



**City Planning Commission**  
Morley Building, 1 Tuscola St  
2<sup>nd</sup> Floor conference Room  
989-754-8222

**Minutes**

Tuesday, September 23, 2025

I. **Call to Order** – Commissioner Milne called the meeting to order at 6:00 p.m.

II. **Roll Call** – Staff Gollin took roll.

**Present:** Yolanda Bland, Brenda Moore, Jack Nash, Michael Foust, John Milne, Bill Ostash, Rachel Weidinger, Floyd Kloc, and Charlene Orange (arrived 6:05 p.m.)

**Staff:** Bob Gollin, Attorney Amy Lusk, Cassi Zimmerman, and Christina McEmber

III. **Approval of Minutes**

Commissioner Foust pointed out under the public comment section the last name was incorrect and should have read: “Henry Porterfield...”

**Motion by Commissioner Moore, seconded by Commissioner Bland, to approve the meeting minutes, as amended, for the regular meeting July 22, 2025. 9 ayes, 0 nays, 0 absent. Motion approved.**

IV. **Approval of Agenda**

**Motion by Commissioner Ostash, seconded by Commissioner Moore, to approve the agenda for the September 23, 2025 meeting. 9 ayes, 0 nays, 0 absent. Motion approved.**

V. **New Business**

a. **J25-2842 Public Hearing – Special Use Permit for Public Assembly (Wedding Venue) 1446 S Washington.** Mark Greskowiak described the project to create a bed and breakfast (short term rental) and event venue. The bed and breakfast will include 13 rooms in the house for guests. He described how he plans to hold events for up to 75 people and can accommodate another 160-180 people within the garage and covered deck. Events would be held on weekends and after city operational hours on weekdays. The venue would need to use the city’s public parking lots across the street, and interior parking on the property would be provided for overnight guests and employees. Mr. Greskowiak requested the Planning Commission permit the venue’s hours of operation be until 11pm or later to be competitive with other businesses. He noted the City’s noise ordinance begins at 11pm, and no noise would be outside the buildings or heard from a certain distance off the property after 11pm. He stated the closest residences were 1,000 ft and 1,500 ft away. There were no public comments on the petition.

**Commissioner Foust made a motion, supported by Commissioner Moore to close the public hearing. 9 ayes, 0 nays, 0 absent. Motion approved.**

**Commissioner Ostash made a motion, supported by Commissioner Moore to approve the Special Use Permit for Public Assembly at 1446 S Washington.**

Commissioners discussed the number of beds for the bed and breakfast, the number of occupants in each of the proposed venue spaces, and which garage was to be renovated. It was pointed out that the bed & breakfast was considered a type of short term rental since the owner will not be staying on site, but will have staff 24 hours, seven days a week.

**Commissioner Moore made a motion, supported by Commissioner Ostash to go out of order. 9 ayes, 0 nays, 0 absent. Motion approved.**

Commissioners discussed with Mr. Greskowiak about the occupancy for the bed & breakfast, the venue’s hours of operation, parking locations and city permitting, on-site security, and the

number of employees.

**Commissioner Nash made a motion, supported by Commissioner Moore to go back to regular order. 9 ayes, 0 nays, 0 absent. Motion approved.**

**Commissioner Ostash made a motion, seconded by Commissioner Moore to amend the original motion with the following conditions: 1) the venue uses the public parking lots located across the street to fulfill the off-street parking requirements for special events; 2) all special events take place during weekend or after hours from that of normal City of Saginaw business hours or evening public meeting hours; 3) the venue may operate until midnight; 4) a business license to operate a short term rental is obtained from the City of Saginaw Clerk's office and the State; 5) no parking is allowed in Hoyt Park; and 6) any additional off-street parking would be approved by city staff. 9 ayes, 0 nays, 0 absent. Motion approved.**

**Commissioner Ostash made a motion, seconded by Commissioner Moore to approve the Special Use Permit, as amended, for Public Assembly at 1446 S Washington 9 ayes, 0 nays, 0 absent. Motion approved.**

**VI. Public Comment –**

No public comment.

**VII. Old Business**

- a. **Tiny House (Micro Dwelling Unit) Discussion.** Commissioners discussed possible standards and required changes to the zoning ordinance, including development type (cluster developments vs. individually built homes), house size, accessory dwelling units, zoning approval procedure, zoning district locations, number allowed on one lot, and lot sizes. They also discussed housing affordability, building codes (HUD vs. MI residential), accessible housing, age of housing stock, and street walls and the pedestrian experience. Commissioners inquired what the market penetration is, how the homes are being developed, and how many homes have been built in other communities with tiny house regulations. It was recommended that commissioners drive around the city and envision where tiny houses would be located.

Attorney Lusk stated the commissioners did not appear to have a consensus and there would need to be a motion by the majority of the commission to direct staff to do additional research since staff had already researched and made recommendations.

**Commissioner Kloc made a motion for staff to develop a proposal for one micro dwelling unit to be located on a lot in the R-2 and MU-2 zoning districts with square footage of at least 200 sq ft or greater and keeping the cluster option for developers. No support, motion died.**

**Commissioner Orange made a motion, supported by Commissioner Bland for staff to develop language for a single micro dwelling unit to be located in the R-1 and R-2 zoning districts with a minimum of 400 sq ft, and keeping the cluster option for developers.**

**Commissioner Moore called for a roll call vote to end discussion, supported by Commissioner Ostash. 7 ayes (Bland, Weidinger, Milne, Moore, Nash, Orange, Ostash), 2 nays (Foust, Kloc), 0 absent. Motion approved.**

**A vote on the original motion was taken. 6 ayes (Bland, Weidinger, Moore, Nash, Orange, and Ostash), 3 nays (Foust, Kloc & Milne), 0 absent. Motion approved.**

**IX. Other Business**

Staff Gollin informed the Planning Commission that they will be inviting and hosting a joint meeting with other city boards and commissions at the next meeting. Staff also provided copies of the Zoning Ordinance to the Planning Commission.

**IX. Adjournment**

**Motion by Commissioner Moore, seconded by Commissioner Nash, to adjourn the meeting at 7:28 p.m. 9 ayes, 0 nays, 0 absent. Motion approved.**

Respectfully submitted,

Christina McEmber  
Assistant Planner