CITY OF MACKINAC ISLAND

ZONING BOARD OF APPEALS HEARING MINUTES

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

I. Call to Order

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

II. Roll Call

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

RECUSED
- Richard Chambers
- Anneke Myers

VI. New Business

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

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

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

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

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

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

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

VIII. Adjournment

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

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Margaret M. Doud, Mayor Danielle Leach, City Clerk