

Danielle Leach, City Clerk
Zoning Board of Appeals
P.O. Box 455
Mackinac Island, Michigan 49757

Zoning Board of Appeals meeting, June 10, 2026, regarding GHMI Resort Holdings LLC, to appeal the denial issued by the Planning Commission regarding the proposed boarding house on Cadotte Avenue.

We wish to express our total opposition to the request by GHMI to change the zoning and the type of use to the property on the corner of 4th and Cadotte Avenue to allow for a boarding house.

We believe that this request is not in the best interests of Mackinac Island and residents of the island. The Harrison Residential R4 zoning needs to be preserved for future generations. Full time residents, seasonal residents, and families that work on the island, need a neighborhood in live in. Changing R4 zoning to high density housing will erode the number of single family homes on the island, which is already in short supply, to meet the needs of Mackinac Island. Harrisonville is a neighborhood and a community of people that adds to the atmosphere of our unique island.

We believe that if this appeal is granted, it will open up the precedent for future requests that will then be automatically allowed, and then boarding houses could be placed anywhere, including between all single family homes in R4 Harrisonville. We believe that this is not in the islands best interest.

We ask you to deny this appeal and continue to deny the special land use request.

Thank you for your time in consideration of this very important decision.

Tim & Deb Wolfen



2604 Cadotte Ave

Mackinac Island, MI. 49757

(231)349-4842

June 8 2026

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 & 4th 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 4th 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

City Clerk

From: Tim Wolfson <timwolfson@reemanfarm.com>
Sent: Monday, June 8, 2026 4:16 PM
To: City Clerk
Subject: Letter for June 10 Zoning Board of Appeals on GHMI
Attachments: Letter to MI clerk board of appeals.pdf

Danielle, attached is a letter, that we would like the Board of Appeals to review, for the June 10 meeting concerning the request from GHMI Resort Holdings.

Thanks.

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Tim Wolfson
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