

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,

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

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

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

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



Tamara E. L. Burns, FAIA

Principal