



**Cristina Staats**

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Danielle Leach, City Clerk  
City of Mackinac Island, City Hall  
7358 Market Street, P.O. Box 455  
Mackinac Island MI, 49757-0455

Dear City of Mackinac Island,

I am writing in response to your communication regarding the density variance requested, to increase the density for family residential use from three(3) dwelling units to twelve (12), located at the corner of 4<sup>th</sup> street and Cadette Ave.

I am against this proposal. This increase would substantially change the neighborhood. There already is a multi-unit building on 4<sup>th</sup> street, which caters to local, year-round residents. The neighborhood does not need another such development so close to one already in place, especially one purpose built for temporary workers. It would increase the density of traffic and noise in the area, not to mention the drain on city resources that increased population entails.

Furthermore I am concerned that the GHMI Resort Holdings LLS; KSL Capital Partners will not maintain the property adequately. There is ample evidence, close by, of property (The small yellow house at 2622 Cadotte) owned by this company but not maintained, beyond occasionally cutting the grass; screens are hanging, trash has piled up from time to time, and bicycles abandoned. There is evidence that similar problems are occurring with other properties this company owns in other neighborhoods of the island which does not engender

confidence that this new development would be any better maintained. Past behavior is the best indicator of future behavior.

The company currently operates Woodville, an area purpose built for their workers, as well as other island properties for their employees. Can Woodville accommodate the necessary housing expansion on property the company currently operates for their employees? Increasing the density in this family oriented, predominately year-round area, would change the nature of the area, creating a different atmosphere, which is contrary to the needs and desires of the current year-round residents. These changes would not enhance the neighborhood. People live in the area because it is family oriented; where their children can play outside; folks can walk their dogs, as well as meet and interact with their neighbors. These additional units, as I understand it, are **not** geared toward family life in the Village, but to house seasonal temporary employees.

I am concerned that this increase in density will affect the quality of life I currently enjoy living in the Village. It is quiet and peaceful in our neighborhood, with little traffic. This change in density would change the tenor of the neighborhood for those of us that are year-round, voting residents.

The Zoning Board of Appeals needs to deny this request. It would not conform to any of the zoning regulations currently in place. Zoning regulations exist for a reason. This area, according to your letter, is zoned for three(3) dwelling units. The City was wise to realize that a substantial increase in population density would not be desirable in that location. Consequently the zoning limitation was established. I have no problem with the current zoning. Even an increase of one more unit would not be a problem. But this request is to quadruple that! Such an increase is unreasonable!

Should commission permit this zoning change, you begin the spiral chipping away at rules put in place to maintain a certain neighborhood integrity and quality of life for that community. You then make it easier for subsequent zoning requests and adjustments that might not be in the best interests of the residents or the city. The city is already concerned that the island is becoming more of a 'care-taker' island rather than a community with full time, year-round residents.

Full-time year-round people living and working and being educated in the community keep it vibrant and dynamic which builds community unity. Housing for temporary workers is not conducive to community building. It is a detraction, and has the potential to erode property values. No one wants to live near a housing project at is poorly maintained and caters to temporary workers, with no vested interest in where they live.

No matter what compromises the city makes, nothing can compensate me and my neighbors for the changes this zoning request would create, or the feeling that the city does not value us as residents.

I urge the Planning Commission, Zoning Board of Appeals, and the City Council to deny this request. It is not in the neighborhood's or the City's best interests.

Respectfully  
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