

City Clerk

From: Mackinac Island Michigan <noreply@civicplus.com>
Sent: Wednesday, June 10, 2026 7:42 AM
To: City Clerk
Subject: Re: Strong Opposition to GHMI Resort Holdings LLS, KSL, Capital Partners LLC's Request for Special Land Use / Rezoning to Boarding House- Lot 98 4th Street Cadotte Ave, R-4 Harrisonville Residential

Name: Frank and Bernadine Boswick
Email: bbazinau@gmail.com

Message:

Dear Members of the Mackinac Island Zoning Board of Appeals,

We are writing to express our strong and unequivocal opposition to the request by GHMI Resort Holdings LLS, KSL, and Capital Partners to change the zoning and permitted use of the property on 4th and Cadotte Avenue to allow for a 12 unit boarding house/employee housing facility.

This proposal is not in the best interest of the community, nor is it compatible with the long-established character of the surrounding neighborhood. The area in question is zoned **Harrisonville Residential (R-4)**, intended to support and preserve **single-family homes** and stable residential living. Allowing a high-density boarding house within this district directly undermines both the purpose and the integrity of that zoning.

Community Impact & Incompatibility with Zoning

The introduction of a large employee housing site in a single-family residential zone will inevitably bring increased noise, congestion, traffic, and strain on limited community infrastructure. Harrisonville is one of the few remaining neighborhoods on Mackinac Island where year-round and seasonal residents can maintain a sense of normalcy, stability, and safety. The long-term effects of inserting commercial workforce housing into this environment will permanently alter the fabric of the community.

Precedent & Future Development Pressure

Granting this special land use request sets a troubling precedent. Once a boarding house is allowed in this type of residential zone, it invites additional similar proposals and accelerates the displacement of family homes with commercial or quasi-commercial lodging. This threatens the balance of the island community and weakens the zoning protections residents rely on.

Better Alternatives Exist

The Grand Hotel and its ownership group have other avenues for addressing employee housing needs—avenues that do not involve converting single-family residential neighborhoods into high-density lodging clusters. The burden of a private business's staffing needs should not fall on residents or compromise community zoning standards.

Protecting the Community's Future

Mackinac Island's identity depends on strong, healthy, stable neighborhoods. Preserving these residential zones is essential for maintaining a community where families can live, contribute, and remain for generations. Changing this property to boarding house use is inconsistent with that vision and erodes the protections that zoning is intended to provide.

For these reasons, we strongly urge the Zoning Board of Appeals to **deny** the application from GHMI Resort Holdings LLS, KSL, Capital Partners and uphold the intended purpose of the R-4 zoning district.

Thank you for your time and your commitment to protecting the integrity of Mackinac Island's residential community.

Sincerely,
Frank and Bernadine Boswick

7533 5th Street

Mackinac Island, MI 49757

