

# CITY OF MACKINAC ISLAND

## AGENDA

### 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

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**I. Call to Order**

**II. Roll Call**

**III. Pledge of Allegiance**

**IV. Adoption of Agenda**

**V. Correspondence**

- [a.](#) Letter from Cristina Staats
- [b.](#) Letter from Jack Dehring Jr
- [c.](#) Letter Opposing Housing
- [d.](#) Letter from Bobinsky's
- [e.](#) Letter from Surrey Ridge Condo Owners
- [f.](#) Letter from Lorma Kolatski
- [g.](#) Letter from Louann Mosley
- [h.](#) Letter from Tim Kolatski
- [i.](#) Letter from Candace Smith
- [j.](#) Letter from Cathy Arbib
- [k.](#) Letter from Frank & Bernadine Bloswick
- [l.](#) Letter from Alice & Frank Bloswick
- [m.](#) Letter from Kim Kolatski
- [n.](#) Letter from Wolfsen's
- [o.](#) Letter from Spoor
- [p.](#) Letter from Ben Mosley
- [q.](#) Letter from Lorne Cowell

[r.](#) Letter from Gwen Bagbey

[s.](#) Letter from Gabe Cowell

**VI. New Business**

[a.](#) Special Land Use Request from GHMI Resort Holdings LLC

[b.](#) R425-098-052 Grand Hotel 12 Dwelling Units Amendment to Boardinghouse

**VII. Public Comment**

**VIII. Adjournment**

Cristina Staats  
7562 4<sup>th</sup> Street, P.O. Box 1246  
Mackinac Island MI, 49757



Planning Commission

City of Mackinac Island, City Hall

7358 Market Street, P.O. Box 455

Mackinac Island MI, 49757-0455

Dear Planning Commission,

When the change in density request first came to my attention I wrote to the city regarding my feelings on this issue. I am against any changes in the zoning or the density regulations currently in place, as I outlined in my letter (copy enclosed). That initial request was withdrawn. Now I learn that the issue is coming before your commission in a slightly changed format. I am against anything that will change the tenor of this neighborhood, which a large boarding house/ tenement/ apartment building—call it what you want—would do. This is a quiet, family-oriented neighborhood. Any housing, larger than a family home, or small boarding house that conforms to the current rules, would not be in the best interests of the city, or the current residents. Should the Planning Commission allow this it would be telling the residents that their neighborhood is not valued by the city, nor are they, as residents and voters, valued. That would be a shame.

I urge you to deny this request. Please consider us, value us. There are a myriad of avenues open to the group to develop housing for their temporary work staff, without changing the nature of our neighborhood.

Respectfully,

Cristina Staats

**Katie Pereny**

**From:** Mackinac Island Michigan <noreply@civicplus.com>  
**Sent:** Thursday, October 30, 2025 10:56 AM  
**To:** Katie Pereny  
**Subject:** GHMI request for variance



Name: Jack E Dehring Jr  
Email: jdehring2@gmail.com

Message:

Planning Commission – Re. December 9 2025 meeting and proposal by GHMI Resort Holdings LLC

According to the master plan the goal of the city is to “Protect the neighborhood feeling of residential areas, seeking to maintain their viability to support year-round residents.”

Harrisonville is designated as R-4 Harrisonville Residential. According to the zoning description the R-4 designation is designed “To establish and preserve a quiet neighborhood of primarily single- and two-family homes within the area of the Island commonly known as Harrisonville, free from other uses except those which are both compatible with and convenient to the residents of Harrisonville, and to provide adequate housing opportunities for permanent and seasonal residents.

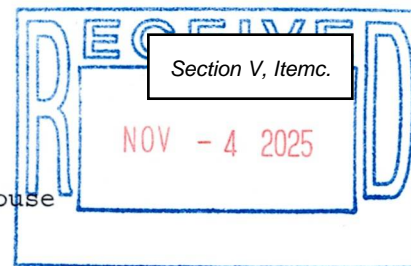
It is my contention that this proposal does not meet the criteria mentioned above.

Thank you for your consideration in the matter. – Jack Dehring





Katie Pereny, Planning Commission Secretary  
P. O. Box 455  
Mackinac Island, MI 49757



RE: Property on Cadotte Avenue wanting to be changed to a Boarding House

My husband and I have lived on the island year-round for many, many years. We visited the island often in the prior 25 years before moving here. We have a good understanding of what goes on, especially in the residential area of the village, in Harrisonville, and the seasonal housing needs.

I completely understand the Grand Hotels' reasons for needing more housing. However, this is a residential area, and building a "12-unit apartment building" here to house 24 people is not appropriate.

Asking to change it to a "Boarding House" is unreasonable and unacceptable. A boarding house is a "private home" where the owner rents out rooms to working adults for a fee. The tenant has access to a bedroom, a bathroom, and sometimes shared living rooms and where breakfasts and dinners are provided. This will not be a private home; it's simply an apartment complex.

At some point, this trend needs to be stopped, and a serious discussion about the future must begin. Someone must put an end to building more apartments for seasonal workers. A viable solution must be found; otherwise, this beautiful island will be left with nothing but apartments for seasonal workers as far as the eye can see. Communities will vanish, close-knit families will be broken apart, and the safety of our children will be compromised.

The village has had residents living there for generations. Gradually, houses are being bought up to accommodate seasonal workers. Soon, there will be no true residential community left, as residents are pushed out. It will all be for seasonal workers. No more real communities. This charming, little island, which holds so many memories of families growing up here, is at risk of disappearing.

Our current community is strong, with family nearby everywhere you turn. It won't be if this continues. Our history and culture will be lost, and at what cost? Once it's gone, it's gone—no way to recover or go back.

Our small island cannot possibly accommodate the number of seasonal workers we have or will have. Considering options "off" the island, where there are no communities—just land to develop—is a practical and more affordable alternative. Call it "Grand Hotel Apartments," but do not build more here.

When will this stop? When all the land is gone, and we're forced to go "up" and build skyscrapers?

This isn't just a joke; it's a coming reality that will arrive sooner than you think. The wealthy seem to always "buy" their way in—money talks. You need to decide: is it money you want, or a family oriented community that will continue to thrive and prosper? How do you expect our school to grow in numbers, when eventually it will be all seasonal workers, and no place for families to live?

What kind of community do you envision for the future? You need to take a hard look now before your time runs out. This is a good starting point.

We vote for community. We say NO to this "BOARDING HOUSE" proposal. We say NO to this "12-UNIT APARTMENT BUILDING IN DISGUISE".

Please listen to your community and let them be heard, rather than the influence of wealthy corporations. Vote with your heart—stand up and SAY NO!

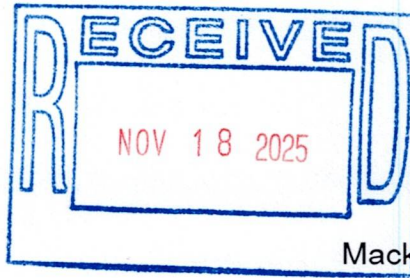
File No. \_\_\_\_\_  
Exhibit \_\_\_\_\_

Date \_\_\_\_\_

Initials \_\_\_\_\_



File No. R425.098.052  
 Exhibit W  
 Date 11.18.25  
 Initials KP



7712 Third Street  
 P.O. Box 323  
 Mackinac Island, Michigan 49757  
 November 12, 2025

Mackinac Island Planning Commission  
 Attn: Michael Straus, Chairman  
 Attn: Katie Pereny, Secretary  
 7358 Market Street  
 P.O. Box 455  
 Mackinac Island, Michigan 49757

Re: Application for Special Land Use  
 Variance by GHMI Resort Holdings LLC for  
 Subject Property No. 49-051-630-098-00 at  
 the Intersection of Fourth St. & Cadotte Ave.

Members of the Planning Commission:

Being in receipt of your *Notice of Public Hearings* dated September 4, 2025, and October 22, 2025, respectively, and in accordance with the instructions therein, we would like to provide for the official record our comments with respect to the above-captioned *Application* based (1) on GHMI Resort Holdings' presentation to the Planning Commission at its October 14, 2025, meeting and (2) on our examination and consideration of publicly available information and documentation previously presented to the Planning Commission (and available on its website).

As "property owners and residents . . . within 300 feet of the subject property" [No. 49-051-630-098-00], for the past forty-five years we have been participants in—and witnesses to—the evolution of Harrisonville (aka the "Village") from an *almost* quintessential single-family residential neighborhood (with some obvious exceptions) to an increasingly densifying district, extending NNW from the intersection of Cadotte Avenue and Huron/Annex Roads to the Mackinac Island State Park boundary, consisting of an eclectic built environment, a changing demographic, and multiple zoning classifications. Commenting herein as two of a dwindling number of bona fide Village year-rounders, what's been lost and what *may* be gained by the ongoing development of Harrisonville is now—and likely will be moving forward—the subject of much discussion and debate. What is understood by informal consensus among many local stakeholders today, however, is that the character and "vibe" of the Village are slowly eroding, in part caused by what is *perceived* to be the injudicious granting of zoning variances.

To the extent that such a perception may be well-founded, we would like to express our opposition to granting the above-captioned variance request for the following reasons:



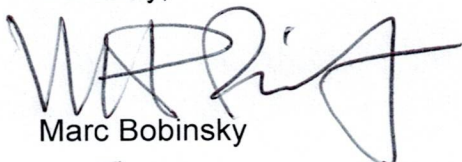
1. It is our understanding that a use variance allows a landowner to put a property to an otherwise prohibited use, but—even though they're not specifically restricted by law—a use variance can be problematic for any number of reasons not least of which is the inherent subjectivity in the requesting and granting or denying of same. Zoning “best practices” across jurisdictions in Michigan and elsewhere seem to have applied a small number of commonly accepted general criteria to reduce the subjectivity inherent in considering a use variance. One criterion that stands out among the others is “hardship,” i.e., that the landowner must make the case that “no reasonable use [of the subject property] can be made without a variance.” We are not yet convinced that the above-captioned variance request as it currently stands, including the publicly available supporting documentation and the applicant’s spokespersons’ presentations at the 14 October 2025 Planning Commission meeting, offer a persuasive argument in that regard.
2. According to the *Notice of Public Hearing/City of Mackinac Island – Zoning Board of Appeals/Mackinac Island, MI*, dated September 4, 2025:

“Per Section 7A.03A of the City’s Zoning Ordinance, multi-family residential use can be permitted by special land use approval, issued by the Mackinac Island Planning Commission. Under Section 7A.04E of the City’s Zoning Ordinance, the maximum permitted density for family residential use is 10 dwelling units per acre. The subject property is .344 acres, allowing for a maximum of 3 dwelling units. Applicant is requesting a variance for an increase in density to allow twelve (12) dwelling units to be per permitted on the property.”

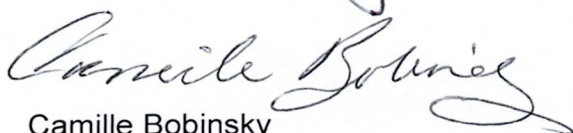
It seems obvious to us (as it probably would to most reasonable and impartial observers) that the applicant’s variance request, as it has been presented and explained thus far, is a request for an “extreme” variance seeking to quadruple the extant allowable number of dwelling units.

Accordingly, we urge the Planning Commission to reject this particular variance request because of its “extreme” nature and because it appears to compromise the entire rationale for the dwelling unit density limits set forth in Section 7A.04E of Mackinac Island’s Zoning Ordinance.

Cordially,



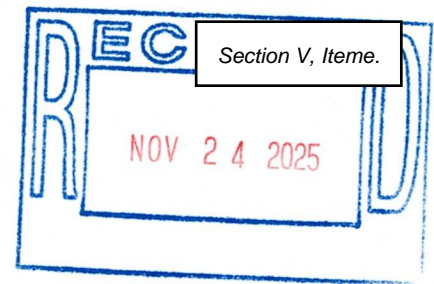
Marc Bobinsky



Camille Bobinsky



File No. B425.098.052  
Exhibit X  
Date 11.24.25  
Initials KVP



November 19, 2025

To: Katie Pereny, Planning Commission Secretary

This letter is to The Planning Commission, City Council Mackinac Island, requesting that the application for special land use for the proposed boarding house by GMHI on Cadotte and 4th Street be denied.

On behalf of the Surrey Ridge Condominium Residence Association (2488 & 2490 Cadotte), we feel that such a large boarding house would irreparably change the residential nature of the existing neighborhood. The subject property is only 0.344 acres, and construction of a large boarding house would uniquely stand out in what otherwise is a very residential and family-centric neighborhood. Although our condominium association consists of 8 units, they are single family units including several full-time year-round residents. All units have limited occupancy, as specified in the association bylaws, and the association enforces any rental restrictions.

Harrisonville, also known as the Village, is a safe place for families and children and we believe should be kept as family-centric housing. The Village is where most year-round residents live and this area should be protected at all cost.

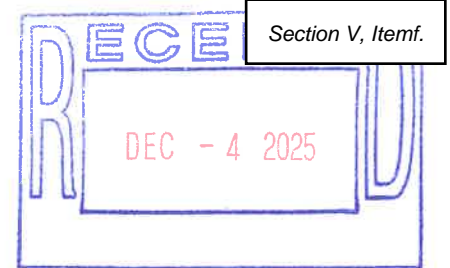
In closing, we request denial of the special land use permit for a boarding house on this property.

Dean Millar, Owner and President Surrey Ridge Condominium Association  
Darla Decker, Owner and Vice President Surrey Ridge Condominium Association  
Moira Croghan, Owner  
Helen Iemola, Owner  
Susan Dick, Owner  
Chris Dick, Owner  
Dorothy Millar, Owner  
Charlie Jansen, Owner  
Aneta Jansen, Owner



Dec 2, 2025

File No. R425-098-052  
Exhibit Y  
Date 12.4.25  
Initialed KP



Pursuant to your notice regarding a public hearing scheduled for December 9, 2025 for an application for a special land use requested by GMHI Resort Holdings, LLC, I would like to go on record as a resident of and a property owner in The Harrisonville Neighborhood.

The area in question is replete with single family dwellings and I feel this proposed multi-unit development would be an absolute nail in the coffin of the ongoing disintegration of the Harrisonville Neighborhood. While the proposed use and conformity attempts to be justified with semantics and magic words like "manager housing", past practice has taught us that any and all housing becomes a strain on a neighborhood meant for single family dwellings.

GHMI Resort Holdings owns plenty of other property for a building of this size. If they feel it would be an attractive and worthwhile investment in employee accommodations and not become an eyesore or disruptive to the core usage of surrounding property they should build it down by the Esther Williams Swimming Pool.

If the aforementioned wasn't clear, and doubt that is the case, please regard me and my immediate family in staunch opposition to this request and feel free to convey my letter and or my sentiments to the Mackinac Island City Council.

Sincerely,

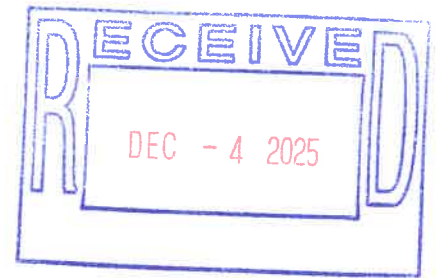
*Norma Holatkei*





Dec 2, 2025

File No. R425. 098. 052  
Exhibit Z  
Date 12.4.25  
Initials KP



Pursuant to your notice regarding a public hearing scheduled for December 9, 2025 for an application for a special land use requested by GMHI Resort Holdings, LLC, I would like to go on record as a resident of and a property owner in The Harrisonville Neighborhood.

The area in question is replete with single family dwellings and I feel this proposed multi-unit development would be an absolute nail in the coffin of the ongoing disintegration of the Harrisonville Neighborhood. While the proposed use and conformity attempts to be justified with semantics and magic words like "manager housing", past practice has taught us that any and all housing becomes a strain on a neighborhood meant for single family dwellings.

GHMI Resort Holdings owns plenty of other property for a building of this size. If they feel it would be an attractive and worthwhile investment in employee accommodations and not become an eyesore or disruptive to the core usage of surrounding property they should build it down by the Esther Williams Swimming Pool.

If the aforementioned wasn't clear, and doubt that is the case, please regard me and my immediate family in staunch opposition to this request and feel free to convey my letter and or my sentiments to the Mackinac Island City Council.

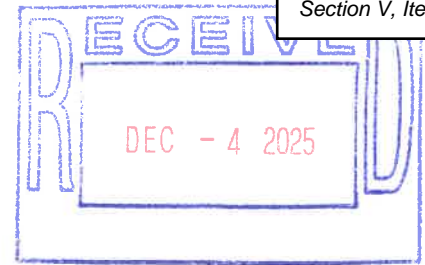
Sincerely,

*Louann Mosley*



Dec 2, 2025

File No. R425.098.052  
Exhibit AA  
Date 12.4.25  
Mails KP



Pursuant to your notice regarding a public hearing scheduled for December 9, 2025 for an application for a special land use requested by GMHI Resort Holdings, LLC, I would like to go on record as a resident of and a property owner in The Harrisonville Neighborhood.

The area in question is replete with single family dwellings and I feel this proposed multi-unit development would be an absolute nail in the coffin of the ongoing disintegration of the Harrisonville Neighborhood. While the proposed use and conformity attempts to be justified with semantics and magic words like "manager housing", past practice has taught us that any and all housing becomes a strain on a neighborhood meant for single family dwellings.

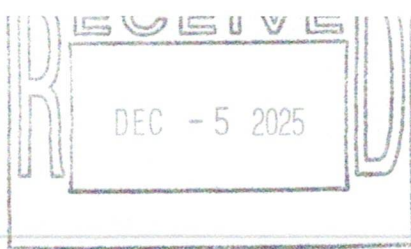
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If the aforementioned wasn't clear, and doubt that is the case, please regard me and my immediate family in staunch opposition to this request and feel free to convey my letter and or my sentiments to the Mackinac Island City Council.

Sincerely,

*Jim Kolatski*





12-4-2025

To: The City of Mackinac Island, Planning Commission,

I am against the GHMI requesting special land use.

The Village is zoned for families + children.

They knew the rules when they bought the property and they want to overbuild. The Village does not need more Boarding Houses.

Cordae L Smith

File No. R425.098.052

Exhibit BB

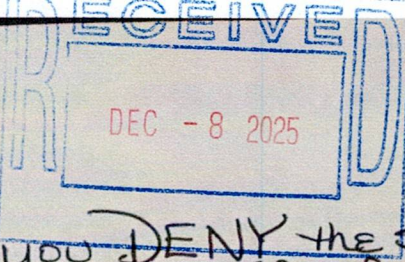
Date 12.5.25

Initials KP









12/5/2025

Section V, Itemj.

To the Planning Commission,

I am writing to ask that you DENY the special land use that GHMI Resort Holdings has applied for for their proposed employee housing project on 4th Street in Harrisonville.

GHMI is trying to manipulate our zoning ordinance by changing how they describe this project. Just because they now want to call a 12 unit apartment building a "boarding house" does not make it so. If GHMI truly believed this was a boarding house, why did they submit plans as a 12 unit apartment building and request a variance for 4X the zoned density? This misrepresentation is a slap in the face to Mackinac and especially to the residents of Harrisonville.

This project is not in keeping with our family oriented neighborhood and would be a detriment to our future.

Please DENY this request.

Thank you,

Cathy Arbib

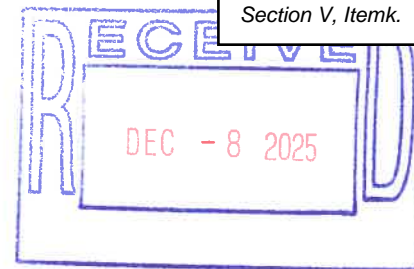
Cadotte Avenue

Harrisonville

(69 years on Mackinac - 32 years in Harrisonville)



**Frank & Bernadine Boswick**  
7533 5th Street  
Mackinac Island, MI 49757



December 7, 2025

**Mackinac Island Planning Commission Secretary**  
City Hall  
Mackinac Island, MI 49757

**RE: Opposition to Special Land Use Request for Boardinghouse at 4th Street & Cadotte Avenue**

Dear Members of the Planning Commission,

We are writing to formally **oppose the request** for approval of a **Special Land Use** for a **Boardinghouse** at the proposed location on the southeast corner of **4th Street and Cadotte Avenue**, Parcel No. 051-630-098-00.

While we understand the need for housing, especially for employees of Grand Hotel, I believe that this development is inappropriate for the Harrisonville residential area. This is a predominantly residential neighborhood, with established homes and properties that reflect the character of Mackinac Island's year round community values. The introduction of another non-family dwelling that houses multiple unrelated individuals, would not be in keeping with the character of this area and could have a significant negative impact on the quality of life for residents and the overall neighborhood aesthetic.

### **1. Impact on Property Values**

A development of this nature is likely to degrade the neighborhood and diminish property values. The presence of a boardinghouse could lead to increased traffic, noise, and potential disturbances, which could make the area less desirable for potential homebuyers. The proposed site, if developed into a boardinghouse, would introduce an incompatible land use into a residential zone, creating a stark contrast with the surrounding single-family homes and lower-density residential properties.

### **2. Incompatibility with Neighborhood Character**

Harrisonville is a quiet, established residential community with homes primarily owned by families, retirees, and long-time residents. Allowing a large boardinghouse to operate in this area will alter the fundamental character of the neighborhood, shifting it away from its current family-oriented environment to one that could attract transient residents. The boardinghouse will inevitably create more foot traffic, potential noise late at night, and other disturbances that are incompatible with the peaceful, family-oriented atmosphere that currently exists.

### 3. Lack of Long-Term Stability

Unlike single-family homes that provide long-term, stable residents to the neighborhood, the transient nature of a boardinghouse will create instability. With the number of employees rotating in and out, the site will lack the community cohesion that is vital to maintaining the neighborhood's character. The lack of permanence and the potential for frequent changes in occupancy could undermine the sense of community that residents have worked to build over the years.

### 4. Alternatives for Employee Housing

There are other appropriate locations on the island for employee housing that would not impact established neighborhoods. I urge the Planning Commission to consider alternative options that would place employee housing in areas more suited to such uses, rather than forcing it into a residential district where it may not thrive or be accepted.

### Conclusion

In conclusion, we strongly oppose the request for a Special Land Use for a Boardinghouse at this location. It is not a suitable use for the Harrisonville residential area, and it has the potential to negatively affect property values, the neighborhood's character, and the quality of life for residents.

We urge the Planning Commission to carefully consider the concerns raised by this request and to prioritize the long-term well-being and stability of the surrounding neighborhood.

Thank you for your attention to this important matter.

Sincerely,

*Frank Bloswick Jr.*

*Bernadine Bazinau Bloswick*

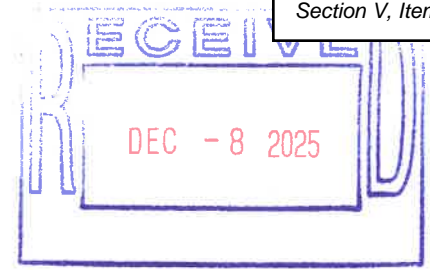
Frank Bloswick Jr.

fbloswickjr@gmail.com

Bernadine Bazinau-Bloswick

bbazinau@gmail.com

Katie Pereny, Planning Commission Secretary  
City of Mackinac Island Planning Commission  
P.O. Box 455  
Mackinac Island, Michigan 49757



**Re:** Strong Opposition to GHMI Resort Holdings LLC Request for Special Land Use / Rezoning to Boarding House (Property No. 49-051-630-098-00)

Dear Members of the Mackinac Island Planning Commission,

We are writing to express our strong and unequivocal opposition to the request by GHMI Resort Holdings LLC to change the zoning and permitted use of the property on Cadotte Avenue to allow for a boarding house/employee housing facility.

This proposal is not in the best interest of the community, nor is it compatible with the long-established character of the surrounding neighborhood. The area in question is zoned **Harrisonville Residential (R-4)**, intended to support and preserve **single-family homes** and stable residential living. Allowing a high-density boarding house within this district directly undermines both the purpose and the integrity of that zoning.

### **Community Impact & Incompatibility with Zoning**

The introduction of a large employee housing site in a single-family residential zone will inevitably bring increased noise, congestion, traffic, and strain on limited community infrastructure. Harrisonville is one of the few remaining neighborhoods on Mackinac Island where year-round and seasonal residents can maintain a sense of normalcy, stability, and safety. The long-term effects of inserting commercial workforce housing into this environment will permanently alter the fabric of the community.

### **Precedent & Future Development Pressure**

Granting this special land use request sets a troubling precedent. Once a boarding house is allowed in this type of residential zone, it invites additional similar proposals and accelerates the displacement of family homes with commercial or quasi-commercial lodging. This threatens the balance of the island community and weakens the zoning protections residents rely on.

### **Better Alternatives Exist**

The Grand Hotel and its ownership group have other avenues for addressing employee housing needs—avenues that do not involve converting single-family residential neighborhoods into high-density lodging clusters. The burden of a private business's staffing needs should not fall on residents or compromise community zoning standards.

### Protecting the Community's Future

Mackinac Island's identity depends on strong, healthy, stable neighborhoods. Preserving these residential zones is essential for maintaining a community where families can live, contribute, and remain for generations. Changing this property to boarding house use is inconsistent with that vision and erodes the protections that zoning is intended to provide.

For these reasons, we strongly urge the Planning Commission to **deny** the application from GHMI Resort Holdings LLC and uphold the intended purpose of the R-4 zoning district.

Thank you for your time and your commitment to protecting the integrity of Mackinac Island's residential community.

Sincerely,

Frank and Alice Bloswick



2650 Cadotte Ave  
Mackinac Island, MI 49757  
(906) 847-0021

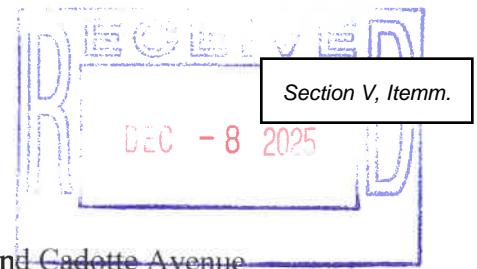


File No. 8425-098-052

Exhibit EE

Date 12-8-25

Initials KP



To: Mackinac Island Planning Commission

Subject: Opposition to 12-Unit Apartment Development at 4th Street and Cadotte Avenue

Dear Members of the Planning Committee,

I am writing as a concerned resident of Harrisonville regarding the GHMI Resort Holdings, LLC proposal to build a 12-unit employee housing complex at the corner of 4th Street and Cadotte Avenue. While I recognize the importance of providing adequate accommodations for local employees, this proposed development is not an appropriate fit for our neighborhood.

This proposal represents a major departure from the intent and limits of our current zoning regulations. The property is not zoned for such high-density development, and the proposed project would create multiple times the density currently permitted. GHMI Resort Holding, LLC originally applied for a variance, acknowledging this, but now appears to be reclassifying the project as a “boarding house” to avoid proper zoning review and approval.

These zoning regulations exist for good reason—to protect the established character, safety, and livability of our residential neighborhoods. Granting a variance for a development of this scale would set a troubling precedent and erode the zoning protections that residents rely on.

This type of reclassification undermines both the integrity of our zoning process and the trust of local residents. The neighborhood surrounding 4th and Cadotte is composed primarily of small homes and single-family residences, and the addition of a 12-unit structure—potentially intended for employee housing—would dramatically alter the character, safety, and livability of the area.

High-density employee housing in this location raises several serious concerns:

- Noise and disruption inconsistent with the quiet residential environment.
- Strain on local infrastructure and public services.
- Precedent for future zoning circumventions that could harm our community.

Our community is made up of families, retirees, and long-term residents who value the peaceful, residential nature of our area. A 12-unit employee complex—designed primarily for transient or seasonal workers—does not align with this character or the intent of the zoning plan.

Instead, I would suggest more single-family homes to encourage year-round residents and families to establish more stable roots in our community. The popularity of the Forest Way Townhomes is a great example of the desire current residents have to remain on Mackinac Island. The addition of more single-family homes would provide these residents with a more permanent housing solution and allow them to continue growing and impacting our tight-knit, unique community.

I urge the Planning Committee to deny this special land use request and uphold the intent of our zoning ordinances. Maintaining an appropriate density and ensuring that developments align with the neighborhood’s character are essential to protecting Harrisonville’s long-term quality of life.

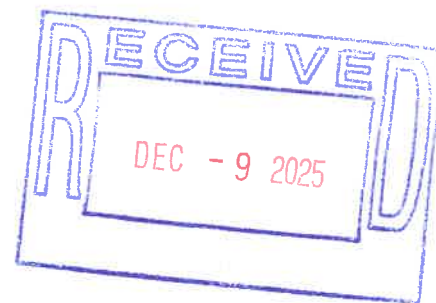
Please take residents' concerns seriously and stand with the community by rejecting this proposal. We appreciate your attention to this matter and your ongoing commitment to maintaining the integrity and livability of our neighborhoods.

Thank you for your attention and service to our city.

Sincerely,

Kim Kolatski  
2803 Cadotte Avenue  
Mackinac Island MI 49757

Tim & Deb Wolfson  
2604 Cadotte Ave  
Mackinac Island, MI. 49757



Mackinac Island Planning Commission  
Attn: Michael Straus, Chairman  
Attn: Katie Pereny, Secretary  
7358 Market Street  
Mackinac Island

Re: Application for Special Land Use  
Variance by GHMI for Property No.  
49-051-630-098-00 at the South East  
corner of Cadotte Ave & 4<sup>th</sup> Street

To the Mackinac Island Planning Commissioners

We urge the Planning Commission to reject this variance request because we do not believe that it is in the best interest of ourselves, the other residents of Harrisonville Village, or the City of Mackinac Island. Deb & I purchased our summer home on Mackinac Island from Dean and Dorothy Gillespie in the summer of 2008. Our home, located at the NE corner of Cadotte Ave. and 4<sup>th</sup> Street, borders the proposed boardinghouse.

We had planned on making the trip up to the Island and attend the meeting, but bad weather where we are at, makes me hesitant to travel. After contacting Katie Pereny this morning, she assured me that she would get this letter into your packet of information.

We believe that Mackinac Island is a very unique community and has stayed that way because of the forethought of the past and present elected officials. People come to Mackinac Island to experience the atmosphere that you can't find anywhere else in the world. Hiking, boating, bicycling, kite flying, dining, walking, horseback riding, shopping, museums, the Grand Hotel, historical homes; all where change & time, has stood still. The people that live on Mackinac Island, not the people that own a piece of Mackinac Island, have made this happen.

The erosion of single family housing availability, is not a good thing. I believe that there is already a shortage of it on the island, and what has been zoned for single family housing should not be changed to any other use. There has to be affordable places for working families to live and changing the zoning to any other use, will only decrease the remaining housing and drive prices up where they will someday, be unaffordable for working families to purchase. And when affordable housing goes away, so does the working families.

In closing, we ask you to deny the use variance change, and have the applicant consider other properties that they own, that might be better zoned, for their boardinghouse project.

Tim & Deb Wolfson

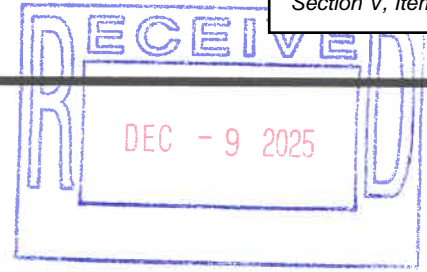
December 8, 2025

*Tim Wolfson*  
*Deb Wolfson*

**Katie Pereny**

---

**From:** Jim Spoor <justjim3333@yahoo.com>  
**Sent:** Tuesday, December 9, 2025 8:01 AM  
**To:** Katie Pereny  
**Subject:** Comment for Public hearing, Tuesday 12/9



To the planning commission

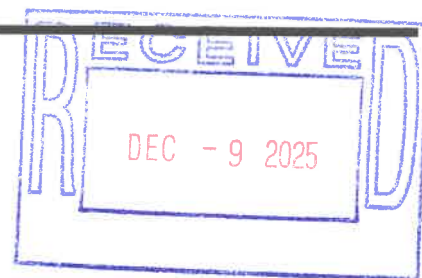
I am opposed to the special land use applied for by GHMI Resort Holdings for their proposed employee housing project on 4th street in Harrisonville.

Jim Spoor

[Yahoo Mail: Search, Organize, Conquer](#)

**Katie Pereny**

**From:** Ben Mosley <bmosley@treetops.com>  
**Sent:** Monday, December 8, 2025 4:40 PM  
**To:** Katie Pereny  
**Subject:** Planning Commission  
**Attachments:** x1.jpg; x2.jpg; x3.jpg; x4.jpg; x5.jpg



Mr. Chairman and Commissioners,

I am writing in opposition of the proposed apartment buildings on the corner of 4<sup>th</sup> and Cadotte. The appearance of Grand Hotel's housing under Davidson and their current administration's reign has not been what I would refer to as up to a high standard when it comes to outside appearance. Their stewardship of properties in Harrisonville as well as other areas of the island greatly lacks currently. I have included a few photos as examples of what I am referring to.

During my tenure as a Planning Commission member, I was generally in favor of housing unit being developed. I felt that they were a normal evolution of the island and did not devalue homes in their neighborhoods. I still feel that way when they are well run and maintained. I do not feel as though this development will help surrounding properties' value especially if it is allowed to have the same outward appearance as many of the other Grand Hotel Housing properties do presently.

Thank you and feel free to contact me if you have any questions at 906-630-1212.

Respectfully,

Ben Mosley



**Ben Mosley**  
Facilities Manager  
Treetops Resort  
Office - 989.731.8451













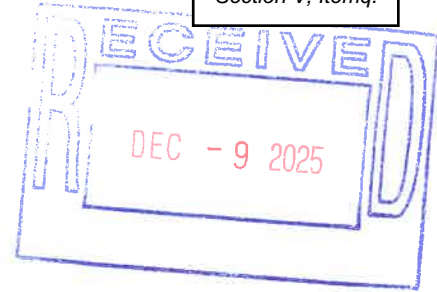








Dec 2, 2025

File No. RH25-098-052Exhibit KKDate 12-9-25Initials KP

To The Mackinac Island Planning Commission,

Pursuant to your notice regarding a public hearing scheduled for December 9, 2025 for an application for a special land use requested by GMHI Resort Holdings, LLC, I would like to go on record as a resident of and a property owner in The Harrisonville Neighborhood.

The area in question is replete with single family dwellings and I feel this proposed multi-unit development would be an absolute nail in the coffin of the ongoing disintegration of the Harrisonville Neighborhood. While the proposed use and conformity attempts to be justified with semantics and magic words like "manager housing", past practice has taught us that any and all housing becomes a strain on a neighborhood meant for single family dwellings.

GHMI Resort Holdings owns plenty of other property for a building of this size. If they feel it would be an attractive and worthwhile investment in employee accommodations and not become an eyesore or disruptive to the core usage of surrounding property they should build it down by the Esther Williams Swimming Pool.

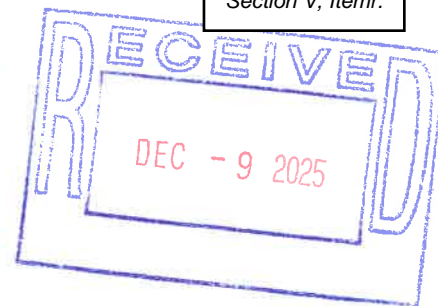
If the aforementioned wasn't clear, and doubt that is the case, please regard me and my immediate family in staunch opposition to this request and feel free to convey my letter and or my sentiments to the Mackinac Island City Council.

Sincerely, *Forne W Cowell*

Dec 2, 2025

File No. R425-098-052Exhibit JJDate 12-9-25

To The Mackinac Island Planning Commission,

Initials KP

Pursuant to your notice regarding a public hearing scheduled for December 9, 2025 for an application for a special land use requested by GMHI Resort Holdings, LLC, I would like to go on record as a resident of and a property owner in The Harrisonville Neighborhood.

The area in question is replete with single family dwellings and I feel this proposed multi-unit development would be an absolute nail in the coffin of the ongoing disintegration of the Harrisonville Neighborhood. While the proposed use and conformity attempts to be justified with semantics and magic words like "manager housing", past practice has taught us that any and all housing becomes a strain on a neighborhood meant for single family dwellings.

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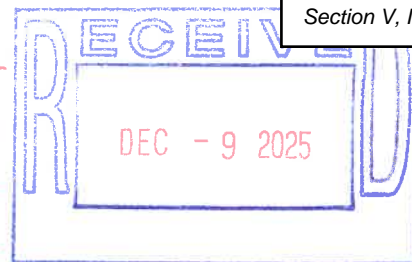
If the aforementioned wasn't clear, and doubt that is the case, please regard me and my immediate family in staunch opposition to this request and feel free to convey my letter and or my sentiments to the Mackinac Island City Council.

Sincerely,

*Mwendolyn Bagley*

Dec 2, 2025

File No. R425.098.052  
Exhibit LL  
Date 12.9.25  
Initials KD



To The Mackinac Island Planning Commission,

Pursuant to your notice regarding a public hearing scheduled for December 9, 2025 for an application for a special land use requested by GMHI Resort Holdings, LLC, I would like to go on record as a resident of and a property owner in The Harrisonville Neighborhood.

The area in question is replete with single family dwellings and I feel this proposed multi-unit development would be an absolute nail in the coffin of the ongoing disintegration of the Harrisonville Neighborhood. While the proposed use and conformity attempts to be justified with semantics and magic words like "manager housing", past practice has taught us that any and all housing becomes a strain on a neighborhood meant for single family dwellings.

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If the aforementioned wasn't clear, and doubt that is the case, please regard me and my immediate family in staunch opposition to this request and feel free to convey my letter and or my sentiments to the Mackinac Island City Council.

Sincerely,

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 4<sup>th</sup> 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,**



- HopkinsBurns Design Studio    113 S. Fourth Ave., Ann Arbor, Michigan 48104    734.424.3344

**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.**



Tamara E. L. Burns, FAIA  
Principal

**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:**

☒ 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 NUMBER 625 019 00\*

C. Address of Property: CADOTTE AVE, MACKINAC ISLAND, MI 49757

D. Zoning District: R-4 HARRISONVILLE RESIDENTIAL

File No. R125-098-052

E. Site Plan Checklist Completed & Attached: YES

Exhibit A

F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) YES

Date 6.24.25

G. Sketch Plan Attached: YES

Initials KP

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 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]  
Signature

SIGNATURES \_\_\_\_\_  
Signature

TAMARA E.L. BURNS, PRINCIPAL  
Please Print Name

\_\_\_\_\_  
Please Print Name

Signed and sworn to before me on the 20<sup>th</sup> 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

[Signature]  
Notary Public

*Washtenaw*

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

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](http://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"/>            |

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 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 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 4<sup>th</sup> 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,**

- HopkinsBurns Design Studio 113 S. Fourth Ave., Ann Arbor, Michigan 48104 734.424.3344

**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.**



Tamara E. L. Burns, FAIA  
Principal

10/10/2025 3:17:04 PM S:\Projects\Grand Hotel\2025 Manager Housing\Drawings\Sheet\temp copy - 12 unit\4th and CADOTTE-A24\_Local\_12 units - Copy.rvt

# GRAND HOTEL - MANAGER HOUSING

Section VI, Itemb.

00  
COVER

Grand Hotel®  
2025.10.10  
SCALE: 1" = 200'-0"

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

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historic preservation  
communities by design

52

## 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

PC

### 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

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.

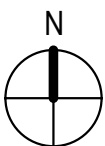
### Requirements

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 FRONT YARD (CORNER) SIDE YARD REAR YARD	REQ'D 25' 25' 5' 25'	PROPOSED 25' - 8" 30' 17' - 6" 25' - 4 1/2"
HEIGHT STORIES MIN. STORIES MAX. FEET MIN. FEET MAX.	ALLOWED 1 2.5 12' 35'	PROPOSED 2 2 31' - 6 1/2" 31' - 6 1/2"
LOT COVERAGE SQ. FT. (INCLUDING PORCHES AND DECKS) PERCENTAGE	ALLOWED 6,000 40%	PROPOSED 5,929 39.5%
GROSS SQUARE FOOTAGE 1ST FLOOR 2ND FLOOR TOTAL		PROPOSED 3,970 3,720 7,690



### AREA PLAN

1" = 200'-0" SCALE





Oil, gas, mineral and other substances reserved by the State of Michigan; and the terms, covenants and provisions contained in instrument recorded in Liber 102, page 343, as to Part 7, 9 and 33.

*Item does not reference said property and is not shown hereon.*

*This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.*

Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 112, page 83, as to Part 33

*Item does not reference said property and is not shown hereon.*

Schedule B, Part II Items 1 - 11 and 14 - 18 are not survey related.

The subject property is zoned "R4" - Harrisonville Residential District of the City of Mackinac Island

Front Setback: 25' minimum or in line with adjacent residences  
Side Setback: 5' minimum on one side and 10' minimum on the other  
Rear Setback: 25' minimum  
Maximum Lot Coverage: No Requirement Noted  
Minimum Lot Width: 75'  
Minimum Lot Depth: No Requirement Noted  
Minimum Lot Area: 10,000 sq. ft.  
Maximum Building Height: No principal building shall be less than 12 feet in height, nor shall any building exceed 35 feet, or 2½ stories, in height  
Maximum Floor Area Ratio: No Requirement Noted  
Maximum Density: 10 dwelling units/acre  
Parking Formula: Motor Vehicles not allowed

The zoning information shown above was provided by NVS Transaction Services - Zoning Division in the Zoning Information Project for Parcel: 051-4330-058-00 Cadotte, Report #7201901836/028 having a date of effect of September 13, 2019, pursuant to Item 6b of Table A.

A hand-drawn map showing the location of the 'SITE' at the intersection of GADSDEN AVE and 4TH ST. The map includes streets 2ND ST, 3RD ST, 4TH ST, 5TH ST, and 6TH ST. A north arrow is located to the left of the map.

MON1 Some features shown on this plat may be shown out of scale for clarity.

MON2 Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.

MON3 The date of bearings is N 81°50'35" E being the Northernly line of Lot 98, Assessor's Plat of Harrisonville, Liber 4 of Plats, Page 84, 85, 86, 87, 88 and 89.

MON4 All of the various survey monuments shown on this plat as found and/or used are in good condition, apparently undisturbed, unless otherwise noted.

MON5 At the time of survey, there was no observable evidence of earth moving work, building construction, or building additions.

MON6 At the time of survey, there were no changes in street right of way lines or observable evidence of street or sidewalk repairs.

MON7 At the time of survey, there was no observable evidence of substantial areas of refuse.

MON8 At the time of survey, the site is not being used as a cemetery, grave site or burial ground.

MON9 All field measurements matched record dimensions within the precision requirements of ALTA/NPS specifications unless otherwise shown.

MON10 Subject parcels contains 0.34 Acres (14,997.59 square feet), more or less.

MON11 There were 0 regular parking spaces and 0 disabled parking spaces observed in the field. Total parking spaces of 0.

MON12 Address for subject property is Vacant Cadotte Avenue, Macdonac Island, MI 49757, per documents provided.

MON13 The subject property has direct access to Cadotte Avenue on the West side of property and 4th Street on the North side of property both of which have a publicly dedicated right of way (No physical driveways).

MON14 The location of all utilities serving or existing on the surveyed property as depicted were determined by observed above-ground evidence.

MON15 No wetlands were delineated for the subject property, or information provided to surveyor as to the location of any wetlands.

MON16 There are no gaps or gores on the surveyed property in relation to its adjoiners.

MON17 There are no division or party walls with respect to adjoining properties.

MON18 There were no other easements or servitudes disclosed in documents provided or obtained by surveyor other than what's shown.

FOUND SECTION CORNER	
FOUND 5/8" IRON	
SET 5/8" IRON	
POWER POLE	
FLAG POLE	
LIGHT POLE	
ELECTRIC TRANSFORMER BOX	
ELECTRIC MANHOLE	
GAS METER	
TELEPHONE PEDESTAL	
ELECTRIC METER	
WATER VALVE	
FIRE HYDRANT	
SANITARY MANHOLE	
STORM CATCH BASIN (SQUARE)	
STORM CATCH BASIN (ROUND)	
STORM SEWER MANHOLE	
MAIL BOX	
OVERHEAD ELECTRIC	
UNDERGROUND ELECTRIC	
UNDERGROUND CABLE TV	
UNDERGROUND TELEPHONE	
UNDERGROUND GAS	
FENCE	
BUILDING LINE	
GRAVEL	
CONCRETE	



Land in the City of Mackinac Island, Mackinac County, MI, described as follows:

*Section VI, Item b.*

PARCEL 33:  
Lot 5 and 6, Block 7, of HOBAN'S PLAT OF A PORTION OF PRIVATE CLAIM 110, now known as Lot 98, of ASSESSOR'S PLAT OF HARRISONVILLE, according to the plat thereof as recorded in Liber 4 of Plats, pages 84, 85, 86, 87, 88 and 89, Mackinac County Records.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 855437, DATED AUGUST 06, 2019 8:00AM.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE ALSO THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 861545, DATED JULY 19, 2019 @ 8:00 AM, AS TO MACKINAC COUNTY, AND JULY 05, 2019 @ 8:00 AM, AS TO INGHAM COUNTY,

**The Grand Hotel**  
NV5 Project No. 201903352-28

**Vacant Cadotte Avenue, Mackinac Island, MI**

based upon Title Commitment No. 855437  
of First American Title Insurance Company  
bearing an effective date of August 06, 2019 8:00AM

### Surveyor's Certification

To: Wells Fargo Bank, National Association, as Administrative Agent, for the benefit of itself and the Lenders, and each of its successors and assigns; GHM RESORT HOLDINGS, LLC, a Delaware limited liability company; MUSSER REALTY CORPORATION, a Michigan corporation; GRAND HOTEL LLC, a Michigan limited liability company; GRAND HOTEL PROPERTIES, LLC, a Michigan limited liability company; MACKINAC HOLDING COMPANY, LLC, a Michigan limited liability company; MUSSER PROPERTIES, LLC, a Michigan limited liability company; KSL Capital Partners, LLC; Perkins Cole LLP; First American Title Insurance Company and Book & Clark Corporation, an NVS Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on August 2, 2019.

JAY M. SCHWANDT, P.S., J.D.  
REGISTRATION NO. 47974  
IN THE STATE OF MICHIGAN  
DATE OF FIELD SURVEY: AUGUST 2, 2019  
DATE OF LAST REVISION: NOVEMBER 21, 2019  
NETWORK PROJECT NO. 201903352-28 AAC



SHEET 1 OF 1

**Bock & Clark Corporation**  
an NV5 Company

N V 5

**Transaction Services**      **1-800-SURVEYS (787-8397)**

www.BockandClark.com    maywehelpyou@bockandclark.com    www.N

53

FEMA has not completed a study to determine flood hazard for the selected location; therefore, a flood map has not been published at this time. You can contact your community or the FEMA FMIX for more information about flood risk and flood insurance in your community.

DATE	DESCRIPTION	DATE	DESCRIPTION
08/22/2019	FIRST DRAFT	10/04/2019	NETWORK COMMENTS
09/16/2019	NETWORK COMMENTS	10/14/2019	NETWORK COMMENTS
09/27/2019	NETWORK COMMENTS	11/21/2019	NETWORK COMMENTS
FIELD WORK: Drew	DRAFTED: CLS	CHECKED BY: JMS	FB & PG:

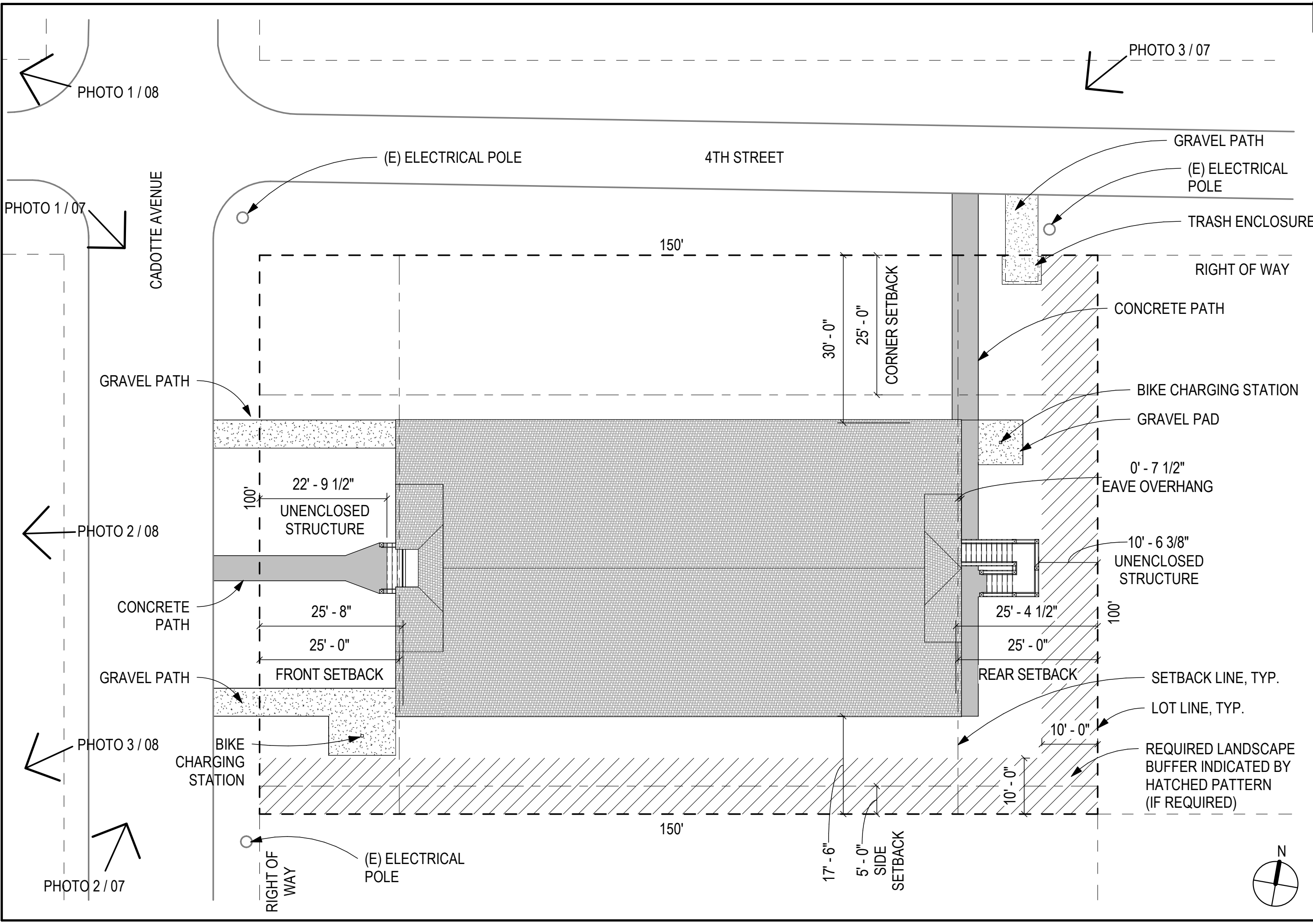
NONE OBSERVED AT TIME OF FIELD SURVEY.

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NVS COMPANY.  
© 2019 BOCK AND CLARK CORPORATION, AN NVS COMPANY

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION



10/10/2025 3:17:06 PM S:\Projects\Grand Hotel\2025 Manager Housing\Drawings\Sheet\temp copy - 12 unit\4th and CADOTTE-A24\_Local\_12 units - Copy.rvt



Section VI, Itemb.

02  
SITE PLAN

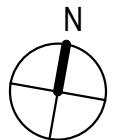
Grand Hotel®  
2025.10.10  
SCALE: 1/16" = 1'-0"

MANAGER HOUSING  
4TH ST. & CADOTTE AVE.  
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54



42" WOOD GUARDRAIL  
WITH 6X6 NEWEL POSTS

COVERED BALCONY  
(WOOD DECKING)

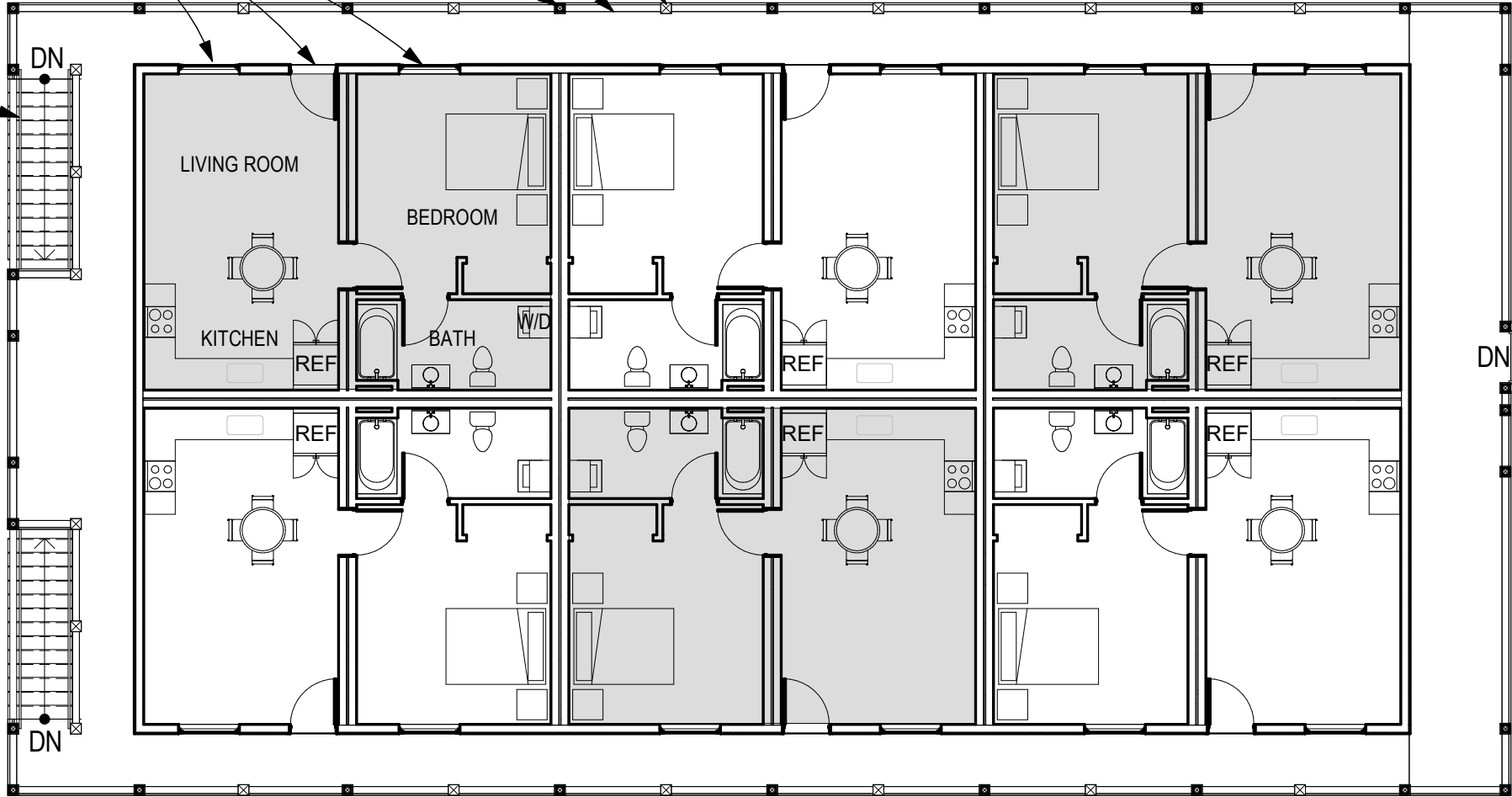
6X6 WOOD COLUMNS

TYP. OF 6 UNITS  
ENTRY DOOR

(2) DOUBLE HUNG WINDOWS

WOOD STAIR TO  
PORCH LANDING  
TYP. OF 2

06 1



06 2

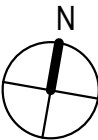
05 2

WOOD STAIR TO  
CONCRETE WALK

05 1

SECOND FLOOR PLAN

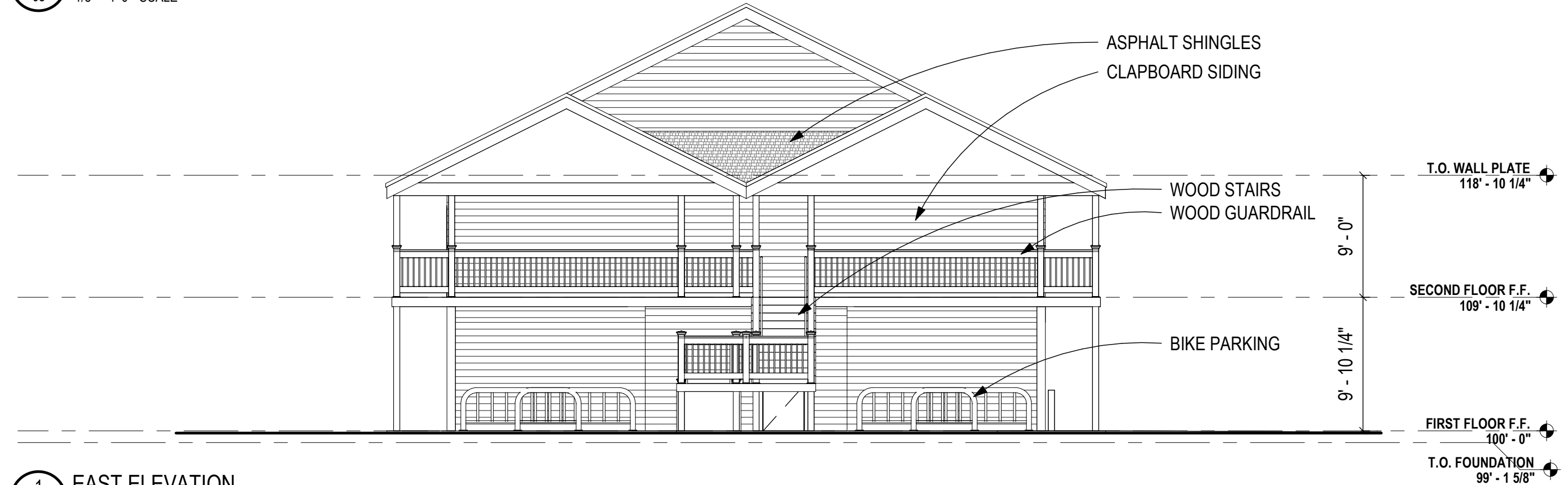
3/32" = 1'-0" SCALE



HopkinsBurns D historic preservation communities by design	MANAGER HOUSING 4TH ST. & CADOTTE AVE. PLANNING COMMISSION	Grand Hotel® 2025.10.10 SCALE: 3/32" = 1'-0"	04 SECOND FLOOR PLAN Section VI, Itemb.
	56		

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2 NORTH ELEVATION  
05 1/8" = 1'-0" SCALE



1 EAST ELEVATION  
05 1/8" = 1'-0" SCALE

Section VI, Itemb.

05  
EXTERIOR  
ELEVATIONS

*Grand Hotel*<sup>®</sup>

2025.10.10

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

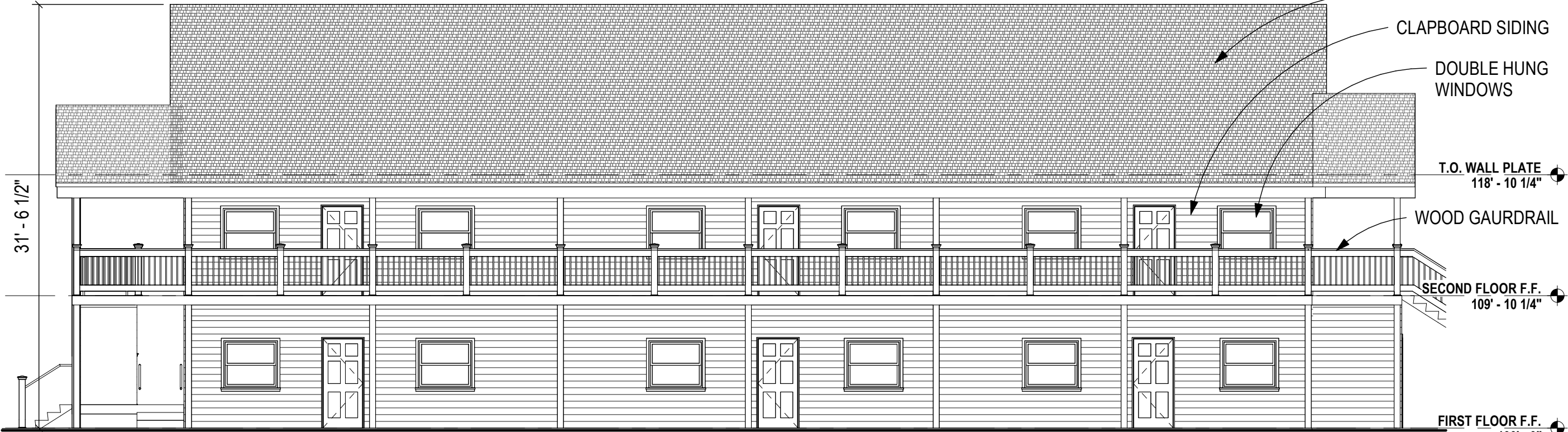
MANAGER HOUSING  
4TH ST. & CADOTTE AVE.  
PLANNING COMMISSION

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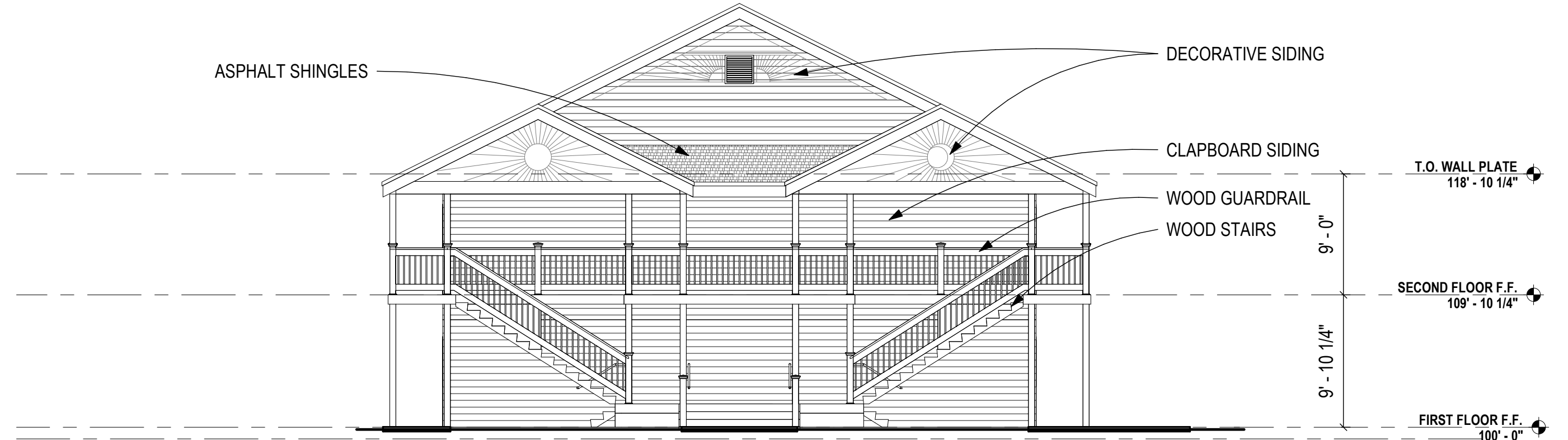
historic preservation  
communities by design

57

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2 SOUTH ELEVATION  
06 1/8" = 1'-0" SCALE



1 WEST ELEVATION  
06 1/8" = 1'-0" SCALE

Section VI, Itemb.

06  
EXTERIOR  
ELEVATIONS

Grand Hotel®

2025.10.10

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

MANAGER HOUSING  
4TH ST. & CADOTTE AVE.  
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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

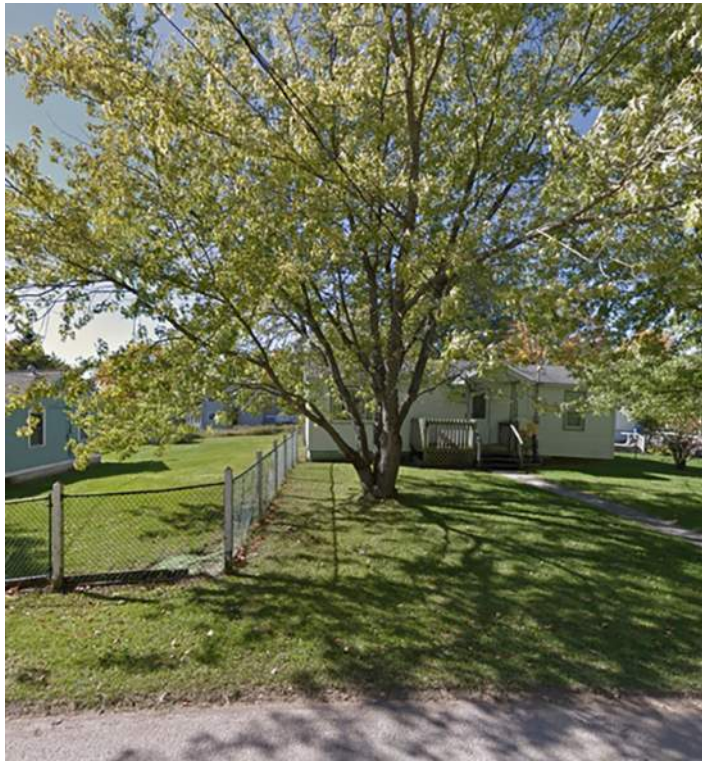




5 CADOTTE - CONTEXT - NEARBY  
08 NO SCALE



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

08  
SITE PHOTO

Grand Hotel®  
SCALE: NO 2025.10.10

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

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