

memorandum

DATE: May 26, 2022
TO: Village of Suttons Bay Planning Commission
FROM: Jill Bahm, Rose Kim and Eric Pietsch, Giffels Webster
SUBJECT: 2022 Master Plan Update – Kickoff Meeting

Introduction

As noted in the attached scope of services, our team will be assisting the Village of Suttons Bay with the preparation of an updated Master Plan that focuses on short- to mid-range action items and includes metrics to facilitate annual review of progress. While the 2011 Master Plan was a joint plan with Suttons Bay Township, this Master Plan Update will focus on the specific needs of the Village, while recognizing the important role the Village has within the context of the overall community.

Task 1 – Project Foundation

This part of the process is about building the foundation – getting proper notices out and establishing key meeting dates. In addition, we're collecting data for discussion and assessment. We're also working on public input, via a survey that was initially drafted by the village, with refinement by our team. To this end, in addition to the scope, please find attached the following for our June 1 meeting discussion:

- Anticipated timeline
- Draft survey

At our meeting, we will review the demographic information collected to date. In addition, we will begin a discussion of goals and objectives if we have time.

Master Plan Update – Village of Suttons Bay

Our understanding of the project.

The Village of Suttons Bay is seeking an updated Master Plan that focuses on short- to mid-range action items and includes metrics to facilitate annual review of progress. The planning process will rely heavily on remote participation, reflecting the Village's significant seasonal population. While the 2011 Master Plan was a joint plan with Suttons Bay Township, this Master Plan Update will focus on the specific needs of the Village, while recognizing the important role the Village has within the context of the overall community.

Task 1 - Project Foundation

- A. **Kickoff Meeting.** Facilitate remote kickoff meeting with staff to identify focus areas for that may need special attention during the evaluation process; set key target dates. Review draft public input survey (Task 1.D. below). Review 2011 Plan implementation items to understand what has been completed.
- B. **Create a Master Plan Website.** Establish a Village of Suttons Bay Master Plan website. Meeting presentations and draft documents will be posted throughout the process. Maintaining information in this format will allow residents (seasonal and full-time) the opportunity to participate in the process.
- C. **Data collection and assessment.** Compile data and images, to be analyzed in following task elements:
 - 1. Update and assess current US Census data, to understand changes over the past ten years
 - 2. Review regional forecasts for future population and other demographic trends
 - 3. Review update maps related to land use in the Village (maps updated by the Village/County)
 - 4. Assess impact of demographic and economic changes since 2011
 - a. Are there significant changes in the population that impact land use?
 - b. Are there significant economic trends that impact land use?
- D. **Public Input:** Prepare an online survey to ask the community: What has changed for you in the past five years? What changes do you see in the community?

Task 2 – Understanding Plan Influencers

Meet with the Planning Commission to discuss findings of Task 1. With an understanding of existing conditions, explore the three plan influencers:

A. Public Opinion / Political Climate

Based on the online survey results as well as from community discussion - have there been any changes in public opinion or political philosophy that differ from key values, goals, principles or policies of the plan? For example, is the provision of housing or improving walkability of greater priority now than ten years ago?

B. Rezoning and Capital Improvements

- 1. Have there been a number of rezoning or capital improvement decisions that were inconsistent with the plan, or which require reconsideration of future land uses in a particular area?
- 2. Are the zoning districts generally consistent with the direction outlined in the future land use plan (for this point in time), and is the timing of capital improvements discussed in the plan in sync with development trends?

C. Local and Regional Changes

1. Have there been significant changes or proposed changes in the community that were not anticipated in the current plan?
2. Have there been any developments of greater-than-local concern in the community or in nearby communities that affect underlying principles, policies or land uses in particular areas?
3. Are there corridors or special areas that have changed or are anticipated to change that require a market study, or a sub-area or corridor plan?

Task 3 – Evaluation of Goals & Future Land Use Map

Meet with the Planning Commission to recap the discussion from Task 2 and explore goals, objectives and the future land use map.

- A. Review the previous plan's goals and objectives with the Planning Commission. Discuss the relevancy of the goals/objectives and whether they need refinement to meet changing or new conditions in the community. Explore: What do we want for our community – now and in the future? Why do we want that? What obstacles or other considerations do we need to take into account and/or address? Update goals as appropriate.
- B. Review and discuss changes that may be needed to the land use map and/or land use designation descriptions.

Task 4 – Public Input

Conduct an online “open house” using ArcGIS story map format that summarizes findings of the existing conditions assessment and the Planning Commission's discussions to date. Present updated goals, objectives and future land use map and solicit feedback.

Task 5 – Implementation

Meet with the Planning Commission to review the open house and discuss the implementation chapter of the plan.

- A. Action Items Summary Table. Our team will prepare an easy-to-use checklist for prioritizing implementation strategies and specific action items found within the Land Use Plan.
- B. Zoning Plan. Our team will prepare a Zoning Plan to guide short-range zoning decisions.
- C. Metrics. Our team will define metrics by which to measure progress towards achieving Plan goals.

Task 6 - Public Hearing & Adoption

- A. Assist staff with supporting materials for public hearing (notices, resolution of adoption, etc.).
- B. Facilitate public hearing (in person)
- C. Provide final copy of the Master Plan Update in pdf format (paper copies provided at cost). The Plan will also be summarized in story map format for easy reference by the community.

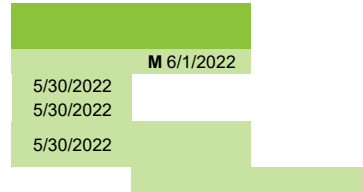
Master Plan Timeline - Suttons Bay

May-22 Jun-22 Jul-22 Aug-22 Sep-22 Oct-22 Nov-22 Dec-22 Jan-23 Feb-23 Mar-23 Apr-23

Master Plan

Task 1 - Kickoff: Existing Conditions, Website, & Mtg

- a. Meet with Planning Commission
- b. Create project website
- c. Prepare plan notices
- d. Data collection and inventory; local and regional trends
- e. Public Input - online survey



Task 2 - Understanding Plan Influencers

- discussion included in Task 1 meeting

M 6/1/2022

Task 3 - Evaluation of Goals & Future Land Use Map

- a. Goals and objectives
- b. Land Use Plan - preliminary analysis
- c. Planning Commission meeting to prep for open house

M 6/1/2022

M 8/10/2022

Task 4 - Public Input - Virtual Opportunity

- a. Virtual Open House
- b. Planning Commission meeting

Online Open House 8/29 - 9/5

M 10/11?

Task 5 - Plan Preparation

- a. Future Land Use Plan
- b. Implementation strategies
- c. Planning Commission meeting

M 12/14/2022

Task 6 - Distribution of Plan

01/01/2023-2/20/2023

Task 7 - Public Hearing & Adoption

- a. Preparation of public hearing notices
- b. Present draft plan at public hearing
- c. Assist with final adoption procedures

PH 3/8/2023



NOTE: The timeline presented herein is intended to establish a basis for the allocation of time and resources and to help guide the completion of tasks in an efficient and timely manner. It is understood that the timeline may need to be adjusted from time to time in order to accommodate any unforeseen modifications to the overall scope of work or specific task for which additional time is needed to complete. Any adjustment to the timelines indicated herein shall be agreed upon in writing by both parties.

Village of Suttons Bay Community Survey

The Planning Commission is working to create a new Master Plan. A master plan is a planning document that establishes long-term (5-Year) growth management goals, policies, and strategies for the Village. As a resident you are asked to complete this survey so we can understand the needs and objectives of our residents. Thank you for your willingness to complete this brief questionnaire. It should be completed by an adult in your household and will only take a few minutes of your time.

Map to be added here

Village of Suttons Bay Community Survey

Background Questions:

The following questions will help the Planning Commission better understand how the opinions of Village residents vary across the community.

1. Looking at the map below, select the box that corresponds to the area where you live.

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5

2. What months of the year do you live in the Village? (Check all that apply.)

- ☐ January
- ☐ February
- ☐ March
- ☐ April
- ☐ May
- ☐ June
- ☐ July
- ☐ August
- ☐ September
- ☐ October
- ☐ November
- ☐ December

3. What is the approximate age of yourself and of all other members of your household?
(Check all that apply.)

	1 person	2 persons	3 persons	4 persons
<6 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7-12 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
13-17 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
18-25 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
26-35 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
36-45 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
46-55 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
56-65 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
>66 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. Do you rent or own the place where you live?

- ☐ Own
- ☐ Rent

5. How long have you lived in the Village? (In years.)

0

120

6. What is the employment status of all adult members?

	1 person	2 persons	3 persons	4 persons
Employed Full-Time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employed Part-Time	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Not Employed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retired	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Student	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
At-Home Parent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. Where do you and any other adults in your household work? (Check all that apply.)

	1 person	2 persons	3 persons	4 persons
At Home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Within the Village of Suttons Bay	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Elsewhere in Leelanau County	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traverse City	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Elsewhere	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. When shopping in person, where are you likely to go for the following goods and services? (Check all that apply.)

	Village of Suttons Bay	Elsewhere in Leelanau County	Traverse City
Groceries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entertainment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. How often do you make purchases online or through catalogs?

- ☐ A few times/week
- ☐ About once/week
- ☐ About twice/month
- ☐ Once/month
- ☐ 4 to 9 times/year
- ☐ Once or twice/year
- ☐ Less often than once/year

10. How likely are you to sell your home within the next year?

- ☐ Very likely
- ☐ Somewhat likely
- ☐ Not at all likely

11. If you are least somewhat likely to move next year, why are you moving? (If you are not likely to move, please skip this question.) (Check all that apply.)

- | | |
|---|---|
| <input type="checkbox"/> Into a newer / larger home | <input type="checkbox"/> Time to cash out |
| <input type="checkbox"/> Into a smaller home | <input type="checkbox"/> We are moving away from the Village for other reasons (e.g., relocation, to be closer to family, etc.) |
| <input type="checkbox"/> Into a barrier-free or retirement home | |
| <input type="checkbox"/> Other (please specify) | |

12. When it comes to choosing to live in the Village, how important are the following to you and your family, etc.?

	Very Important		Somewhat Important		Not Important
Affordability	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Family friendliness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The bay life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location to parks / recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Close to work / school	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Our downtown	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Easy access to the water	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ability to rent my home out short-term	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Village of Suttons Bay Community Survey

Planning and Land Use Questions:

The remaining questions ask for your opinions about population growth, land use, quality of life, and planning.

13. As a Village resident, how serious do you think the following problems or concerns are?

	Very Serious	Somewhat Serious	Not Serious
Lack of year-round residents to support businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Poor upkeep of homes and yards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of year-round rental housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of Village sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of tourists in winter months to support businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of downtown buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of families with school-aged children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

14. How would you prioritize the following types of housing?

	Very Important		Somewhat Important		Not Important
Housing opportunities for seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single family housing within your neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplex housing within your neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Triplex or quadplex housing within the Village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing with five to ten units within the Village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing with more than ten units within the Village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

15. How would you prioritize the following items related to Village amenities?

	Very Important		Somewhat Important		Not Important
Improving our park system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Having a police presence	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protecting Village wetlands	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improving our boating facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Installing a fish cleaning station	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adding new public bathrooms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improving Village roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improving pedestrian circulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improving ADA accessibility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Creating small "pocket" parks for public use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

16. How would you prioritize the following elements related to the downtown streetscape?

	Very important		Somewhat important		Not important
Install crosswalks to make crossing the street safer and easier	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Install more lights	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Install more trees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add more plantings with seasonal color	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add street furniture, like benches	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Add winter features, like a fireplace	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. Please indicate whether you agree or disagree with the following statements for the Village.

	Strong Agree	Agree	Disagree	Strongly Disagree	Not Sure
Zoning should encourage the					

redevelopment of outdated commercial and industrial buildings within our community.

☐☐☐☐☐

Electrical Vehicle charging systems should be installed within the Village.

☐☐☐☐☐

Pedestrian walkways should connect our parks and residential districts.

☐☐☐☐☐

The Village should encourage an increase in the amount of single family homes along the waterfront.

☐☐☐☐☐

The Village should encourage more outdoor seating where appropriate.

☐☐☐☐☐

The Village should pave the gravel municipal parking areas around the Village.

☐☐☐☐☐

The Village should consider installing a commercial dock at North Park to cater to commercial cruise lines, and boat tours.

☐☐☐☐☐

The Village needs more BATA bus stops in the Village.

☐☐☐☐☐

The Village should ONLY allow rentals on properties occupied by the owners (such as in garage apartments).

☐☐☐☐☐

The Village should allow marihuana retail stores to operate within the Village.

☐☐☐☐☐

The Village should allow Short Term Rentals (less than 30 days) in our neighborhoods.

☐☐☐☐☐

The Village should encourage murals to be painted on commercial

☐☐☐☐☐

buildings.

The Village should consider small-scale solar and wind alternative energy projects.

☐☐☐☐☐

18. Food trucks are currently prohibited. Please tell us your opinion;

Food trucks should be allowed:

	Agree	Disagree
Yes, always	<input type="radio"/>	<input type="radio"/>
Yes, but only during festivals/events	<input type="radio"/>	<input type="radio"/>
No	<input type="radio"/>	<input type="radio"/>
Unsure	<input type="radio"/>	<input type="radio"/>

Village of Suttons Bay Community Survey

Time to Wrap This Up:

19. A strategy to encourage workforce housing with the Village is to waive or discount water & sewer services. Would you be willing to pay an additional charge to offset these costs?

- ☐ Yes
- ☐ No
- ☐ Undecided

20. Would you be willing to pay a tax or an assessment to finance the construction and maintenance of public bathrooms in the Village?

- ☐ Yes
- ☐ No
- ☐ Undecided

21. Additional comments:

THAT'S IT! THANK YOU FOR YOUR TIME!

As reported by the American Planning Association, “the realization of safe, decent, affordable housing is becoming increasingly difficult for more and more individuals and families.” For instance, “the National Low Income Housing Coalition recently found that in order to afford a market-rate two-bedroom rental unit without spending more than 30 percent of annual income, a full-time worker would need to make \$15.21 per hour.” Meanwhile, as fuel prices increase, transportation costs consume a higher percentage of people’s budgets. These cost burdens, in addition to other quality of life standards, are driving people preferences about how communities should be designed. In connection, findings from *the 2004 National American Community Survey*, conducted by Belden Russonello & Stewart for Smart Growth America and the National Association of Realtors found that “Americans favor smart growth communities with shorter commute times, sidewalks, and places to walk more than sprawling communities” and that “the length of their commute to work holds a dominant place in Americans’ decisions about where to live. Americans place a high value on limiting their commute times and they are more likely to see improved public transportation and changing patterns of housing development as the solutions to longer commutes than increasing road capacities.”

Feedback from the community survey and public meetings echo the above statewide and national concerns; Suttons Bay residents care about retaining rural features, encouraging economic growth, increasing transportation choices, creating new housing opportunities, and generally having a pleasant place to live. While the Suttons Bay Community already offers many of these amenities, the community recognizes that there are a number of opportunities for improvement. To meet these opportunities, the community has embraced the following *Smart Growth* principles as this Plan’s overarching goals:

Create a Range of Housing Opportunities and Choices

Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas

Provide a Variety of Transportation Choices

Make Development Decisions Predictable, Fair, and Cost Effective

Strengthen and Direct Development toward the Village

Foster a Distinctive, Attractive, Community with a Strong Sense of Place

In combination, the goals of this Plan are designed to help make Suttons Bay, an already remarkable community, the best that it can be. The following pages illustrate each of the *Smart Growth* goals by showing how they are supported by community feedback, data, and the policies of this Plan.

Goal 1: Create a Range of Housing Opportunities and Choices

To help create a range of housing opportunities and choices SGRAT found that the Suttons Bay Community needs to provide more homes and apartments for people of all income levels by providing incentives, and working with agencies on home ownership programs. In addition, SGRAT findings suggested that the Zoning Ordinance be reviewed to ensure that there are development opportunities for single family homes on small lots and there are provisions for multi-family residential areas that are close to job centers, transit, and other access opportunities.

SGRAT¹

A slight edge of survey respondents favored affordable housing measures for new families, senior citizens and people working in the community. A majority of respondents favored allowing residential housing in commercial areas as one technique for affordable housing.

Community Survey²

One student noted that they find beauty in the local architecture in addition to finding the village atmosphere welcoming.

Youth³

Objectives⁶

- 1.1 Objective:** Increase housing opportunities to accommodate young professionals, young families, and others within the lower and medium income range
- 1.2 Objective:** Increase housing opportunities for all stages of life
- 1.3 Objective:** Ensure that new residential developments integrate well into the existing landscape and complement the character of existing neighborhoods
- 1.4 Objective:** Mix residential units with commercial and office uses

Future Land Use⁷

The proposed Future Land Use categories that most directly support the objectives and strategies of this goal include:

- *Rural Residential*
- *Neighborhood Residential*
- *Shoreline Residential*
- *Mixed Use*
- *Village Growth Management Area*

Between 1980 and 2000, the Suttons Bay Community experienced the greatest increase in the “Mature Family” age category (45-64). The two other age categories that increased the most are the “School” age (5-19) and the “Family Formation” age (20-44) categories. This indicates that housing is needed for growing families as well as “empty nesters” with smaller living space needs.

In 2007 the Community Research Services, LLC reviewed the Suttons Bay housing market and found that there was a need for more affordable housing in the area. Additionally, 2008 census estimates show that 46% of homeowners in the county are spending above an affordable level on mortgages (30% or more of income according to the U.S. Department of Housing and Urban Development).

Housing is one of the key factors to a community’s overall quality of life. Adequate housing is needed by everybody. However, the type and location of housing needed varies based on factors such as income, family size, and age.

Where and how housing is developed also affects how the community, as a whole, functions. Housing style and location influences access to jobs, schools, and other amenities, along with opportunities for people to interact, and the overall feel of a community.

Therefore: ***The community supports meeting this goal by increasing housing choices based on the needs and wishes of the community while directing new housing development in ways that support the viability of the community.***

Public Meetings⁴

Community Data⁵

Conclusion

Zoning⁸

The proposed Future Land Use categories that most closely correspond with the following existing Zoning Districts.

(v) = village (t) =township

Future Land Use	Zoning
Rural Residential	Hillside Residential (v) Residential (t)
Neighborhood Residential	Central Residential (v) Newer Village Residential (v)
Shoreline Residential	Single Family Waterfront (v) Waterfront Condominium (v) Residential (t)
Mixed Use	Mixed Uses (v)



Goal 2: Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas

To help preserve open space, farmland, natural beauty, and critical environmental areas, SGRAT recommends that the Suttons Bay Community develop an inventory of natural features and farmland. Since the SGRAT report was published, the Leelanau Conservancy has completed this type of inventory, which is being used in the Future Land Use portion of this Plan.

SGRAT also found that the community should establish compact development policies, or an urban service line, that directs the use of public funds for roads, sewer and/or water to areas within the boundary and not into agricultural, forest or open space.

SGRAT¹

Survey respondents strongly supported measures to protect surface and groundwater. For example, a majority of respondents supported regulations like restricting the use of certain fertilizers and point-of-sale septic system inspections. However, survey respondents did not express support for a property regulation regarding the removal of trees in developed areas.

Survey respondents also support expanding agricultural activities and agricultural employment as a priority. Non-traditional agriculture activities that were especially favored include farm markets, tasting rooms, and tourist attractions.

Community Survey²

Several students highlighted their appreciation of the water and trees and commented that Suttons Bay is a beautiful place. One student also expressed his concern about the potential for litter to take away from the community's beauty.

Youth³

Objectives⁶

- 2.1 Objective:** Support the continuation of active agriculture in the community
- 2.2 Objective:** Preserve the community's scenic and rural character by minimizing the impacts of development on environmental features such as wetlands, woodlands, steep slopes, habitats, night sky, ridgelines, and scenic views
- 2.3 Objective:** Protect the quality of surface and groundwater resources in the community from development related impacts
- 2.4 Objective:** Discourage development that will negatively impact environmentally sensitive areas or require substantial changes to the natural systems

Future Land Use⁷

The proposed Future Land Use categories that most directly support the objectives and strategies of this goal include:

- *Working Lands*
- *Conservation*
- *M-22 and M-204 Heritage Corridors*
- *Village Growth Management Area*

A recent land use change analysis that examines data from 1978, 1998, and 2006 reveals that between 1978 and 2006 urban land uses increased from 6% to 12% of the community's total land area. However, the community's two most frequent forms of land cover and land use are forestland and agriculture. Together, these two categories make up 12,046 acres of land, or 75% of the total land mass. Combined with other natural feature categories, about 88% of land uses in the community are typically associated with "rural character." In addition, agriculture plays a prominent role in the local economy. According to the Leelanau County Agriculture Fact Book, Leelanau County agriculture generates over 1,200 full and part time jobs, overall sales of agricultural products from the county are valued at about \$20-30 million per year and the processing and distribution of agriculture products adds an estimated \$16 million of economic activity.

Open space, farmland, and natural resources play a key role in the community's identity and way of life. Agriculture is a cornerstone of the community's economy and adds substantially to the landscape's scenic beauty. Meanwhile, the area's natural resources provide the community with health benefits, recreational opportunities, working eco-systems, and a remarkable landscape. For many people, the area's open space, farmland and natural resources are the main reasons they choose to live in the Suttons Bay Community. These features contribute to the *sense of place* held by many residents.

Therefore: ***The community supports this goal by establishing appropriate regulations and directing development to areas that are better suited for urbanized growth.***

Public meeting comments indicated that residents generally support the preservation of farmland, natural beauty and critical environmental areas. Several meeting participants especially emphasized the need to protect water quality, open space, and trees.

Public Meetings⁴

Community Data⁵

Conclusion

Zoning⁸

The proposed Future Land Use categories that most closely correspond with the following existing Zoning Districts. (v) = village (t) = township

Future Land Use	Zoning
Working Lands	Agriculture (t)
Conservation	Agriculture (t)



Goal 3: Provide a Variety of Transportation Choices

To help provide a variety of transportation choices, SGRAT recommended increasing non-motorized transportation, public transit, and ride-share options along with linking land use and transportation planning on a regional level. In addition, SGRAT recommended designing transportation facilities to fit well within the community while meeting current safety and accessibility standards.

SGRAT¹

There was an almost even split, with an edge of survey respondents favoring the expansion of sidewalks, crosswalks, crossing lights, bike trails, and bike lanes along existing roads. However, there was not a majority supporting a voted increase in property tax millage to pay for these expansions.

Most respondents agreed that traffic in the downtown along M-22 should be slowed. However, a majority only supported clearly marked pedestrian crossings and slightly less than a majority supported “speed reduction.” There was not significant support for pedestrian crossing sidewalks extending out past the parking lane, bike lanes, raised crosswalk (bridge), roundabout, speed humps, and median barrier.

Community Survey²

One student thought that Suttons Bay could use a bike lane to help ease traffic. Another student proposed a monorail system that would connect to other regional hubs and attract tourists!

Youth³

Objectives⁶

- 3.1 Objective:** Maintain and improve the existing road system for safe and effective flow of all users
- 3.2 Objective:** Increase public transportation service between the Suttons Bay community and other regional hubs
- 3.3 Objective:** Expand transportation infrastructure serving pedestrians and bicyclists

Future Land Use⁷

The proposed Future Land Use categories that most directly support the objectives and strategies of this goal include:

- *Neighborhood Residential*
- *Mixed Use*
- *Recreation*

The Leelanau Trail provides a 15.5 mile non-motorized pathway that connects the southern point of Suttons Bay with northwestern Traverse City. The trail's route runs along one of Leelanau County's former railroad corridors. In addition, the Village provides sidewalks along M-22 and most neighborhood streets. Some roadways also provide wide shoulders for bicycle traffic.

The Bay Area Transportation Authority (BATA) out of Traverse City provides Monday-Friday busing service from Traverse City to Northport with scheduled stops, along with some extra stop options, in Suttons Bay. However, BATA's recent survey (administered to both users and non-users of BATA) shows a need and a desire for more frequent stops in the community. The survey also notes a need for more access to transit in the rural areas, especially for person age 60 years and older. In addition, the survey revealed that 32% of respondents are spending \$50-\$100 per month and 21% are spending \$100-\$150 per month on fuel.

The condition and type of transportation facilities available affects how residents and visitors move throughout the community and access places, such as work, school and recreational resources. When transportation facilities overwhelmingly support private car usage, people who do not own a car, children and seniors who cannot drive, and people who simply prefer to walk or bike face a disadvantage. Furthermore, as fuel costs rise, car dependency places a higher financial burden on individuals and families who have no other transportation choice.

Therefore: ***The community supports this goal by improving and increasing multi-modal transportation facilities***

Public meeting responses generally indicated that people support the improvement and expansion of non-motorized transportation facilities, public transit and safer pedestrian crossings on M-22.

Public Meetings⁴

Community Data⁵

Conclusion

Zoning⁸

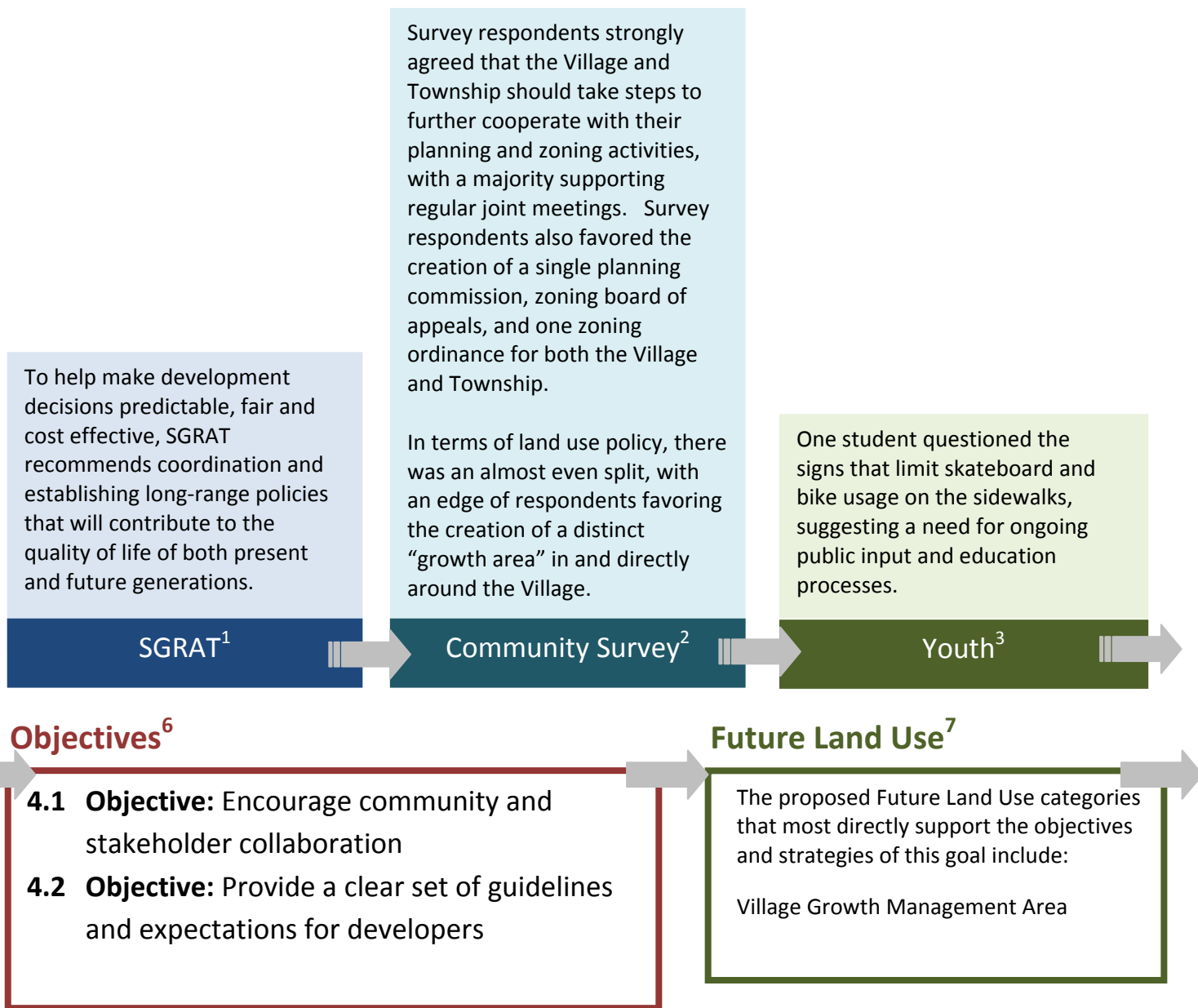
The proposed Future Land Use categories that most closely correspond with the following existing Zoning Districts.

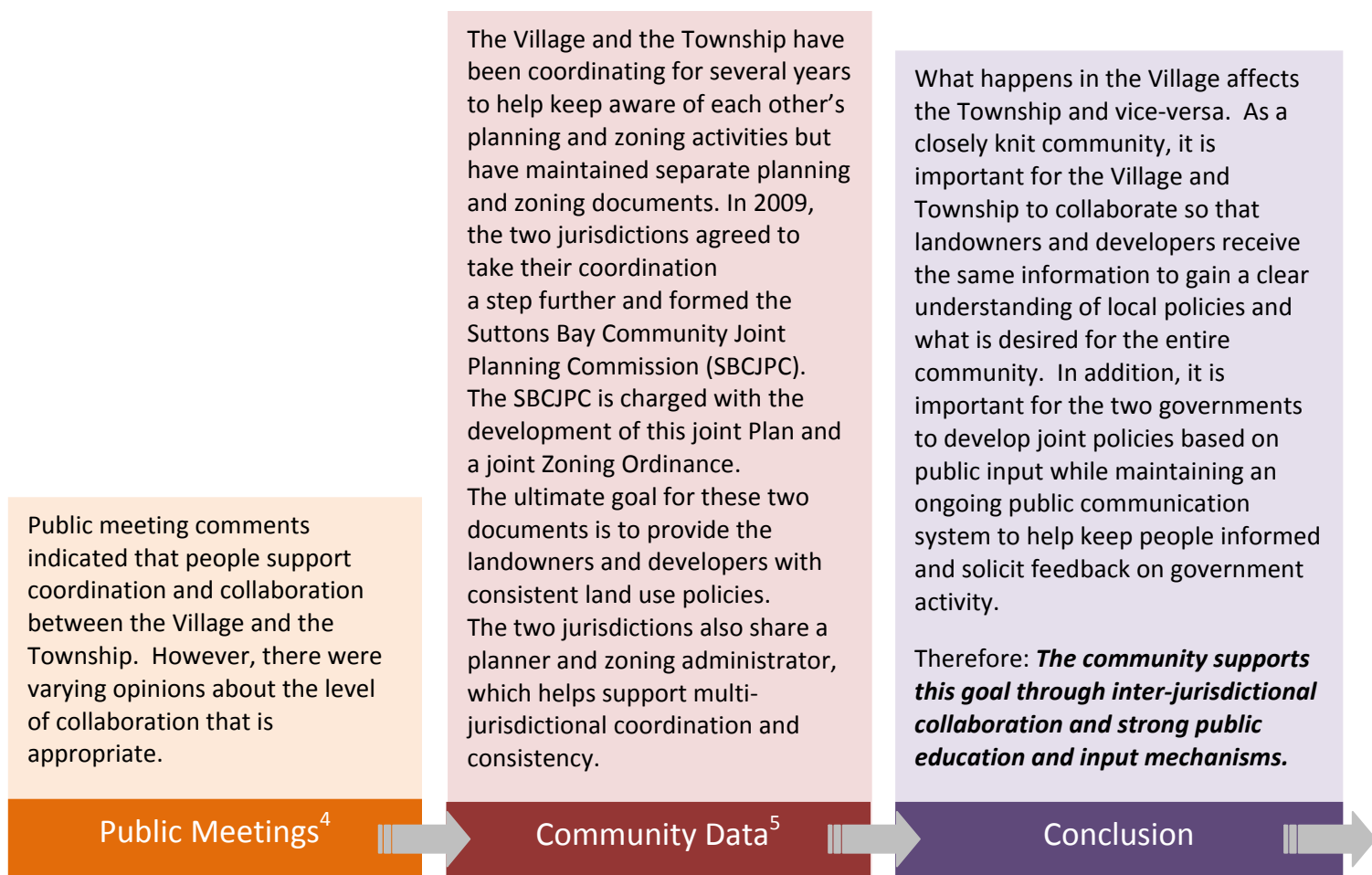
(v) = village (t) =township

Future Land Use	Zoning
Neighborhood Residential	Central Residential (v) Newer Village Residential (v)
Mixed Use	Mixed Uses (v)
Recreation	Public Lands (v)



Goal 4: Make Development Decisions Predictable, Fair, and Cost Effective





Zoning⁸

The proposed Future Land Use categories that most closely correspond with the following existing Zoning Districts.

Future Land Use
Village Growth
Management Area

Zoning
Village Uses



Goal 5: Strengthen and Direct Development towards the Village

To help strengthen and direct development towards the Village, SGRAT recommended using mechanisms, such as the zoning ordinance, brownfield redevelopment programs, a Downtown Development Authority, and tax incentives, to develop and redevelop in the existing urban area. SGRAT also recommends adopting a fix-it-first policy for upgrading existing facilities and infrastructure before new facilities or infrastructure is built.

SGRAT¹

A vast majority of survey respondents agreed that public water and sewer systems should only be expanded to areas where development is wanted and/or not constructed where development is not wanted. In conjunction, there was an almost even split, with an edge of respondents favoring the creation of a “growth area” in and directly around the Village to help control infrastructure costs.

A slight majority agreed that no commercial development should be allowed near the new Leelanau County Government Center.

Community Survey²

One student commented that “Suttons Bay is a beautiful town surrounded by astonishing nature,” suggesting that the distinct line between town and country is an asset to the community.

Youth³

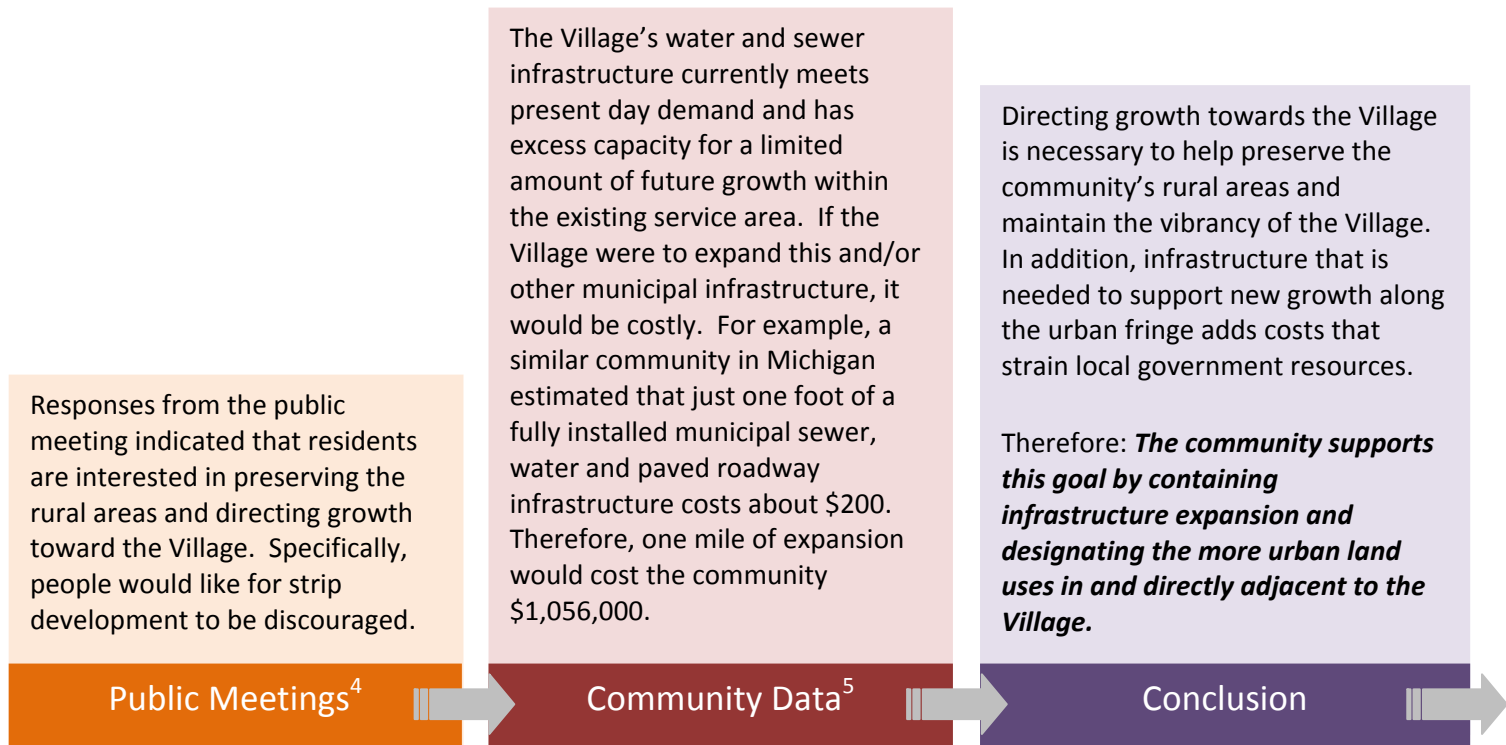
Objectives⁶

- 5.1 Objective:** Direct higher density housing to lands that have the capacity to support such development and are adequately served by existing public roads and utilities and located closer to the Village
- 5.2 Objective:** Provide appropriate opportunities for the establishment of commercial uses which meet the demonstrated market needs of community residents
- 5.3 Objective:** Provide appropriate locations for low-impact industrial uses that are compatible with surrounding land uses and adequately served by public facilities and services
- 5.4 Objective:** Create community hubs that provide a combination of living, working, and playing opportunities
- 5.5 Objective:** Take advantage of compact development design

Future Land Use⁷

The proposed Future Land Use categories that most directly support the objectives and strategies of this goal include:

- *Working Lands*
- *Neighborhood Residential*
- *Mixed Use*
- *Public/Semi-Public*
- *Conservation*
- *Village Growth Management Area*



Zoning⁸

The proposed Future Land Use categories that most closely correspond with the following existing Zoning Districts.

(v) = village (t) =township

Future Land Use	Zoning
Working Lands	Agriculture (t)
Neighborhood Residential	Central Residential (v) Newer Village Residential (v)
Mixed Use	Mixed Uses (v)
Public/Semi-Public	Public Lands (v)
Conservation	Agriculture (t)
Village Growth Management Area	Village Uses



Goal 6: Foster a Distinctive, Attractive Community with a Strong Sense of Place

To help foster a distinctive, attractive community with a strong *sense of place*, SGRAT recommended establishing policies that promote attractive buildings, landscaping on both public and private properties, and preserving historically significant sites, agriculture lands, and scenic natural features.

SGRAT¹

Survey respondents expressed great satisfaction with the community's character in terms of how it looks, feels and its general small town/rural atmosphere. In addition, respondents agreed that measures should be taken to retain or enhance the character of Suttons Bay. However there was not strong support for a regulation concerning materials, colors, and other architectural standards on the exterior of buildings.

A majority of respondents indicated support for more recreational resources, such as trails, parks, and a significant number supported more water access.

Community Survey²

Most of the student comments focused on the area's *Sense of Place*. Specifically, students noted that they appreciated the art in the downtown, the Village's brightly colored buildings, and the area's recreational resources. Some suggestions to enhance the area's *Sense of Place* included a place to rent jet skis, kayaks, canoes, and water tubes, an amphitheater, a tow rope at Bahle Hill, a waterside driving range, a flea market, a soccer stadium, and a water park.

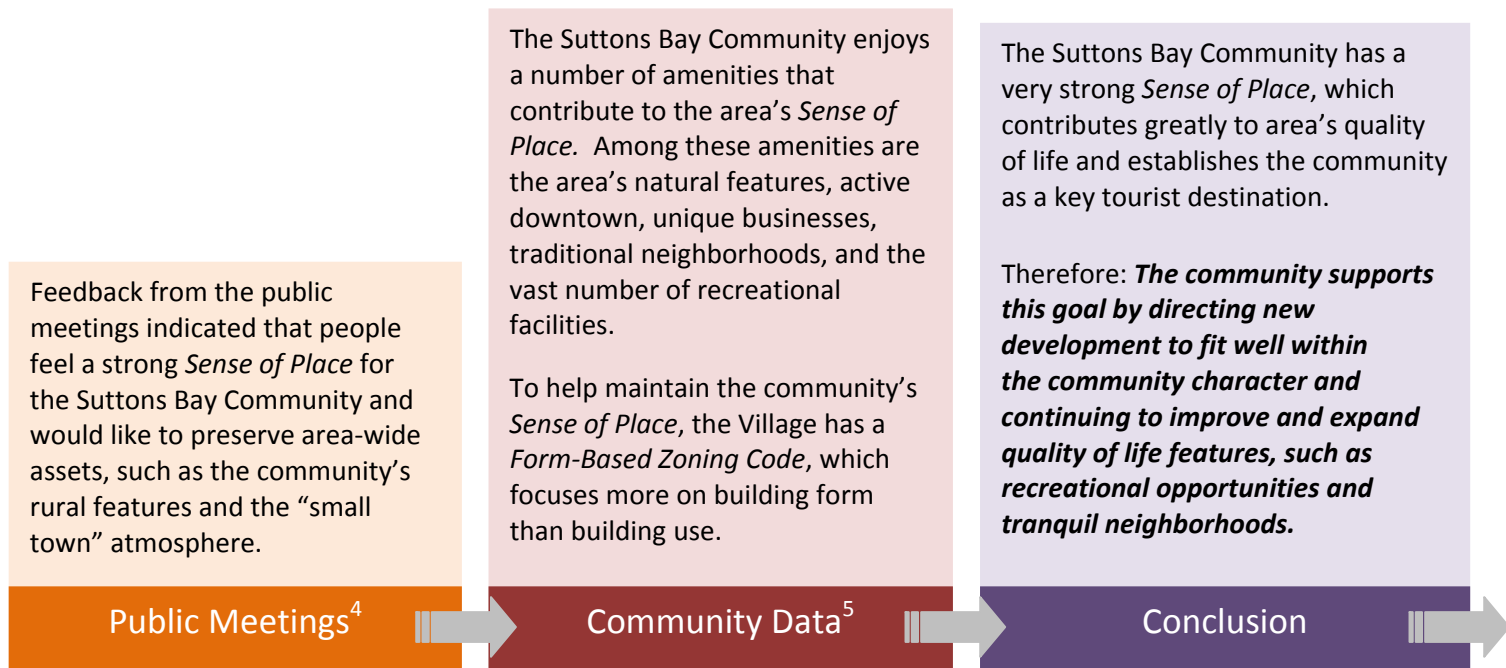
Youth³

Objectives⁶

- 6.1 Objective:** Keep the Village and Township a vibrant community
- 6.2 Objective:** Maintain a high quality visual character throughout the community
- 6.3 Objective:** Preserve historical sites, buildings and structures that are significant to the community
- 6.4 Objective:** Create opportunities for residents and visitors to walk rather than relying solely on motorized transportation
- 6.5 Objective:** Provide ample and quality recreation opportunities
- 6.6 Objective:** Maintain the tranquil quality of existing neighborhoods
- 6.7 Objective:** Work to address the social needs of area residents

Future Land Use⁷

The Future Land Use categories that support the objectives and strategies of this goal include all Future Land Uses.



Zoning⁸

The proposed Future Land Use categories that most closely correspond with the following existing Zoning Districts. (v) = village (t) = township

Future Land Use	Zoning
All Future Land Uses	See Chapter IV



