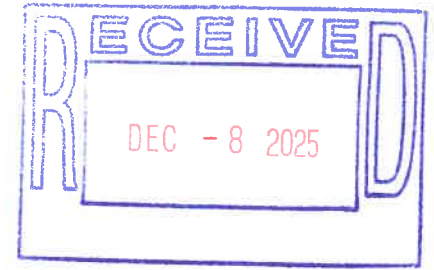


**Frank & Bernadine Boswick**  
7533 5th Street  
Mackinac Island, MI 49757



December 7, 2025

**Mackinac Island Planning Commission Secretary**  
City Hall  
Mackinac Island, MI 49757

**RE: Opposition to Special Land Use Request for Boardinghouse at 4th Street & Cadotte Avenue**

Dear Members of the Planning Commission,

We are writing to formally **oppose the request** for approval of a **Special Land Use** for a **Boardinghouse** at the proposed location on the southeast corner of **4th Street and Cadotte Avenue**, Parcel No. 051-630-098-00.

While we understand the need for housing, especially for employees of Grand Hotel, I believe that this development is inappropriate for the Harrisonville residential area. This is a predominantly residential neighborhood, with established homes and properties that reflect the character of Mackinac Island's year round community values. The introduction of another non-family dwelling that houses multiple unrelated individuals, would not be in keeping with the character of this area and could have a significant negative impact on the quality of life for residents and the overall neighborhood aesthetic.

### **1. Impact on Property Values**

A development of this nature is likely to degrade the neighborhood and diminish property values. The presence of a boardinghouse could lead to increased traffic, noise, and potential disturbances, which could make the area less desirable for potential homebuyers. The proposed site, if developed into a boardinghouse, would introduce an incompatible land use into a residential zone, creating a stark contrast with the surrounding single-family homes and lower-density residential properties.

### **2. Incompatibility with Neighborhood Character**

Harrisonville is a quiet, established residential community with homes primarily owned by families, retirees, and long-time residents. Allowing a large boardinghouse to operate in this area will alter the fundamental character of the neighborhood, shifting it away from its current family-oriented environment to one that could attract transient residents. The boardinghouse will inevitably create more foot traffic, potential noise late at night, and other disturbances that are incompatible with the peaceful, family-oriented atmosphere that currently exists.

### **3. Lack of Long-Term Stability**

Unlike single-family homes that provide long-term, stable residents to the neighborhood, the transient nature of a boardinghouse will create instability. With the number of employees rotating in and out, the site will lack the community cohesion that is vital to maintaining the neighborhood's character. The lack of permanence and the potential for frequent changes in occupancy could undermine the sense of community that residents have worked to build over the years.

### **4. Alternatives for Employee Housing**

There are other appropriate locations on the island for employee housing that would not impact established neighborhoods. I urge the Planning Commission to consider alternative options that would place employee housing in areas more suited to such uses, rather than forcing it into a residential district where it may not thrive or be accepted.

### **Conclusion**

In conclusion, we strongly oppose the request for a Special Land Use for a Boardinghouse at this location. It is not a suitable use for the Harrisonville residential area, and it has the potential to negatively affect property values, the neighborhood's character, and the quality of life for residents.

We urge the Planning Commission to carefully consider the concerns raised by this request and to prioritize the long-term well-being and stability of the surrounding neighborhood.

Thank you for your attention to this important matter.

Sincerely,

*Frank Bloswick Jr.*

*Bernadine Bazinau Bloswick*

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