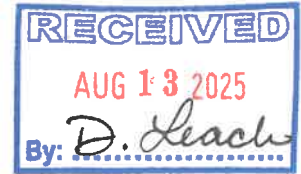


MACKINAC ISLAND

PLANNING COMMISSION ★ HISTORIC DISTRICT COMMISSION ★ BUILDING DEPARTMENT



August 13, 2025

Mayor Margaret M. Doud
Members of the City Council
City of Mackinac Island
PO Box 455
Mackinac Island, MI 49757

Dear Mayor and Council Members,

At the regular meeting of the Mackinac Island Planning Commission held on Tuesday, August 12, 2025, there was a request from GHMI Resort Holdings LLC for a variance for density to allow a 12-unit employee housing building. The required variance is due to allowable density of 3. There was a motion made and supported to send the request to the Zoning Board of Appeals with no recommendation from the Planning Commission due to the lack of complete information.

Sincerely,

A handwritten signature in blue ink that reads "Katie Pereny".

Katie Pereny
Secretary to the Planning Commission

enclosures



11 September 2025

City of Mackinac Island, Zoning Board of Appeals
PO Box 455
Mackinac Island, MI 49757

Re: Notice of Public Hearing, 1 October 2025

To Whom it May Concern:

We are writing to express our opposition to granting a variance that would quadruple the population density of Harrisorville Lot 98 from 3 to 12 dwelling units. We are concerned that this would increase the congestion and noise levels of the area, which already are often uncomfortably high. It would also further erode the family-friendly, stable character of the community.

As the Notice of Public Hearing explains, the applicable City Zoning Ordinance limits the residential density to 10 dwelling units per acre. The requested variance would allow more than that amount (12) in approximately one-third of an acre. We believe the ordinance was established for good reason and that we should now follow the sound judgment of those who passed it.

Please deny the requested increase.

Respectfully,

Two handwritten signatures in black ink. The first signature is "Chris F Dick" and the second is "Susan M Dick".

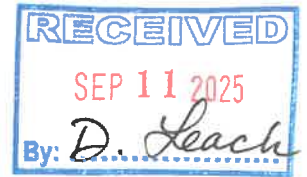
Christopher F Dick
Susan M Dick
Owners,
Surrey Ridge Condos, Unit #5
2490-101 Cadotte Ave

269 569-5965 (Chris)

269-569-2259 (Susan)

City Clerk

From: Mackinac Island Michigan <noreply@civicplus.com>
Sent: Thursday, September 11, 2025 11:15 AM
To: City Clerk
Subject: GHMI request for variance

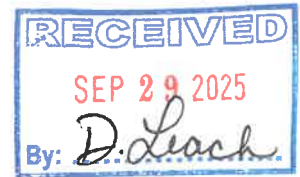


Name: Jack E Dehring Jr
Email: jdehring2@gmail.com

Message:

According to the master plan "Protect the neighborhood feeling of residential areas, seeking to maintain their viability to support year-round residents. Discourage any plans or projects which would result in the loss of housing units for year-round residents." Approving this request would do just the opposite and further destroy what was at one time the main site of the year round population but has degraded into a summer workers residence. I am, obviously, opposed to this request. - Jack Dehring





Cristina Staats
7562 4th Street; P.O. Box 1246
Mackinac Island, MI 49757

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 4th street and Cadette Ave.

I am against this proposal. This increase would substantially change the neighborhood. There already is a multi-unit building on 4th 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 that 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
Cristina Staats

7562 4th Street,
P.O. Box 1246
Mackinac Island, 49757

City Clerk

From: Moira Croghan <moiracroghan@gmail.com>
Sent: Monday, September 29, 2025 10:04 AM
To: City Clerk
Subject: Proposed change in land use density- October 1, 2025 hearing

Hi Dani,

Please provide this comment to each member of the named bodies, even if the proposal has been put on hold. Thank you very much.

Dear Member of Planning Commission and Member of City Council:

I reside near the parcel for which the Grand Hotel has recently submitted an application for a dramatic increase in property density. This is not a modest adjustment—it is a sweeping, potentially unprecedented transformation that would fundamentally alter the fabric of our neighborhood. The proposed land use stands in stark contrast to the vision laid out in the City Master Plan for Harrisonville and represents an irreversible shift in the character of our community.

Harrisonville has long been appreciated for its quiet, family-oriented atmosphere—a legacy that City officials are entrusted to protect. Approving this proposal would not only undermine that legacy but also set a troubling precedent for future development.

It is worth noting that the applicants possess numerous other properties, including holdings in Woodville, that are far better suited for expansion or redevelopment. There is simply no justification for sacrificing one of the Village's few remaining residential enclaves to accommodate commercial ambitions.

I urge you to reject this proposal and uphold the values that make Harrisonville a place families are proud to call home.