
Millpond Inn, 155 N. Main

2 messages

Jonathan Smith <smithj@villageofclarkston.org>

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To: Eric Haven <havene@villageofclarkston.org>, "sylvanlawtr@gmail.com" <sylvanlawtr@gmail.com>

Eric and Tom,

As you know, I was previously asked to investigate a complaint that the Millpond Inn Bed & Breakfast at 155 N. Main Street was instead being operated as an Airbnb, which would be a violation of the original Millpond Inn agreement. With the assistance of Code Enforcement Officer Stacy Kingsbury, we have concluded that the Inn is being properly operated as a Bed and Breakfast and no further action is justified.

The key distinctions that a B&B has over an Airbnb are (1) an onsite manager and (2) breakfast served to the guests every morning. After a recent tour of their entire facility, we have confirmed that both conditions are being met: Operations Manager Jack has a dedicated room and stays on-site whenever guests are present and a continental breakfast is served every morning. I was told by a previous City Manager that the Inn must serve a hot breakfast every morning, but I have searched the City Ordinance and all related approval documents and have been unable to confirm this requirement.

I met with owner Carl Saasz and manager Annie Novotney, who have committed to me that they have been and will continue to operate the Inn under the B&B guidelines and ordinances. They acknowledged that they advertise on Airbnb in order to reach prospective customers, but maintain they are operating only as a B&B. The facility has been beautifully updated throughout the inside and freshly landscaped on the outside. Additionally, they have done their best to establish a positive rapport with each of their direct neighbors, even assisting them with failing fences and fallen trees.

Regarding the speculation that they illegally installed kitchenettes in every room, this is absolutely untrue. There are only two kitchens in the house, the main kitchen and the rear apartment kitchen where Buck & Joan Kopietz lived. Craig Strong from Carlisle Wortman has reiterated to me that there were no building violations visible when he toured the facility last year.

And regarding the complaint from Mary Kuhn at 149 N. Main, Carl and Annie have told me that they now specifically instruct all guests to not approach or otherwise bother the neighbors. The guests are told how to reach Jack or Annie should they have any questions or other needs.

In summary, it is my opinion that the Millpond Inn is truly operating within the guidelines of the originally approved Bed & Breakfast. Further, I feel the Inn is an asset to our community. It is therefore my recommendation to close this matter and so advise Council in their June 26th meeting.

Thank you. Let me know of any questions.

Jonathan Smith

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