other / Bicycles	35	35	0	35
	25000	Forgery/Counterfeiting	1	1	0	1
	26001	False Pretense/Swindle	1	1	0	1
	26002	Fraud/Credit Card ATM	1	1	0	1
	26007	Fraud Identity Theft	2	2	0	2
	29000	Damage to Property	6	6	0	6
	30002	Retail Fraud Theft	16	16	2	16
	30003	Retail Fraud/Refund/Exch	1	1	0	1
	Property Total		66	66	2	66
Society	35001	Viol Control Substance	3	3	3	3
	37000	Obscenity	1	1	0	1
	41002	Liquor Violations Other	1	1	1	1
	52001	Weapons Concealed	0	0	0	0
	53001	Disorderly Conduct	6	6	2	6
	53002	Public Peace Other	0	0	0	0
	57001	Trespass	5	5	1	5
	Society Total		16	16	7	16
All Other	36004	Sex Offense Other	0	0	0	0
	48000	Obstructing Police	1	1	0	1
	50000	Obstructing Justice	4	4	4	4
	55000	Health and Safety	14	14	0	0
	73000	Miscellaneous Offenses	1	1	0	0
	All Other Total		20	20	4	5

Calls for Service



There were 218 case reports completed for the over 1084 calls for services that were handled.

Traffic Stops

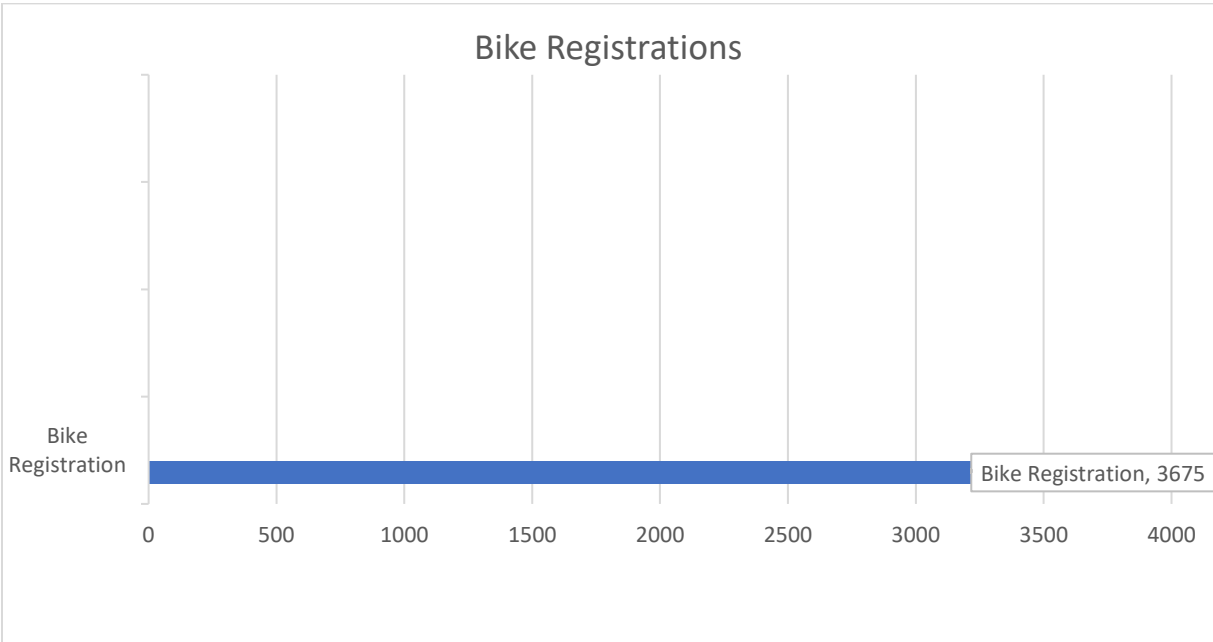
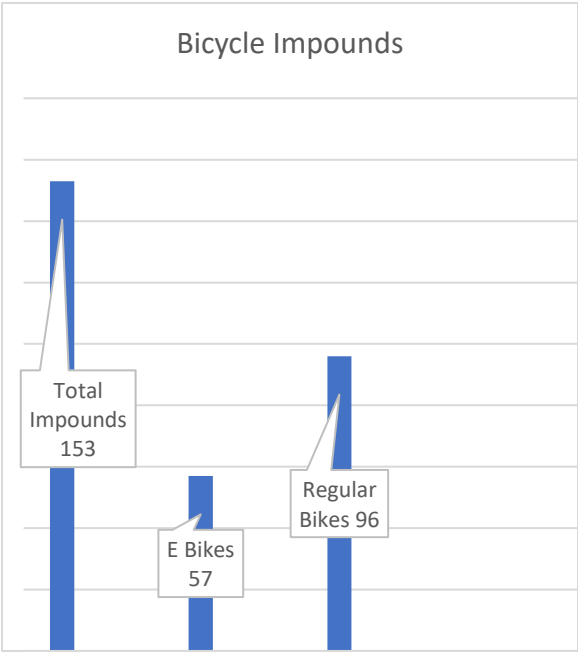


Citations

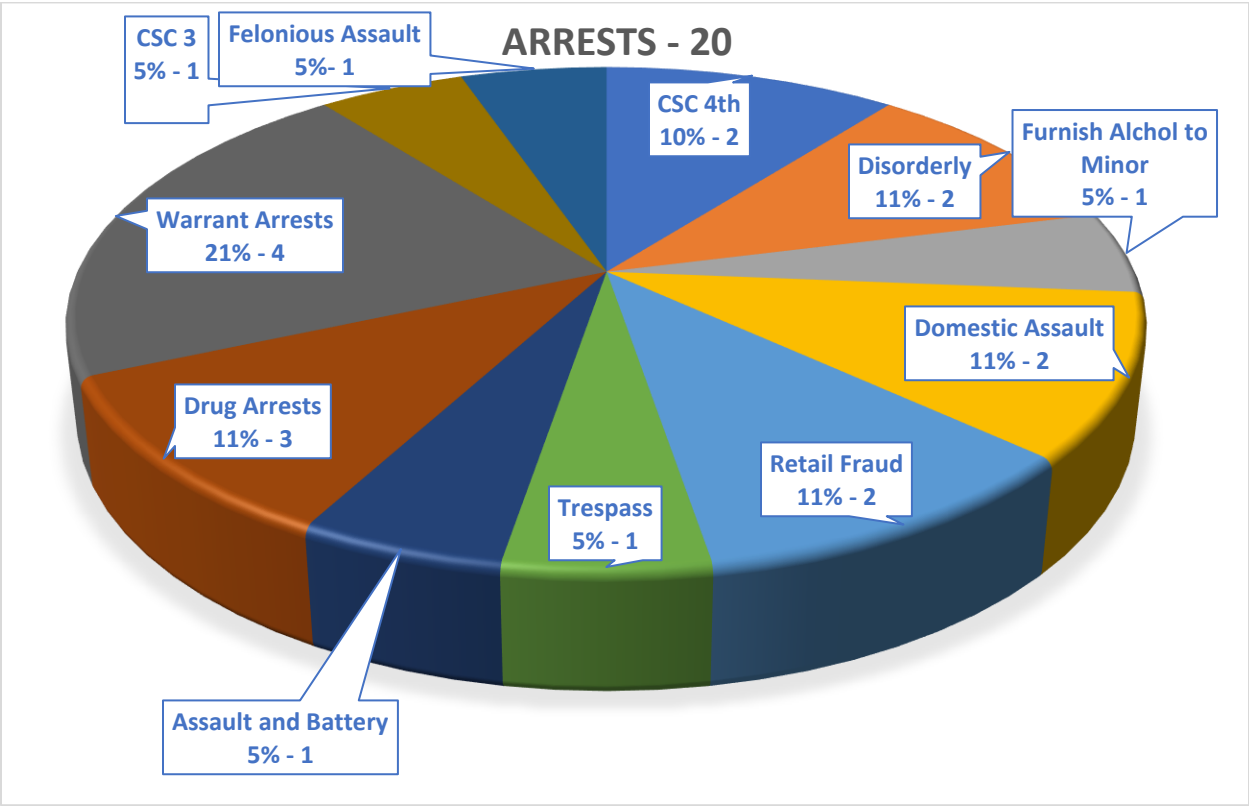
Civil Infractions		Misdemeanor Citations	
Dog at large	1	Furnish Alcohol to Minors	1
E Bike	13	Retail Fraud	2
Littering	2	Criminal Sexual Conduct 4 th	1
Urine in Public	2	Disorderly	1
False Alarms	2	Trespass	1
MIP Alcohol	3	Assault and Battery	1
Open Intox	2		
Stealing	7		
Unlawful Disturb	1		
Disorderly	1		
Public Nuisance	1		
No Registration	5		
No Park Fire Hyd	4		
Business No License	1		



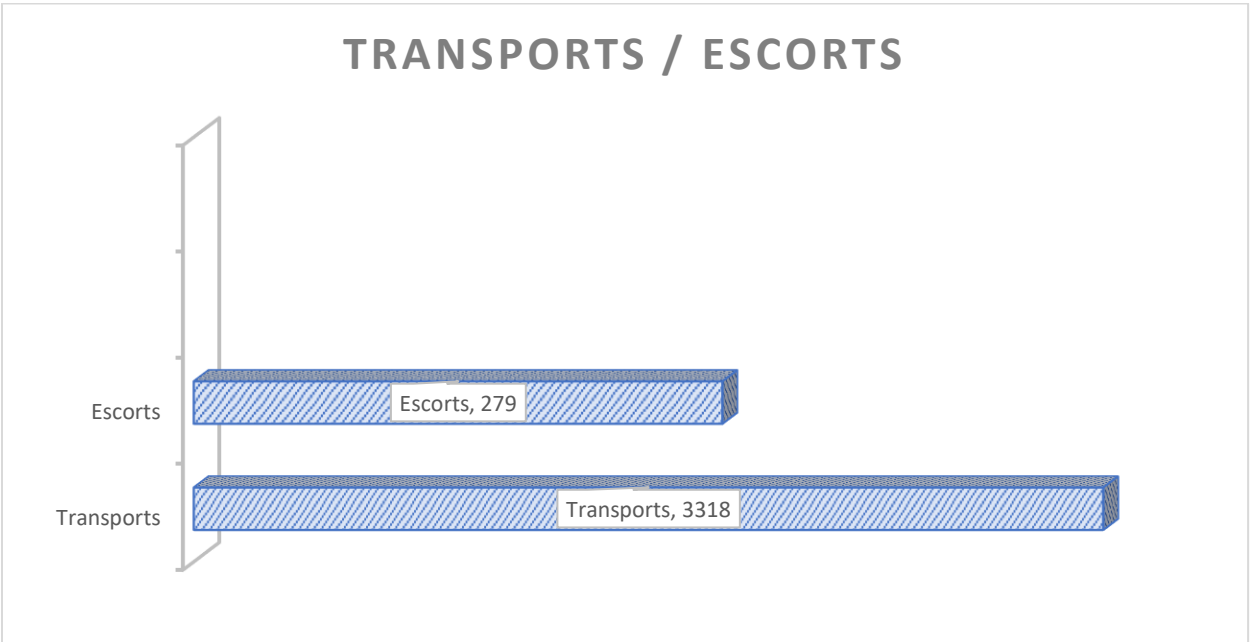
Bike Information



Arrests



Transports / Escorts



GRANTS

We wrote the Bullet Proof Vest Partnership Grant, the Small Rural Tribal Resource Bowdy Worn Camera Grant, Island Therapist Grant. The vest grant and body worn camera grants were 50 / 50 match grants that allowed us to save half the costs to get needed equipment. We plan on pursuing the vest and body worn camera grants in the future as well with the equipment is needed so we save tax payer dollars. We assisted with writing the Island Therapist Grant to help provide counseling / therapist services for anyone wishing to use the service. It was a great service offered for residents, employees, and visitors.

Assist to Other Island Public Safety

We assisted EMS, Marine Rescue, the DNR-State Park and our Fire Department at various times. The ice storm was a great team effort to take care of our community.

GOALS FOR 2026

We plan on continuing to build community partnerships, improve traffic safety, explore grants, build upon trainings, improve school and church safety, partake in community programs, review the accreditation standards process, and other things to not only meet the needs of our community, but go above and beyond to provide the best services possible for those we serve.

SUMMARY

I would like to thank the City Council and the residents we serve for all of the support.

I plan on pursuing our goals for next year and pursuing other methods to improve policing services. Mackinac Island is a unique historical and tourist community that deserves the best services possible from its public safety providers. We will strive to continue our high level of services by changing to the demands of the profession and yet meet the needs of our community and its visitors.

I look forward to the future of our department and the accomplishments and services we will provide to our community and its visitors.

Respectfully,



Dwayne Miedzianowski
Chief of Police

Permit No. 126-010Permit Fee: \$275.00

Section XI, Item.

APPLICATION FOR TEMPORARY MOTOR VEHICLE PERMIT**CONDITIONS OF ALL MOTOR VEHICLE PERMITS ARE SUBJECT TO CHANGE**Applicant Name: Craig Beeck Contact Name: Craig BeeckAddress: 7541 Market St City: Mackinac Island State: MIZip: 49757 Phone: 906-737-2986 Email: _____Work Site: 7541 Market StReason Vehicle is Needed: Using Boom Lift to help with replacing siding onExplanation of why the work cannot be reasonably performed, accommodated, or accomplished by a horse drawn drag (documentation & photos of equipment & materials may be required): Basically using the Boom Lift on French Lane & Front of Building on Market St to assist in the removal & replacement of cedar sidingVehicle Description: Boom Lift - Chippewa lift
Make _____ Model/Description _____Proposed Starting & Ending Date: TBD (weather permitting) Total Days of Usage: End of March Early April 1-2 weeks Max

Overnight Parking Location: _____

Docking Location: State Park Storage - already on Island
*British Landing State Dock requires additional permits from the State Park Commission*Proposed Travel Route: Per Police Dept Escort

If any of the following approvals are required for your project, an approved copy must be submitted

- () Certificate of Appropriateness (Granted by the Historic District Commission)
- () Building Permit (Granted by the Building & Zoning Department)
- () Zoning Permit (Granted by the Building & Zoning Department)

The submittal of this application does not imply approval from the City of Mackinac Island. Approved permits are based on the information provided on the application. Any use or purpose which is contrary to approved uses and purposes or violation of any other local ordinances or state law constitutes a violation of permits conditions and will be punishable as a civil infraction and revocation of the permit.

Applicants Signature: Cy Beeck Date: 2/12/26

Applications will not be submitted to City Council for approval until the fee has been received.

Please visit: www.cityofmi.org for council meeting dates & times

Mailing address & Payments made to: City of Mackinac Island, P. O. Box 455, Mackinac Island, MI, 49757

Phone: 906-847-3702

Fax: 906-847-6430

Email: clerk@cityofmi.orgCity Use: Application Received: 2/12/2026 Fee Received: _____ Ck #: _____Date of Action on Application: 2/18/26 Approved: _____ Denied: _____ By: Council

Comments: _____

City Clerk

From: erinevashevskilaw@gmail.com
Sent: Friday, February 13, 2026 11:48 AM
To: City Clerk
Cc: Mayor's Assistant; Katie Pereny; David Lipovsky
Subject: FW: GHMI Resort Holdings - City of Mackinac Island (Appeal to ZBA)
Attachments: 4925-6710-5167.1 - GHMI - City of Mackinac Island (Appeal of Denial of Planning Commission Decision to ZBA).pdf

Good morning Danielle,

Please add this to the February 18 City Council agenda to be scheduled for a ZBA hearing. I advised the attorney for GHMI Resort Holdings to file with the building/zoning department as it is an appeal from the planning commission and is filed under the zoning application. Please let me know if there are any questions or concerns.

Sincerely,

Erin

Erin K. Evashevski

EVASHEVSKI LAW OFFICE

838 N. State Street, PO Box 373
 St. Ignace, MI 49781
 P: 906.643.7740
 F: 906.643.1533

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From: Bayram, Benjamin <BBayram@dykema.com>
Sent: Thursday, February 12, 2026 2:34 PM
To: City Clerk <clerk@cityofmi.org>; Katie Pereny <kep@cityofmi.org>; David Lipovsky <dlipovsky@cityofmi.org>
Cc: Erin Evashevski <erinevashevskilaw@gmail.com>; Hussey, Andrew <AHussey@dykema.com>
Subject: GHMI Resort Holdings - City of Mackinac Island (Appeal to ZBA)

Mr. Lipovsky,

Please be advised that I represent GHMI Resort Holdings LLC and am filing herewith the attached Appeal of Planning Commission Decision to the Zoning Board of Appeals, a copy of which has been mailed to the City of Mackinac Island. A check in the amount of \$1,000.00, made out to the City of Mackinac Island, has been included in the hard copy sent to the City.

Thank you,

Benjamin E. Bayram
 Senior Counsel

February 12, 2026

Via Email and FedEx

kep@citymi.org

dipovsky@cityofmi.org

City of Mackinac Island Zoning Board of Appeals
c/o City Planning Commission and Building
Department
7358 Market Street
Mackinac Island, MI 49757

Re: GMHI Resort Holdings, LLC - PID: 49-051-630-098-00

Dear Sir/Madam:

Enclosed for filing with the Zoning Board are the following documents on behalf of GMHI Resort Holdings, LLC:

1. Filing fee in the amount of \$1,000 (check no. 465954);
2. Application for Zoning Action dated February 12, 2026;
3. Five (5) copies of the original application filed on October 10, 2025; and
4. An appeal of the denial of special land use dated, February 12, 2026.

Thank you.

Sincerely,

Dykema Gossett PLLC



Benjamin E. Bayram

Encls.

DYKEMA GOSSETT777 Woodward Ave, Suite 400
Detroit, MI 48226

VENDOR: 320263

01388425652

CHECK NO:

465954

CHECK DATE:

02/12/26

PAYEE:

CITY OF MACKINAC ISLAND

Section XI, Itemj.

REFERENCE #	INVOICE #	INV. DATE	DESCRIPTION	AMT. PAID
	02122026	02/12/26	FILING FEE ZONING BOARD APPEAL	1,000.00
			TOTAL	\$1,000.00

GAMI RESORT HOLDINGS LLC - APPEAL OF
SPECIAL LAND USE DENIAL

THIS CHECK HAS VARIOUS SECURITY FEATURES INCLUDING COLORED BACKGROUND AND MICROPRINTING

DYKEMA GOSSETT777 Woodward Ave, Suite 400
Detroit, MI 48226

Huntington Bank Detroit Disbur 56-1512/441

CHECK NUMBER

465954

CHECK DATE

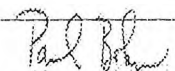
02/12/26

HUNTINGTON BANK DETROIT DISBURSEMENT

AMOUNT

\$ ****1,000.00***

One thousand and 00/100 Dollars ***

PAY
TO THE
ORDER
OFCITY OF MACKINAC ISLAND
7358 MARKET STREET
MACKINAC ISLAND, MI 49757

AUTHORIZED SIGNATURE

VOID AFTER 90 DAYS

⑈465954⑈ ⑆044115126⑆ 01388425652⑈

**CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION**

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

DYKEMA GOSSETT PLLC / BENJAMIN BAYRAM
39577 WOODWARD AVE, STE 300, DOWNTOWN HILLS, MI 48304
248-203-0862 BBAYRAM@DYKEMA.COM
 Phone Number Email Address

Please complete both sides of application.

The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Property Owner & Mailing Address (If Different From Applicant)

GHME RESORT HOLDINGS, LLC; KSL CAPITAL PARTNERS, LLC
100 ST. PAUL ST. STE 800, DENVER, CO 80206

Is The Proposed Project Part of a Condominium Association? NO
 Is The Proposed Project Within a Historic Preservation District? NO
 Applicant's Interest in the Project (If not the Fee-Simple Owner): ATTORNEY / REPRESENTATIVE
 Is the Proposed Structure Within Any Area That The FAA Regulates Airspace? NO
 Is a Variance Required? NO
 Are REU's Required? How Many? NO /

Type of Action Requested:

☐ Standard Zoning Permit ☒ Appeal of Planning Commission Decision
☐ Special Land Use ☐ Ordinance Amendment/Rezoning
☐ Planned Unit Development ☐ Ordinance Interpretation
☐ Other _____

Property Information:

A. Property Number (From Tax Statement): 051-630-098-00
 B. Legal Description of Property: ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 @ OLD NO. 625 019 00**
 C. Address of Property: CADOTTE AVE, MACKINAC ISLAND, MI 49757
 D. Zoning District: R-4 HARRISONVILLE RESIDENTIAL
 E. Site Plan Checklist Completed & Attached: YES
 F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) YES
 G. Sketch Plan Attached: YES
 H. Architectural Plan Attached: YES
 I. Association Documents Attached (Approval of project, etc.): N/A
 J. FAA Approval Documents Attached: N/A
 K. Photographs of Existing and Adjacent Structures Attached: YES

Proposed Construction/Use:

A. Proposed Construction:
☒ New Building ☐ Alteration/Addition to Existing Building
☐ Other, Specify _____

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

Proposed Use:

C. If Vacant:

Previous Use: VACANT LOTProposed Use: BOARDINGHOUSE

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the ~~Attorney/Owner~~ owner (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. **If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.**

Bensamih Bayram
Signature

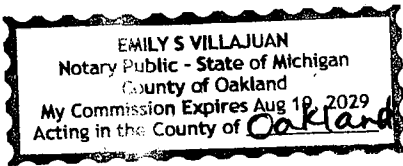
SIGNATURES

Signature

BENSAMIH BAYRAM
Please Print Name

Please Print Name

Signed and sworn to before me on the 12th day of February.



Emily S. Villajuan
Notary Public

Notary Public

Oakland County, Michigan

My commission expires: 8/19/2029

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

Revised October 2023

OFFICE USE ONLY

FILE NUMBER: _____

FEE: _____

DATE: _____

CHECK NO: _____

INITIALS: _____

Revised October 2023

October 10, 2025

Commissioners
Mackinac Island Planning Commission
Mackinac Island, MI

RE: Request for approval for a Special Land Use of Boardinghouse

Dear Commissioners,

GHMI Resort Holdings, LLC and KSL Capital Partners LLC respectfully request approval for a Special Land Use of Boardinghouse at the proposed project at the southeast corner of 4th Street & Cadotte Avenue, parcel # 051-630-098-00.

An amended and notarized application and a modified set of drawings, dated October 10, 2025 are attached. The modification on the application changes the Proposed Use to Boarding House to align with the amended drawings, dated September 25, 2025. The modification on the drawings corrects the terminology on the same set of amended drawings (dated September 25, 2025).

In considering this request, please note that:

- This is an undeveloped lot.
- This structure will be used for Employee Housing.
- All units will house Managers or equal of Grand Hotel.
- Each unit is expected to house 1-2 employee occupants.
- No minors will be allowed to live in these units.
- No pets will be allowed.
- The proposed structure will meet all current fire, zoning, building and safety regulations when built.
- Landscape Buffers are planned between all adjoining residential lots

This request meets all standards for a Special Land Use in the R-4 district:

- 1) That the establishment, maintenance or operation of the special land use will not be detrimental to or endanger the public health, safety or general welfare.

The following description of operations demonstrates that the granting of this Special Land Use will not be detrimental to or endanger the public health, safety or general welfare.

a. Description of Operations:

- i. **A Grand Hotel supervisor will be responsible for overseeing maintenance, upkeep, and landscaping of all Grand Hotel housing properties, including this site. This supervisor will have a maintenance specialist on the team that will manage all maintenance issues and will designate a member of the groundskeeping team to maintain all landscaping at the property,**

- ii. **Rules and expectations for behavior and upkeep in the building will be posted in each Unit, and quiet hours will be enforced after 10pm.**
 - iii. **A Grand Hotel manager residing in one of the Units will be designated to serve as the on-site point of contact for the property. This person will ensure all rules are being followed. He/she will be the "go-to" person for the other managers living at the site and for members of the community that have questions/concerns about the property.**
- 2) That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values within its neighborhood.
 - a. **The development of this property should enhance property values within the neighborhood.**
 - b. **This property will be well-managed, with on-site oversight of the occupants.**
 - c. **Pets will not be allowed at the site.**
 - d. **Other, larger boardinghouses are located in this area which have received Special Land Use for Boarding House in the past three years. This includes Hoban Hill properties, Stonecliffe's Old Barn, and Harbour View.**
- 3) That the establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 - a. **This special land use is completely on the property and will have no impact on surrounding properties' development of improvement**
- 4) That adequate utilities, access roads, drainage and necessary facilities are being or will be provided
 - a. **This property is already connected to roads and all utilities except sewer. A sewer line will be built (at Grand Hotel's expense or in partnership with other property owners) to connect this site with the force main at the west end of 4th Street. This sewer line will be a benefit to the surrounding properties as they will be able to tap into the line as their septic fields fail. This sewer line will also be a benefit to the city allowing more people to tap into it and contribute to the City sewer system.**
- 5) That adequate measures are being or will be taken to provide ingress or egress so designed to minimize congestion in the public streets.
 - a. **The proposed design of the site provides adequate ingress and egress from Cadotte Avenue and 4th Street, which will minimize congestion on the streets.**
 - b. **Access for trash, utility service, and emergency vehicles will be sufficient along the public roads. A trash enclosure is proposed on 4th street.**

c. Bike charging stations will be provided on site, remote from the building.

6) That the special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedure as specified in article 20.

a. This use conforms to all regulations of the R-4 Harrisonville Residential Zone.

A handwritten signature in blue ink, appearing to read 'TELB', with a long horizontal flourish extending to the right.

Tamara E. L. Burns, FAIA
Principal

RECEIVED
JUN 24 2025
Section X
Section VI, Item
Mackinac Island, MI 49757

A. Proposed Construction:
☒ New Building ☐ Alteration/Addition to Existing Building
☐ Other, Specify _____

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

Proposed Use:

C. If Vacant:

Previous Use: Vacant Lot

Proposed Use: Multi-family Housing - 12 Units

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.


The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the ARCHITECT (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.


Signature

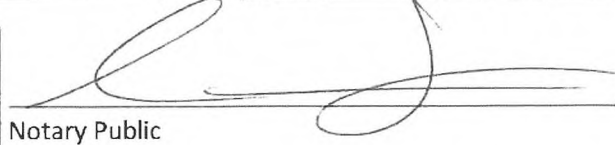
SIGNATURES _____
Signature

TANARA E.L. BURNS, PRINCIPAL
Please Print Name

Please Print Name

Signed and sworn to before me on the 20th day of June, 2025.

LUIS ESCUDERO-FLORES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires 10/23/2026
Acting in the County of Washtenaw


Notary Public

Washtenaw County, Michigan
My commission expires: 10/23/2026

Washtenaw

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

Revised October 2023

OFFICE USE ONLY

FILE NUMBER: R425-098-052 FEE: 2650 -

DATE: 6-24-25 CHECK NO: 6179 INITIALS: KD Revised October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist

Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City’s website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review

Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site Plan Informational
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | |
|---|-------------------------------------|-------------------------------------|
| 12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Proposed construction start date and estimated duration of construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission | <input type="checkbox"/> | <input type="checkbox"/> |

<u>Natural Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Topography of the site with at least two- to five-foot contour intervals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Proposed alterations to topography or other natural features	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Earth-change plans, if any, as required by state law	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>Physical Features</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
19. Location of existing manmade features on the site and within 100 feet of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a	<input checked="" type="checkbox"/>	<input type="checkbox"/>

dwelling schedule showing the unit type and number of each such units

- | | | |
|--|-------------------------------------|--------------------------|
| 22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Description of Existing and proposed on-site lighting (see also Section 4.27) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- | <u>Utility Information</u> | See note regarding "Potential Demand" on cover sheet | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|--|--|--------------------------|-------------------------------------|
| 26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4. | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Site Plan Informational (Demolition)
Requirements (Section 20.04, D)**

<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Architectural Review
Informational Requirements (Section 18.05)

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

October 10, 2025

Commissioners
Mackinac Island Planning Commission
Mackinac Island, MI

RE: Request for approval for a Special Land Use of Boardinghouse

Dear Commissioners,

GHMI Resort Holdings, LLC and KSL Capital Partners LLC respectfully request approval for a Special Land Use of Boardinghouse at the proposed project at the southeast corner of 4th Street & Cadotte Avenue, parcel # 051-630-098-00.

An amended and notarized application and a modified set of drawings, dated October 10, 2025 are attached. The modification on the application changes the Proposed Use to Boarding House to align with the amended drawings, dated September 25, 2025. The modification on the drawings corrects the terminology on the same set of amended drawings (dated September 25, 2025).

In considering this request, please note that:

- This is an undeveloped lot.
- This structure will be used for Employee Housing.
- All units will house Managers or equal of Grand Hotel.
- Each unit is expected to house 1-2 employee occupants.
- No minors will be allowed to live in these units.
- No pets will be allowed.
- The proposed structure will meet all current fire, zoning, building and safety regulations when built.
- Landscape Buffers are planned between all adjoining residential lots

This request meets all standards for a Special Land Use in the R-4 district:

- 1) That the establishment, maintenance or operation of the special land use will not be detrimental to or endanger the public health, safety or general welfare.

The following description of operations demonstrates that the granting of this Special Land Use will not be detrimental to or endanger the public health, safety or general welfare.

a. Description of Operations:

- i. **A Grand Hotel supervisor will be responsible for overseeing maintenance, upkeep, and landscaping of all Grand Hotel housing properties, including this site. This supervisor will have a maintenance specialist on the team that will manage all maintenance issues and will designate a member of the groundskeeping team to maintain all landscaping at the property,**

- ii. **Rules and expectations for behavior and upkeep in the building will be posted in each Unit, and quiet hours will be enforced after 10pm.**
 - iii. **A Grand Hotel manager residing in one of the Units will be designated to serve as the on-site point of contact for the property. This person will ensure all rules are being followed. He/she will be the "go-to" person for the other managers living at the site and for members of the community that have questions/concerns about the property.**
- 2) That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values within its neighborhood.
- a. **The development of this property should enhance property values within the neighborhood.**
 - b. **This property will be well-managed, with on-site oversight of the occupants.**
 - c. **Pets will not be allowed at the site.**
 - d. **Other, larger boardinghouses are located in this area which have received Special Land Use for Boarding House in the past three years. This includes Hoban Hill properties, Stonecliffe's Old Barn, and Harbour View.**
- 3) That the establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- a. **This special land use is completely on the property and will have no impact on surrounding properties' development of improvement**
- 4) That adequate utilities, access roads, drainage and necessary facilities are being or will be provided
- a. **This property is already connected to roads and all utilities except sewer. A sewer line will be built (at Grand Hotel's expense or in partnership with other property owners) to connect this site with the force main at the west end of 4th Street. This sewer line will be a benefit to the surrounding properties as they will be able to tap into the line as their septic fields fail. This sewer line will also be a benefit to the city allowing more people to tap into it and contribute to the City sewer system.**
- 5) That adequate measures are being or will be taken to provide ingress or egress so designed to minimize congestion in the public streets.
- a. **The proposed design of the site provides adequate ingress and egress from Cadotte Avenue and 4th Street, which will minimize congestion on the streets.**
 - b. **Access for trash, utility service, and emergency vehicles will be sufficient along the public roads. A trash enclosure is proposed on 4th street.**

c. Bike charging stations will be provided on site, remote from the building.

6) That the special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedure as specified in article 20.

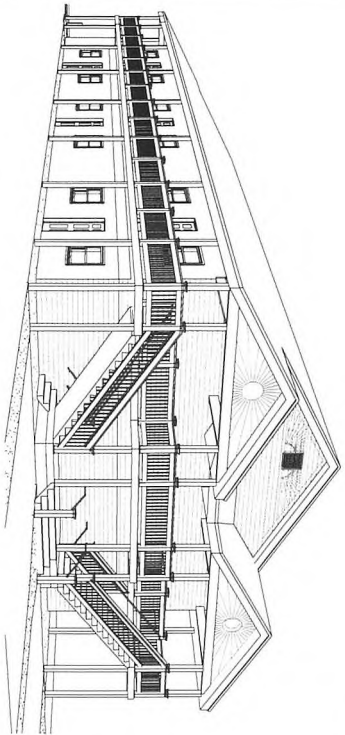
a. This use conforms to all regulations of the R-4 Harrisonville Residential Zone.

A handwritten signature in blue ink, appearing to read 'TELB', with a long horizontal flourish extending to the right.

Tamara E. L. Burns, FAIA
Principal

GRAND HOTEL - MANAGER HOUSING

SUBMITTAL FOR PLANNING COMMISSION - AMENDED, REVISED



Sheet List	
00	COVER
01	SURVEY
02	SITE PLAN
03	FIRST FLOOR PLAN
04	SECOND FLOOR PLAN
05	EXTERIOR ELEVATIONS
06	EXTERIOR ELEVATIONS
07	SITE PHOTOS
08	SITE PHOTOS

Legal Description

ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 OLD NUMBER 625 019 00"

Zoning

ZONING DISTRICT: R-4 HARRISONVILLE RESIDENTIAL
USE GROUP: SPECIAL LAND USE: BOARDINGHOUSE

Utilities/Services

POTENTIAL DEMAND FOR:
• WATER
• SEWER
• TRASH
UTILITY PLANS MEETING JURISDICTIONAL REQUIREMENTS
WILL BE PROVIDED UPON APPROVAL OF THE PROJECT.

Historic District

NONE

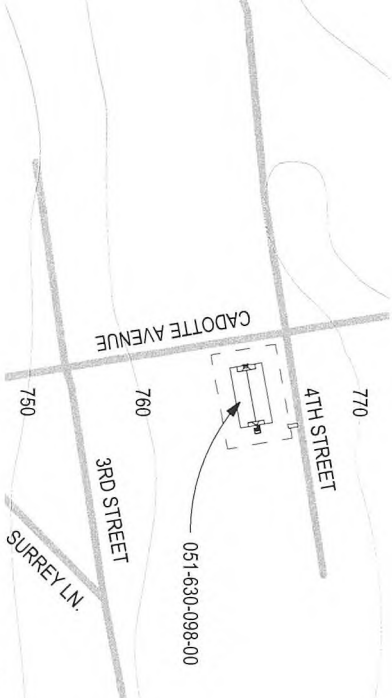
Construction

PROPOSED CONSTRUCTION START DATE: NOV. 2025
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

ARCHITECT

HopkinsBurns Design Studio
113 S Fourth Ave.
Ann Arbor, Michigan 48103
(734)424-3344
www.hopkinsburns.com

AREA PLAN
1" = 200'-0" SCALE



OWNER:

GHMI RESORT HOLDINGS LLC
KSL CAPITAL PARTNERS LLC

PROPERTY ADDRESS

CADOTTE AVE.
MACKINAC ISLAND, MI 49757

PARCEL #:

051-630-098-00

Project Description

The project involves the construction of a boardinghouse containing 12 single-bedroom units, each with front doors out to shared balconies and concrete walks. The East end will have covered bike parking for all occupants and an electrical/mechanical room. Two charging stations will also be provided for electric bikes/scooters.

Requirements

DENSITY	ALLOWED	PROPOSED
OCCUPANTS: (PER SECTION 7A.04 E: 1 OCCUPANT PER 500 S.F.)	30	24
LOT SIZE	RECD 10,000 SF	EXISTING 15,000 SF (0.344 AC.)
SETBACKS	RECD	PROPOSED
FRONT YARD	25'	25' - 8"
FRONT YARD (CORNER)	25'	30'
SIDE YARD	5'	17' - 6"
REAR YARD	25'	25' - 4 1/2"
HEIGHT	ALLOWED	PROPOSED
STORIES MIN.	1	2
STORIES MAX.	2.5	2
FEET MIN.	12'	31' - 6 1/2"
FEET MAX.	35'	31' - 6 1/2"
LOT COVERAGE	ALLOWED	PROPOSED
SQ. FT. (INCLUDING PORCHES AND DECKS)	6,000	5,929
PERCENTAGE	40%	39.5%
GROSS SQUARE FOOTAGE		
1ST FLOOR		3,970
2ND FLOOR		3,720
TOTAL		7,690

HopkinsBurns

historic preservation
communities by design

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION



SCALE: 1" = 200'-0" 2025.10.10

00
COVER

Section VI, Itemb.

MISCELLANEOUS NOTES

[illegible]

Section VI, Itemb.

[illegible]

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[illegible]

SIGNIFICANT OBSERVATIONS

[illegible]

Survey Performed by
W. Global Land
SOLUTIONS

The Grand Hotel
NVS Project No. 201903352-28

based upon Title Commitment No. 85543)
of First American Title Insurance Company
bearing an effective date of August 06, 2019 8:00AM

[illegible]

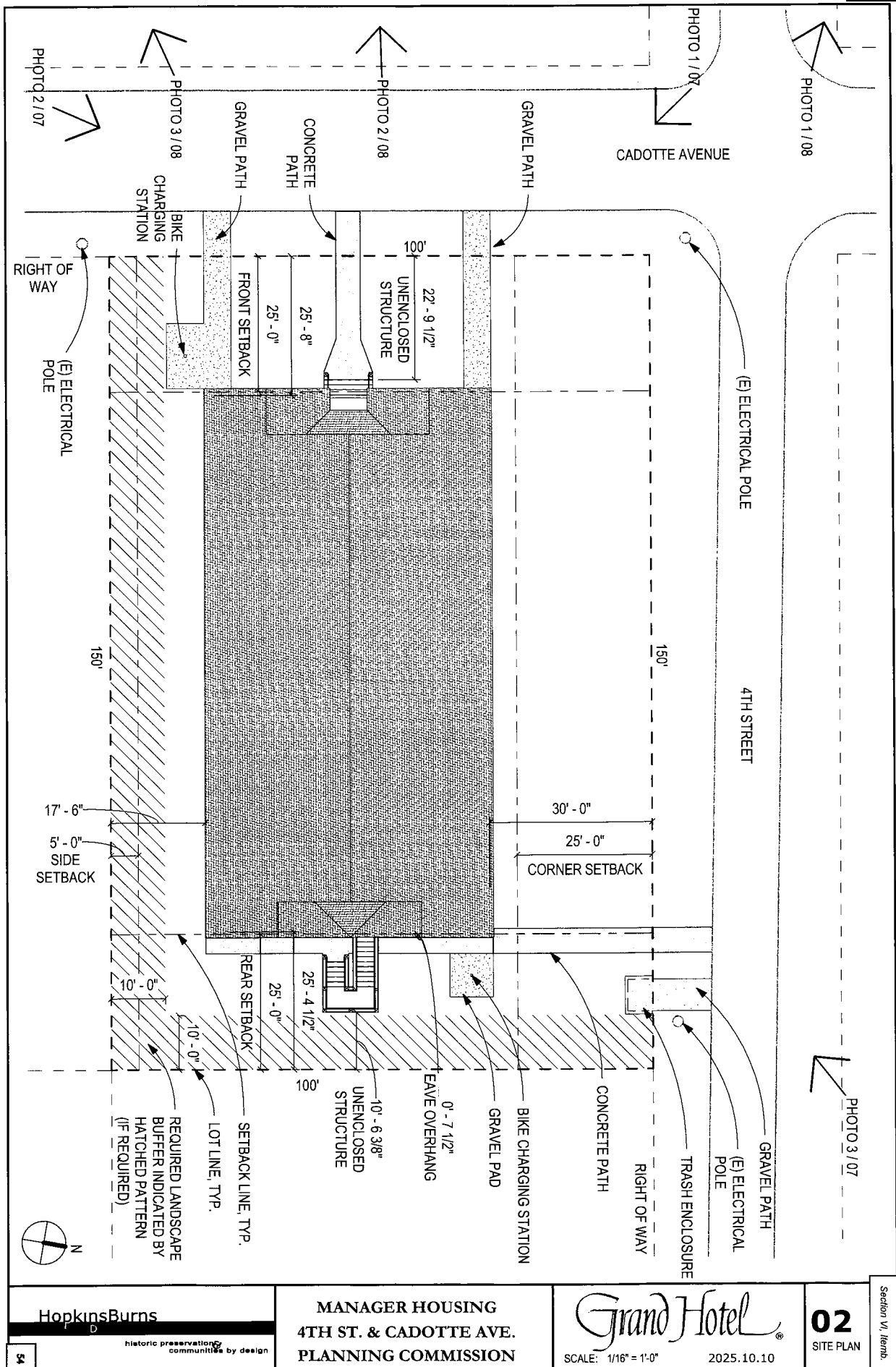
JAMES M. BROWNE
 SECRETARY
 STATE OF MISSISSIPPI
 No. 43734
 DATE 05/17/2008
 JAY D. GILKINSON P.E. J.D.
 IN THE STATE OF MISSISSIPPI
 DATE OF FIELD SURVEY AUGUST 2, 2008
 DATE OF LAST REGISTRATION NOVEMBER 27, 2009

Transaction Services
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maynhilpyou@bockandclark.com

1-800-SURVEYS (787-8339)

SURVEY • ZONING • ENVIRONMENTAL • ASSESS

5



HopkinsBurns

historic preservation
communities by design

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

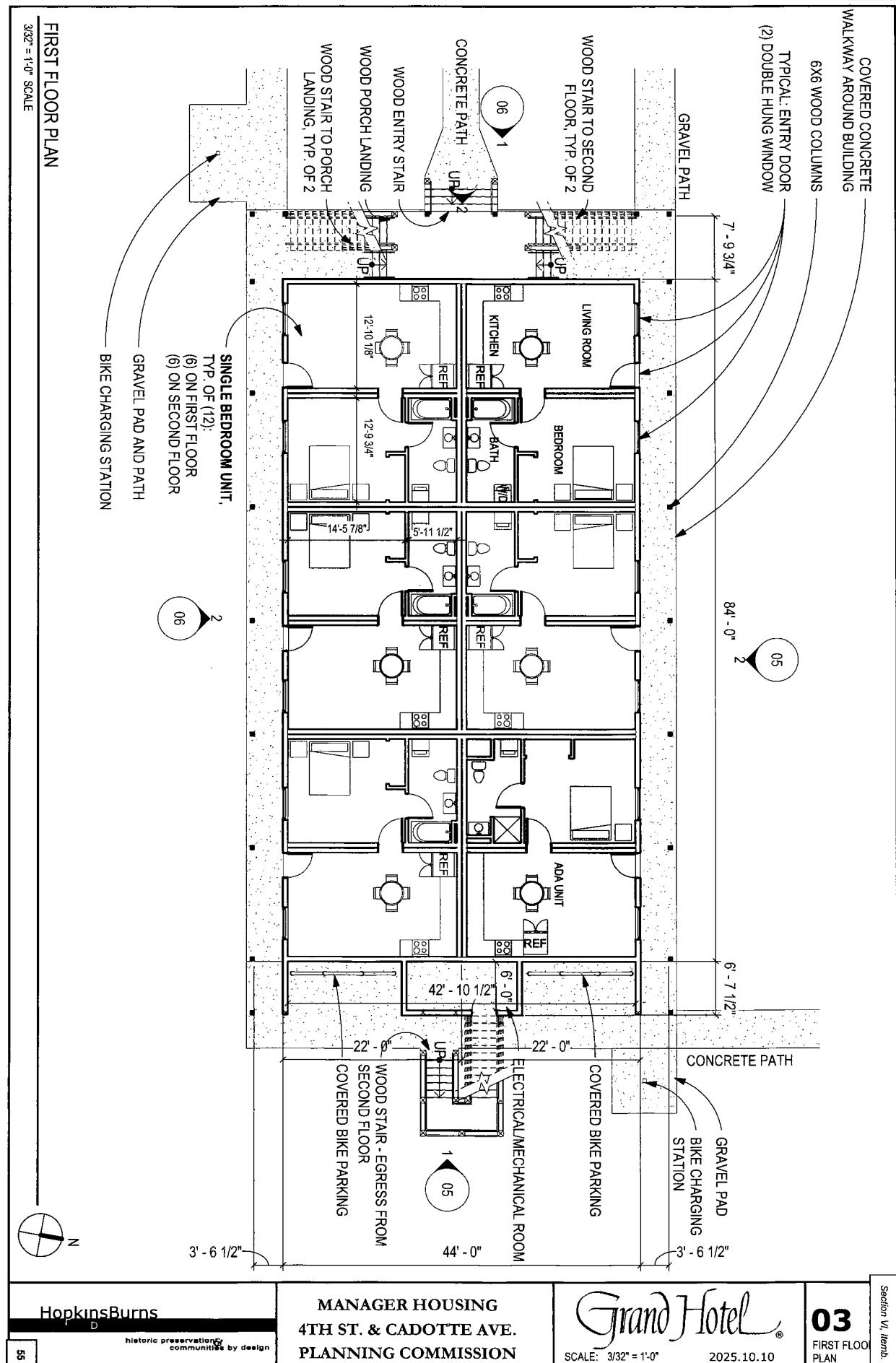
Grand Hotel®

SCALE: 1/16" = 1'-0"

2025.10.10

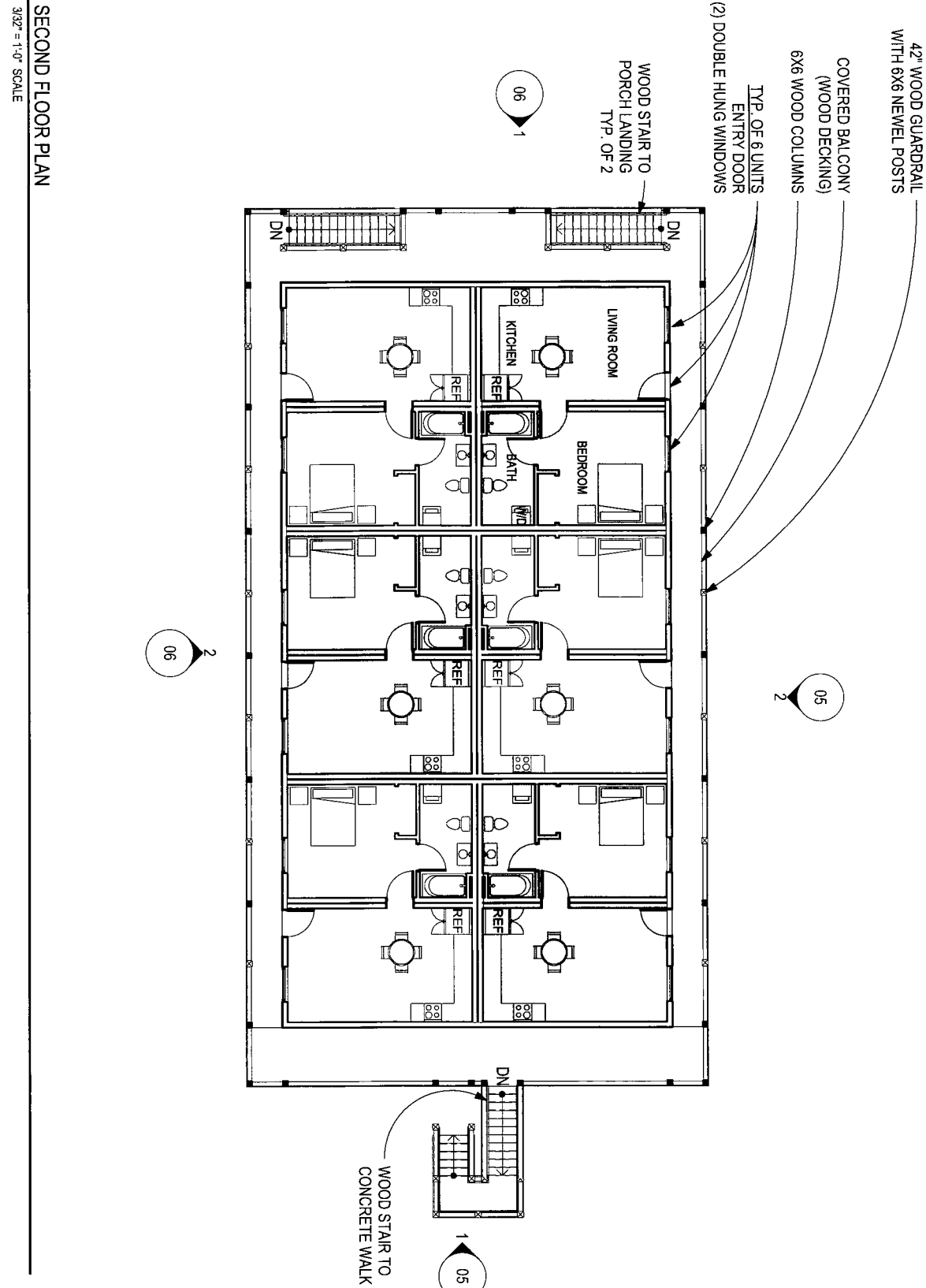
02
SITE PLAN

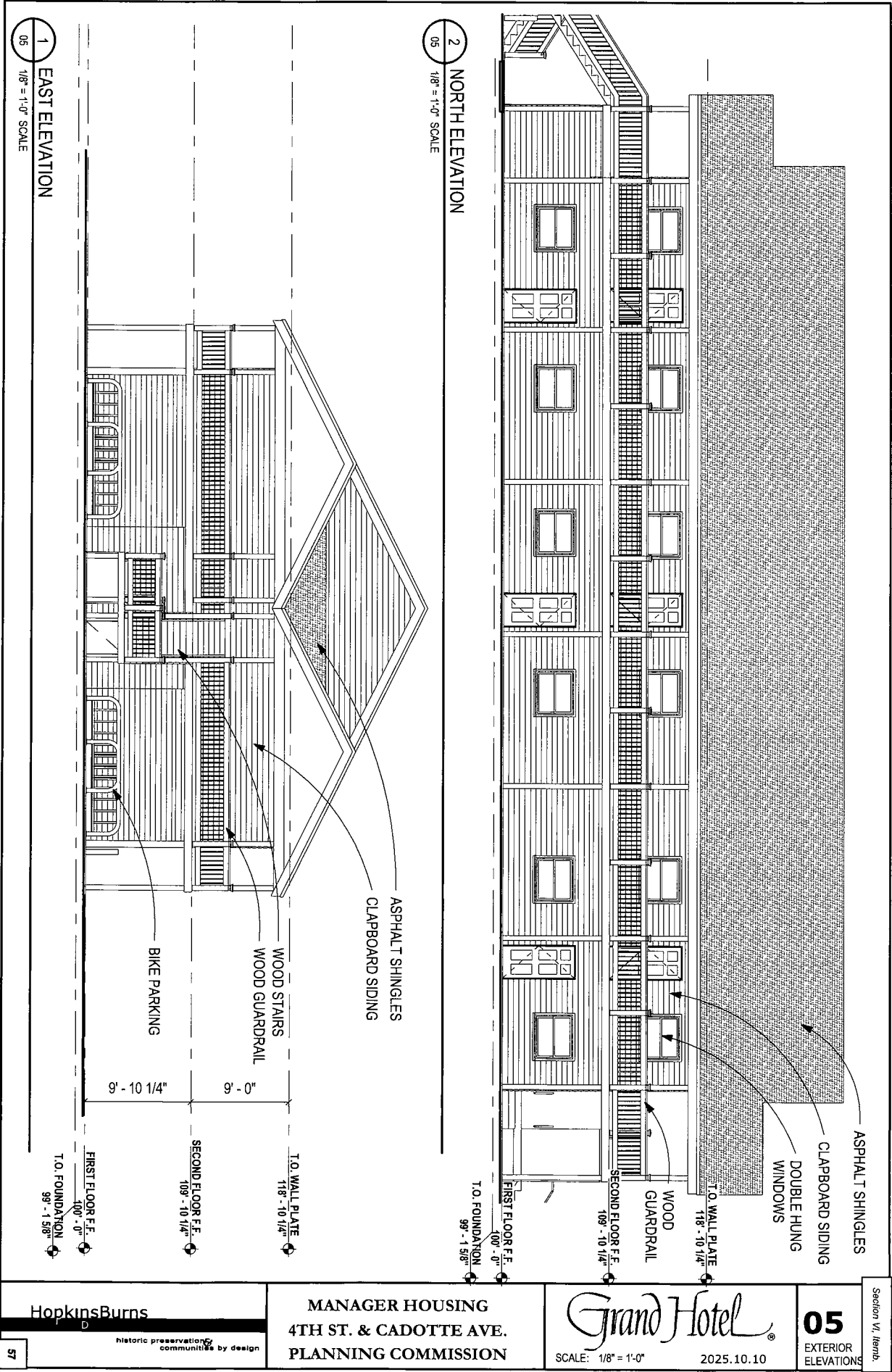
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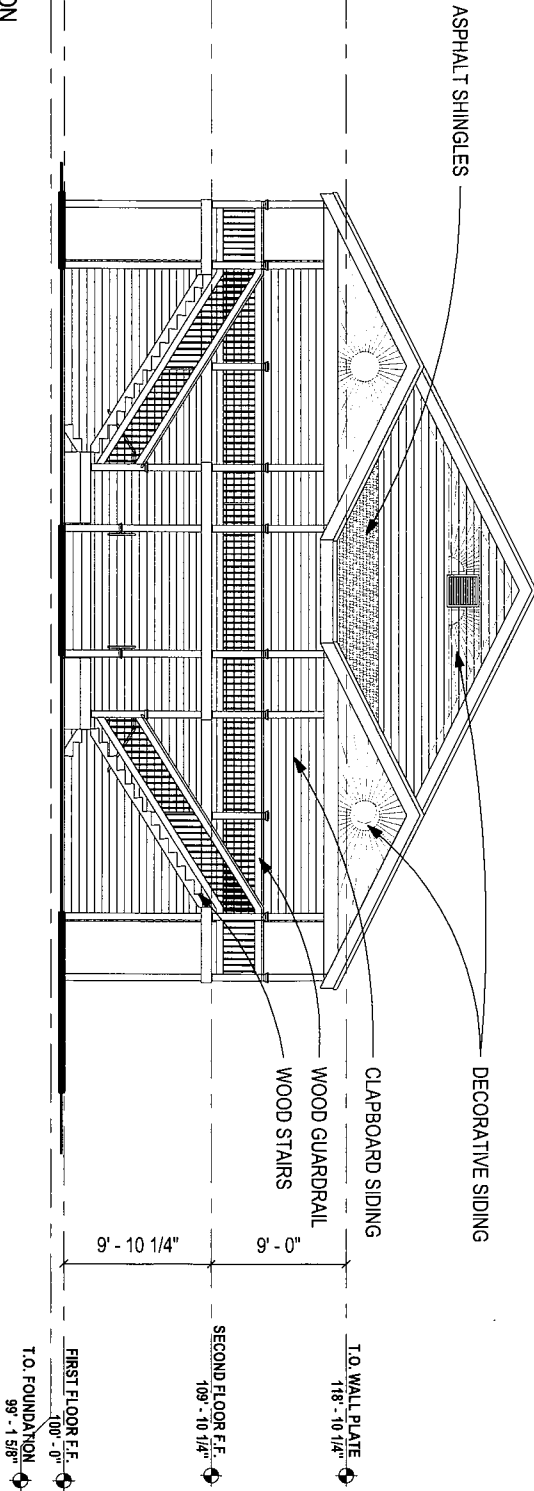
SECOND FLOOR PLAN

3/32" = 1'-0" SCALE

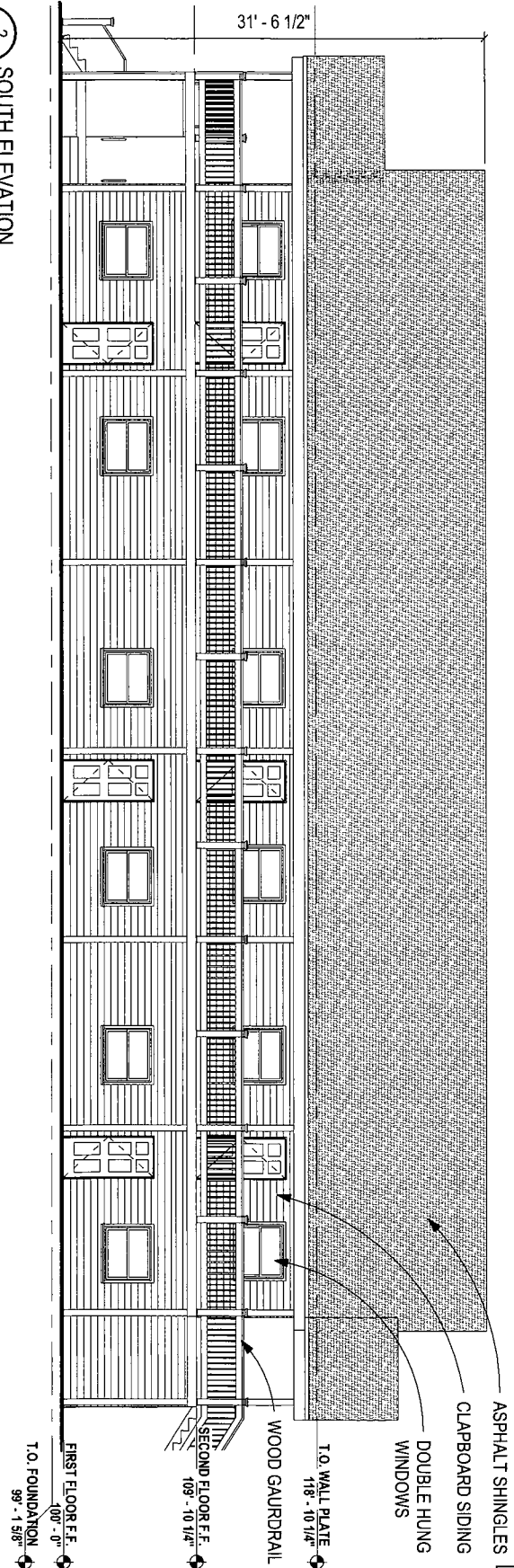




1 WEST ELEVATION
1/8" = 1'-0" SCALE



2 SOUTH ELEVATION
1/8" = 1'-0" SCALE



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PLANNING COMMISSION

Grand Hotel®

SCALE: 1/8" = 1'-0"

2025.10.10

06
EXTERIOR
ELEVATIONS

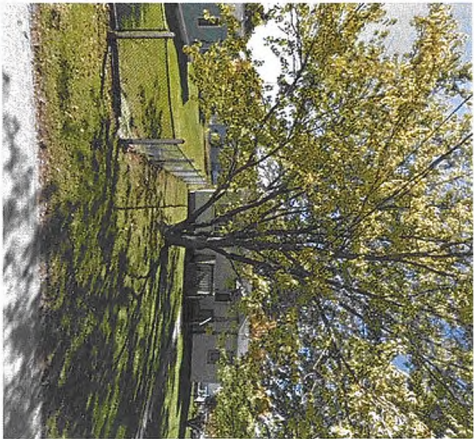
Section VI, Itemb



5 CADOTTE - CONTEXT - NEARBY
08 NO SCALE



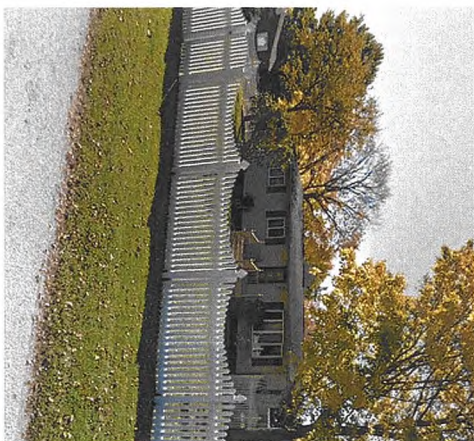
4 CADOTTE - CONTEXT - NEARBY
08 NO SCALE



3 CADOTTE - CONTEXT - SOUTH-WEST
08 NO SCALE



2 CADOTTE - CONTEXT - WEST
08 NO SCALE



1 CADOTTE - CONTEXT - NORTH-WEST
08 NO SCALE

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60

MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

Grand Hotel®

SCALE: NO

2025.10.10

08
SITE PHOTO

Section VI, Itemb.

3
07
EXISTING VACANT LOT
TOWARD SOUTH-WEST
NO SCALE



1
07
EXISTING VACANT LOT
TOWARD SOUTH-EAST
NO SCALE



2
07
EXISTING VACANT LOT
TOWARD NORTH-EAST
NO SCALE





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 Email: BBayram@dykema.com

February 11, 2026

City of Mackinac Island Zoning Board of Appeals
 c/o Planning Commission and Building Department
 PO Box 455
 Mackinac Island, MI 49757
 kep@cityofmi.org
 dlipovsky@cityofmi.org

Re: GHMI Resort Holdings, LLC -- Appeal of Special Land Use Denial (Real Property located at 4th Street and Cadotte Avenue, Mackinac Island, Michigan 49757; PID: 49-051-630-098-00)

Members of the Zoning Board of Appeals:

I am counsel for the applicant, GHMI Resort Holdings ("GHMI") in connection with this appeal of the denial of special land use to the Zoning Board of Appeals (the "Board"). On or about October 10, 2025, GHMI submitted an amended application to the City of Mackinac Island (the "City") Planning Commission ("Planning Commission") for special land use and site plan approval for a Boardinghouse facility (the "Project")¹ on the above-described Property, which is located on the southeast corner of Cadotte Avenue and 4th Street, and consists of 0.344 acres of land. Pursuant to the City's Zoning Ordinance ("Zoning Ordinance"), the Property is zoned R-4 (Harrison Residential). As of the date of the Planning Commission's review of GHMI's application, Boardinghouses are permitted in the R-4 zone as a special land use². This project involves construction of a 12 unit Boardinghouse facility for GHMI management level employees on a non-permanent basis. I am enclosing herewith the Zoning Board of Appeals Application. Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Zoning Ordinance or GHMI's application for special land use and site plan.

¹ GHMI previously submitted an application for special land use and site plan approval for a Manager Housing facility, as a multi-family project, on or about June 24, 2025; however, due to project considerations, GHMI amended said application as described above before it was considered by the City's Planning Commission.

² On January 21, 2026, the City amended the Zoning Ordinance to exclude Boardinghouse use in the R-4 zoning district.



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A. **Background.**

GHMI acquired the Property for the sole purpose of constructing management level employee housing and commenced this process by participating in a pre-application meeting with City staff. GHMI has worked diligently and in good faith to address any comments raised throughout the review process. A summary and explanation in support of the Project is set forth in the application and Request for Special Land Use, dated October 10, 2025, from Tamara Burns of Hopkins Burns Design Studio (Project Manager) to the City's Planning Commission, attached as **Appendix 1**. Importantly, the Project meets the definition of Boardinghouse, as defined in Section 2.08 of the Zoning Ordinance, which states: "The terms shall be considered synonymous for purposes of this ordinance. They are defined as a building, or portion thereof, with or without cooking facilities or access thereto, occupied by persons not consisting of a family as defined in section 2.24³ as their residence. Tourist accommodations, such as a hotel or bed and breakfast, are excluded from this definition."

The Project was considered at a preliminary plan review by the Planning Commission at a public hearing on October 14, 2025.

The sole concern raised by the Planning Commission, and the entire discussion that followed, related not to the site plan or the proposed development, but rather, the classification of GHMI's proposed use. GHMI's amended application proposed a Boardinghouse use; however, the City's attorney arbitrarily determined that GHMI's proposed use was Multi-Family instead.

During the preliminary plan review hearing, the City's attorney stated in pertinent parts, "the applicant is contending this is a boardinghouse use", "it is multi-family, not boardinghouse", and "the applicant is aware of the opinion of the city attorney as is the Planning Commission." GHMI's representatives asked about the differences between GHMI's proposed Boardinghouse and other nearby Boardinghouses that had been approved by the Commission. Neither the Commission nor the City attorney provided any reasonable explanation other than to distinguish this Project from other Boardinghouses solely on the basis that they were located in different zoning districts, which bears no relevance to use classification. Still, the City's attorney arbitrarily categorized the Project as a multi-family development as opposed to a Boardinghouse. Since this was merely a preliminary plan review, no formal action regarding the application and site plan could be taken and a motion was made and passed to set the Special Land Use hearing for December 9, 2025. (See October 14, 2025, Planning Commission meeting minutes at p.3-4, attached as **Appendix 2**.)

On December 9, 2025, a public hearing was held and the matter was considered by the Planning Commission. At the hearing, GHMI presented the Project and otherwise demonstrated that the proposed Boardinghouse use met all of the objective requirements of the Zoning Ordinance. After its presentation, GHMI's representatives engaged in much back and forth with members of the

³ Section 2.24 does not define "family"; rather, it references the Michigan Condominium Act - Michigan Public Act No. 59 of 1978, as amended (MCL 559.101 et seq.). Importantly, the term "family" does not appear anywhere in the Michigan Condominium Act.



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Planning Commission and the City's attorney regarding the intended occupants of the proposed Boardinghouse. GHMI's representative clarified that the intended occupants would be employees and that the Project was designed as a Boardinghouse and not an apartment building or a Multi-Family housing project. GHMI also raised other comparable and nearby Boardinghouses that were recently approved by the Planning Commission; however, the City's attorney again distinguished the projects, stating "the other application was in a different zoning district" and that she "was not going to discuss all the different scenarios." The City attorney insisted "what you are requesting is 12 dwelling units". The City attorney also read the definition of "family" (See Sec. 2.37 of the Zoning Ordinance) in an attempt to classify GHMI employees as a "family", which, if true, would lend support to her otherwise arbitrary determination that this was a Multi-Family project instead of a Boardinghouse. However, as discussed further below, the clear and unambiguous language comprising the definition of "family" indicates that GHMI employees do not meet such definition and in fact, are expressly exempt from same.

Nevertheless, the Planning Commission ultimately denied GHMI's special land use application based on the arbitrary and erroneous determination that GHMI's proposed was a Multi-Family project. Of the six criteria that must be satisfied to obtain special land use approval (See Sec. 19.06(1)-(6)), the Planning Commission found that two were satisfied⁴ and that four were not⁵. Notably, the four criteria that the Planning Commission deemed not satisfied, were largely⁶, if not entirely, based on the arbitrary determination that the proposed use was Multi-Family; as such, the proposed "Multi-Family" project exceeded the density requirement set forth in the Zoning Ordinance. If, however, the Planning Commission had properly accepted GHMI's application as submitted and considered the Project as a Boardinghouse use, then the objective density requirements would have been met. In other words, *if* the Planning Commission considered the special land use as proposed by GHMI (as a Boardinghouse), all six criteria would have been deemed satisfied and the Planning Commission would have been required to grant special land use approval.

No other specific objections were raised by members of the Planning Commission and it is clear that, but for, the Planning Commission's arbitrary decision to classify the Project as Multi-Family, without competent or material evidence on the record, the site plan and Project met all of the objective requirements of the Zoning Ordinance, including the density requirements set forth in Section 7A.04(E). Other than this arbitrary conclusion, there were no findings to support the denial of GHMI's special land use application. Nevertheless, a motion to deny the special land use passed by a vote of 5 - 0. (See December 9, 2025, Planning Commission meeting minutes, attached as **Appendix 3**.)

⁴ Section 19.06(4) and (5).

⁵ Section 19.06(1),(2),(3), and (6).

⁶ Letters objecting to the Project, mainly focusing on employee behavior, were submitted by nearby property owners; however, there was support for the Project from other neighboring property owners as well and as noted in Appendix 1, GHMI planned to have on-site staff to supervisor its temporary occupants.



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At the Planning Commission meeting held on January 13, 2026, a prepared “statement of findings and conclusions” (collectively the “Findings”) was read into the record, for the first time, and subsequently signed by Planning Commission member Michael Straus. (See January 13, 2026, Planning Commission agenda packet and meeting minutes, attached as **Appendix 4**.)

Pursuant to Section 19.10 of the City’s Zoning Ordinance, “[u]pon denial of an application for a special land use determination by the planning commission, the applicant may appeal to the board of zoning appeals.” Although the Zoning Ordinance is silent as to the standard of review the Board must follow, it references the Michigan Zoning Enabling Act and under Michigan law, the circuit court reviews the decisions of a zoning board of appeals to ensure that, *inter alia*⁷, the decision is supported by competent, material, and substantial evidence on the record, and it represents the reasonable exercise of discretion granted by law to the zoning board of appeals. *Szluha v. Charter Township of Avon*, 128 Mich App 402, MCLS § 125.3606, MCR 7.122.

GHMI contends that its application for special land use approval of a Boardinghouse satisfies each of criteria set forth in Section 19.06 of the Zoning Ordinance and that the arbitrary determination that the Project constitutes a multi-family use, and not a Boardinghouse use, is not supported by competent, material, and substantial evidence on the record, nor does it represent a reasonable exercise of discretion by the Commission. Therefore, GHMI respectfully asks this Board to reverse the decision of the Planning Commission and approve the special land use as proposed.

B. **Relevant Definitions.**

Boardinghouse: Pursuant to Section 2.08 of the Zoning Ordinance, titled “Boardinghouse/rooming house/employee house”, Boardinghouse is defined as “The terms shall be considered synonymous for purposes of this ordinance. They are defined as a building, or portion thereof, with or without cooking facilities or access thereto, occupied by persons not consisting of a family as defined in section 2.24⁸ as their residence. Tourist accommodations, such as a hotel or bed and breakfast, are excluded from this definition.”

Multi-Family: Pursuant to Section 2.33 of the Zoning Ordinance, titled “Dwelling, multiple-family” “A building or portion thereof, used or designed as a residence for three or more families living independently of each other having their own cooking facilities therein. This definition includes three-family houses, townhouses, four-family houses and apartment houses.”

Family: Pursuant to Section 2.37 of the Zoning Ordinance, “Family” is defined as:

⁷ Other factors for circuit court consideration include whether the decision complies with the constitution and laws of the state and whether it is based upon proper procedure. The substance of this appeal focuses on the two factors set forth above.

⁸ Section 2.24 does not define “family”; rather, it references the Michigan Condominium Act - Michigan Public Act No. 59 of 1978, as amended (MCL 559.101 et seq.). Importantly, the term “family” does not appear anywhere in the Michigan Condominium Act.

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- A. One or more persons related by blood, marriage, or adoption, together with foster children and servants of the principal occupants, occupying a dwelling unit and living as a single, nonprofit housekeeping unit; or
- B. A collective number 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, lodge, combine, federation, group, coterie, or organization, which is not a recognized religious order, nor shall it include a group of individuals whose association is temporary and resort/seasonal in character or nature.*

Based upon the foregoing definitions, the Project clearly meets the definition of a Boardinghouse. Furthermore, the intended occupants of GHMI's proposed Boardinghouse cannot possibly satisfy the definition of a "family" under the City's own Zoning Ordinance. And even assuming, *arguendo*, that GHMI's employees did somehow satisfy the definition of "family", pursuant to Sec. 2.37(B), they would be exempt because "[t]his definition shall not include any...group...or organization, which is not a recognized religious order, *nor shall it include a group of individuals whose association is temporary and resort/seasonal in character or nature*", which is precisely what GHMI's intended occupants would be. Thus, by the City's own definition, the Project constitutes a Boardinghouse.

C. GHMI Satisfies Each of the Criteria for Special Land Use Approval.

While we will address the Commission's arbitrary determination, which formed the sole basis for denial of GHMI's special land use application, below is a summary of the Standards for Special Land Use Approval and the general response for each:

Pursuant to Section 19.06 of the City's Zoning Ordinance, the Commission shall review the particular circumstances and facts applicable to each proposed special land use in terms of the following standards and requirements.

1) That the establishment, maintenance or operation of the special land use will not be detrimental to or endanger the public health, safety or general welfare?

Response: The following description of operations demonstrates that the granting of the special land use will not be detrimental to or endanger the public health, safety or general welfare.

Description of Operations:

A GHMI supervisor is responsible for overseeing maintenance, upkeep, and landscaping of all GHMI housing properties, including this site. This supervisor will have a maintenance specialist on the team that will manage all maintenance issues and will designate a member of the groundskeeping team to maintain all landscaping at the property.

Rules and expectations for behavior and upkeep in the building will be posted in each Boardinghouse room, and quiet hours will be enforced after 10pm.

A GHMI manager residing in one of the Boardinghouse rooms will be designated to serve as the on-site point of contact for the property. This person will ensure all rules are being followed. He/she will be the "go-to" person for the other managers living at the site and for members of the community that have questions/concerns about the property.

2) That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair the property values within its neighborhood?

Response: The development of this property should enhance property values within the neighborhood because it would be an aesthetically pleasing, new construction development that would bring added infrastructure in the form drain/sewer lines paid for by GHMI. Further, the property would be well-managed, with on-site administration/staff/oversight, no pets would be allowed, and GHMI's team would meticulously maintain the Boardinghouse. Lastly, there are other larger Boardinghouses in the nearby vicinity.

3) That the establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district?

Response: The proposed Boardinghouse is located completely on and within the confines of the Property so that there is not impact on adjacent and/or surrounding properties.

4) That adequate utilities, access roads, drainage and necessary facilities are being or will be provided?

Response: The Property is already connected to roads and all utilities except for sewer. However, a sewer line would be built (and paid for by GHMI or potentially in partnership with other property owners) to connect the Property with the force main at the west end of 4th Street. The addition of a sewer line would be a substantial benefit to the surrounding properties since they are currently serviced by septic tanks. Once the sewer line is built, surrounding property owners could connect to the new line or wait until their septic tank fails or requires maintenance. The new sewer line would be a substantial benefit to the City because more properties could connect and contribute to the City sewer system, which would increase property values thereby generating additional revenue in the form of taxes and sewer charges.

5) That adequate measures are being taken or will be taken to provide ingress or egress so designed to minimize congestion in the public streets?

Response: Ingress and egress to the Property is adequate and no additional access points would be required. Current access along the public roads provides for sufficient access for waste services, utility service, and emergency vehicles. In addition, a trash enclosure will be added

on 4th Street and bicycle charging stations would be provided on site, remote from the building. As a result, there would be no added congestion along the public roads.

6) That the special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedure as specified in article 20?

Response: The Boardinghouse would, in all other respects, conform to the regulations of the R-4 Harrisonville Residential District including the density requirement set forth in Section 7A.04(E).

Despite satisfying all standards for special land use approval, the Planning Commission denied GHMI's application.

D. The Commission's decision was not supported by competent, material, and substantial evidence on the record.

The Planning Commission's decision was erroneous because it was not supported by competent, material, and substantial evidence on the record.

A decision is supported by substantial evidence only if a "reasonable mind would accept as adequate to support a decision," meaning it must be more than mere scintilla but less than a preponderance. *VanZandt v State Emples Ret Sys*, 266 Mich App 579, 584. It is insufficient for the Commission "to merely repeat the conclusory language of the zoning ordinance without specifying the factual findings underlying the determination." *Reenders v Parker*, 217 Mich App 373, 378-379.

Here, the Commission failed to articulate an adequate factual basis for its denial of GHMI's special land use application. Although a "vote was taken with regard to each standard," there was not "sufficient evidence or indication of the reasoning employed to support the determination with respect to standards" 1, 2, 3 and 6. *Reenders*, 217 Mich App at 381.

In short, the Commission's Statement of Findings contains only findings regarding the classification of the proposed structure as a multi-family dwelling. It includes no findings of fact addressing the applicable special land use standards. Even with respect to classification, the Commission's Statement of Findings is largely conclusory: it recites the definition of a multi-family dwelling but provides no factual analysis and cites no evidence that the proposed structure meets that definition.

With respect to Standard 1, the Commission concluded that the proposed use would be detrimental or endanger the public health, safety, or general welfare because the operation would not comply with the ordinance. However, it identified no supporting facts and made no findings connecting the proposed use to any actual detriment to public health, safety, or welfare.

With respect to Standard 2, the Commission concluded that the proposed use would be injurious to the use and enjoyment of other property in the vicinity because the operation would not comply

with the ordinance. Yet the Commission cited no record evidence and made no specific findings regarding impairment of neighboring property values or interference with the use and enjoyment of surrounding properties.

With respect to Standard 3, the Commission concluded that the proposed use would impede the normal and orderly development and improvement of the surrounding property because the operation would not comply with the ordinance. Again, however, the Commission identified no supporting facts and made no findings explaining how the proposed operation would obstruct the development of adjacent properties.

Finally, with respect to Standard 6, the Commission concluded that the proposed use does not meet the regulations of the district and, if treated as a multi-family use, it would not satisfy the applicable density requirements meet the density requirement. The Commission, however, cited no calculations, data, or other record evidence demonstrating that the proposal exceeded the permitted density.

Each of the Commission's conclusion relies on circular reasoning devoid of factual support. Merely asserting that the proposed use does not comply with the ordinance is not competent, material, or substantial evidence. Accordingly, the Zoning Board "cannot affirm a decision where the record is devoid of factual or logical support," as is this case here." *Reenders*, 217 Mich App at 381.

E. The Commission's decision does not represent the reasonable exercise of discretion granted by law to the zoning board of appeals.

In addition, the Commission's decision does not represent a reasonable exercise of discretion. "An abuse of discretion occurs when a decision is so grossly illogical that it demonstrates passion or bias." *Norman Corp v City of E Tawas*, 263 Mich App 194, 205. A decision also constitutes an abuse of discretion when it falls outside the range of principled and reasonable outcomes. *Elher v Misra*, 499 Mich 11, 21.

Here, the Commission's decision was based solely on its erroneous interpretation that the proposed structure was a multi-family dwelling, despite GHMI's application expressly stating otherwise. In reaching that conclusion, the Commission ignored both the stated purpose of the structure and the Ordinance's definition of a "Boardinghouse." At the time GHMI's application was submitted, the term Boardinghouse was defined as "a building, or portion thereof, with or without cooking facilities ... occupied by persons not consisting of a family ... as their residence."

The Commission's Statement of Findings neither references this definition nor explains why it does not apply to the proposed structure. Instead, the Commission summarily concluded that the structure must be classified as a multi-family without analyzing whether it more properly fell within the Ordinance's Boardinghouse classification. Even if a proposed structure could arguably satisfy more than one definitional category, the Commission was not free to disregard the applicant's stated classification or to ignore the applicability of another expressly defined use. Its failure to articulate any reasoned basis for rejecting the Boardinghouse classification—beyond asserting



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that the structure met the definition of a multi-family dwelling—demonstrates that the decision was not the product of principled reasoning.

Moreover, when GHMI's representatives asked the Commission to explain the distinction between the proposed Boardinghouse and other Boardinghouses previously approved by the Commission, neither the Commission nor the City Attorney offered a substantive justification. The only proffered distinction was that the previously approved Boardinghouses were located in different zoning districts. But zoning location is relevant to whether a use is permitted in a particular district—not to how that use is defined or classified in the first instance. The Commission's reliance on location to justify a different in use classification reflects arbitrary reasoning and further confirms that the decision fell outside the range of reasonable and principled outcomes.

Accordingly, the Commission's decision did not constitute a reasonable exercise of discretion because it lacked any logical or principled basis.

F. **Conclusion**

GHMI's application and site plan meet the objective standards for special land use approval and the Planning Commission's decision was erroneous. Furthermore, the Planning Commission's arbitrary determination that the Project only constitutes a multi-family use, and not a Boardinghouse use, is not supported by competent, material, and substantial evidence on the record, nor does it represent a reasonable exercise of discretion by the Commission. Therefore, GHMI respectfully asks this Board to reverse the decision of the Planning Commission and approve the special land use and allow the Project to move forward.

Thank you,

Dykema Gossett PLLC

A handwritten signature in blue ink that reads "Benjamin Bayram".

Benjamin E. Bayram

APPENDIX 1
Application and Site Plan

October 10, 2025

Commissioners
Mackinac Island Planning Commission
Mackinac Island, MI

RE: Request for approval for a Special Land Use of Boardinghouse

Dear Commissioners,

GHMI Resort Holdings, LLC and KSL Capital Partners LLC respectfully request approval for a Special Land Use of Boardinghouse at the proposed project at the southeast corner of 4th Street & Cadotte Avenue, parcel # 051-630-098-00.

An amended and notarized application and a modified set of drawings, dated October 10, 2025 are attached. The modification on the application changes the Proposed Use to Boarding House to align with the amended drawings, dated September 25, 2025. The modification on the drawings corrects the terminology on the same set of amended drawings (dated September 25, 2025).

In considering this request, please note that:

- This is an undeveloped lot.
- This structure will be used for Employee Housing.
- All units will house Managers or equal of Grand Hotel.
- Each unit is expected to house 1-2 employee occupants.
- No minors will be allowed to live in these units.
- No pets will be allowed.
- The proposed structure will meet all current fire, zoning, building and safety regulations when built.
- Landscape Buffers are planned between all adjoining residential lots

This request meets all standards for a Special Land Use in the R-4 district:

- 1) That the establishment, maintenance or operation of the special land use will not be detrimental to or endanger the public health, safety or general welfare.

The following description of operations demonstrates that the granting of this Special Land Use will not be detrimental to or endanger the public health, safety or general welfare.

a. Description of Operations:

- i. **A Grand Hotel supervisor will be responsible for overseeing maintenance, upkeep, and landscaping of all Grand Hotel housing properties, including this site. This supervisor will have a maintenance specialist on the team that will manage all maintenance issues and will designate a member of the groundskeeping team to maintain all landscaping at the property,**

- ii. **Rules and expectations for behavior and upkeep in the building will be posted in each Unit, and quiet hours will be enforced after 10pm.**
 - iii. **A Grand Hotel manager residing in one of the Units will be designated to serve as the on-site point of contact for the property. This person will ensure all rules are being followed. He/she will be the "go-to" person for the other managers living at the site and for members of the community that have questions/concerns about the property.**
- 2) That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values within its neighborhood.
 - a. **The development of this property should enhance property values within the neighborhood.**
 - b. **This property will be well-managed, with on-site oversight of the occupants.**
 - c. **Pets will not be allowed at the site.**
 - d. **Other, larger boardinghouses are located in this area which have received Special Land Use for Boarding House in the past three years. This includes Hoban Hill properties, Stonecliffe's Old Barn, and Harbour View.**
- 3) That the establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 - a. **This special land use is completely on the property and will have no impact on surrounding properties' development of improvement**
- 4) That adequate utilities, access roads, drainage and necessary facilities are being or will be provided
 - a. **This property is already connected to roads and all utilities except sewer. A sewer line will be built (at Grand Hotel's expense or in partnership with other property owners) to connect this site with the force main at the west end of 4th Street. This sewer line will be a benefit to the surrounding properties as they will be able to tap into the line as their septic fields fail. This sewer line will also be a benefit to the city allowing more people to tap into it and contribute to the City sewer system.**
- 5) That adequate measures are being or will be taken to provide ingress or egress so designed to minimize congestion in the public streets.
 - a. **The proposed design of the site provides adequate ingress and egress from Cadotte Avenue and 4th Street, which will minimize congestion on the streets.**
 - b. **Access for trash, utility service, and emergency vehicles will be sufficient along the public roads. A trash enclosure is proposed on 4th street.**

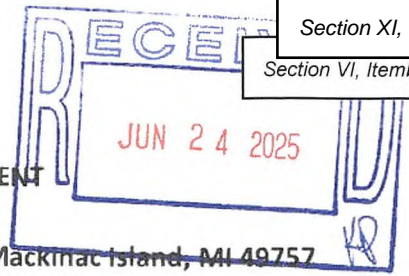
c. Bike charging stations will be provided on site, remote from the building.

6) That the special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedure as specified in article 20.

a. This use conforms to all regulations of the R-4 Harrisonville Residential Zone.

A handwritten signature in blue ink, appearing to read 'TELB', with a long horizontal flourish extending to the right.

Tamara E. L. Burns, FAIA
Principal



Section XI, Itemj.
Section VI, Itemb.

CITY OF MACKINAC ISLAND
PLANNING COMMISSION & BUILDING DEPARTMENT
APPLICATION FOR ZONING ACTION

www.cityofmi.org kep@cityofmi.org 906-847-6190 PO Box 455 Mackinac Island, MI 49757

APPLICANT NAME & CONTACT INFORMATION:

Tamara Burns
113 S. Fourth Ave, Ann Arbor, MI 48104
734-604-9312 tamara.burns@hopkinsburns.com
Phone Number Email Address

Please complete both sides of application.
The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

Property Owner & Mailing Address (If Different From Applicant)

GHMI RESORT HOLDINGS LLC; KSL CAPITAL PARTNERS LLC
100 ST PAUL ST. STE 800, DENVER, CO 80206

Is The Proposed Project Part of a Condominium Association? NO
Is The Proposed Project Within a Historic Preservation District? NO
Applicant's Interest in the Project (If not the Fee-Simple Owner): ARCHITECT
Is the Proposed Structure Within Any Area That The FAA Regulates Airspace? NO
Is a Variance Required? YES
Are REU's Required? How Many? NO /

Type of Action Requested:

X Standard Zoning Permit
X Special Land Use
Planned Unit Development
Other
Appeal of Planning Commission Decision
Ordinance Amendment/Rezoning
Ordinance Interpretation

Property Information:

A. Property Number (From Tax Statement): 051-630-098-00
B. Legal Description of Property: ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 *OLD NUMBER 625 019 00*
C. Address of Property: CADOTTE AVE, MACKINAC ISLAND, MI 49757
D. Zoning District: R-4 HARRISONVILLE RESIDENTIAL
E. Site Plan Checklist Completed & Attached: YES
F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) YES
G. Sketch Plan Attached: YES
H. Architectural Plan Attached: YES
I. Association Documents Attached (Approval of project, etc.): N/A
J. FAA Approval Documents Attached: N/A
K. Photographs of Existing and Adjacent Structures Attached: YES
File No. R125 098 052
Exhibit A
Date 6.24.25
Initials KP

Proposed Construction/Use:

A. Proposed Construction:
X New Building
Alteration/Addition to Existing Building
Other, Specify

B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

Proposed Use:

C. If Vacant:

Previous Use: Vacant Lot

Proposed Use: Multi-family Housing - 12 Units

STATE OF MICHIGAN)
COUNTY OF MACKINAC) ss.

AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

The undersigned affirms that he/she or they is (are) the applicant and the ARCHITECT (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.


Signature

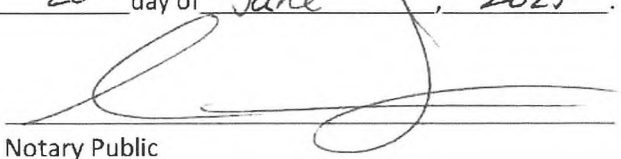
SIGNATURES _____
Signature

TANARA E.L. BURNS, PRINCIPAL
Please Print Name

Please Print Name

Signed and sworn to before me on the 20th day of June, 2025.

LUIS ESCUDERO-FLORES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires 10/23/2026
Acting in the County of Washtenaw


Notary Public

Washtenaw County, Michigan
My commission expires: 10/23/2026

Washtenaw

FOR OFFICE USE ONLY

Zoning Permit Issued: _____

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued _____

Revised October 2023

OFFICE USE ONLY			
FILE NUMBER: <u>2425-098-052</u>	FEE: <u>2650 -</u>		
DATE: <u>6-24-25</u>	CHECK NO: <u>6179</u>	INITIALS: <u>KD</u>	Revised October 2023

City of Mackinac Island

7358 Market Street
P.O. Box 455
Mackinac Island, MI 49757

Site Plan Review Checklist

Please Submit With The Application for Zoning Action

As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City’s website at www.cityofmi.org.

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

Optional Preliminary Plan Review

Informational Requirements (Section 20.03)

Item	Provided	Not Provided or Applicable
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site Plan Informational
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | |
|---|-------------------------------------|-------------------------------------|
| 12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Proposed construction start date and estimated duration of construction. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission | <input type="checkbox"/> | <input type="checkbox"/> |

- | <u>Natural Features</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|---|--------------------------|-------------------------------------|
| 15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Topography of the site with at least two- to five-foot contour intervals | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Proposed alterations to topography or other natural features | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Earth-change plans, if any, as required by state law | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | <u>Physical Features</u> | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|---|-------------------------------------|-----------------------------------|
| 19. Location of existing manmade features on the site and within 100 feet of the site | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

dwelling schedule showing the unit type and number of each such units

- | | | |
|--|-------------------------------------|--------------------------|
| 22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 25. Description of Existing and proposed on-site lighting (see also Section 4.27) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- | <u>Utility Information</u> | See note regarding "Potential Demand" on cover sheet | <u>Provided</u> | <u>Not Provided or Applicable</u> |
|--|--|--------------------------|-------------------------------------|
| 26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13) | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4. | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Site Plan Informational (Demolition)
Requirements (Section 20.04, D)**

<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Architectural Review
Informational Requirements (Section 18.05)

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

October 10, 2025

Commissioners
Mackinac Island Planning Commission
Mackinac Island, MI

RE: Request for approval for a Special Land Use of Boardinghouse

Dear Commissioners,

GHMI Resort Holdings, LLC and KSL Capital Partners LLC respectfully request approval for a Special Land Use of Boardinghouse at the proposed project at the southeast corner of 4th Street & Cadotte Avenue, parcel # 051-630-098-00.

An amended and notarized application and a modified set of drawings, dated October 10, 2025 are attached. The modification on the application changes the Proposed Use to Boarding House to align with the amended drawings, dated September 25, 2025. The modification on the drawings corrects the terminology on the same set of amended drawings (dated September 25, 2025).

In considering this request, please note that:

- This is an undeveloped lot.
- This structure will be used for Employee Housing.
- All units will house Managers or equal of Grand Hotel.
- Each unit is expected to house 1-2 employee occupants.
- No minors will be allowed to live in these units.
- No pets will be allowed.
- The proposed structure will meet all current fire, zoning, building and safety regulations when built.
- Landscape Buffers are planned between all adjoining residential lots

This request meets all standards for a Special Land Use in the R-4 district:

- 1) That the establishment, maintenance or operation of the special land use will not be detrimental to or endanger the public health, safety or general welfare.

The following description of operations demonstrates that the granting of this Special Land Use will not be detrimental to or endanger the public health, safety or general welfare.

a. Description of Operations:

- i. **A Grand Hotel supervisor will be responsible for overseeing maintenance, upkeep, and landscaping of all Grand Hotel housing properties, including this site. This supervisor will have a maintenance specialist on the team that will manage all maintenance issues and will designate a member of the groundskeeping team to maintain all landscaping at the property,**

- ii. **Rules and expectations for behavior and upkeep in the building will be posted in each Unit, and quiet hours will be enforced after 10pm.**
 - iii. **A Grand Hotel manager residing in one of the Units will be designated to serve as the on-site point of contact for the property. This person will ensure all rules are being followed. He/she will be the "go-to" person for the other managers living at the site and for members of the community that have questions/concerns about the property.**
- 2) That the special land use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor shall it substantially diminish and impair property values within its neighborhood.
 - a. **The development of this property should enhance property values within the neighborhood.**
 - b. **This property will be well-managed, with on-site oversight of the occupants.**
 - c. **Pets will not be allowed at the site.**
 - d. **Other, larger boardinghouses are located in this area which have received Special Land Use for Boarding House in the past three years. This includes Hoban Hill properties, Stonecliffe's Old Barn, and Harbour View.**
- 3) That the establishment of the special land use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
 - a. **This special land use is completely on the property and will have no impact on surrounding properties' development of improvement**
- 4) That adequate utilities, access roads, drainage and necessary facilities are being or will be provided
 - a. **This property is already connected to roads and all utilities except sewer. A sewer line will be built (at Grand Hotel's expense or in partnership with other property owners) to connect this site with the force main at the west end of 4th Street. This sewer line will be a benefit to the surrounding properties as they will be able to tap into the line as their septic fields fail. This sewer line will also be a benefit to the city allowing more people to tap into it and contribute to the City sewer system.**
- 5) That adequate measures are being or will be taken to provide ingress or egress so designed to minimize congestion in the public streets.
 - a. **The proposed design of the site provides adequate ingress and egress from Cadotte Avenue and 4th Street, which will minimize congestion on the streets.**
 - b. **Access for trash, utility service, and emergency vehicles will be sufficient along the public roads. A trash enclosure is proposed on 4th street.**

c. Bike charging stations will be provided on site, remote from the building.

6) That the special land use shall, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedure as specified in article 20.

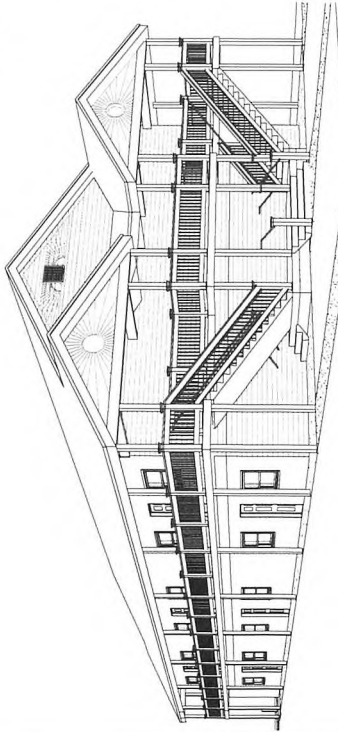
a. This use conforms to all regulations of the R-4 Harrisonville Residential Zone.

A handwritten signature in blue ink, appearing to read 'TELB', with a long horizontal line extending to the right.

Tamara E. L. Burns, FAIA
Principal

GRAND HOTEL - MANAGER HOUSING

SUBMITTAL FOR PLANNING COMMISSION - AMENDED, REVISED



Sheet List

- 00 COVER
- 01 SURVEY
- 02 SITE PLAN
- 03 FIRST FLOOR PLAN
- 04 SECOND FLOOR PLAN
- 05 EXTERIOR ELEVATIONS
- 06 SITE PHOTOS
- 07 SITE PHOTOS
- 08 SITE PHOTOS



Legal Description

ASSESSOR'S PLAT OF HARRISONVILLE LOT 98 *OLD NUMBER 625 019 00*

Zoning

ZONING DISTRICT: R-4 HARRISONVILLE RESIDENTIAL
USE GROUP: SPECIAL LAND USE: BOARDINGHOUSE

Utilities/Services

POTENTIAL DEMAND FOR:

- WATER
- SEWER
- TRASH

UTILITY PLANS MEETING JURISDICTIONAL REQUIREMENTS
WILL BE PROVIDED UPON APPROVAL OF THE PROJECT.

051-630-098-00

Historic District

NONE

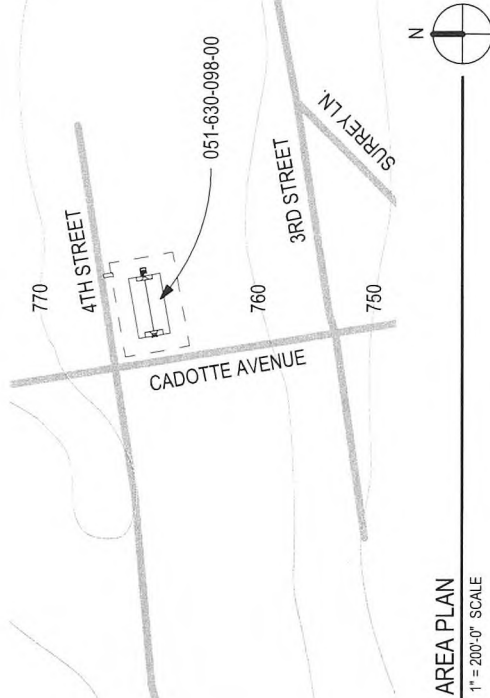
Construction

PROPOSED CONSTRUCTION START DATE: NOV. 2025
ESTIMATED DURATION OF CONSTRUCTION: 6 MONTHS

ARCHITECT

HopkinsBurns Design Studio
113 S Fourth Ave.
Ann Arbor, Michigan 48103
(734)424-3344
www.hopkinsburns.com

AREA PLAN
1" = 200'-0" SCALE



OWNER: GHMI RESORT HOLDINGS LLC
KSL CAPITAL PARTNERS LLC

PROPERTY ADDRESS: CADOTTE AVE.
MACKINAC ISLAND, MI 49757

PARCEL #: 051-630-098-00

Project Description

The project involves the construction of a boardinghouse containing 12 single-bedroom units, each with front doors out to shared balconies and concrete walks. The East end will have covered bike parking for all occupants and an electrical/mechanical room. Two charging stations will also be provided for electric bikes/scooters.

Requirements

DENSITY OCCUPANTS: (PER SECTION 7A.04 E: 1 OCCUPANT PER 500 S.F.)	ALLOWED 30	PROPOSED 24
LOT SIZE		
	REQ'D 10,000 SF	EXISTING 15,000 SF (0.344 AC.)
SETBACKS		
FRONT YARD	REQ'D 25'	PROPOSED 25' - 8'
FRONT YARD (CORNER)	25'	30'
SIDE YARD	5'	17' - 6"
REAR YARD	25'	25' - 4 1/2"
HEIGHT		
STORIES MIN.	ALLOWED 1	PROPOSED 2
STORIES MAX.	2.5	2
FEET MIN.	12'	31' - 6 1/2"
FEET MAX.	35'	31' - 6 1/2"
LOT COVERAGE		
SQ. FT. (INCLUDING PORCHES AND DECKS)	ALLOWED 6,000	PROPOSED 5,929
PERCENTAGE	40%	39.5%
GROSS SQUARE FOOTAGE		
1ST FLOOR		PROPOSED 3,970
2ND FLOOR		3,720
TOTAL		7,690

Although there is no doubt that the *in vitro* studies have been useful in understanding the mechanism of action of the various drugs, the *in vivo* studies are more relevant. The *in vivo* studies have shown that the drugs are effective in the treatment of the disease, and that the response is dose-dependent. The *in vivo* studies have also shown that the drugs are safe and well-tolerated, and that the side effects are mild and transient. The *in vivo* studies have also shown that the drugs are effective in the treatment of the disease, and that the response is dose-dependent. The *in vivo* studies have also shown that the drugs are safe and well-tolerated, and that the side effects are mild and transient.

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Journal of Internal Medicine 261: 365–374

[illegible]

FOUND SECTION CORNER	9	—
FOUND 5/8" IRON	8	—
SET 5/8" IRON	7	—
POWER POLE	6	—
FLAG POLE	5	—
LIGHT POLE	4	—
ELECTRIC TRANSFORMER BOX	3	—
ELECTRIC MANHOLE	2	—
GAS METER	1	—
TELEPHONE pedestal	0	—
ELECTRIC METER	0	—
WATER VALVE	0	—
FIRE HYDRANT	0	—
SANITARY MANHOLE	0	—
STORM CATCH BASIN (SQUARE)	0	—
STORM CATCH BASIN (ROUND)	0	—
STORM SEWER MANHOLE	0	—
MAIL BOX	0	—
OVERHEAD ELECTRIC	0	—
UNDERGROUND ELECTRIC	0	—
UNDERGROUND CABLE TV	0	—
UNDERGROUND TELEPHONE	0	—
UNDERGROUND GAS	0	—
FENCE	0	—
BUILDING LINE	0	—
GRAVEL	0	—
CONCRETE	0	—



EWMA has not compensated a third party to promote EWMA, nor does EWMA have any other financial interest in the EWMA FARM. For more information about EWMA, its and EWMA's mission in your community.

DATE	DESCRIPTION	DATE	DESCRIPTION
26/11/2019	FIRST DRAFT	16/04/2019	NETWORK COMMENTS
06/16/2019	NO TWORING COMMENTS	16/4/2018	NETWORK COMMENTS
09/21/2018	NO TWORING COMMENTS	11/2/2019	NO TWORING COMMENTS

NONE DISRUPTED A TIME OF FIELD SURVEY

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONSENT UPON THE WRITTEN CONSENT AND PERMISSION OF BUCK & CLARK CORPORATION, AN NY COMPANY.
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The Grand Hotel
NVS Project No. 201903352-28
Vacant Cadotte Avenue, Mackinac Island, MI
based upon Title Commitment No. 855437
of First American Title Insurance Company
hearing, so effective date of August 06, 2019 8:00AM

[illegible]

STATE OF MICHIGAN • BOARDS • PROFESSIONS
JAY M. SCHWANDT
PROFESSIONAL SURVEYOR
47874
LICENSED PROFESSIONAL SURVEYOR

Jay M. Schwandt
DATE: 08/02/2019

JAY M. SCHWANDT, P.S., JTD.
REGISTRATION NO. 47874
IN THE STATE OF MICHIGAN
DATE OF FIELD SURVEY: AUGUST 2, 2019
DATE OF LAST REVISION: NOVEMBER 21, 2019

Bock & Clark Corporation
an NV5 Company



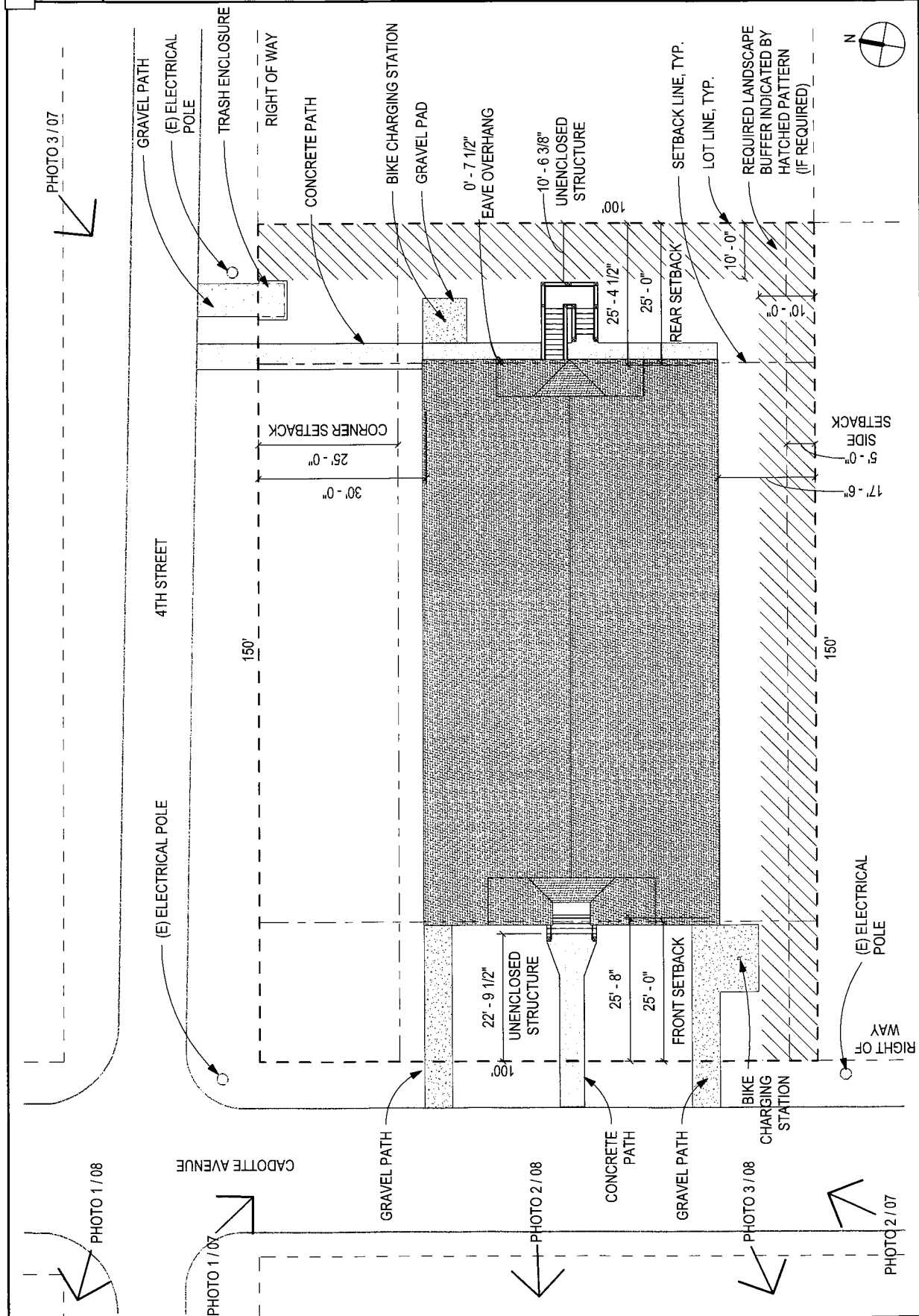
NVS
an NVS Company

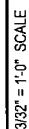
Transaction Services 1-800-SURVEYS (786-777-2873)
3950 W. Market Street, Suite 200, Akron, Ohio 44333
www.BocklandClark.com maywehelpyou@bocklandclark.com

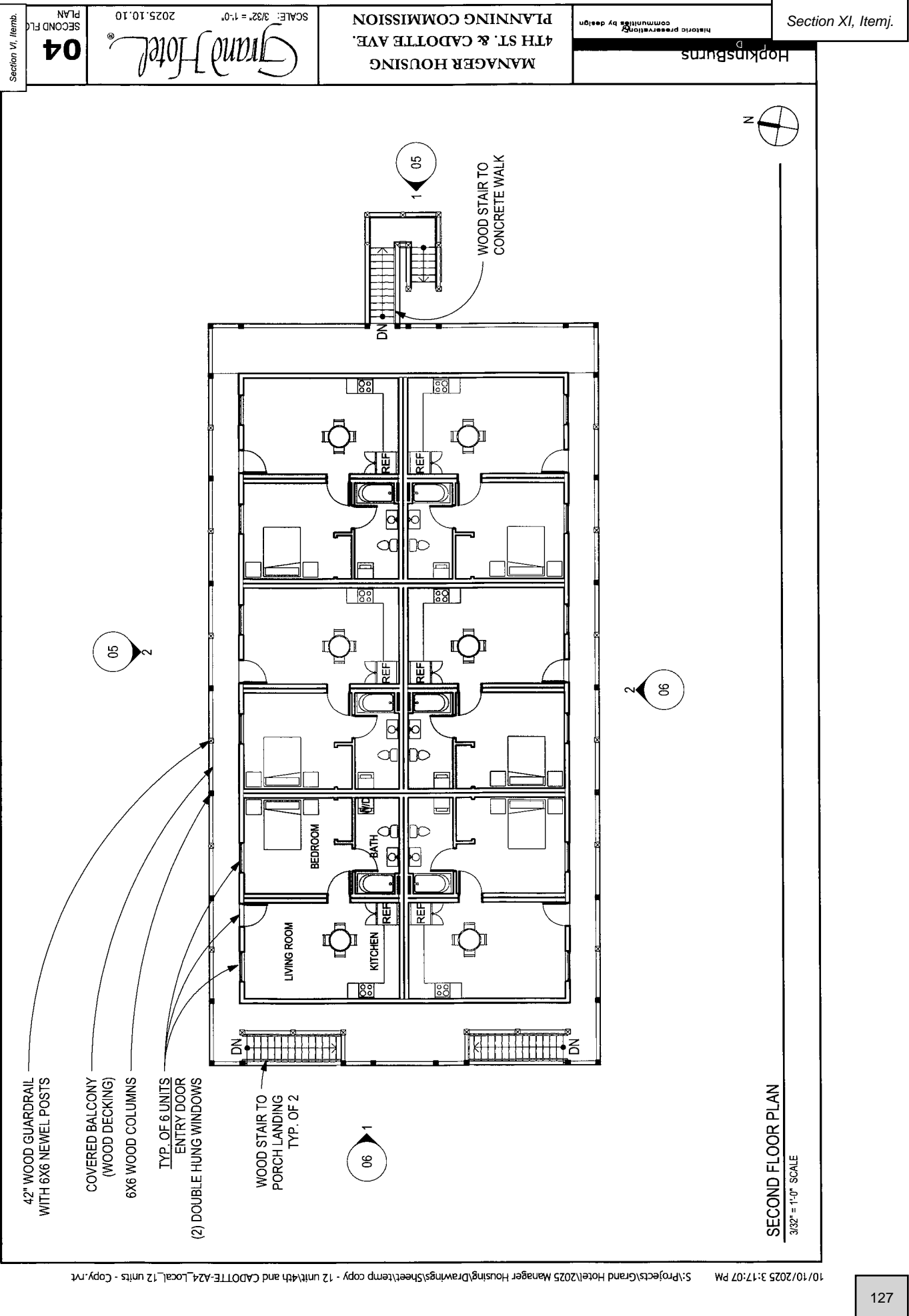
Grand Hotel[®]

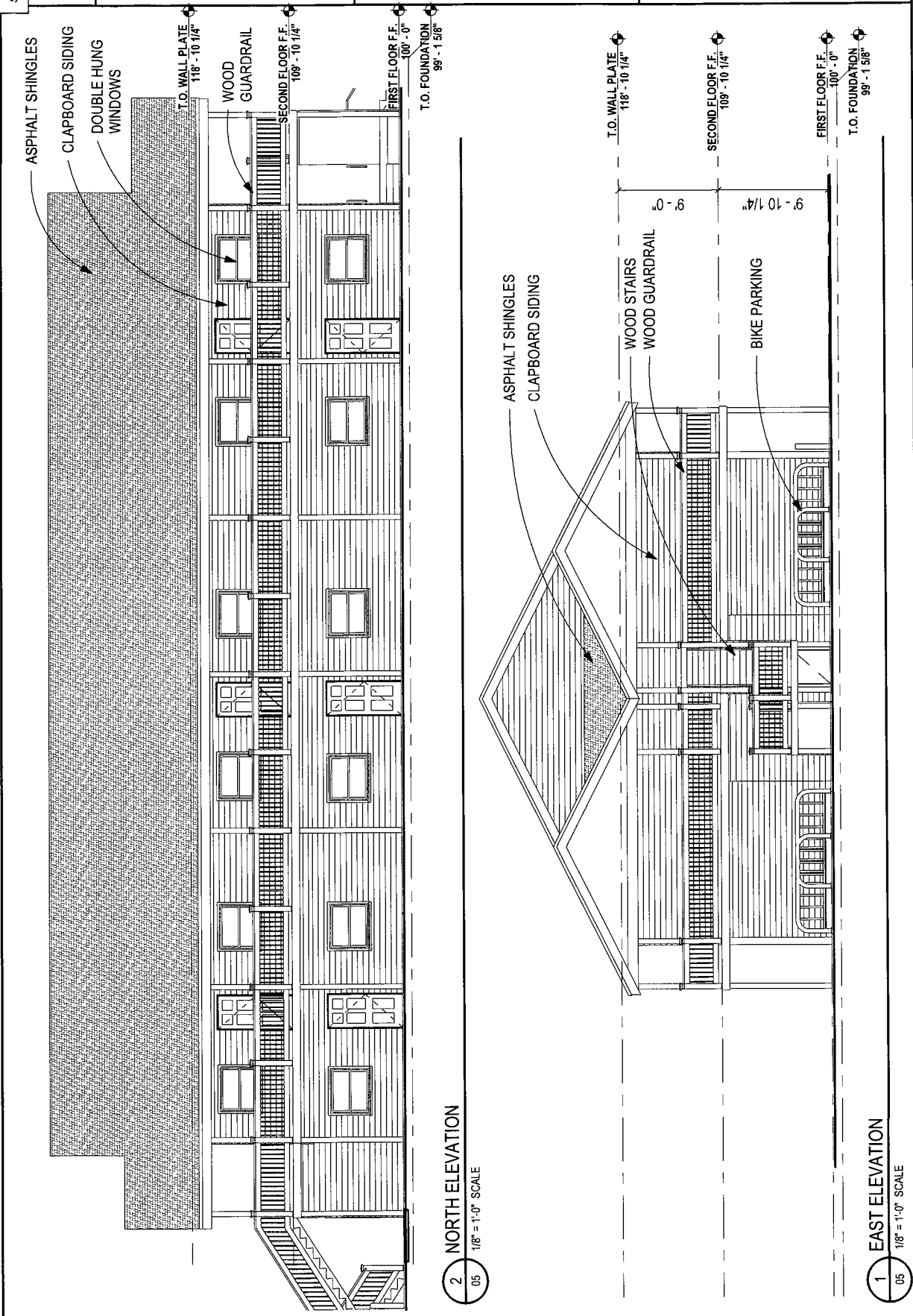
02
SITE PLAN

Section VI, Itemb.









S:\Projects\Grand Hotel\2025 Manager Housing\Drawings\Sheet\temp copy - 12 unit\4th and CADOTTE-A24_Local_12 units - Copy.rvt 10/10/2025 3:17:08 PM

Section XI, Itemj.

HopkinsBurns
historic preservation
community by design

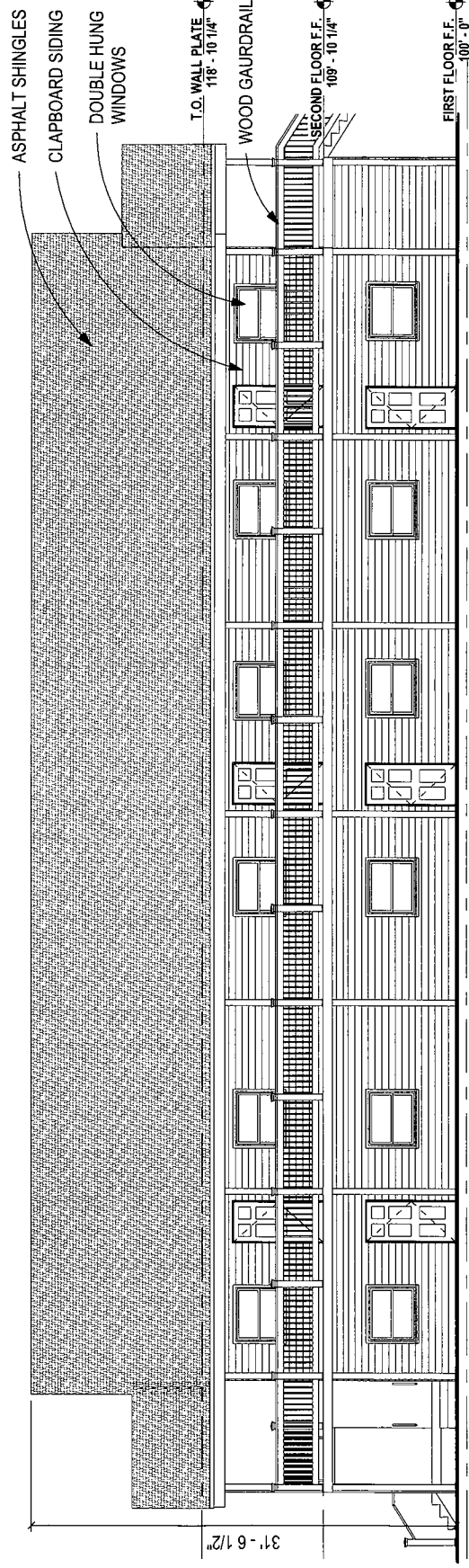
MANAGER HOUSING
4TH ST. & CADOTTE AVE.
PLANNING COMMISSION

SCALE: 1/8" = 1'-0"

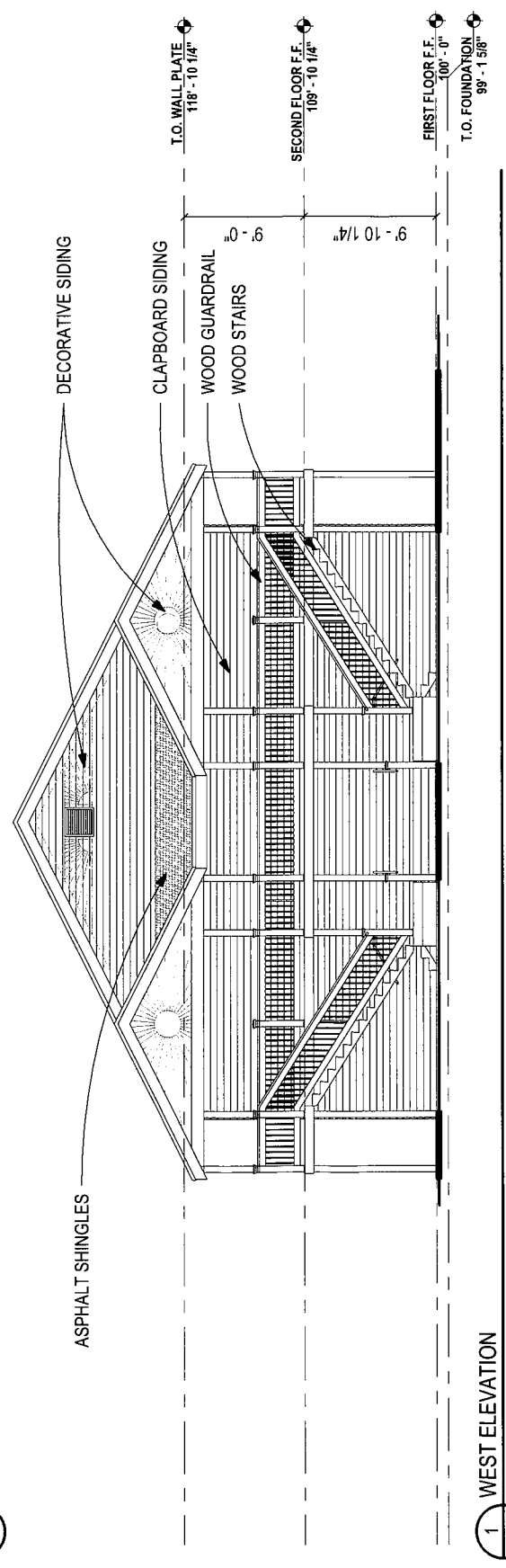
Grand Hotel®
2025.10.10

06
EXTERIOR
ELEVATIONS

Section VI, Itemb.



2 SOUTH ELEVATION
1/8" = 1'-0" SCALE



1 WEST ELEVATION
1/8" = 1'-0" SCALE

EXISTING VACANT LOT
1 TOWARD SOUTH-EAST
07 NO SCALE



EXISTING VACANT LOT
2 TOWARD NORTH-EAST
07 NO SCALE



EXISTING VACANT LOT
3 TOWARD SOUTH-WEST
07 NO SCALE

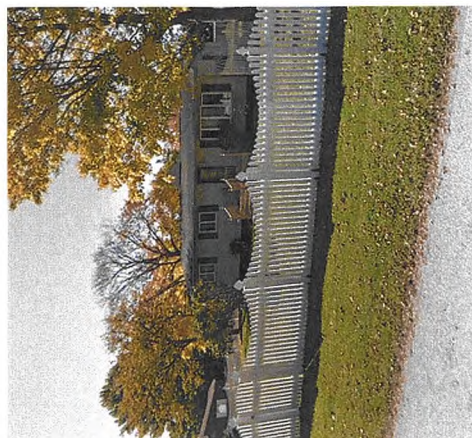




4	CADOTTE - CONTEXT - NEARBY
08	NO SCALE



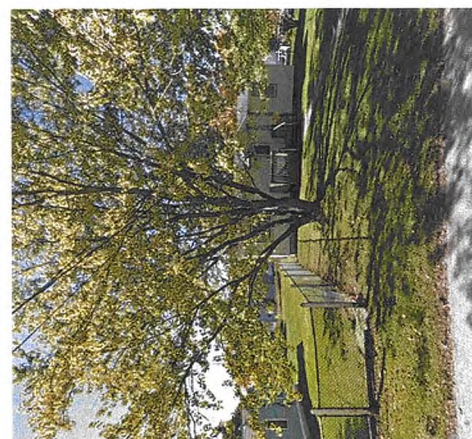
5	CADOTTE - CONTEXT - NEARBY
08	NO SCALE



1 CADOTTE - CONTEXT - NORTH-WEST
08 NO SCALE



2 CADOTTE - CONTEXT - WEST
08 NO SCALE



3 CADOTTE - CONTEXT - SOUTH-WEST
08 NO SCALE

APPENDIX 2

October 14, 2025, Planning Commission meeting minutes

CITY OF MACKINAC ISLAND

Section XI, Itemj.

MINUTES

PLANNING COMMISSION

Tuesday, October 14, 2025 at 3:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Chairman Straus called the meeting to order at 3:03 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Anneke Myers

Mary Dufina

Lee Finkel

Staff: David Lipovsky, Erin Evashevski, Richard Neumann

III. Pledge of Allegiance

IV. Approval of Minutes

a. September 9, 2025 Special Meeting

Motion to approve as written.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

b. September 9, 2025

Motion to approve as amended. Amendment was to correct 26b to 20.06

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

V. Adoption of Agenda

Motion to approve as submitted.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

VI. Correspondence

- a. Letter from Moira Croghan re: Grand Hotel Housing

Straus read the letter in opposition to the Grand Hotel housing project aloud. Motion to place on file.

Motion made by Myers, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

- b. Letter re: Master Plan from Mackinaw City

Straus read the letter regarding Mackinaw City Master Plan aloud. Motion to place on file.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

- c. Letter from Cristina Staats re: Grand Hotel Housing

Straus read the letter in opposition to the Grand Hotel housing project aloud. Motion to place on file.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

- d. Letter from Christopher & Susan Dick re: Grand Hotel Housing

Straus read the letter opposing the Grand Hotel housing project aloud. Motion to place on file.

Motion made by Myers, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

- e. Letter from Jack Dehring Jr. re: Grand Hotel Housing

Straus read the letter opposing the Grand Hotel housing project aloud. Motion to place on file.

Motion made by Myers, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

VII. Staff Report

- a. HDC Meeting Summary

Finkel summarized the October 14th HDC meeting.

b. **DPW Update**

Allen Burt shared pictures of construction progress. Trickle towers are being demolished. The flat roofs are at the end of their life span and need to be replaced. Work is being done on the pipe gallery. Electrical work is being done. Blowers have been installed. Still on schedule to be done by late April. Pettit asked bottom line how much this is costing the City of Mackinac Island. Burt stated \$24,000,000.00.

VIII. Committee Reports

Straus reported that there was a public workshop for the housing zoning amendments. Adam Young is putting everything together for a special meeting in November. Schedule is to look at draft in November, hold a public hearing in December and submit to City Council in January. Motion to set the meeting on November 11, 2025, at 2:00 PM.

Motion made by Myers, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

IX. Old Business

a. **R425-098-052 Grand Hotel 12 Dwelling Units Amendment to Boardinghouse**

Straus stated the applicant is requesting boardinghouse use. A special land use would be required. Tamara Burns read aloud her special land use statement submitted with the amendment. Pettit asked if this would be on sewer. Burns stated it would require connection to the sewer. Fishbeck has confirmed there is capacity on the line. Pettit asked if there was discussion on kitchens. Straus stated they are requesting boardinghouse. The question is if this application is multi-family. Evashevski stated the applicant is contending this is boardinghouse use. Evashevski and Lipovsky stated it is multi-family, not boardinghouse. Evashevski stated the applicant is aware of the opinion of the city attorney as is the Planning Commission. The applicant can submit the special land use application and argue their case in the hearing. Jurcak argued that boardinghouse was approved for other applications. Straus pointed out that was R3, not R4. Pettit remembers in the DPW unit the REU's were calculated differently for each use in the building. Jurcak stated all the past applications they reviewed were labeled as boardinghouse and included kitchens. This included Hoban Hill. Burns is wondering the difference between the Hoban Hill boardinghouse and the proposed studio apartments. She wants to know where in the ordinance it is explained. Evashevski stated Hoban Hill is a mixed use multi-family and boardinghouse. Evashevski stated she doesn't know how they can discuss this without acknowledging the definition of dwelling unit. Evashevski read the definition aloud. She then read aloud the definition of boardinghouse. Straus stated in order to move forward a hearing must be scheduled. Myers asked about the section 18.08, Review Process. Reading this out loud it is clear it must go to the city architect for review. Motion to set the hearing for December 9, 2025 at 2:00 PM. The applicant accepts that today, October 14, 2025, starts the 100 day clock again.

Motion made by Straus, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

b. R321-007-008 Hoban Hill Condominiumization

Andrew Doud gave an update on Hoban Hill progress. Benser still needs to build his building. They would like to move forward with condominiumization for the common space. Myers stated per section 24.03, each street shall have a paved driving surface of asphalt or other approved material. Pettit does not think crushed gravel should be approved. Myers requested the specific gravel they would like to use. Doud does not want asphalt at this time because there is another building to be built. Myers stated section 24.04 requires a maintenance plan. Doud stated he is bringing that to the next meeting. Evashevski stated an easement relocation is needed for the water line easement. The line has been relocated but the plat map does not show the change. An agreement needs to be done with the City and applicant for the water line easement. There are issues with a potential existing easement for access to the property. Neil Hill is working on this. Evashevski asked for the master deed. Doud did not have it. Myers wants to compare the approved site plan and what Doud submitted today. Burt asked about water for Benser's building. Evashevski asked about the general common elements. The road is a turn around. Motion to table for more information.

Pettit asked if the Hoban Hill lighting was addressed. Doud confirmed the lighting has been corrected. Pettit stated it is very bright. Doud said he has no problem with less light and will look into it.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

X. New Business

a. R425-055-56-081 Gough Barn Demo

Lipovsky stated this is a barn in disrepair and needed to be removed. Lipovsky allowed the applicant to take it down due to the safety issue. The applicant followed the 7 items in the ordinance. Motion to approve the demolition. Myers would like a finding from Lipovsky regarding the 7 items that needed to be followed in the demolition process.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

b. MD25-069-083(H) GHMI Twilight Building Fence

Straus stated this was approved by HDC. Hopkins stated they would like to build a fence that matches Windermere to create a street scape along Hoban. The goal is to provide connection between Main Street and Hoban and clean up the clutter in the area that has become a safety issue. The fence would be within their property lines. The gate swings in and there is a removable fence in the middle. Jurcak stated it is

set back so when they bring a bike out it is not on the sidewalk. The utility pole will be outside of the fence. Myers asked Lipovsky to address the bush with the City and Streets Committee. Pettit asked if there will be public parking allowed. Jurcak stated no. They are allowing their employees only, with a special section for e-bikes. Straus asked about people used to parking there, and they park against the fence, who is responsible for moving those. Straus anticipates a problem with sled parking as well. Motion to approve.

Motion made by Myers, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

c. C25-025-085(H) Verdes Enclose Patio

Straus stated the applicant would like to change their patio to an enclosed structure. Lipovsky stated it does meet all zoning requirements. Myers asked about the bottom lands. Green stated they own the bottom lands. Straus confirmed there will be an exit on the back side. It is not intended to be an entrance. Libby stated that exit is currently on the side. Straus confirmed it will not interfere with dock porter parking. Motion to approve. Myers asked about traffic during construction. Libby stated materials will be staged in the bike rental area. Myers confirmed there will be room for carriages and cars to turn around. Proposed start date is as soon as possible.

Motion made by Myers, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel

XI. Public Comment

Ira Green commented that he would like to be on the list and would like to volunteer to landscape and maintain the area between the fence and the alley.

Angel Callewaert expressed support for Grand Hotel housing project. She stated she was an attorney and agreed that the use is boardinghouse.

Cristina Staats stated she is against the Grand proposal. She is against anything that changes the dwelling and variances that protect the neighborhood. She has another letter that she will submit today.

Dufina asked about Pierson approval. Pereny confirmed HOA and Grand approval was received.

Pettit stated he is disappointed. Employers say they are going to do things, and do not. Pettit believes we should have rental units registered and inspected by the City, just like St Ignace does. Pettit will no longer approve any more boardinghouse applications until we can prove our zoning ordinances are being followed. Dufina stated we have a section in our Ordinance regarding inspecting rentals but it just hasn't been done. Myers asked Evashevski to provide our ordinance to the Planning Commission. Pettit stated year-round residents are not happy with the City at all and are selling their homes and leaving the island. Burt stated Dombroski and Bradley used to do inspections. Myers stated we do

have a Fire Marshall and that would be his duty. Article 4, section 10 is our rental inspection ordinance. Evashevski stated this should be addressed with City Council. Myers asked Pereny to include the fact that as a Planning Commission alot of the city ordinances are not being followed as agreed to by owners, in the City Council update letter. Straus stated this also has to do with the penalty. If a penalty is too small they don't care. It was suggested a letter be sent to council regarding ordinances on the books aren't being followed, and the Planning Commission would like the city to develop a plan to reinstate rental/employee housing inspections. Also include deed restriction rules.

Dombroski, via Zoom, stated the Building inspector is done once occupancy is issued. It is intended for the fire department to do the inspections. The building inspector can go along if he wants. Pettit asked how Dombroski knew where to inspect. Dombroski stated the clerk is supposed to be informed of rentals. ~~[After checking with the Clerk, there is not a registry being kept at this time]~~

XII. Adjournment

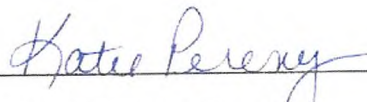
Motion to adjourn at 4:43 PM.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Myers, Dufina, Finkel



Michael Straus, Chairman



Katie Pereny, Secretary

APPENDIX 3

December 9, 2025, Planning Commission Meeting Minutes

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION PUBLIC HEARING GHMI SPECIAL LAND USE

Tuesday, December 09, 2025 at 2:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Chairman Straus called the public hearing to order at 2:00PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Mary Dufina

Lee Finkel

ABSENT

Anneke Myers

Staff: Erin Evashevksi, David Lipovsky

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as presented.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

V. Correspondence

Straus read the letters' sender names and whether for or against the request.

a. Letter from Cristina Staats

against

b. Letter from Jack Dehring Jr

against

c. Letter Opposing Housing

against

- d. Letter from Bobinsky's
against
- e. Letter from Surrey Ridge Condo Owners
against
- f. Letter from Lorma Kolatski
against
- g. Letter from Louann Mosley
against
- h. Letter from Tim Kolatski
against
- i. Letter from Candace Smith
against
- j. Letter from Cathy Arbib
against
- k. Letter from Frank & Bernadine Bloswick
against
- l. Letter from Alice & Frank Bloswick
against
- m. Letter from Kim Kolatski
against
- n. Letter from Wolfsen's
against
- o. Letter from Spoor
against
- p. Letter from Ben Mosley
against.
- q. Letter from Lorne Cowell
against

- r. Letter from Gwen Bagbey
against
- s. Letter from Gabe Cowell
against

VI. New Business

- a. Special Land Use Request from GHMI Resort Holdings LLC

David Jurcak submitted a packet for the Commissioners. Jurcak stated there are no changes from what was previously submitted. Jurcak had some comments in response to previous comments. The Use is an allowable Use with a Special Land Use. Jurcak stated they are asking for boardinghouse. 2.39 definition of family which excludes housing temporary in nature. As to density we were incorrectly told that kitchens could not be in each unit. There is a similar building in R3, with kitchens. Jurcak went through the history of meetings in relation to this application. We are here to ask for a boardinghouse in alignment with the current ordinance. Due to previous actions over last two years you should not have a reason to deny this request.

Straus opened it up to the public, present at the meeting. Angel Callewaert stated she is in support of the request. She agreed with Jurcak that businesses need housing. The big question is where we are going to go. It is limited and what is the plan for businesses. She personally has lived by seasonal employees who have been polite and never caused a ruckus or been unpleasant. She has lived next to City workers who are all very nice. She has lived next to year round residents and seasonal residents. They are all human beings, here to better their lives.

Straus opened the floor to people on Zoom. Cristina Staats wanted to reaffirm her opposition to this request. The quadrupling of the density makes a significant difference to the neighborhood. You have heard from residents that this is not acceptable to those that live there.

Dufina stated she is surprised by Angels message that perhaps we are not, as people that live here, not caring about the employees. She does not agree that is a problem. Management needs to make sure the house is run well. Some employees go to work at 5:00 pm, not 5:00 am. Large groups of employees coming home late at night together is very disturbing to families in the neighborhood. Harrisonville was started as a family area. When employee housing started coming in, it made a big difference with the area and the value. Jurcak stated that the people residing in the proposed building are highly compensated managers. In addition, you have approved two boardinghouses for Stonecliffe and Harborview. We are just asking for the same thing. This will probably be the quietest spot on the street.

Straus would like to go through the Statement submitted by GHMI.

Tamara Burns summarized the highlighted areas. It will be used for employee housing only. They will all be senior managers. There will only be 1 or 2 people in each unit, no minors and no pets. There are 6 standards they have responded to.

1-GH supervisor, living in one of the units, will be designated to oversee this.

2-This development will not diminish or impair property values.

3- No impact

4- utilities will be provided or already connected.

5-adequate ingress and egress will minimize congestion

6-This use conforms to all regulations. This is boardinghouse and would allow for 30.

Cathy Arbib asked for clarification about Jurcak's statement that it was always submitted as a boardinghouse. It was originally submitted as an apartment. Jurcak stated the approved use is single or two family in R4. There are three options for special land use. We have always intended it to be employee housing. We did offer the city 4 units initially. Arbib stated she still didn't understand. There was a public hearing scheduled for a 12-unit apartment. Jurcak denied this. Burns tried to explain by saying that the exact plan was preliminarily reviewed by Dombroski and since there were kitchens in it, it is an apartment building. We looked for ways to make this work. In the meantime they found out there was a boardinghouse across the street with kitchens in them. It was exactly what we are proposing. There is a piece of the zoning for an exemption for seasonal workers. Evashevski wanted to clarify on what constitutes a family. Evashevski read the definition aloud. To say that someone lives seasonally is not a family is not accurate. Jurcak argued the definition with Evashevski. Evashevski stated if you as the Grand Hotel house a single family in a house, you do not need employee housing for that. It is when the association between those individuals does not constitute a family. Jurcak argued that the same exact layout was approved as a boardinghouse. Jurcak insisted there must be consistency in actions. Evashevski again stated that the other application was in a different zoning district. She stated she was not going to discuss all the different scenarios. Evashevski insisted that what you are requesting is 12 dwelling units.

Straus stated the Commission has heard the information and he opened it to any other questions the Commission may have. Dufina confirmed the application being reviewed.

The clock started in October when the amendment was submitted. The Commission has 100 days to decide.

Cory Kaminen stated he doesn't have a letter. He is opposed to the application. He has lived in the Village for 30 years. Just about every boardinghouse or employee housing has problems. Not so much with single family. Cory stated employees have been told not to call the police with any problems, that the employer would like to handle it. He does not want any more of that.

b. R425-098-052 Grand Hotel 12 Dwelling Units Amendment to Boardinghouse

VII. Public Comment

VIII. Adjournment

Motion to adjourn at 2:47 PM

Motion made by Martin, Seconded by Dufina.
Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, December 09, 2025 at 3:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Mary Dufina

Lee Finkel

ABSENT

Anneke Myers

Staff: Erin Evashevski, David Lipovsky

III. Pledge of Allegiance

IV. Approval of Minutes

a. November 11 Special Meeting

Motion to approve as written.

Motion made by Dufina, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

b. November 11 Regular Meeting

Motion to approve as written.

Motion made by Pettit, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

V. Adoption of Agenda

Motion to approve as amended. Add Pettit statement to Correspondence.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

VI. Correspondence

Jim Pettit read aloud a statement regarding a statement from a previous meeting. Motion to place on file.

Motion made by Martin, Seconded by Dufina.
Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the HDC meeting.

Pettit commented about the equipment on top of the roofs. Pettit wonders if there is a way to make it nicer.

b. REU Update

Allen Burt shared his desktop to show current pictures of the project. Installing 2nd half of media. Microorganisms grow on the media. 9 connex boxes of media are being installed. Stairways, handrails and doors have been installed. Removal of unneeded equipment has begun. Finkel asked if the weather has changed the schedule at all. Burt stated it has not, but it has been difficult for the trucks to get to the site with all the snow.

c. Historic District Maps

Motion to approve the maps with Proposed removed. Evashevski stated if this is part of the zoning ordinance it should be included in the final proposed amendments. Motion to include the maps in the zoning ordinance with the changes.

Motion made by Martin, Seconded by Dufina.
Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

VIII. Committee Reports

None.

IX. Old Business

a. R425-098-052 Grand Hotel 12 Dwelling Units Amendment to Boardinghouse

Straus stated we just finished the public hearing and heard several comments. Straus turned it over to commissioners. Straus has a document from Evashevski referring to the statement of findings. Evashevski stated she has provided an opinion letter and today an opinion letter from Fraser Trebilcock was submitted. Evashevski stated you the commissioners are to make the decision. This requires a special land use and it is up to you to make a decision. Findings of fact need to be made for an approval or denial. Any conditions of an approval would need to be part of the statement of conditions. Pettit stated he agrees with Evashevski. When we have the opinion of our lawyer, and another lawyer that backs up that opinion, we should not go against the lawyer. Motion by Pettit to deny.

Straus read aloud the Statement of Findings. Evashevski stated it has been clarified that the applicant stated it will be one person per unit, or a married couple. Straus

completed reading the Statement of Findings. Jurcak stated that based on what she just read, that you should have at that point, denied it. Evashevski stated she submitted a confidential letter to the Commission. Jurcak stated it should have been shared at the Public Hearing. Straus looked to Evashevski on how to proceed. Gene Hopkins stated each standard must be voted on individually. Evashevski stated we have never done it that way and Hopkins stated then it has been wrong. Evashevski stated she is happy to go through each standard and vote.

Standard 19.06

1- The operation is not following ordinances. The general welfare of community has been expressed

all ayes

2- Found to be Injurious because it is doing something not allowed by Ordinance.

all ayes

3-It is not following our ordinances so it would impede orderly development.

all nays

4- meets the standard

all ayes

5- The project meets ingress/egress and trash requirements.

all ayes

6- Does not meet the regulation in the district- no special land use for multiple family dwelling and if it was it would not meet the density.

all nays

Article 20.04 and 20.06 - any additional procedures? anything in site plan review that you believe is not met. Evashevski read the article aloud. Pettit stated A and H are not met.

Evashevski stated based on vote today she can prepare a statement of findings and conclusions denying the request, to sign and send to applicant.

Motion made by Pettit, Seconded by Straus.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

Jurcak asked for the votes and the second opinion be made available. Evashevski will take the request under advisement.

b. R321-007-008 Hoban Hill Condominiumization

The items requested at the last meeting have been received. Porter stated they are scheduled to start the road this week based on the weather. Motion to approve the condominiumization.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

c. C25-001-086(H) Schunk Threads Door and Window Alterations

Motion to deny because not approved by the HDC.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

d. Housing Focused Zoning Amendments Draft

Straus stated we have been working on updating the Zoning. We had a public hearing yesterday where some changes were suggested. Straus summarized the changes. Straus stated we can table for a month or send on to City Council now with the changes. Dufina stated there are a couple of things she would like to further look in to. Dufina stated to keep things moving we should move on to City Council. The timeline of the grant would allow us to table for a month. Doud stated he thinks the public should be able to see any changes before it is approved. Motion to table for more discussion. Ask Young to make a list of proposed changes for village lot size, corral, shipping containers, 5000 square feet with 50' lot in Harrisonville and PUD at 15000 square feet.

Motion made by Martin, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

X. New Business

a. R125-009-107 Bagwell Addition (Old Huthwaite home)

Steve Rilenge stated the applicant would like to make some additions. Rilenge showed a plan with changes highlighted in yellow.

Straus and Evashevski had to leave at 4:20 PM, to catch the last boat. Finkel took over as chair.

Lipovsky stated the project meets all requirements. Motion to approve.

Motion made by Dufina, Seconded by Finkel.

Voting Yea: Martin, Pettit, Dufina, Finkel

b. ROS25-002-108 GHMI New Storage Barn

Gene Hopkins stated they would like to construct a golf course storage building. It is to house golf course equipment. Equipment in the summer would also be under a lean to. Lipovsky stated all standards are met. There is sewer for rest rooms. Pettit asked if the property is owned by the Grand, or leased from the State. Hopkins stated the Grand owns the property. It is on the golf course property but it is

protected by trees and no windows will be on the golf course side of the building. Motion to approve.

Motion made by Dufina, Seconded by Martin.
Voting Yea: Martin, Pettit, Dufina, Finkel

XI. Public Comment

Tom Sullivan stated he is a resident of Stonecliffe Manor IV and president of Sunset Forest Association. He is concerned about the decision that the Planning Commission will no longer consider HOA approval. Sullivan stated it has been procedure for 20 years to have HOA approval. He is asking for clarification if items specifically prohibited by bylaws is submitted will the Planning Commission approve. Lipovsky stated we do want HOA approval, but it is not required for the City to approve. As long as it complies with the current codes he can approve without the HOA approval. Lipovsky would like to see a faster turnaround with the HOA approval because that is the biggest complaint he has heard from people. Reitman stated this procedure came about 20 years ago with a house that was inappropriate and ended in a lawsuit. Reitman worked with Dombroski from day 1 and worked together to approve. Lipovsky suggested Reitman come in and talk to him. Lipovsky could then talk to Planning Commission.

Sullivan stated his biggest concern is that the HOA is not required.

Cathy Arbib stated regarding condo associations she would like to see the City still requiring HOA approval.

Cristina Staats thanked the Commission for the time and effort spent on the Zoning amendments.

XII. Adjournment

Motion to adjourn at 4:41 PM.

Motion made by Martin, Seconded by Dufina.
Voting Yea: Martin, Pettit, Dufina, Finkel

APPENDIX 4

January 13, 2026, Planning Commission Agenda Packet And Meeting Minutes

CITY OF MACKINAC ISLAND

AGENDA

PLANNING COMMISSION

Tuesday, January 13, 2026 at 1:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

[a.](#) December 9, 2025 Public Hearing

[b.](#) December 9, 2025 Regular Meeting

V. Adoption of Agenda

VI. Staff Report

a. HDC Meeting Summary

b. DPW Update

VII. Old Business

[a.](#) Housing Focused Zoning Amendments Draft

[b.](#) RS25-046-045(H) Gilmer Site Plan Amendment

[c.](#) Correspondence Requesting Permit Extension - M. Straus

[d.](#) R425-098-052 Grand Hotel Statement of Findings and Conclusions for Approval

VIII. New Business

[a.](#) C25-053-110(H) Trayser New Cafe

b. Move in to Closed Session to Discuss Ongoing Litigation

IX. Public Comment

X. Adjournment

CITY OF MACKINAC ISLAND

Section XI, Itemj.

Section IV, Itema.

MINUTES

PLANNING COMMISSION PUBLIC HEARING GHMI SPECIAL LAND USE

Tuesday, December 09, 2025 at 2:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Chairman Straus called the public hearing to order at 2:00PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Michael Straus

Mary Dufina

Lee Finkel

ABSENT

Anneke Myers

Staff: Erin Evashevksi, David Lipovsky

III. Pledge of Allegiance

IV. Adoption of Agenda

Motion to approve as presented.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

V. Correspondence

Straus read the letters' sender names and whether for or against the request.

a. Letter from Cristina Staats

against

b. Letter from Jack Dehring Jr

against

c. Letter Opposing Housing

against

- d. Letter from Bobinsky's
against
- e. Letter from Surrey Ridge Condo Owners
against
- f. Letter from Lorma Kolatski
against
- g. Letter from Louann Mosley
against
- h. Letter from Tim Kolatski
against
- i. Letter from Candace Smith
against
- j. Letter from Cathy Arbib
against
- k. Letter from Frank & Bernadine Bloswick
against
- l. Letter from Alice & Frank Bloswick
against
- m. Letter from Kim Kolatski
against
- n. Letter from Wolfsen's
against
- o. Letter from Spoor
against
- p. Letter from Ben Mosley
against.

- q. Letter from Lorne Cowell
against
- r. Letter from Gwen Bagbey
against
- s. Letter from Gabe Cowell
against

VI. New Business

- a. Special Land Use Request from GHMI Resort Holdings LLC

David Jurcak submitted a packet for the Commissioners. Jurcak stated there are no changes from what was previously submitted. Jurcak had some comments in response to previous comments. The Use is an allowable Use with a Special Land Use. Jurcak stated they are asking for boardinghouse. 2.39 definition of family which excludes housing temporary in nature. As to density we were incorrectly told that kitchens could not be in each unit. There is a similar building in R3, with kitchens. Jurcak went through the history of meetings in relation to this application. We are here to ask for a boardinghouse in alignment with the current ordinance. Due to previous actions over last two years you should not have a reason to deny this request.

Straus opened it up to the public, present at the meeting. Angel Callewaert stated she is in support of the request. She agreed with Jurcak that businesses need housing. The big question is where we are going to go. It is limited and what is the plan for businesses. She personally has lived by seasonal employees who have been polite and never caused a ruckus or been unpleasant. She has lived next to City workers who are all very nice. She has lived next to year round residents and seasonal residents. They are all human beings, here to better their lives.

Straus opened the floor to people on Zoom. Cristina Staats wanted to reaffirm her opposition to this request. The quadrupling of the density makes a significant difference to the neighborhood. You have heard from residents that this is not acceptable to those that live there.

Dufina stated she is surprised by Angels message that perhaps we are not, as people that live here, not caring about the employees. She does not agree that is a problem. Management needs to make sure the house is run well. Some employees go to work at 5:00 pm, not 5:00 am. Large groups of employees coming home late at night together is very disturbing to families in the neighborhood. Harrisonville was started as a family area. When employee housing started coming in, it made a big difference with the area and the value. Jurcak stated that the people residing in the proposed building are highly compensated managers. In addition, you have approved

two boardinghouses for Stonecliffe and Harborview. We are just asking for the same thing. This will probably be the quietest spot on the street.

Straus would like to go through the Statement submitted by GHMI.

Tamara Burns summarized the highlighted areas. It will be used for employee housing only. They will all be senior managers. There will only be 1 or 2 people in each unit, no minors and no pets. There are 6 standards they have responded to.

1-GH supervisor, living in one of the units, will be designated to oversee this.

2-This development will not diminish or impair property values.

3- No impact

4- utilities will be provided or already connected.

5-adequate ingress and egress will minimize congestion

6-This use conforms to all regulations. This is boardinghouse and would allow for 30.

Cathy Arbib asked for clarification about Jurcak's statement that it was always submitted as a boardinghouse. It was originally submitted as an apartment. Jurcak stated the approved use is single or two family in R4. There are three options for special land use. We have always intended it to be employee housing. We did offer the city 4 units initially. Arbib stated she still didn't understand. There was a public hearing scheduled for a 12-unit apartment. Jurcak denied this. Burns tried to explain by saying that the exact plan was preliminarily reviewed by Dombroski and since there were kitchens in it, it is an apartment building. We looked for ways to make this work. In the meantime they found out there was a boardinghouse across the street with kitchens in them. It was exactly what we are proposing. There is a piece of the zoning for an exemption for seasonal workers. Evashevski wanted to clarify on what constitutes a family. Evashevski read the definition aloud. To say that someone lives seasonally is not a family is not accurate. Jurcak argued the definition with Evashevski. Evashevski stated if you as the Grand Hotel house a single family in a house, you do not need employee housing for that. It is when the association between those individuals does not constitute a family. Jurcak argued that the same exact layout was approved as a boardinghouse. Jurcak insisted there must be consistency in actions. Evashevski again stated that the other application was in a different zoning district. She stated she was not going to discuss all the different scenarios. Evashevski insisted that what you are requesting is 12 dwelling units.

Straus stated the Commission has heard the information and he opened it to any other questions the Commission may have. Dufina confirmed the application being reviewed.

The clock started in October when the amendment was submitted. The Commission has 100 days to decide.

Cory Kaminen stated he doesn't have a letter. He is opposed to the application. He has lived in the Village for 30 years. Just about every boardinghouse or employee housing has problems. Not so much with single family. Cory stated employees have been told not to call the police with any problems, that the employer would like to handle it. He does not want any more of that.

- b. R425-098-052 Grand Hotel 12 Dwelling Units Amendment to Boardinghouse

VII. Public Comment

VIII. Adjournment

Motion to adjourn at 2:47 PM

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

Michael Straus, Chairman

Katie Pereny, Secretary

CITY OF MACKINAC ISLAND

Section XI, Itemj.

Section IV, Itemb.

MINUTES

PLANNING COMMISSION

Tuesday, December 09, 2025 at 3:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

II. Roll Call

PRESENT

Trish Martin
Jim Pettit
Michael Straus
Mary Dufina
Lee Finkel

ABSENT

Anneke Myers

Staff: Erin Evashevski, David Lipovsky

III. Pledge of Allegiance

IV. Approval of Minutes

a. November 11 Special Meeting

Motion to approve as written.

Motion made by Dufina, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

b. November 11 Regular Meeting

Motion to approve as written.

Motion made by Pettit, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

V. Adoption of Agenda

Motion to approve as amended. Add Pettit statement to Correspondence.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

VI. Correspondence

Jim Pettit read aloud a statement regarding a statement from a previous meeting. Motion to place on file.

Motion made by Martin, Seconded by Dufina.
Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

VII. Staff Report

a. HDC Meeting Summary

Finkel summarized the HDC meeting.

Pettit commented about the equipment on top of the roofs. Pettit wonders if there is a way to make it nicer.

b. DPW Update

Allen Burt shared his desktop to show current pictures of the project. Installing 2nd half of media. Microorganisms grow on the media. 9 connex boxes of media are being installed. Stairways, handrails and doors have been installed. Removal of unneeded equipment has begun. Finkel asked if the weather has changed the schedule at all. Burt stated it has not, but it has been difficult for the trucks to get to the site with all the snow.

c. Historic District Maps

Motion to approve the maps with Proposed removed. Evashevski stated if this is part of the zoning ordinance it should be included in the final proposed amendments. Motion to include the maps in the zoning ordinance with the changes.

Motion made by Martin, Seconded by Dufina.
Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

VIII. Committee Reports

None.

IX. Old Business

a. R425-098-052 Grand Hotel 12 Dwelling Units Amendment to Boardinghouse

Straus stated we just finished the public hearing and heard several comments. Straus turned it over to commissioners. Straus has a document from Evashevski referring to the statement of findings. Evashevski stated she has provided an opinion letter and today an opinion letter from Fraser Trebilcock was submitted. Evashevski stated you the commissioners are to make the decision. This requires a special land use and it is up to you to make a decision. Findings of fact need to be made for an approval or denial. Any conditions of an approval would need to be part of the statement of conditions. Pettit stated he agrees with

Evashevski. When we have the opinion of our lawyer, and another lawyer that backs up that opinion, we should not go against the lawyer. Motion by Pettit to deny.

Straus read aloud the Statement of Findings. Evashevski stated it has been clarified that the applicant stated it will be one person per unit, or a married couple. Straus completed reading the Statement of Findings. Jurcak stated that based on what was just read, that you should have at that point, denied it. Evashevski stated she submitted a confidential letter to the Commission. Jurcak stated it should have been shared at the Public Hearing. Straus looked to Evashevski on how to proceed. Gene Hopkins stated each standard must be voted on individually. Evashevski stated we have never done it that way and Hopkins stated then it has been wrong. Evashevski stated she is happy to go through each standard and vote.

Standard 19.06 Standards Vote

1. Will the establishment, maintenance or operation of the special land use be detrimental to or endanger the public health, safety or general welfare? – Planning commission stated that it would because the operation is not following the ordinances and the community has clearly expressed that the it will through the letters received. VOTE: all ayes.
2. Will the special land use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or will it substantially diminish and impair property values within its neighborhood? – Planning commission stated that it would be injurious because it is doing something not allowed by ordinance. Did not make specific finding on values of property within the neighborhood. VOTE: all ayes.
3. Will the establishment of the special land use not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district? – Planning commission stated that it would because it is not following our ordinance. VOTE: all naves.
4. Are the adequate utilities, access roads, drainage and necessary facilities being or will be provided. Planning commission stated that based on the application this standard would be met. VOTE: all ayes.
5. Are adequate measures being or will be taken to provide ingress or egress so designed to minimize congestion in the public streets. Planning commission stated that based on the application this standard would be met. VOTE: all ayes.
6. Will the special land use, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedure as specified in article 20. Planning commission stated that it does not meet the regulation in the district – no special land use requested for multiple family and if it was, it would not meet the density. VOTE: all naves.

Article 20.04 and 20.06 - any additional procedures? anything in site plan review that you believe is not met. Evashevski read the article aloud. Pettit stated A and H are not met.

Evashevski stated based on vote today she can prepare a statement of findings and conclusions denying the request, to sign and send to applicant.

Motion made by Pettit, Seconded by Straus.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

Jurcak asked for the votes and the second opinion be made available. Evashevski will take the request under advisement.

b. R321-007-008 Hoban Hill Condominiumization

The items requested at the last meeting have been received. Porter stated they are scheduled to start the road this week based on the weather. Motion to approve the condominiumization.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

c. C25-001-086(H) Schunk Threads Door and Window Alterations

Motion to deny because not approved by the HDC.

Motion made by Martin, Seconded by Dufina.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

d. Housing Focused Zoning Amendments Draft

Straus stated we have been working on updating the Zoning. We had a public hearing yesterday where some changes were suggested. Straus summarized the changes. Straus stated we can table for a month or send on to City Council now with the changes. Dufina stated there are a couple of things she would like to further look in to. Dufina stated to keep things moving we should move on to City Council. The timeline of the grant would allow us to table for a month. Doud stated he thinks the public should be able to see any changes before it is approved. Motion to table for more discussion. Ask Young to make a list of proposed changes for village lot size, corral, shipping containers, 5000 square feet with 50' lot in Harrisonville and PUD at 15000 square feet.

Motion made by Martin, Seconded by Pettit.

Voting Yea: Martin, Pettit, Straus, Dufina, Finkel

X. New Business

a. R125-009-107 Bagwell Addition (Old Huthwaite home)

Steve Rilenge stated the applicant would like to make some additions. Rilenge showed a plan with changes highlighted in yellow.

Straus and Evashevski had to leave at 4:20 PM, to catch the last boat. Finkel took over as chair.

Lipovsky stated the project meets all requirements. Motion to approve.

Motion made by Dufina, Seconded by Finkel.

Voting Yea: Martin, Pettit, Dufina, Finkel

b. ROS25-002-108 GHMI New Storage Barn

Gene Hopkins stated they would like to construct a golf course storage building. It is to house golf course equipment. Equipment in the summer would also be under a lean to. Lipovsky stated all standards are met. There is sewer for rest rooms. Pettit asked if the property is owned by the Grand, or leased from the State. Hopkins stated the Grand owns the property. It is on the golf course property but it is protected by trees and no windows will be on the golf course side of the building. Motion to approve.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Dufina, Finkel

XI. Public Comment

Tom Sullivan stated he is a resident of Stonecliffe Manor IV and president of Sunset Forest Association. He is concerned about the decision that the Planning Commission will no longer consider HOA approval. Sullivan stated it has been procedure for 20 years to have HOA approval. He is asking for clarification if items specifically prohibited by bylaws is submitted will the Planning Commission approve. Lipovsky stated we do want HOA approval, but it is not required for the City to approve. As long as it complies with the current codes he can approve without the HOA approval. Lipovsky would like to see a faster turnaround with the HOA approval because that is the biggest complaint he has heard from people. Reitman stated this procedure came about 20 years ago with a house that was inappropriate and ended in a lawsuit. Reitman worked with Dombroski from day 1 and worked together to approve. Lipovsky suggested Reitman come in and talk to him. Lipovsky could then talk to Planning Commission.

Sullivan stated his biggest concern is that the HOA is not required.

Cathy Arbib stated regarding condo associations she would like to see the City still requiring HOA approval.

Cristina Staats thanked the Commission for the time and effort spent on the Zoning amendments.

XII. Adjournment

Motion to adjourn at 4:41 PM.

STATEMENT OF FINDINGS AND CONCLUSIONS

This Statement of Conclusions is made by the **City of Mackinac Island, Planning Commission**, a Michigan municipal corporation (City) regarding application file number R425 098 052 from GHMI Resort Holdings, LLC and KSL Capital Partners, LLC (Owner).

RECITATIONS

Owner holds fee title of the property located at 4th Street and Cadotte Avenue, Mackinac Island, Michigan 49757, Property Tax ID No. 49-051-630-098-00 (the Property).

Owner made application for a Special Land Use to change the use of the Property, located in R-4 Harrisonville Residential District, from single-family use to Boardinghouse use.

A hearing was held on the application on or about December 9, 2025, after proper notice was posted and sent.

STATEMENT OF FINDINGS

The City, through its Zoning Ordinance, denies this Special Land Use under 7A.03(B) if factual findings are made to support requirements as stated under Zoning Ordinance. Through the Owner's application and revised project description, other information provided by the applicant, and the letters, advice of city's legal counsel, the city's Zoning Ordinance, and input provided by the public, the following factual findings were made by the Planning Commission:

1. The application seeks Special Land Use approval of both the proposed use and proposed structure. In considering the Special Land Use, the proposed use depends on and is driven by approval of the structure (and other aspects of site plan development) under Article 20 and other relevant portions of the Zoning Ordinance. Whether a given use is permitted is not determined in a vacuum, but always in relation to and dependent upon whether the proposed structure meets all of the ordinance requirements for that use. Therefore, the threshold question must always be whether the proposed structure supports meets the requirements of the ordinance.
2. The structure proposed in the Owner's application is clearly a multi-family structure as defined in Section 2.33:

“A building or portion thereof, **used or designed** as a residence for three or more families living independently of each other having their own cooking facilities therein. This definition includes three-family houses, townhouses, four-family houses and apartment houses.”

It was designed as a residence for three or more families living in individual dwelling units and if approved as a structure, would support the multi-family use proposed by the applicant. (A dwelling unit is defined as “any house or

portion thereof having cooking facilities which is occupied usually as a home, residence or sleeping place of one family, either permanently or transiently...’).

3. A multiple-family structure may be permitted with a special land use in R-4, but the original application for multiple-family special land use was amended to the current boardinghouse special land use application. Therefore, there is no pending application for multiple-family special land use.
4. The proposed building could not have been approved as a multiple-family special land use since it had to comply “with all other district regulations” which included the density requirements of Section 7A.04E. Because of the size of the parcel, the proposed structure was limited to 3 dwelling units instead of the 12 proposed by the applicant, without a variance for the density.
5. The amended application seeks approval of the same proposed structure but as a boardinghouse under Section 7A.03B to align with the boardinghouse density requirements under Section 7A.04E. Like multi-family approval under Section 7A.03A 2, a boardinghouse under Section 7A.03B 2 can only be approved if “the boardinghouse **use and/or structure** complies with all other district regulations.”
6. It is unnecessary to reach a conclusion on whether the proposed use is boardinghouse use, because the structure itself is not permitted as proposed through this application.
7. It is unclear if the Owner argues that the inhabitants of the entire building are unrelated persons not consisting of a family, or if those living in each dwelling unit are unrelated and not consisting of a family. If the argument is the whole structure, then there would be no need for “multiple-family” in our ordinance. Every apartment building and condominium on the island would be required to be boardinghouse use in order to exist, which is not the way the zoning is written. If the Owner argues that each separate dwelling unit shall have unrelated persons living together, the City finds that this is not a sincere request, as the Owner has stated that each Unit will house 1 person, 2 if there is a spouse living there.
8. Because the structure is a multiple-family dwelling, which is not permitted without a special land use, and the maximum density for a multiple-family special land use is 3 dwelling units for this property.
9. The planning commission found that the special land use does not conform to the applicable regulations of the R-4 Harrisonville Residential district.
10. The planning commission found that the special land use application does not conform to all relevant criteria for review under Article 20.06, as it does not meet Sections 20.06A and 20.06H.
11. The planning commission found that all provisions of Section 7A.04 are not met, as 7A.04(E) is not met.

12. The planning commission found that all provisions of Section 7A.03B are not met, as Section 7A.03(B)(3) is not met.

STATEMENT OF CONCLUSIONS

Based on the information provided by the Owner's application and revised project description, other information provided by the applicant, and the letters, advice of city's legal counsel, the city's Zoning Ordinance, and input provided by the public, the Planning Commission made the following conclusions:

1. Will the establishment, maintenance or operation of the special land use be detrimental to or endanger the public health, safety or general welfare? – Planning commission found that it would because the operation is not following the ordinances and the community has clearly expressed that the it will through the letters received. VOTE: all ayes.
2. Will the special land use be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or will it substantially diminish and impair property values within its neighborhood? – Planning commission found that it would be injurious because it is doing something not allowed by ordinance. Did not make specific finding on values of property within the neighborhood. VOTE: all ayes.
3. Will the establishment of the special land use not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district? – Planning commission found that it would because it is not following our ordinance. VOTE: all naves.
4. Are the adequate utilities, access roads, drainage and necessary facilities being or will be provided. Planning commission found that based on the application this standard would be met. VOTE: all ayes.
5. Are adequate measures being or will be taken to provide ingress or egress so designed to minimize congestion in the public streets. Planning commission found that based on the application this standard would be met. VOTE: all ayes.
6. Will the special land use, in all other respects, conform to the applicable regulations of the district in which it is located and to any additional conditions or procedure as specified in article 20. Planning commission found that it does not meet the regulations in the district – no special land use requested for multiple family and if it was, it would not meet the density. VOTE: all naves.

**City of Mackinac Island, Planning
Commission, By:**

Michael Straus, Its Chairperson

STATE OF MICHIGAN)
 :ss
County of Mackinac)

On January ____, 2026, before me, a Notary Public, in and for said County, personally appeared Michael Straus, Chairperson of the City of Mackinac Island Planning Commission, me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his free act and deed on behalf of said municipal corporation commission.

_____, Notary Public
Mackinac County, Michigan
My Comm. Expires: _____
Acting in Mackinac County, Michigan

DRAFTED BY:
Erin K. Evashevski
Attorney at Law
838 North State Street
St. Ignace, MI 49781

CITY OF MACKINAC ISLAND

MINUTES

PLANNING COMMISSION

Tuesday, January 13, 2026 at 1:00 PM

City Hall – Council Chambers, 7358 Market St., Mackinac Island, Michigan

I. Call to Order

Acting Chairman Finkel called the meeting to order at 1:05 PM.

II. Roll Call

PRESENT

Trish Martin

Jim Pettit

Anneke Myers

Mary Dufina

Lee Finkel

ABSENT

Michael Straus

Staff: David Lipovsky, Erin Evashevski (via Zoom)

III. Pledge of Allegiance

IV. Approval of Minutes

a. December 9, 2025 Public Hearing

Motion to approve.

Motion made by Pettit, Seconded by Myers.

Voting Yea: Martin, Pettit, Myers, Dufina, Finkel

b. December 9, 2025 Regular Meeting

Motion to approve as amended. Amendment was to correct the language on page 3, Standard 19.06 Standards Vote, item 1.

Motion made by Dufina, Seconded by Martin.

Voting Yea: Martin, Pettit, Myers, Dufina, Finkel

V. Adoption of Agenda

Motion to approve as amended. The amendments were to remove New Business, B and add New Business B, HOA discussion.

Motion made by Pettit, Seconded by Myers.
Voting Yea: Martin, Pettit, Myers, Dufina, Finkel

VI. Staff Report

a. HDC Meeting Summary

Finkel summarized the HDC meeting.

b. DPW Update

Allen Burt shared his screen. Burt showed pictures of ongoing construction. The concrete batch plant was removed. It had to be removed via the Village. They are right on track. All the media has been installed and crews continue working with electronics. They will start growing the micro-organisms next month. They are on track for a March start up.

VII. Old Business

a. Housing Focused Zoning Amendments Draft

Myers stated we just had a meeting to discuss the most recent draft, just prior to this meeting. The draft dated December 16, 2025, was agreed upon by all members in attendance. Motion to send to City Council with the recommendation to adopt the proposed zoning ordinance amendments as presented in the draft dated December 16, 2025.

Motion made by Myers, Seconded by Martin.
Voting Yea: Martin, Pettit, Myers, Dufina, Finkel

b. RS25-046-045(H) Gilmer Site Plan Amendment

Chris Otto and Tamara Burns were present. The applicant would like to install A/C condensers, propane tanks and a doggy door. The condensers will be on a 5-6' stand and will be blocked by a fence. The fence will run almost on the lot line on the Biddle Point side of the property. Due to the fact that the home is next to the pump station, not a residential structure, the Planning Commission is ok with the positioning of the A/C condensers. There will be direct access to the propane tanks with a gate. Pettit reminded them that the propane tanks must be 5' from any point of ignition. Motion to approve.

Motion made by Finkel, Seconded by Martin.
Voting Yea: Martin, Pettit, Myers, Dufina, Finkel

c. Correspondence Requesting Permit Extension - M. Straus

The applicant is requested a permit extension due to the fact that they have been working with EGLE to get the permit changed to their name and still have gotten no response. In addition, the contractor that was set to do the job is no longer able to the job. Myers confirmed with Evashevski that there was no limit to the number of times a permit may be renewed. Motion to approve a one-year extension to the permit. Motion made by Myers, Seconded by Martin.
Voting Yea: Martin, Pettit, Myers, Dufina, Finkel

d. R425-098-052 Grand Hotel Statement of Findings and Conclusions for Approval

Evashevski stated the Statement will be sent to the applicant. This will need to be approved by the Commission before it can be sent. Numbers 1-7 were previously read aloud at the last meeting. The rest was not. The statement of conclusions was stated in the meeting minutes. Myers read the Statement aloud. Evashevski asked that based on finding and conclusions stated herein, the City through its Zoning Ordinance, denies this Special Land Use Article 19 under Zoning Ordinance.

Motion to approve the Statement of Findings and Conclusions as amended for file number R425-098-052 and approve Straus to sign and have the Building Department send to the applicant with the minutes of the previous meeting and the denial letter.

Motion made by Myers, Seconded by Martin.

Voting Yea: Martin, Pettit, Myers, Dufina, Finkel

Evashevski stated Jurcak requested the attorney client privileged opinion letter from Fraser Trebilcock. Evashevski is comfortable in the fact that they did not waive any privilege, did not discuss the substance of the letter, and provided findings in the meeting. Therefore, Evashevski disagrees that that was waived in any way.

VIII. New Business

a. C25-053-110(H) Trayser New Cafe

Devan Anderson stated this was tabled at the HDC meeting. Anderson stated the site work is pretty limited. The vast majority of the work is inside. Myers stated they will be addressing Article 20 of site plan review.

The Use will be changed from storage to restaurant. Myers stated the difference in uses presents issues the Planning Commission must review. Myers stated that Under section 20, C, 7, "all proposed and existing streets, driveways, sidewalks and other bicycle or pedestrian circulation features upon and adjacent to the site shall be shown, together with the location, size and number of on site parking areas, service lanes thereto, and parking and delivery or loading areas" shall be shown. The restaurant is located in the back of the property and Myers is concerned about how deliveries will be made and trash disposal. Anderson stated there is a small alley, or access way, that deliveries could come through. There is an informal bike parking space adjacent to the storage, that is shared with Seabiscuit. The majority of access will be through the building. Anderson stated the site plan as presented addresses most of the items in the section. Trash is brought to the dock for removal, and deliveries are brought to the back. Access to the cafe is through the inside of the building. Myers asked how this access will be posted for emergencies. Anderson stated exit signs will be posted. If there is a fire they will be outside and can leave through the alley. Myers asked Lipovsky to send this plan to the fire department for review. Myers asked if a liquor license will be applied for. Currently, Anderson stated, there is not a plan for a liquor license. Dufina asked why there are so many kitchens. Anderson stated they are for deli sandwiches. The kitchen behind the new cafe will service the new cafe. The fudge kitchen is purely for fudge and candy. Anderson stated someone could be on the sidewalk letting people know about the cafe. Myers informed him that is illegal. Dufina further clarified all of the shown

kitchens. The cafe in the building would be coffee and sandwiches, but if you wanted more food you would go the cafe out back. The Commission would like to see a traffic flow diagram. Myers is suggesting a more direct route back to the cafe. Myers asked if propane will be used. Anderson stated there is current propane service being used by May's Fudge. The intention is to go all electric. Myers requested a narrative in response to Section 20. Anderson stated the 2nd floor housing will be remodeled and they will add back in unit 203 that was previously gutted and never restored. The upper deck on unit 201 is existing. Myers asked if the amount of windows on the back of the cafe meets our ordinance requirements. Lipovsky is to ask Neumann. Myers would like to see the narrative for the Site Plan Checklist as well. Anderson stated they have not selected a contractor yet. Myers stated he would need to answer these items on the checklist sooner, rather than later. Anderson asked who he should speak to regarding the staging for the front of the building. Myers stated start with the building inspector. Anderson asked for a list of items the Planning Commission would like to see at the next meeting. Lipovsky stated he will provide that. Dufina asked about the basement. Is it one big basement? Anderson stated currently there is a big basement that is partially excavated. They intend to fully excavate to meet the existing basement, water proof and rebuild. They will be adding sprinkling. Motion to table.

Motion made by Myers, Seconded by Martin.

Voting Yea: Martin, Pettit, Myers, Dufina, Finkel

b. Move in to Closed Session to Discuss Ongoing Litigation

HOA discussion. Pettit is wondering if there is something we can draft to give to HOA's to let them know our process. Evashevski stated we still ask for HOA approval on the application. If the applicant states they have gone through the process and the HOA denies or does not make a decision, is the City in the position to not approve something that complies with all of our zoning ordinances because it doesn't meet the HOA approval. The City approved the Bonzheim amendment because the approved HOA plans didn't meet our zoning ordinance. HOA's don't hold their approval if it doesn't meet something in our ordinance. Evashevski stated we are not changing anything we just need the autonomy to approve based on our ordinances. There was discussion about ways to ensure the applicant get the HOA approval such as contingent approval on HOA approval within a month or having the city architect review all homes. This would be costly. Evashevski stated we cannot be the third party in a disagreement. Evashevski stated she agrees there needs to be a timeline in an HOA approval contingency. Myers pointed out that an applicant only gets one free amendment. So, the applicant would be better off getting their HOA approval prior to the City approval to avoid amendment fees. Evashevski stated it is our goal to work with all parties involved but the City does not want to be put in the position of a lawsuit due to unreasonable hold back or denial.

IX. Public Comment

Pettit talked about issues in a tourist town. Mackinac Island is very unique. We are a business. Our unique situation on the island is the use of our residential buildings. Where you house your employees is a large part of the business part of the island. Pettit stated we need to figure out a way to pay for the new sewer plant. Woodville and a private home owner shouldn't have to pay the same amount. The expansion is helping cover all the new employee housing, but there is no way to ensure the commercial business owners pay

their fair share. Dufina asked why can't the DPW add more billing categories. Jurcal stated he is glad someone finally stated we have \$24 million in unsecured debt. There are state regulations on billing. DPW needs to come up with something.

X. Adjournment

Motion to adjourn at 2:54 PM.

Motion made by Myers, Seconded by Pettit.

Voting Yea: Martin, Pettit, Myers, Dufina, Finkel