

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

Michael Straus, Chairman

Katie Pereny, Secretary