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- News

## Potential downtown Clarkston developments could include boutique hotel



Clarkston City Manager Carol Eberhardt stands in front of a stretch of property on West Washington Street that could be the site of a boutique hotel. John Turk-The Oakland Press.

By [John Turk](#), The Oakland Press

Posted: 03/20/15, 7:19 PM EDT | Updated: on 03/23/2015

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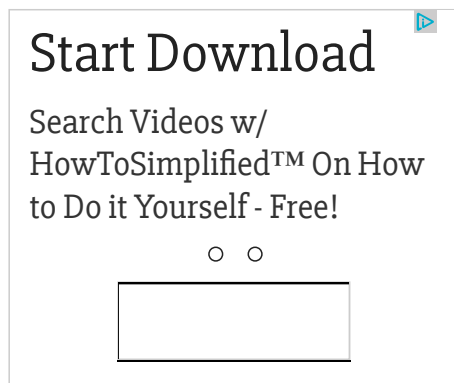
John Turk-The Oakland Press

A rumored boutique hotel headlines a slew of possible developments coming to the downtown Clarkston area.

Nearly one acre of land at 42 W. Washington Street, next to land once developed by Henry Ford, could potentially become an upscale bed and breakfast location with a 150-person capacity atrium, two buildings with 16 rooms, guest cottages and more.

The owners of the property — Bob Roth and Ed Adler, investors in the area — have showed her plans for a potential “six-star destination,” said City Manager Carol Eberhardt.

The proposed atrium would be encased in glass, and the plan for the event area “looks drop-dead gorgeous,” she said.



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Building on the upscale feel, the owners are planning a kitchen that hosts guest chefs, a fountain and garden area and a market as a destination for second weddings or lavish gatherings, Eberhardt said. They have also enlisted Birmingham-based [Saroki Architecture](#), the name behind the design of the Royal Park Hotel in Rochester.

“It’s an amazing proposal,” said Eberhardt.

The property, which is zoned residential, includes a historic home that faces Washington Street. The property owners indicated they would not disturb the design of the home, Eberhardt said.

Meanwhile, three other spots in the downtown area could see development in the near future, as well.

“We’re tickled to death about the interest in downtown,” said Eberhardt. “New businesses only increase walking traffic in the area.”

#### Question mark

Land on the southeast corner of Waldon Road and Main Street has been cleared of trees and brush, and the property owner there — the same investor group that owns the W. Washington Street land — has not come forward with plans for the spot, which is zoned as single family residential.

Many questions have come from Clarkston residents about what could be happening on the parcel, but the owners have remained tight-lipped.

Eberhardt — who has gotten more than 200 calls about the site — said she has asked the owners why they cleared the area, which was legal due to the land being privately owned and proper permits obtained.

“Bob Roth said, ‘Because I needed firewood,’” Eberhardt said. “I almost guarantee they’ll ask for a zoning change. (A property owner) doesn’t spend all that money to clear of a piece of land unless they have plans for it.”

A call by The Oakland Press to the Lehman Investment offices was not returned.

### **Sutherland building**

Just down the road sits 59 S. Main Street, also known as the Sutherland building, which is currently an apartment building that’s also zoned residential.

The owners of the property, represented by local attorney Larry Barnett — who is also an owner — requested a rezone of the multi-unit building from residential multiple to village commercial. But Clarkston City Council recently tabled the decision so the owners could consider reclassifying the property to conditional zoning, which would impose conditions on the potential use of the property.

The owners want to sell to a buyer to develop a restaurant at the location, though the details of the plans have not yet been shared with the city, Eberhardt said.

### **State bank**

Another property that could become a restaurant is the Clarkston State Bank location in the middle of downtown, said Eberhardt. The bank, located at 15 S. Main Street, recently changed hands, but “the attorney who represents the owners won’t share their names,” Eberhardt said. “He just said they’re opening a restaurant.”

### **Clarkston Brake Shop**

One property in the planning phase is the former Clarkston Brake Shop at M-15 and Clarkston Road, which was bought last year by Union Joints President Curt Catallo, owner of the successful Clarkston Union and Union Woodshop downtown. Catallo is planning to build a deli and coffee shop and has already tapped hand-crafted coffee company Clutch Coffee as a supplier.

More answers on some of the potential developments could be coming during a Clarkston Planning Commission next month, said Eberhardt. The city has invited the owners of the 42 W. Washington property and the Waldon and Main land to the meeting.

The Clarkston Historic District Commission has also asked that the Waldon and Main property be discussed at a council meeting.

With some tension between residents and city officials over various developments in the past few months, the outcome of the meeting should shed some light on more concrete plans for certain properties.

“It will be interesting to see what will happen,” Eberhardt said.

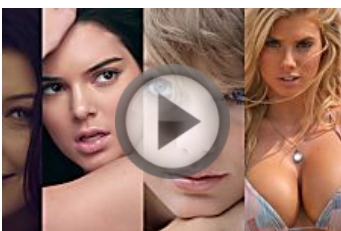
## About the Author



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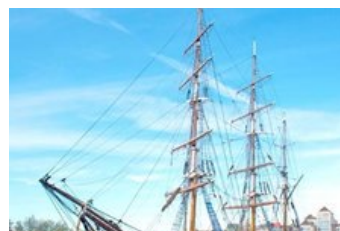
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