

CITY OF NEW BALTIMORE PLANNING COMMISSION  
MEETING MINUTES  
TUESDAY, May 23, 2023 AT 7:30 P.M.  
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Location: City of New Baltimore  
36535 Green Street, New Baltimore, MI 48047

Present: Michael Wojciechowski, Chairperson  
Jack Dailey  
Duane Gaedcke  
Thomas Goldenbogen  
Eric Haydamack  
Laurie Huff  
Stuart Meyer  
Peter Fromm  
Florence Hayman, Council Liaison  
Jacob Dittrich, Council Liaison  
Ed Koneczny, arrived at 7:32 p.m.

Also Present: Marcia Shinska, Clerk  
Ron Trombley, Mayor's Administrative Assistive  
Stephen Cassin, City Planner  
Bill Klaassen, Building Official

**CALL TO ORDER:** Chairman Wojciechowski called the meeting to order at 7:30 p.m.

**ROLL CALL:** Dailey, Gaedcke, Goldenbogen, Haydamack, Huff, Koneczny, Meyer, Fromm, Wojciechowski, Hayman and Dittrich were present.

MOTION by Meyer supported by Wojciechowski to excuse Koneczny from tonight's meeting.  
MOTION carried.

**PUBLIC DISCUSSION:** – None

**APPROVAL OF AGENDA:**

**MOTION by Goldenbogen supported by Huff to approve the agenda as amended. No additional discussion.**  
MOTION carried.

**SITE PLAN ITEMS:**

**1. 308-13-18 Baker Building, revised parking proposal.**

Cassin stated this is the best parking proposal I have seen for this. The only issue is that if they continue with the three rental units, they would need four- and one-half parking spaces and the planning commission does not have the power to waive the requirement. Ideally the best solution would be two rental units and then stacked parking would not be a concern.

Gendernalik stated we have put together updated drawings showing the rear of the building. The State of Michigan grant funding wants to see a mixed use and may possibly give the owner more money for the project but the parking issue has to be resolved. When you do the math, the parking required is four- and one-half spaces and we have four. The HDC is in favor of this option but this has to go to City Council. We have talked to the State of Michigan and they would like the Planning Commission to make a recommendation of approval to the City Council. This is what the owner needs to do in order to get any return on his investment.

Whittlesey stated we have been to the HDC and the original drawings showed four apartments, we have reduced that to three with one of them being a boutique hotel unit, this is more of a commercial use.

Gendernalik stated there has to be a return on investment in order to maintain the costs of the building. People occupying the building can make arrangements between themselves regarding the parking.

Chairman Wok stated we are pretty much at a standstill with this.

Gendernalik stated the State of Michigan has told the owner the parking has to be resolved before they can give an extension on the grant or the possibility of any additional money.

Gaedcke asked how close is this to the building behind the parking area, it looks pretty tight back there.

Whittlesey stated the distance it is 26.4 feet.

Haydamack, right now its three dwelling units, one and one-half parking spaces per unit, but you mention a boutique hotel unit. What is a boutique hotel unit.

Gendernalik stated it is kind of like a longer term rental, not a bed and breakfast, does not meet those criteria.

Haydamack with boutique are we very specific in our ordinance?

Gendernalik in our discussions with the state boutique hotel is more of a commercial use, which would not require the parking requirement.

Haydamack stated the ordinance is very specific on the parking requirement for residential dwelling units and the comment from PCE dated 5/15/23 notes this does not meet our ordinance.

Gendernalik stated this is a suggested compromise, it does not fit into an engineering compromise, there is no more land adjacent or near this parcel that will allow the applicant to meet the requirement.

Haydamack stated the boutique reference is not in our ordinance, the requirement is four- and one-half parking spaces and the Planning Commission does not have the power to change that.

Gendernalik stated to determine parking would have to go before City Council, this is why the historical commission gave its blessing to the alternative boutique hotel.

Dailey stated so is a boutique hotel a commercial use? Is the applicant submitting to be a commercial use or an apartment? Has to be on the record what is being submitted is not an apartment.

Dailey stated am I am either reviewing this as a boutique hotel or a residential with three units?

Gendernalik stated their preference is a boutiques hotel with two apartments.

Dittrich asked if this is done with one commercial does the parking requirement go away?

Chair Wojciechowski stated the Planning Commission has to look at what is clearly being presented.

Fromm asked if it did go to a boutique hotel what would be the duration that an occupant could stay?

Gendernalik stated it would probably a maximum of thirty days.

Fromm asked who owns the gravel road that comes out on the North side of the alley?

Klaassen stated they would need an easement to use the alley.

Gendernalik stated the owner has tried to obtain an easement agreement and that is not an option.

Fromm asked if the property to the North is owned by the City or privately owned.

Gendernalik stated it is privately owned.

Chair Wojciechowski asked what the motion would be based on the revised parking as presented right now? We cannot waive the parking requirement, there is nothing the Planning Commission can do, we do not have the authority.

Dailey asked if this building has ever been used as residential on the second floor?

Hayman stated yes, there were two units.

Dailey stated that makes this very clear, there were two units in the building, that is what it was built for and we could approve that. How could we approve any other plan that comes in for parking?

Hayman stated if we did anything we would have to amend the ordinance.

Gendernalik stated if you have two rental units and a boutique unit the commercial unit does not require parking.

Char Wojciechowski stated if that is what you want make it something very clear and concise and bring it back to the Planning Commission.

Dittrich asked if a boutique hotel unit is more like an Air BNB or a bed and breakfast?

Gendernalik stated can we ask you to table this and we will submit with two apartments and one boutique hotel unit?

Cassin noted to Chair Wojciechowski the only thing that would do is allow you to get the waiver from City Council and avoid the ZBA. They have to be very clear in what a boutique hotel is.

Koneczny stated you could develop this and meet the ordinance.

Fromm stated this has been discussed for quite some time, have you looked into purchasing any additional land?

Gendernalik stated yes, but there is none. The owner has land about two blocks away but that is too far and cost prohibitive.

Shinska stated the HDC minutes have been provided, they HDC is anxious to see the project move forward. I don't have a problem with the parking, need to take each item for its merit. Provided minutes to make sure you had a chance to read the motion by the HDC.

Gaedcke asked how long this has been going on before the remodel, it has been at least four years and now you want it done.

MOTION by Goldenbogen supported by Haydamack to table 308-03-18 Baker Building to the June 27, 2023 Planning Commission meeting with revised plan showing indicating exactly what we are reviewing.  
MOTION carried.

Haydamack stated he would like to see something in writing from the City Attorney, Mr. Cassin, City Planner of the definition of a boutique hotel. Define this on the site plan.

Chair Wojciechowski we would like to make a recommendation if we can to City Council.

Koneczny need verification in length of stay.

**MISCELLANEOUS COMMUNICATIONS:**

**Committee reports**

Meyer, Capital Improvements, we are making steps moving forward to update files and configuring spreadsheets. Each department has its own file, department heads will update and add one year. We are ready to have meeting with department heads, just need to schedule.

Haydamack, Roads and Utilities, you may have noticed walking downtown that DPS has been flagging blocks of cement for replacement, currently there is no timeline.

Gaedcke stated, City Council has passed the road paving.

Trombly spoke about the ramp replacement and the Safeway to School Grant with Anchor Bay Schools survey.

Hayman noted the Safeway to School Grant is how we got the crosswalk on County Line Road.

Chair Wojciechowski asked when we will have language for parking?

Trombly stated we are waiting on language for sidewalks and bonding, this is a massive undertaking. Need to give residents option to fix themselves.

Haydamack, Parks and Recreation, Parks and Rec is doing great at the aquatic center, the traffic has quadrupled, it is going very well.

**ADJOURNMENT:**

**MOTION by Goldenbogen supported by Fromm to adjourn at 8:12 P.M. No additional discussion by the commission. MOTION carried.**

Lisa Hall, Recording Secretary