

# 2023



## VILLAGE OF SUTTONS BAY MASTER PLAN



Prepared by  
Village of Suttons Bay  
Planning Commission

09/19/23

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[Resolution of Adoption to be added.]



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# Executive Summary

## Introduction

The Master Plan introduces the concept of a master plan and the 2022-2023 planning process for the Village of Suttons Bay for this Master Plan update to the 2011 joint Master Plan prepared by the Village and Suttons Bay Township. This chapter also includes a brief orientation of the Village through a summary of long-term planning related to the Village, its locational context, and current demographics, economy, and housing obtained during this planning process. Additional information supplementing this information is provided at the end of the Master Plan document in [Appendix A: Community Profile](#).

## Public Input

In Summer 2022, residents and business owners were asked to complete a community survey so the Village could better understand the community's needs and objectives. The survey questions were formulated with the Planning Commission's guidance at multiple meetings. The online survey was launched on June 30, 2022, and remained open for feedback through July 18, 2022. The survey was promoted on the Village's website and e-newsletter. Postcards were distributed in the mail to all Village residents with a link to the survey and a flyer was posted in the Village Hall.

215 responses were received, but each question averaged roughly 175 responses, with fewer respondents (about 150) answering household demographic questions, which were directed towards residents.

As a general observation, people are concerned about access to the internet, pedestrian safety on Village streets, and affordability of housing. Of lesser concern are access to businesses in the winter, a lack of year-round residents to support businesses, poor upkeep of homes and yards, and lack of tourists in winter months to support businesses.

Other points of agreement:

- Zoning should encourage the redevelopment and reuse of outdated commercial and industrial buildings within the Village.
- The Village should continue implementing sustainability and resiliency measures.
- Pedestrian walkways should connect our parks and residential districts.
- Business owners would also like to see the Village encourage public art.

Input received, as well as the experience of staff and Village officials, helped inform goals and objectives for the Master Plan, the Future Land Use Plan, and plan implementation.

## Goals of the Master Plan

- **Housing.** Provide a range of housing choices for all ages and incomes within proximity to local goods, services and businesses.
- **Natural Resources.** Maintain and improve the quality of the Village's natural resources to support the local ecosystem and recreational activities today and for generations to come.
- **Transportation.** Provide safe, convenient, and accessible transportation network for residents, businesses, and visitors.
- **Economic Development.** Strengthen the local economy by supporting local businesses and employers in the Village.
- **Community Identity.** Foster a distinctive, attractive, community with a strong sense of place.



## Future Land Use Plan

The plan provides the long-range (10- to 20-year) plan to preserve, improve, and/or change how land in the Village is used. Compared to the 2011 joint Master Plan, land use categories have been refined by the Planning Commission to reflect their purposes and, as necessary, reinforce descriptions to be specific to the Village, rather than encompass the Township's intentions. Some categories have changed names to more accurately match their descriptions and the areas they characterize. The General Commercial category has been consolidated with the former Mixed Use South category into a new Mixed Use South Gateway category for clarity and consistency to development.

This chapter includes a new [Future Land Use Map](#), an illustrated guide to how land has been envisioned for use by the Planning Commission based on the existing conditions analysis, public input, and goals and objectives. Compared to the 2011 joint Master Plan, most areas of the Village remain unchanged in their future land use boundaries, however, some areas have been updated (refer to the complete list of changes in [Future Land Use Map Changes](#)). In several cases, small areas have been updated to reflect their existing land use and corresponding zoning districts based on the improbability that they will change in the next 20 years. The boundaries of the new Mixed Use South Gateway category have also been extended to support neighborhood uses and contribute to a more thriving local economy in the Village.

## Implementation

The Implementation chapter includes two parts:

- A zoning plan that works as a road map for changes needed to the Zoning Ordinance that regulates development.
- A set of action items, arranged by the goal they would primarily address, that will help the Village implement the Master Plan's recommendations. The action items within each goal are further broken into categories that organize implementation. For example, most of the "Zoning" action items will begin with the Planning Commission. Village Council and staff will incorporate the "Advocacy" items through land use policy, discussions with applicants, and interactions with residents. Capital improvement items will need to be addressed by Village Council during their annual budget process.

Following adoption of the Master Plan, it is recommended that the Planning Commission and Village Council prepare annual work plans to prioritize action items and identify adequate resources and collaboration opportunities to address the action items as needed.



# Introduction









# Introduction



## Purpose of a Master Plan

The Master Plan addresses future land uses, community development, and other community features in coordination. It portrays a clear statement of community goals and objectives, establishes a vision of the future, and includes strategies to achieve the vision. If followed carefully, the Master Plan will have a lasting impact on the built and natural environment. The Plan will likely be implemented over short-term, medium-term, and long-term timelines as specified in the Implementation Plan.

The Master Plan is long-range in its view and is intended to guide development in the Village over a period of 10 to 20 years, with reviews and any necessary updates occurring every five years to maintain consistency with the Michigan Planning Enabling Act of 2008. The information and concepts presented in the Master Plan are used to guide local decisions on public and private uses of land and the provision of public facilities and services. It establishes unified long-range general policies, which can be continually referred to in decision making.

The Village of Suttons Bay Master Plan includes a Future Land Use Plan and an implementation chapter to guide the Village over the coming years. The Master Plan enables the Village to address all of these related topics in a coordinated manner.

## The Planning Process

The Master Plan Update process began in June 2022 with an inventory and analysis of existing conditions by the Planning Commission. Over the following year, the Planning Commission reviewed and discussed the Village's regional setting, development history, existing land use, and population characteristics to identify assets, issues, and opportunities. Through the process, the Planning Commission reached out to the public for input by conducting a survey, and the input received, as well as the experience of staff and Village officials, helped inform goals and objectives for the Master Plan, the Future Land Use Plan, and plan implementation.



## Previous Planning Efforts

In 2011, the Village and Suttons Bay Township prepared a joint master plan. This plan explored the relationship between these two distinct geographic areas and municipal entities. The plan recognizes the important unique qualities of each community—as well as highlights the ways in which each supports the other. With the Township being less developed than the Village, the 2011 Plan contains many important strategies aimed at agricultural and natural features preservation.

In 2021 and 2022, the Village Council developed sets of goals and objectives. They have been incorporated into this plan's goals, objectives, and action items as applicable.

The Village recently completed and adopted a Five-Year Parks and Recreation Master Plan in 2022. The plan contains a recreation inventory, goals and objectives, system wide recommendations, a park system action plan, and other components supplementing the plan such as a description of the public input process, funding, etc.

The following goals were developed:

1. Maintain and improve our parks and park system.
2. Incorporate culture, history and the arts within our parks.
3. Improve our park system to include higher levels of barrier free access and ADA opportunities.
4. Improve and expand our existing non-motorized network by encouraging connectivity and walkability.
5. Promote public awareness and usability of the park system.

Park-specific recommendations are included in the plan as well, but the Village will be guided by the following system wide recommendations for use in the long-range planning of parks and recreation:

- Barrier-free accessibility;
- Intergenerational interaction by way of recreation;
- Non-motorized connections;

- Continued public involvement; and
- Acquisition of park land

In 2018, the Village Council approved the Downtown Development Authority's Development Plan and Tax Increment Financing Plan. The DDA's purpose for the plan was to "stabilize conditions for those residing here, assist business in locating or expanding here and improve the quality of life."

- Improve the overall business climate of the district to deter economic decline and improve the tax base;
- Encourage the retention and expansion of employment opportunities;
- Maintain and improve public facilities;
- Provide guidance for compatible land use development within the district; and
- Improve the general appearance of visual amenities and preserve sites within unique design features or character.

The Development Plan also describes project improvements that could be made in the development area and proposed phasing and priority of those projects and desired zoning, street, and utility changes. The Tax Increment Financing Plan provides a detailed explanation of the tax increment procedure.

The 2011 joint Master Plan illustrated a long-term vision for marina and waterfront improvements, which led to the Suttons Bay Marina Master Plan developed in 2014. The plan considered existing conditions and recommendations, phasing and implementation, and funding. Priorities were determined by the plan's intent to preserve the existing atmosphere of the area, while enhancing the marina facilities to continue its attractiveness to boaters and increasing connectivity to create a unique, active and sustainable waterfront district.

## Location

The Village of Suttons Bay is situated in eastern Leelanau County, midway up the eastern shore of the Leelanau Peninsula, in the northwestern Lower Peninsula of Michigan. Just seventeen miles from Traverse City, Suttons Bay is a smaller bay of the Grand Traverse Bay. The Village covers a scant 1.25 miles, and is encompassed entirely by Suttons Bay Township. Adjacent communities to the Township include Leelanau Township to the north, Leland Township to the west, and Bingham Township to the south.

M-22 is a state trunkline highway that wraps around the Leelanau Peninsula, from the northern point of Traverse City until it terminates at Manistee. They meet at M-31 at both ends, but in Traverse City, M-22 also meets M-37, connecting the Village to rest of the state.

**Map 1. Location Map**



Source: Leelanau County



# Community Profile Summary

The following provides a summary of existing conditions in the Village. Decennial Census data is only partially available at this Master Plan’s adoption, so 2020 American Community Survey (ACS) 5-Year Estimates are often used. See [Appendix A: Community Profile](#) for more demographic information.

2020 Decennial Census Estimate  
Village of Suttons Bay (Leelanau County)

Population | Population growth, 2010-2020  
613 | -0.8% (22,301 | 2.7%)

White alone, non-Hispanic population  
86.9% (88.7%)

2020 American Community Survey (ACS) 5-Year Estimate  
Village of Suttons Bay (Leelanau County)

Demographics

Population, 2020 ACS  
696 (21,649)

Older population, 65+  
63.2% (31.3%)

Youth population, 5-17  
15.4% (16.0%)

Average household size  
1.80 (2.31)

Bachelor’s degree or higher  
60.4% (46.7%)

Local Economy

Total jobs, 2019 [Source: OnTheMap]  
439 (4,831)

Total residents employed  
250 (9,754)

Unemployment rate  
3.8% (4.1%)

Median household income  
\$93,250 (\$67,330)

Poverty rate  
2.3% (6.4%)

Average travel time to work  
18.9 minutes (23.1 minutes)

Drove alone to work  
49.4% (77.0%)

Housing

Total housing units  
581 (15,738)

Owner-occupied / Renter-occupied  
85.5% / 14.5% (88.9% / 11.1%)

Vacant housing units  
40.6% (41.5%)

Median housing value  
\$331,800 (\$285,700)

Median gross rent  
\$828 (\$961)

Detached single-family homes  
39.4% (86.1%)

Housing built before 1999  
54.7% (59.1%)

The Village of Suttons Bay is characterized by a population that is aging, well-educated, and often seasonally living in the Village. The Community Profile explores the population in greater detail and considers important elements like workforce housing and housing variety.

The Village is largely developed, but important features like steep slopes, the bay, Lake Michigan, and Leo Creek play a role in influencing land uses and development. Protecting natural features can be instrumental in mitigating the impacts of flooding, erosion, and extreme heat event risks.

The Village’s robust parks and recreational facilities and providing access to those facilities and other utilities and services are also addressed in the Community Profile.



## Public Input

Public input is essential in the Master Plan process as it ensures that the community's vision and needs are being directly addressed. Input should be collected and considered through the entire planning process. Residents should have the opportunity to engage with the Planning Commission and Village staff regarding the issues that the community faces.

A project website was maintained to keep residents informed about the progress of the plan, and Planning Commission meetings with the Master Plan on the agenda were open to the public in person and accessible via Zoom.

[If any additional comments are made at the Master Plan public hearing, they will be included.]

### Online Community Survey

Residents and business owners were asked to complete a community survey so the Village could better understand the community's needs and objectives. The survey questions were formulated with the Planning Commission's guidance at multiple meetings. [Appendix B: Community Survey](#) contains a complete list of survey questions and results.

The online survey was launched on June 30, 2022, and remained open for feedback through July 18, 2022. The survey was promoted on the Village's website and e-newsletter. Postcards were distributed in the mail to all Village residents with a link to the survey and a flyer was posted in the Village Hall.

215 responses were received, but each question averaged roughly 175 responses, with fewer respondents (about 150) answering household demographic questions, which were directed towards residents.



As a general observation, people are concerned about access to the internet, pedestrian safety on Village streets, and affordability of housing. Of lesser concern are access to businesses in the winter, a lack of year-round residents to support businesses, poor upkeep of homes and yards, and lack of tourists in winter months to support businesses.

Other points of agreement:

- Zoning should encourage the redevelopment and reuse of outdated commercial and industrial buildings within the Village.
- The Village should continue implementing sustainability and resiliency measures.
- Pedestrian walkways should connect our parks and residential districts.
- Business owners would also like to see the Village encourage public art.

There is significant opposition by all respondents to the ideas that the Village should consider installing a commercial dock at North Park to cater to commercial cruise lines and boat tours or allow marijuana retail stores to operate within the Village; however, both statements garnered answers of "not sure" as well, so additional education and discussion on those topics may be warranted.

The summary of responses to specific topics follows.





## Housing

Long-term housing (more than 30 days), single-family housing within neighborhoods, and workforce housing are identified as priorities.

Multiple-family housing with more than five units and short-term housing (less than 30 days) are lowest priority for both residents and business owners who answered the question.

## Village Amenities

- Protection of Village wetlands, adding new public bathrooms, and improving the park system are high priorities.
- Despite improving the park system being identified as a high priority, creating small “pocket” or mini parks is not as important to respondents.
- Improving boating facilities and installing a fish cleaning station were considered not important.
- Like residents, business owners prioritize adding new public bathrooms and improving pedestrian circulation. They also value the creation of smaller pocket parks—in fact slightly more than improving the park system.

## Downtown Streetscape

People seem to be open to installing trees downtown and installing crosswalks to make crossing the street safer and easier, but are not as convinced that adding street furniture, winter features, or streetlights are important.

## Businesses

- Business property owners are undecided about willingness to pay a tax or assessment to finance the construction and maintenance of public bathrooms in the Village despite it being a priority. 28% answered “yes,” 26% answered “no,” and 34% answered “not sure.”
- Food trucks are currently prohibited in the Village. Few (5%) want to see food trucks throughout the Village, but most people are willing to see the Village allow them in certain areas (62.5% in designated areas or in Village parks combined) or only during special events, such as the arts festival (41.48%). Residents and business owners’ results produce similar breakdowns.

## Workforce Housing

The following strategies were most popular among respondents:

- Expand zoning provisions to districts that do not currently allow residential housing.
- Allow single-room (long-term) rentals in single-family homes.
- Create a program to encourage workers to board with host families.
- Business owners were less open to a host family program, but more interested in tiny home or cottage developments.

Unpopular strategies were allowing for more density in the form of dormitory-style housing or allowing three- to four-unit homes in single-family districts, or to waive or discount water and sewer services for workforce housing. Residents and business owners would pay an additional charge to offset these costs.

## Short Term Rentals

- The majority of respondents (71%) believe that short term rentals decrease the availability of houses for longer term residents while 61% said that short term renters are more likely to be disruptive to their neighbors.
- And yet, 74% of respondents believe that short term rentals support the Village’s tourism economy and businesses and 65% agree that the Village should continue to allow short term rentals for up to 30 days.
- Several comments indicate that short term rentals should be capped or restricted to accessory dwellings.
- Business owners showed less disagreement to the notion that short term rentals support the Village’s tourism economy.

Additional comments were largely focused on short term rentals and affordable housing. Traffic, trees, and parking were also issues that were mentioned frequently.

## About the Survey Respondents

- Nearly all residents who responded are homeowners (98% of 136 responses) who have lived in the Village an average of 16 years.
- They are generally unlikely to sell their homes within the next year (93% of residents who answered the question) and prioritize the Village life, safety, and the family friendliness of the community.
- Resident responses show that residents are typically living in the Village during the summer months (roughly 96%) with a peak of 98.5% living in the Village in the month of July.
- Other months of the year have fewer residents living in the Village, with February having the lowest percentage of residents choosing to stay in the Village (74%). Given this percentage is higher than recent Census data would suggest (discussed in [Appendix A: Community Profile](#)), the survey may not be the most representative sample of all Suttons Bay residents.
- Most residents do a significant amount of in-person shopping for goods and services in the Village when it comes to groceries, entertainment, and recreation (roughly 80%).
- They are less likely to go elsewhere in Leelanau County for groceries (23%) and entertainment (50%) compared to Traverse City (70% and 58%, respectively), but more likely to go to the county for recreation (68% vs. 36% who stay in the Village).
- Over half (53%) of residents make online purchases at least once a week, while another 33% make online purchases at least once per month.



## Public Hearing

[If any additional comments are made at the Master Plan public hearing, they will be included.]



# Goals & Objectives









# Goals and Objectives

## What are goals, objectives, and action items?

Goals are general guidelines that explain what the community wants to achieve. Goals are usually long-term and represent global visions such as to “Provide a range of housing choices for all ages and incomes” or “Strengthen the local economy.” Goals define the “what,” “why,” and “where,” but not the “how.”

Objectives identify the milestones that mark progress in achieving goals and provide more of the “how” goals will be implemented. For example, with a goal of “Strengthen the local economy” an objective to “Provide a clear set of guidelines and expectations for developers” is something that may be measured and tracked over time.

Action items are more specific and define the steps to accomplish objectives and support the wider vision of the identified goals. The most effective action items will include who will tackle that task and when it should be accomplished. The action items for the goals of this Master Plan can be found in the [Implementation](#) chapter.

## Goals of the Master Plan

- **Housing.** Provide a range of housing choices for all ages and incomes within proximity to local goods, services and businesses.
- **Natural Resources.** Maintain and improve the quality of the Village’s natural resources to support the local ecosystem and recreational activities today and for generations to come.
- **Transportation.** Provide safe, convenient, and accessible transportation network for residents, businesses, and visitors.
- **Economic Development.** Strengthen the local economy by supporting local businesses and employers in the Village.
- **Community Identity.** Foster a distinctive, attractive, community with a strong sense of place.

Each goal topic will be introduced with related data, which may be expounded upon in [Appendix A: Community Profile](#), and relevant public input (as available) before the goal is established and followed with a list of objectives.





# Housing

## Related Data

- The population of the Village is stable at just over 600 residents
- The population of the Village is aging and older than in neighboring communities with the median age of 69 years
- Average household size is 1.8 people per household, lower than surrounding communities.
- There are about 530 housing units in the Village, with 85% owner-occupied.
- Of the total housing units, about 40% are single-family and 60% are multiple-family (this includes condos and other non-stand-alone housing).
- About half of the Village's homeowners are seasonal.
- With a lack of local lodging, housing units are often used by vacationers and visitors to the area.
- There is a need for housing to accommodate workers in local retail and restaurant businesses as well as to attract visitors.

## Public Input on Housing

In the Master Plan survey, respondents expressed concern about the affordability of housing. Addressing long-term housing (more than 30 days), single-family housing within neighborhoods, and workforce housing are identified as priorities.

Multiple-family housing with more than five units and short-term housing (less than 30 days) are lowest priority for both residents and business owners who answered the question.



**Goal: Provide a range of housing choices for all ages and incomes within proximity to local goods, services and businesses.**

## Objectives

1. Ensure accessible and visitable housing is available for the Village's older residents. [Note: visitable housing means housing that can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers.]
2. Address the need for workforce housing.
3. Ensure that new residential developments and infill developments integrate well into the existing landscape and complement the character of existing neighborhoods in terms of building form and site design.
4. Mix residential units with commercial and office uses to reduce dependence on a personal automobile for transportation.

## Natural Resources

### Related Data

- The Village sits entirely in the Grand Traverse Bay Watershed and the Coastal Subwatershed. There are several creeks and streams that flow through the Village into Suttons Bay and the Leo Creek watershed wetlands.
- The Grand Traverse Bay Watershed Center estimates that the Village is 21% covered by impervious surfaces (compared to 12% in the Village of Northport and 29% in the Village of Elk Rapids).
- The Watershed Center is assisting the Village with stormwater reduction projects at the Village's three storm drains as well as a restoration plan for Waterwheel Creek.

### Public Input on Natural Resources

The survey respondents support the Village continuing to implement sustainability and resiliency measures as well as protecting wetlands. The survey addressed the community's access to natural resources via local parks.



**Goal: Maintain and improve the quality of the Village's natural resources to support the local ecosystem and recreational activities today and for generations to come.**

### Objectives

1. Ensure zoning standards are in place to support water quality.
2. Identify opportunities to reduce existing or limit new impervious surfaces and create related zoning standards.
3. Protect wetlands.
4. Improve health of creeks, streams, and the shoreline.
5. Identify funding opportunities to expand water capacity and improve water infrastructure. [2022 Village Goals/Objectives]
6. Continue to implement the improvements identified by the Stormwater, Asset Management, and Wastewater (SAW) Report. [2022 Village Goals/Objectives]
7. Utilize best management practices to secure and protect our vital community infrastructure. [2022 Village Goals/Objectives]
8. Protect and nurture street trees in the Village. [2022 Village Goals/Objectives]



## Transportation

### Related Data

- M-22 and M-204 are part of the Leelanau Scenic Heritage Route; M-22 is also part of the Great Lakes Circle Tour. Both routes serve local residents and businesses as well as bring tourists from outside the area.
- The Leelanau Trail, a 17-mile shared use, non-motorized path that connects the Village to Traverse City, has a trailhead with some amenities near downtown.
- The Bay Area Transportation Authority (BATA) connects the Village to both Northport to the north and Traverse City to the south with daily bus service that runs approximately every two hours on the weekday and every 4 hours on the weekend.
- There is exploration of a trail expansion from the northern edge of the Village at Dumas Road north to Peshawbestown in partnership with the Grand Traverse Band of Ottawa and Chippewa Indians.
- The Village has a network of sidewalks in the downtown and near-downtown neighborhoods.

### Public Input on Transportation

The public input survey addressed pedestrian safety, which is a priority for the respondents.

Additional public input gathered during the preparation of the 2022 Village Parks and Recreation Plan also support additional sidewalks and trails to connect schools, parks and downtown.



## Goal: Provide safe, convenient, and accessible transportation network for residents, businesses, and visitors.

### Objectives

1. Work with the Leelanau County Road Commission and the Michigan Department of Transportation to ensure the safety of travelers on regional roads that run through the Village.
2. Pursue opportunities to expand the regional trail network to connect the Village to other destinations in Leelanau County and beyond.
3. Reinforce the idea of sidewalks and pathways as transportation facilities, in addition to serving as recreational amenities.
4. Work with the BATA to expand public transit routes and frequency.
5. Maintain the local sidewalk network.
6. Identify and pursue funding for additional sidewalks and trails to connect our schools, parks, and the downtown district. [Note: this is also an objective in the Village Recreation Plan and is being reinforced here].
7. Identify additional funding to support local road improvements. [2022 Village Goals/Objectives]
8. Promote the sharing of roads by all users of the transportation network. [2022 Village Goals/Objectives]
9. Prepare for electric vehicles and other new transportation technologies.

## Economic Development

### Related Data

- According to the 2011 Master Plan, the Village's water and sewer infrastructure currently meets present day demand and has excess capacity for a limited amount of future growth within the existing service area.
- The public survey revealed local support for Village businesses

### Public Input on Economic Development

Respondents to the public input survey supported zoning ordinances that encourage the redevelopment and reuse of outdated commercial and industrial buildings within the Village.

As opportunities to support downtown activities, business owners prioritize adding new public bathrooms and improving pedestrian circulation and value creating smaller pocket parks—in fact slightly more than improving the park system.

Respondents to the survey supported food trucks in designated areas and/or during special events.



**Goal: Strengthen the local economy by supporting local businesses and employers in the Village.**

### Objectives

1. Make development decisions predictable, fair, cost effective, and consistent.
2. Support new and existing commercial uses which meet the demonstrated market needs of community residents.
3. Provide appropriate locations for low-impact industrial uses that are compatible with surrounding land uses and adequately served by public facilities and services.
4. Support development in the Village that supports a combination of living, working, and playing opportunities.
5. Support compact development design.
6. Nurture local entrepreneurs, from those working from home to those starting bricks and mortar establishments.
7. Encourage community and stakeholder collaboration.
8. Provide a clear set of guidelines and expectations for developers.
9. Ensure elected and appointed officials are kept up-to-date on training.





## Community Identity

### Related Data

- Business owners support public art in the downtown.

### Public Input on Community Identity

No specific public input was gathered on this topic.

**Goal: Foster a distinctive, attractive, community with a strong sense of place.**

### Objectives

1. Strive to keep the Village a vibrant community.
2. Maintain a high-quality visual character throughout the community.
3. Preserve historical sites, buildings, and structures that are significant to the community.
4. Create opportunities for residents and visitors to walk rather than relying solely on motorized transportation.
5. Provide ample and quality recreation opportunities.
6. Maintain the tranquil quality of existing neighborhoods.
7. Work to address the social needs of area residents in an equitable manner.
8. Encourage public art.
9. Work to redevelop vacant and underutilized buildings and properties.





# Future Land Use Plan









# Future Land Use Plan

## Future Land Use Map

The Future Land Use Map illustrates where the Village intends to locate general land use categories into the future. [Map 2](#) is accompanied by text that describes the categories shown on the map. The text is general in nature, to allow for some flexibility, but it should also be specific enough to not only guide any zoning amendments that may be needed to realize the vision of the plan but also to provide the Village support for land use policies and decisions (like a planned unit development (PUD) or a rezoning application). Where the Future Land Use Map and Zoning Map are out of alignment, zoning amendments may not be intended to be imminent; rather, the recommendations set a long-range planning goal.

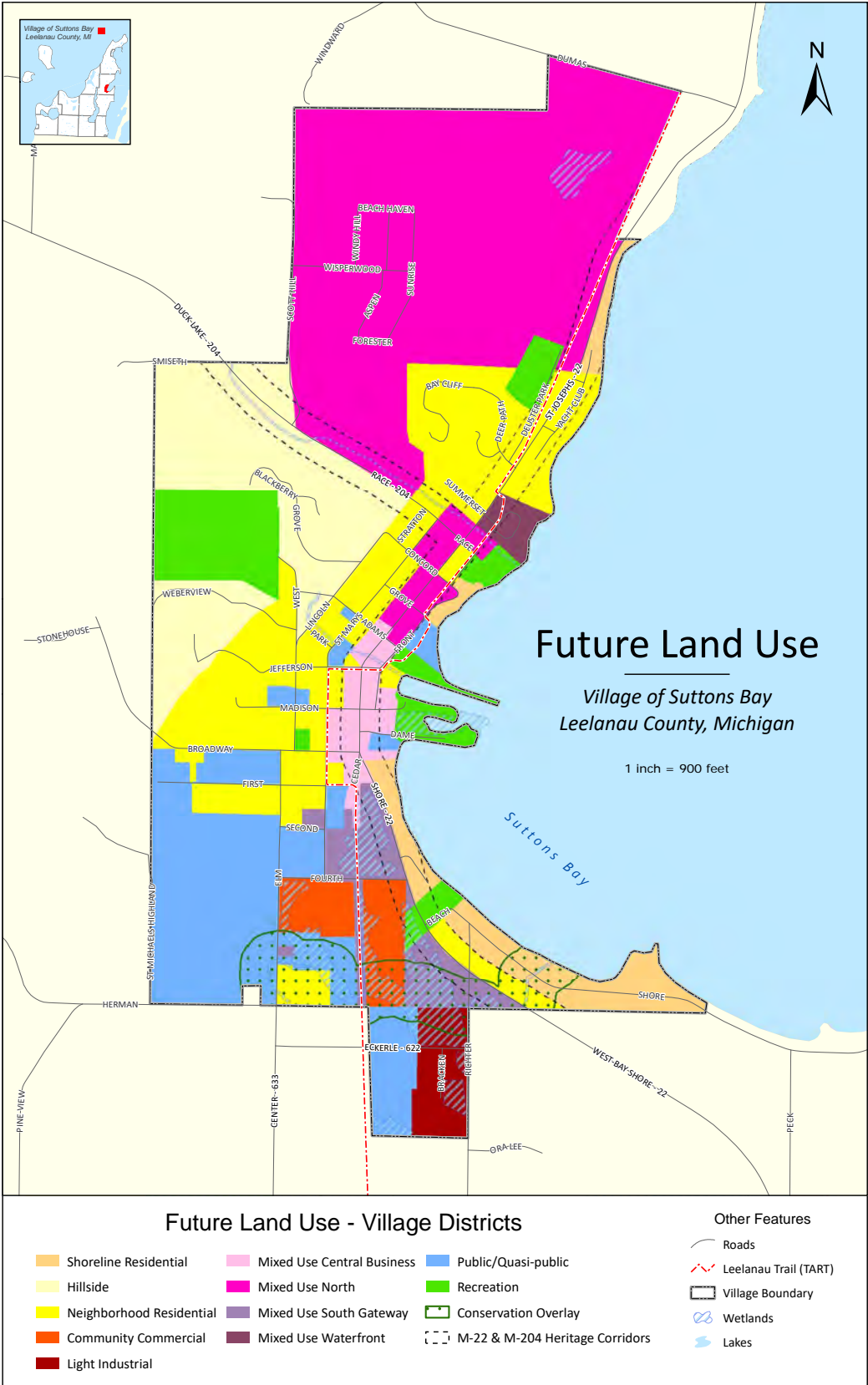
[Table 1](#) shows the future land use designations from the 2011 joint Master Plan. Descriptions of the 2011 land use categories can be found in [Context: Long-Range Planning in the Township](#).

**Table 1. Future Land Use Categories, 2011 to 2022**

2011 Future Land Use Category	2022 Future Land Use Category
Rural Residential	Hillside
Neighborhood Residential	Neighborhood Residential
Shoreline Residential	Shoreline Residential
General Commercial	Community Commercial
Mixed Use Center	Mixed Use Central Business
Mixed Use North	Mixed Use North
Mixed Use South	Mixed Use South Gateway
Mixed Use Waterfront	Mixed Use Waterfront
Business Park	Light Industrial
Recreation	Recreation
Public/Semi-Public	Public/Quasi-public
Conservation (overlay)	Conservation (overlay)
M-22 and M-204 Heritage Corridors (overlay)	M-22 and M-204 Heritage Corridors (overlay)
Village Growth Management Area	--*
* The Village Growth Management Area was included in the previous 2011 joint Master Plan with the Township. Containing development in the Village does not seem practical or necessary at this time, but the Village may revisit it in the next update to the Master Plan.	
<div>Indicates category has been renamed</div>	



Map 2. Future Land Use Map, 2023



## 2022 Future Land Use Descriptions

### Hillside

The Hillside category includes residential developments that represent the transition from the Township to the Village to a setting that is comprised of single-family dwellings characterized by the presence of natural landscape features and scenic views. Two-family dwellings and accessory dwellings that are compatible with single-family homes offer different dwelling types in this area. Space between homes preserve scenic views.

### Neighborhood Residential

The Neighborhood Residential category includes homes laid out in a pattern based on the Village's historic grid street and sidewalk system and features a mix of small lots and shallow setbacks and larger lots with wider setbacks. New homes and additions should be compatible with the site layout and building form found in Neighborhood Residential areas. Non-residential uses commonly found in residential areas, such as parks, playgrounds, places of worship and schools are expected. Improving and maintaining walkability is essential in these areas to ensure residents have access to local goods and services.

### Shoreline Residential

The Shoreline Residential category includes residential developments that occur along shorelines. These developments incorporate techniques which help minimize the potential negative environmental and aesthetic impacts on the water resource. For example, shoreline buffers that help prevent erosion and filter storm water run-off is an encouraged design feature of new residential developments. In addition, developments that provide visual access to the water, pedestrian paths, public parks, and open space are preferred over developments that "wall off" the community from the water resource.

### Mixed Use

The Mixed Use category provides for areas where combinations of employment, housing, shopping, services, and recreational amenities are integrated in a compact, pedestrian oriented form. The Suttons Bay Community has several mixed use areas. However, each area has its own character and key features, which sets the tone for future development. These categories include:

#### Mixed Use Central Business

The Mixed Use Central Business area is comprised of the historic core of the Village and is characterized by traditional multi-story buildings set to the sidewalk. The area will contain a mix of uses to serve visitors and tourism as well as year-round residents and contribute to and promote active street life and vitality in the center of the Village. The repurposing of buildings is encouraged to promote sustainability and preservation while filling the gaps in otherwise walkable blocks.

#### Mixed Use North

The Mixed Use North area starts at the northern boundary of the Village, through the intersection of M-22 and M-204 and moves south to the traditional center of downtown. The area closer to downtown was originally developed with a detached single-family home form that has been allowed to transition from residential to non-residential uses that have the effect of extending downtown north along M-22. Residential uses are still encouraged, particularly moving north out of the downtown area. Existing structures could be renovated with additional units, into duplex, triplex and quadplex homes to provide additional needed housing close to downtown.

Further north (north of M-204), most of this designated area is currently zoned "PUD." However, the development approved several years ago stalled and there has been minimal development associated with that approval. Should that change over time, it is envisioned that an amendment to that PUD, or new PUD agreement, would be a mix of residential dwellings including single-family detached homes, townhomes, duplex, triplex, and quadplex homes. This may also include limited commercial businesses that serve the nearby residents.



### **Mixed Use South Gateway**

The Mixed Use South Gateway area at the south end of the Village is intended to provide goods, services and residential opportunities to the Suttons Bay community. Building siting and design encourages pedestrian activity, with sidewalks and pathways connecting land uses to surrounding areas. Landscaping and building materials should be high quality to ensure long-term maintenance. Auto-oriented uses are not envisioned in this area.

### **Mixed Use Waterfront**

There is one area along the lake shore designated as Mixed Use Waterfront; this is a mixed residential development that includes a marina. There are no additional areas of the Village with this designation at this time.

### **Community Commercial**

The Community Commercial land use category includes existing stand-alone business and shopping centers that are intended to provide service to the Suttons Bay community rather than regional shoppers. Similar to the Mixed Use Central Business and South Gateway land use designations, new building siting and design should support pedestrian activity, with sidewalks and pathways being added over time to connect land uses to surrounding areas. Future landscaping and building materials should be high quality to ensure long-term maintenance. Mixed-use buildings (commercial uses on the ground floor level and residential uses on the second floor level) should be encouraged or given opportunities to expand to serve residents and contribute to walkability in the Village.

### **Light Industrial**

The Light Industrial category provides for limited industrial, public service and office uses activities that pose minimal environmental impacts. Support uses such as childcare, community center, and technical training/educational facilities would also be appropriate in these areas. To support the local workforce, these areas should provide sidewalks and pedestrian access to both downtown and commercial areas as well as to nearby residential housing.

### **Recreation**

The Recreation category includes existing and future recreational facilities identified in the Village of Suttons Bay Recreation Plan. In general, this includes active and passive parks in addition to specialty parks, regional facilities, water access, trails, and other unique recreational facilities based on physical features or community focus.

### **Public/Quasi-public**

The Public/Quasi-public category includes facilities that are designed to serve the public interest, such as educational, governmental, religious, health, correction, military, cemeteries, airports, and public safety.

### **Conservation (overlay)**

The Conservation category includes lands that have extremely sensitive natural systems, significant public/semi-public land holdings, or managed forest preserves. Permanent alterations to the natural landscape and the development of infrastructure are discouraged in these areas.

### **M-22 and M-204 Heritage Corridors Overlay**

The M-22 Heritage and M-204 Corridors category includes lands adjacent to the M-22 and M-204 Corridors, which are part of the state-designated “Leelanau Scenic Heritage Route,” a 64-mile route around the Leelanau Peninsula. The 2012 Leeland Scenic Heritage Route Corridor Management Plan provides guidance on access management, landscaping, and other aesthetic standards to help preserve the natural character of the roads.

## Future Land Use Map Changes

The new Future Land Use map prepared for this update ([Map 2 on page 31](#)) illustrates the changes that have been made from the 2011 joint plan's Future Land Use Map ([Map 4 on page 78](#)). The changes are discussed in detail below.

- **Northwest of Lincoln Street.** This area has changed from Neighborhood Residential to Hillside to align with its zoning of Hillside Residential and the less traditional neighborhood design of the Neighborhood Residential category.
- **West of Elm Street between Broadway and 1st Street.** A portion of this area's designation has changed from Public/Quasi-public to Neighborhood Residential, as it is zoned Newer Village Residential and not intended to primarily accommodate public uses in the long term.
- **East of M-22, roughly between Broadway and 4th Street.** This area is similar to the stretch below it along Shore Drive, and is zoned Single Family Waterfront and is unlikely to redevelop to fit into a Mixed Use category, so it has been changed from Mixed Use South to Shoreline Residential.
- **North of M-204.** These areas were identified based on a 2006 land use change analysis completed by Michigan State University. In general, the methodology involved interpretation of aerial photography into a multilevel system of land use categories. The Suttons Bay Joint Planning Commission relied on the 2006 analysis to help determine the location of existing land uses for the purposes of the Future Land Use map, but there were no concrete plans for the recreation areas other than Deuster Park, which has seen an increase in use in recent years. They are now designated Mixed Use North to allow for greater flexibility in the northern part of the Village going forward. The developed portion of the shoreline has been designated as Shoreline Residential.
- **Areas near Leo Creek between Elm Street and Richter Road.** These areas in the southern portion of the Village that were designated as Rural Residential are being updated to Community Commercial to align with the Zoning Map's South Business district.
- **East of Elm Street and around the Leelanau Trail, south of downtown.** North of 4th Street, this area was mostly designated as General Commercial and Public/Quasi-public, but has now been consolidated with the former Mixed Use South category into a new Mixed Use South Gateway category for clarity and consistency of development because of the similarities in the two areas designated in 2011.
- **Leo Creek Preserve.** The unlikelihood that this property will change compelled an update to its future land use designation from Rural Residential to Public/Quasi-public.
- **North of Eckerle Road, south of Leo Creek between the Leelanau Trail and Richter Road.** These properties are similarly unlikely to change and Light Industrial is a more appropriate category than Hillside or Mixed Use South Gateway.
- **Other changes.** The Village Growth Management Area has been removed in this iteration of the Future Land Use Map. Other features and elements that were not present in the Village were also omitted, including tribal properties and the Lake Leelanau Mixed Use category. St. Michael's Church is designated as Public/Quasi Public. Finally, the areas owned by the Village and operated as parks, including Ice Rink Park and areas at the south end by the bay are updated to Recreation.





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# Implementation









# Implementation

The thoughtful preparation and adoption of any plan would be of diminished value without a program of implementation strategies. The implementation strategies of this chapter will assist the Village in putting the key recommendations of the Master Plan to work.

The implementation program is based on prior planning efforts, input received, and goals and objectives discussed earlier in this Plan.

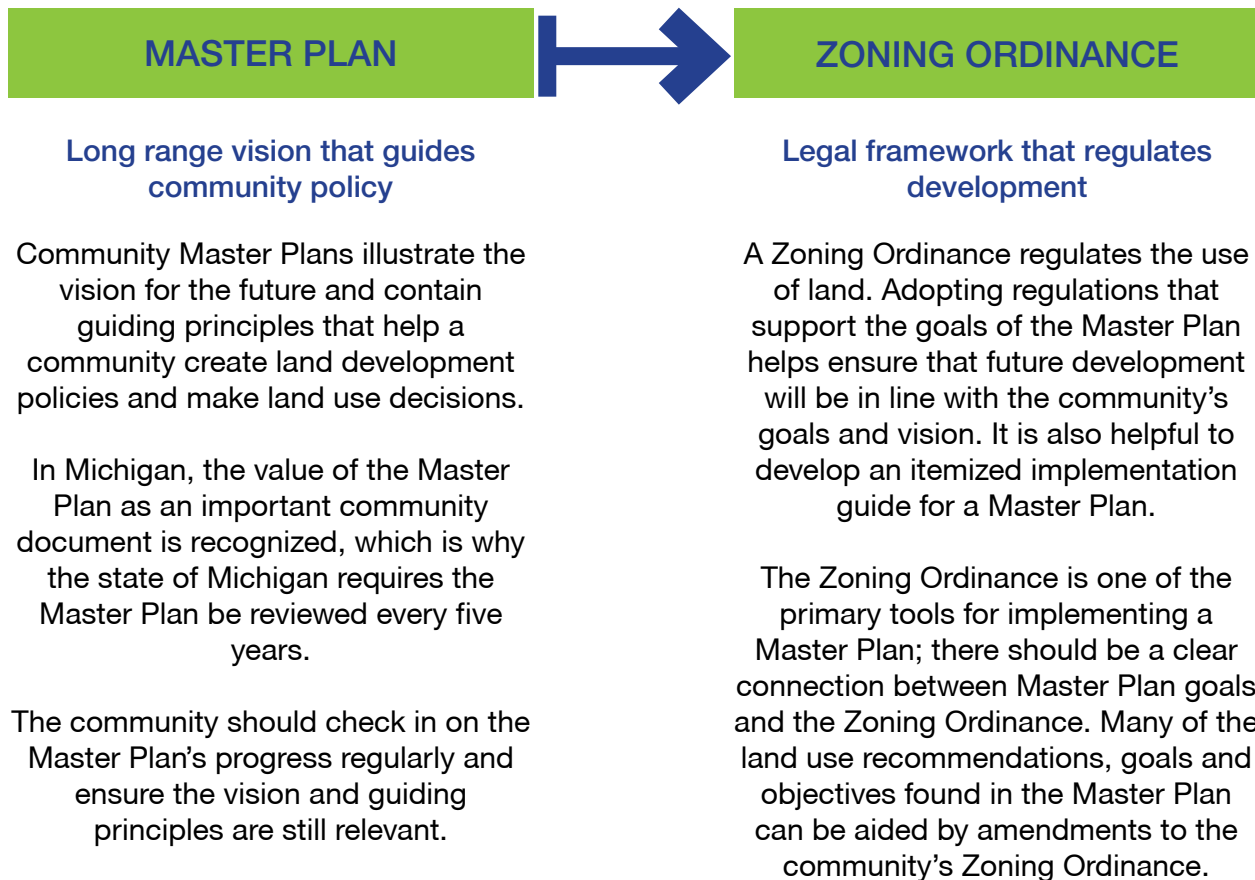


## Zoning Plan

The Zoning Plan is intended to guide short-term implementation of the long-term recommendations illustrated on the Future Land Use Map (see [Map 2](#)). The intent of the Zoning Plan is not to identify all areas that would require rezoning to be consistent with the Plan. Rather, the

Zoning Plan highlights specific key or priority areas where existing zoning is significantly lacking appropriate standards or would inhibit development in accordance with the Master Plan.

**Figure 1. Relationship between Master Plan and Zoning Ordinance**



The Zoning Plan shows how the Village's planned long-range land use will be implemented through the use of zoning. The table below shows how the land uses of the Master Plan generally align with the Village's zoning districts. Each of the future land use categories has an appropriate zoning framework for regulating development. There are a few zoning district classifications that should be amended to be consistent with this Plan.

**Table 2. Zoning Plan**

2022 Future Land Use Category	Zoning District
Transitional Residential	Hillside Residential (HR)
Neighborhood Residential	Central Residential (CR)
	Newer Village Residential (NVR)
Shoreline Residential	Single-Family Waterfront Residential (SFWR)
	Waterfront Condominium (WC)
Community Commercial	South Business (SB)
Mixed Use Central Business	Central Business (CB)
Mixed Use North	North Gateway (NG)
Mixed Use South Gateway	South Gateway (SG)
Mixed Use Waterfront	Bay View (BV)
Light Industrial	Warehouse Industrial (WI)
Recreation	Public Lands
Public/Quasi-public	
	Planned Unit Development (PUD)
Conservation (overlay)	
M-22 and M-204 Heritage Corridors (overlay)	





## Action Items

Bringing plans to fruition is best done through consistent, incremental, and logical implementation of steps towards the final goals. The implementation matrices that follow are designed to show how the goals of the Master Plan are fulfilled by action items, or strategies. All boards and commissions are encouraged to read through the strategies to understand how they all work together to create a better community to live, work, and play.

In order to illustrate the connection between goals, objectives, and action strategies, each of the implementation matrices that follow align with the Master Plan goals, which are noted at the top of each matrix. Within each matrix, the action items are broken into subcategories intended to assist with identification and prioritization. Not all goals contain action items within each subcategory and some action items are repeated as they can advance more than one goal. The matrix subcategories are listed in [Table 3](#).

**Table 3. Implementation Action Item Types**

Action Item Type	Description
<b>Zoning</b>	These are items requiring zoning amendments and will generally be led by staff and the Planning Commission.
<b>Advocacy</b>	These are items that will involve education of the community, include residents, business owners, property owners, developers, and design professionals. They will be led by a combination of staff, boards and commissions. They may also involve Village staff and officials working with county and state officials to coordinate plans and funding, as appropriate.
<b>Capital Improvement</b>	These items involve large capital investments, such as equipment, projects or studies, that require inclusion into the Village's Capital Improvement Plans (CIPs) in order to determine the most efficient time and method of completion and may involve multiple municipal departments.
<b>Other</b>	Other items may involve research, study, and further evaluation by staff and/or other boards and commissions.

The tables that follow assign actions to the goals and objectives, leaving room to establish priority levels for short-term, mid-term, and long-term items as the next step following adoption of this plan. This chapter should be reviewed periodically and at least annually to assess progress and adequately budget for specific strategies. Each action should have a "lead," a board, commission, group, or individual who is responsible for project initiation and coordination.

**Table 4. Implementation Matrix Columns**

Matrix Column	Description
Action Item	The strategic actions necessary to carry out goals and objectives.
Lead Body	Identifies the primary party responsible for accomplishing the action item.
Priority / Time Frame	Identifies and prioritizes the time frame for the action item to be implemented. Generally, short time frames are intended as three years or less; medium time frames are three to five years, and long time frames are over five years. Priorities would generally be categorized as high, medium, or low.
Potential Funding Sources	Potential funding sources that could be utilized to accomplish the action item.
Potential Supporting Partners	Potential parties who may be involved in the accomplishment of the action item.
Abbreviations	PC = Planning Commission; Staff = Village staff; VC = Village Council

After adoption, the Planning Commission will assign time frames or priorities to the action items. These time frames are intended as guides and may be adjusted as resources allow or as other issues arise. The plan should be treated as a living document and the Planning Commission is expected to make changes to the tables as needed.

## Implementation Tools and Techniques

The Village of Suttons Bay has a wide variety of tools and techniques at its disposal to help implement its long-range planning, including, but not limited to:

- Zoning Ordinance standards and Zoning Map
- Code enforcement
- Special design plans and study area plans
- Capital improvement program (CIP)
- Public-private partnerships (P3s or PPPs)
- Site plan, special land use, and rezoning review
- Special millages and assessments
- Local land trusts and conservancies
- Federal and state grant programs
- Re-evaluation and adjustment of the Master Plan

## Metrics

In order to assist the Village of Suttons Bay with implementation, each goal has metrics associated with it that should be assessed annually, or as data is available. In some cases, new tools will need to be developed to help gauge success. This will allow the community to see how improvements are occurring, which will likely be incrementally over time. Further, being able to show improvement helps maintain momentum and garners support from both the community as well as appointed and elected officials.



## Housing

**Provide a range of housing choices for all ages and incomes within proximity to local goods, services, and businesses.**

**Table 5. Action Items: Housing**

Action Item	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
<b>Zoning</b>				
Consider changes to residential zoning districts to permit housing opportunities for all age groups that are consistent with the goals and intent of the Master Plan.	PC			
Assess the Zoning Ordinance to ensure it allows appropriate residential retrofits for accessibility in order to help older residents remain in their homes.	PC			
Streamline the development review process when units include workforce housing*	PC			
Create incentive programs for developments that include a variety of housing sizes*	PC			County housing program
Incorporate applicable concepts from the MEDC's Redevelopment Ready Communities program into the Zoning Ordinance and improve the development review process for applicants, the approving body, and community*	PC			
Map priority development areas for workforce and/or attainable housing and "pre-permit" selected sites within the designated priority development area(s).^	PC			
Consider permitting single-family homes to be converted to multi-family units.^	PC			
Consider an overlay district to delineate priority development area(s) for housing options where they are not currently prohibited without adding new zoning districts or changing boundaries.^	PC			
Consider zero lot line homes in mixed use areas. The CB district is currently the only district w/a zero front setback.^	PC			
Consider dormitory housing or boarding room housing in certain districts under defined conditions for the purposes of seasonal workforce housing.^	PC			
Consider allowing accessory dwelling units (ADUs) in all districts (currently only permitted in NG, SG and BV districts).^	PC			
Consider limiting or eliminating short-term rental of ADUs in districts targeted for workforce housing.^	PC			
Consider the differences in the Zoning Ordinance, if any, between long-term rental, seasonal rental and workforce housing.	PC			
<p>^ Derived from Housing North's Northwest Michigan Housing Ready Checklist. The Planning Commission discussed the checklist and its applicability to the Village during the planning process. The Planning Commission intends for additional study to determine whether changes are needed.</p> <p>* Originally from the 2011 joint Master Plan's action plan. These items continue to be relevant to Village goals, but may have been adapted to ensure relevance to the Village going forward.</p> <p>Lead Body/Supporting Partners: PC = Planning Commission; Staff = Village staff; VC = Village Council</p>				



Action Item	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
Consider limiting short-term rentals in areas/districts targeted for workforce housing and identifying areas where both may be appropriate.^	PC			
Consider developing form-based zoning standards associated with residential areas to promote walkability and compatibility with existing development.^	PC			
Consider updating Planned Unit Development (PUD) regulations to include more specific language to support workforce housing.^	PC			
Consider incorporating incentives with the PUD standards in the Zoning Ordinance (density bonus, reduced parking required, utility hookup fees, minimum dwelling and lot width and size, height bonuses, etc.).^	PC			
Consider amending the Zoning Ordinance to add residential dwellings in the South Business district.	PC			
Consider opportunities to allow multi-family dwellings in certain districts and/or with a multi-family overlay that could be applied to parcels of sufficient size and location.	PC			
<b>Advocacy</b>				
Explore "Redevelopment Ready Certification" to access Michigan Economic Development Corporation (MEDC) financing, resources, and marketing.^	Staff			
Pursue affordable housing funding programs such as state and federal grant opportunities.	Staff			
<b>Capital Improvement</b>				
Plan for the maintenance and ongoing improvement of community facilities, including parks and pathways.	VC			
Improve code enforcement to ensure property owners are maintaining their properties consistent with municipal codes.	VC			
<b>Other</b>				
(none)				
<p>^ Derived from Housing North's Northwest Michigan Housing Ready Checklist. The Planning Commission discussed the checklist and its applicability to the Village during the planning process. The Planning Commission intends for additional study to determine whether changes are needed.</p> <p>* Originally from the 2011 joint Master Plan's action plan. These items continue to be relevant to Village goals, but may have been adapted to ensure relevance to the Village going forward.</p> <p>Lead Body/Supporting Partners: PC = Planning Commission; Staff = Village staff; VC = Village Council</p>				



**Table 6. Metrics: Housing**

Metric	Source	Baseline Date Measured	Frequency of Benchmark
Building permits for existing homes have increased.	Village permit data		Annual
Multi-unit housing building permits have increased.	Village permit data		Annual
Greater variety/mix of housing stock.	Village assessing data		Every five years
Larger range of housing at various price points.			Annual
Number of ADUs in the Village has increased.			
The Zoning Ordinance has been amended with updates to standards related to housing.			

## Natural Resources

**Maintain and improve the quality of the Village's natural resources to support the local ecosystem and recreational activities today and for generations to come.**

**Table 7. Action Items: Natural Resources**

Action Item	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
<b>Zoning</b>				
Develop and enforce a set of natural features ordinances that will protect key natural features.*	PC			Leelanau Conservancy, Michigan Association of Planning
Preserve and enhance the natural characteristics found at the "gateways" to the Village along M-22 and M-204 through the Zoning Ordinance, landscaping, signage, and site plan review process.*	PC			Leelanau Conservancy, MDOT, Michigan Association of Planning
Create a tree planting plan that identifies a priority list for tree planting and maintenance.	PC			
Discourage development in areas with slopes greater than 18 percent through the Zoning Ordinance, natural features ordinances, and site plan review process.*	PC			The Watershed Center, Leelanau County
Review the environmental standards in the Zoning Ordinance (Section 2-6) to assess whether they are producing expected protection and/or if any refinements to the ordinances are needed.*	PC			
Assess Zoning Ordinance standards for stormwater management and alternative energy systems to ensure alignment with best practices.	PC			
Encourage or incentivize energy efficiency, environmental sensitivity, and sustainability in the Zoning Ordinance (e.g., solar panels, EV charging stations, etc.).	PC			
<b>Advocacy</b>				
Provide and promote educational materials on protection of natural resources (e.g., stormwater pollution, invasive species, etc.)	Staff			
Work with the Leelanau Conservancy and other relevant agencies to identify key natural resources in the community.*	Staff			Leelanau Conservancy
<p>* Originally from the 2011 joint Master Plan's action plan. These items continue to be relevant to Village goals, but may have been adapted to ensure relevance to the Village going forward.</p> <p>&amp; Originally from Village 2022 Goals/Objectives.</p> <p>Lead Body/Supporting Partners: PC = Planning Commission; Staff = Village staff; VC = Village Council</p>				





Action Item	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
Partner with schools, local organizations, the Department of Public Works, business owners, and residents to expand a tree planting and protection program that will maintain and enhance the community tree-lined streetscape and wooded parks.*	Staff		USFS Community Forest Program (CFP), Arbor Day Foundation Community Tree Recovery program	Schools, local organizations, DPW, business owners, residents, Northwest Michigan Horticultural Research Foundation, County Chamber of Commerce
Continue working with organizations such as the Inland Seas Education Association and The Watershed Center to sponsor an education program on best stormwater management practices.*	Staff			
<b>Capital Improvement</b>				
Continue to identify rain gardens for improvement and/or elimination.&	VC			
Identify long-neglected and dangerous street trees for trimming or replacement.&	VC			
Replace street trees with native trees that thrive in street environments.&	VC			
Re-draft the Street Tree Ordinance.&	VC			
<b>Other</b>				
(none)				
<p>* Originally from the 2011 joint Master Plan's action plan. These items continue to be relevant to Village goals, but may have been adapted to ensure relevance to the Village going forward.</p> <p>&amp; Originally from Village 2022 Goals/Objectives.</p> <p>Lead Body/Supporting Partners: PC = Planning Commission; Staff = Village staff; VC = Village Council</p>				

Table 8. Metrics: Natural Resources

Metric	Source	Baseline Date Measured	Frequency of Benchmark
Increase in tree canopy coverage.	Tree Density National Land Cover data		Every five years
Increase in resident knowledge of natural resource protection.	Annual resident survey		Annual
Increase in rain gardens throughout the community.			

## Transportation

**Provide safe, convenient, and accessible transportation network for residents, businesses, and visitors.**

**Table 9. Action Items: Transportation**

Action Item	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
<b>Zoning</b>				
Update parking standards to facilitate the installation of electric vehicle (EV) infrastructure.	PC			
Assess Zoning Ordinance standards for new sidewalks and pathways associated with the construction of recent developments in the Zoning Ordinance.	PC			
<b>Advocacy</b>				
Continue working with BATA to provide and improve service to and from the Village as needed.*	Staff			BATA, schools, Chamber of Commerce
Support and help implement the Safe Routes to School (SRTS) program.*	Staff			Schools, PTOs, police, TART Trails, Michigan Trails and Greenways Alliance, SRTS
Work with TART Trails and follow the Recreation Plan to increase and improve trailway infrastructure.*	Staff			MDOT, schools, TART Trails, Michigan Trails and Greenways Alliance
Work with MDOT to design and install traffic calming measures along M-22 in the downtown area.*	Staff			MDOT, County Road Commission, engineering consulting firm
Identify unsafe or unmaintained sections of roadways for improvement.&				
<p>* Originally from the 2011 joint Master Plan's action plan. These items continue to be relevant to Village goals, but may have been adapted to ensure relevance to the Village going forward.</p> <p>&amp; Originally from Village 2022 Goals/Objectives.</p> <p>Lead Body/Supporting Partners: PC = Planning Commission; Staff = Village staff; VC = Village Council</p>				



Action Item	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
<b>Capital Improvement</b>				
Continue working with the County Road Commission to develop a roadway Capital Improvement Plan (CIP) that includes a “fix it first” policy.*	VC			County Road Commission
Plan to incrementally improve neglected Village streets.	VC			MDOT
Upgrade faded and neglected street signs and replace non-compliant street signs. <sup>&amp;</sup>	VC			MDOT
Identify and plan for the reconstruction of neglected and/or unsafe sidewalks. <sup>&amp;</sup>	VC			
Work with residents to identify and address areas of concerns along roadways. <sup>&amp;</sup>	VC			
<b>Other</b>				
(none)				
<p>* Originally from the 2011 joint Master Plan’s action plan. These items continue to be relevant to Village goals, but may have been adapted to ensure relevance to the Village going forward.</p> <p><sup>&amp;</sup> Originally from Village 2022 Goals/Objectives.</p> <p>Lead Body/Supporting Partners: PC = Planning Commission; Staff = Village staff; VC = Village Council</p>				

Table 10. Metrics: Transportation

Metric	Source	Baseline Date Measured	Frequency of Benchmark
Trail improvements are made.			
Decrease in crashes on M-22.	Public safety data		Annual
The Village’s Capital Improvement Plan (CIP) plans for, funds, and executes improvements to local roads, parks, and community facilities.	CIP		Annual



## Economic Development

**Strengthen the local economy by supporting local businesses and employers in the Village.**

**Table 11. Action Items: Economic Development**

Action Item	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
<b>Zoning</b>				
Assess the Zoning Ordinance to ensure that building design is high quality and encourages pedestrian activity.	PC			
Assess how well the Zoning Ordinance standards provide for adequate buffering, lighting, and noise regulations to minimize the negative impact on neighboring residents and businesses. Make refinements to these standards as needed.*	PC			
Assess the Zoning Ordinance standards for mixed land uses to see if development has occurred as anticipated and/or if any refinements to the ordinances are needed.*	PC			
Assess the Village's ADU provisions to determine whether refinements are needed to encourage additional ADUs and/or to update standards for layout and appearance.*	PC			
<b>Advocacy</b>				
Explore "Redevelopment Ready Certification" to access Michigan Economic Development Corporation (MEDC) financing, resources, and marketing.^	Staff			
Develop an outreach program that continues to keep all residents, whether seasonal or permanent, and businesses informed and engaged in planning and zoning activities, such as "community walkabouts" and educational workshops.*	Staff			Chamber of Commerce, Library, Friendship Center, Rotary
Develop an ongoing communication system to nurture relationships between local organizations, businesses, and governments to keep each other informed of community-based initiatives and activities.*	Staff			Chamber of Commerce, schools, community groups
Work with the Chamber of Commerce, DDA, or business development function to routinely study the commercial needs and desires of residents and visitors.*	Staff			Chamber of Commerce, DDA, Economic Development Authority
<p>* Originally from the 2011 joint Master Plan's action plan. These items continue to be relevant to Village goals, but may have been adapted to ensure relevance to the Village going forward.</p> <p>Lead Body/Supporting Partners: PC = Planning Commission; Staff = Village staff; VC = Village Council</p>				



Action Item	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
<b>Capital Improvement</b>				
Keep plans for replacement and repair of Village infrastructure current and provide sufficient resources to maintain an infrastructure improvement schedule.	VC			Chamber of Commerce, committee groups
Follow the existing strategy that outlines if, when, and where water and sewer infrastructure may be extended and how the ongoing costs of these services might be shared.	VC			DPW
<b>Other</b>				
(none)				
<p>* Originally from the 2011 joint Master Plan's action plan. These items continue to be relevant to Village goals, but may have been adapted to ensure relevance to the Village going forward.</p> <p>Lead Body/Supporting Partners: PC = Planning Commission; Staff = Village staff; VC = Village Council</p>				

**Table 12. Metrics: Economic Development**

Metric	Source	Baseline Date Measured	Frequency of Benchmark
Resident/visitor satisfaction with commercial uses has increased.	Survey		Annual
Business owner satisfaction has improved.	Survey		Annual
Commercial building permits have increased.			
Non-residential property values have increased.			



## Community Identity

Foster a distinctive, attractive community with a strong sense of place.

Table 13. Action Items: Community Identity

Action Item	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
<b>Zoning</b>				
Incorporate recommendations of the M-22 Scenic Corridor Guidebook into the Zoning Ordinance.	PC			County Road Commission, MDOT
Update the Village's sign ordinance as needed to ensure that signs are compatible with the character of the Village.*	PC			
Assess Zoning Ordinance standards for waterfront and shoreline development (public and private) to ensure that public access and views of the shoreline and Suttons Bay are adequately protected.*	PC			Leelanau Conservancy, Inland Seas
Assess Zoning Ordinance standards to ensure new development and redevelopment supports walkability.*	PC			Developers, architects, Chamber of Commerce
Assess Zoning Ordinance standards for streetscapes, landscapes, and façades for residential and non-residential developments within the Village.	PC			
<b>Advocacy</b>				
Work with the Chamber of Commerce and DDA to evaluate and plan for the expansion of year-round tourism opportunities.*				Chamber of Commerce, DDA
Develop a property maintenance education program to help raise awareness about local codes and ordinances.*	Staff			Property owners, Library
Work with community partners to develop a community-wide historical sites inventory.*	Staff			Library, Leelanau Historical Society Museum, area generational families
Pursue grant opportunities through the Michigan State Historic Preservation (MSHPO) to maintain and improve historic sites.*	Staff			Leelanau Conservancy, area library, MSHPO, Leelanau Historic Museum
<p>* Originally from the 2011 joint Master Plan's action plan. These items continue to be relevant to Village goals, but may have been adapted to ensure relevance to the Village going forward.</p> <p>Lead Body/Supporting Partners: PC = Planning Commission; Staff = Village staff; VC = Village Council</p>				



Action Item	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
Use MSHPO resources to develop appropriate reuse and renovation guidelines of older buildings.*	Staff			Chamber of Commerce, realtors
Develop an incentive program to encourage the redevelopment of existing buildings rather than the development of new buildings.* (See <a href="#">Appendix C: MEDC Preservation Case Studies</a> for case studies.)	Staff			Leelanau County Brownfield Redevelopment Authority, contractors
Work with MDOT to promote pedestrian safety along M-22 in the Village.*	Staff			MDOT, PTOs, TART, County Road Commission
Work with the Chamber of Commerce, DDA, and the Visitor Center to develop and distribute walking and bike route maps.*	Staff			Chamber of Commerce, DDA, Visitor's Center
Work with the Chamber of Commerce and DDA to understand the "daily shopping needs" of the community and develop a recruitment plan to locate businesses into locations that are walkable from existing neighborhoods.*	Staff			Chamber of Commerce, DDA
Work with local organizations and businesses to understand and promote Village recreation opportunities.*	Staff			PTO, schools, local sports leagues
Expand and promote the available marina services.*	Staff			Boaters
Update the Marina Master Plan, as needed.	Staff			
Explore ways to better utilize the waterfront (e.g., blueway trails, charter fishing, and leisure boating.*	Staff			The Watershed Center, TART Trails, Leelanau Conservancy
Conduct an annual survey for the business community to better understand their needs and how the Village can provide support.	Staff			Chamber of Commerce
Conduct an annual survey for the residents to better understand their needs and how the Village can provide support.	Staff			Chamber of Commerce
<p>* Originally from the 2011 joint Master Plan's action plan. These items continue to be relevant to Village goals, but may have been adapted to ensure relevance to the Village going forward.</p> <p>Lead Body/Supporting Partners: PC = Planning Commission; Staff = Village staff; VC = Village Council</p>				

Action Item	Lead Body	Priority / Time Frame	Potential Funding Source	Potential Supporting Partners
<b>Capital Improvement</b>				
Ensure resources are available to provide consistent code and ordinance enforcement to ensure the general maintenance and appearance of the community.*	VC			Property owners, Chamber of Commerce, VC
Develop a pedestrian plan that connects walkways, parking lots, greenways, and developments in the Village with connections to Township pathways.*	VC			Chamber of Commerce, community organizations, Suttons Bay Township
As pedestrian facilities are repaired and developed, increase universal access to sidewalks, parks, and other public and private services to all individuals.*	VC			Chamber of Commerce, DPW
Maintain and increase public amenities for non-motorized travelers, such as park benches and bike racks.*	VC			Chamber of Commerce, TART
Explore the possibility of developing a performance venue in one of the parks.*	VC			Art support organizations
Plan for and install wayfinding signage throughout the Village.*	VC			
<b>Other</b>				
(none)				
<p>* Originally from the 2011 joint Master Plan's action plan. These items continue to be relevant to Village goals, but may have been adapted to ensure relevance to the Village going forward.</p> <p>Lead Body/Supporting Partners: PC = Planning Commission; Staff = Village staff; VC = Village Council</p>				

Table 14. Metrics: Community Identity

Metric	Source	Baseline Date Measured	Frequency of Benchmark
Sign permits have increased.			
Complaints regarding code enforcement have decreased.			Annual
Participation at community events has increased.			
Business owner satisfaction has improved.	Survey		Annual
Resident/Visitor satisfaction has improved.	Survey		Annual





# Appendix A

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## Community Profile

# Appendix A: Community Profile

## Introduction

The information in this Community Profile presents the background for the Master Plan. It begins by providing data on the current residents of the Village of Suttons Bay and extrapolating trends to consider how the community may be composed in the future. Specifically, demographic measures such as population, age, race, and educational attainment; economic statistics such as household income and commute factors; and housing data such as housing value and age are discussed.



## Community and Planning History

Now the Grand Traverse Band of Ottawa and Chippewa Indians (GTB), tribe members of the Odawa (Ottawa), the Ojibwa (Chippewa), and Bodowadomi (Pottawatomi) initially lived in this area known as Suttons Bay. The GTB has retained land in the Township, about four miles north of the Village, called Peshawbestown.

As the area developed along with the timber trade in the mid- to late-1800s, the Village was originally known as Pleasant City or Suttonsburg, after Harry Chittenden Sutton first established a camp and a dock on the bay. Shipping and sailing as well as agricultural farming of potatoes, cherries, and grapes contributed to the local economy in the 19th and 20th centuries, and now Suttons Bay Township is well known for its cherry orchards and vineyards that surround the Village, which became the trade center for the agriculture in the area.

The charming downtown, the waterfront, and the agricultural economies of the surrounding communities continues to draw visitors to the Village as a vacation destination and residents who are attracted to the quality of life the Village provides.



Suttons Bay, looking north, 1949

Source: Owen Bahle archives, via Suttons Bay Chamber of Commerce Historical Photos



Important dates in the Village's history include:

**1854: Arrival of Harry Chittenden Sutton**

Harry C. Sutton was one of the first settlers of European descent and has become the Village's namesake.

**1871: The VI Grill opened**

The VI Grill was originally established as a trading post and is now the oldest, continually operating restaurant in Leelanau County.

**1876: Lars Bahle opened a drygoods and clothing store**

Now in the fourth generation, the Bahle family is still operating the department store now known as Bahle's as well as several local businesses.

**1892: The Manistee and Northeastern Railroad came to southern Leelanau County**

**1898: Incorporated as a town**

**1902: Mainstee and Northeastern Railroad opened service from Traverse City to Northport**

Suttons Bay was landlocked once ice formed in the winters and the boats were not operating. The railroad brought year-round passenger and freight service and daily mail delivery and fresh bread from Traverse City.

**1946: Frigid Food Products, Inc. factory built**

This plant, which was once located where the BayView condominiums now stand, was one of the most modern fruit processing plants in the country and employed over 100 people in the summer months.

**1946: The Bay Theatre opened**

The Bay Theatre was transformed into a movie theater in a building built in 1920, which is still operational today.

**1950: M-22 highway opened from Traverse City to Suttons Bay**

**1962: Suttons Bay Municipal Marina opened**

Unlike the MDNR-operated marinas in Northport and Leland, the Suttons Bay marina is a significant revenue source under Village control. By 2004, there were 171 slips.

**1989: Inland Seas Education Association (ISEA) founded**

ISEA was started by Tom Kelly, bringing a tall ship schooner educational experience program to the Village. With limited tall ship sail training program opportunities available nationally, ISEA is an important Village asset.

**1994: Leelanau Trails Association formed**

Now part of the TART Trails system, the Leelanau Trails Association formed to purchase the railroad corridor from Traverse City to Suttons Bay and develop a public non-motorized trail.

**2011: Joint Master Plan adopted by Suttons Bay Township and the Village of Suttons Bay**

**2012: 2012-2016 Recreation Plan**

**2014: Marina Master Plan**

**2018: DDA Development Plan and TIF Plan**

**2022: 2022-2026 Recreation Plan**



## Demographics

Sound policy making and planning require an understanding of who is currently in a community and who is likely to be there in the future. Demographics allow communities to identify and track trends in population, aging, migration, and local economies, among other things. For these reasons, Master Plans carefully review and use demographic analyses to prepare for issues and demands that a community will face, both now and in the future. Who is in the community dictates, in many ways, the resources, programming, and physical infrastructure that will meet the needs of residents and businesses.

The current data included in this Master Plan is mostly from the U.S. Census Bureau's 2020 Decennial Census and 2016-2020 American Community Survey (ACS) 5-Year Estimates. For comparison, the 2010 Decennial Census and other ACS 5-Year Estimates are frequently used. Since ACS data are estimates and not counts and the Village is a small geographic area, the data can have large margins of error and the data may be less reliable. Moreover, this data does not reflect the full extent of changes the Village has experienced due to the COVID-19 pandemic.

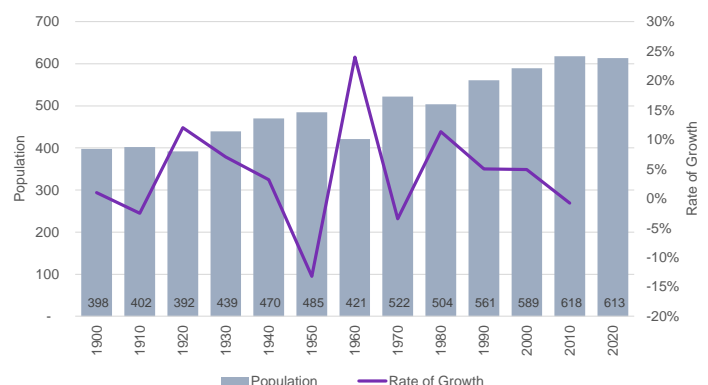
Many demographic trends, including changes to population, growth rates, age distribution, and income, impact future land use. National and regional trends can help provide additional information for local communities. Noteworthy national and regional trends include:

- Birth rates in the United States have been falling almost continuously for more than a decade. The 2020 Census showed the lowest birthrate in US history of 11.0 births per 1,000 people. According to the National Center for Health Statistics, for every 1,000 women of childbearing age (15-44), 55.8 of them gave birth in 2020. When compared to 2007 (69.5 births for every 1,000 women of childbearing age), this is a 20% decline in birth rates. Additionally, data from the World Bank shows fertility rates (an estimate of the total number of children a women will ever have) also at a historically low level, at 1.7 births per woman in 2019.
- The marriage rate in the US continues to decline. According to data from the Centers for Disease Control and Prevention, the rate was 5.1 per 1,000 people in 2020. A rate this low was likely impacted by the pandemic, however, it is a 1% drop from the 2019 rate, and follows a several decades-long trend of fewer marriages.
- The US population is aging. By 2030, every "Baby Boomer" will be 65 years old or older, making 20% of the US population of retirement age.
- As the population ages and fewer babies are born, the 65+ age group will outnumber the 18 and under age group for several years.

## Population

The best planning for the future will consider the current makeup of the population, as well as the likely composition in the future. The Village of Suttons Bay's population has fluctuated slightly over the last twenty years, but with no significant growth or loss of residents. The 2020 Census reports a total population of 613 persons, down from 2010's population of 618 (see [Figure 2](#)).

**Figure 2. Population and Rate of Growth, 1900 to 2020**



Source: U.S. Census Bureau, 1900 to 2020 Decennial Census



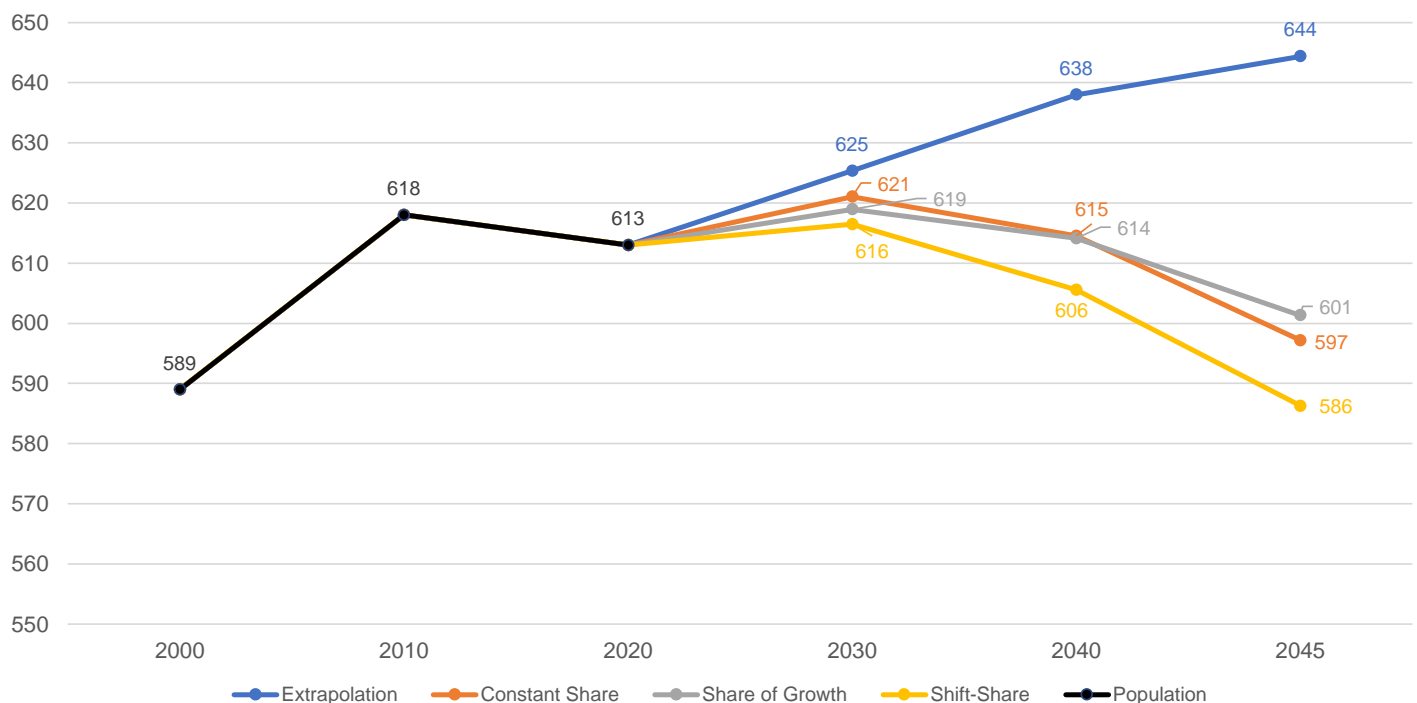
## Population Forecast

Using population numbers from the Census in 2000, 2010, and 2020 and a projected population estimate for Leelanau County in the year 2045 from the State of Michigan's Department of Technology, Management and Budget's "Michigan Population Projections by County through 2045" report from 2019, four common projection methods were used to calculate projection estimates for the Village in 2045:

- Extrapolation (follows the historic pattern and assumes growth will occur at the average annual percent change rate),
- Constant share (the Village's share of the county's population will remain at the 2020 level),
- Share of growth (the Village's share of the county's population will remain at the share from 2000 to 2020), and
- Shift-share (the Village's share of the county's population will change by the same annual amount as the average annual percent change from 2000 to 2020).

Given that at the time of publication of the report, the 2020 total population for Leelanau County was projected at 21,763 and that projection was exceeded by 538 persons in the 2020 Decennial Census, it is possible that the projection methods dependent on the county may not reflect the true anticipated population growth rate and the Village may experience either smaller declines in population than projected in [Figure 3](#) or even growth as projected using the extrapolation method.

**Figure 3. Population Forecast Methods, 2030 to 2045**

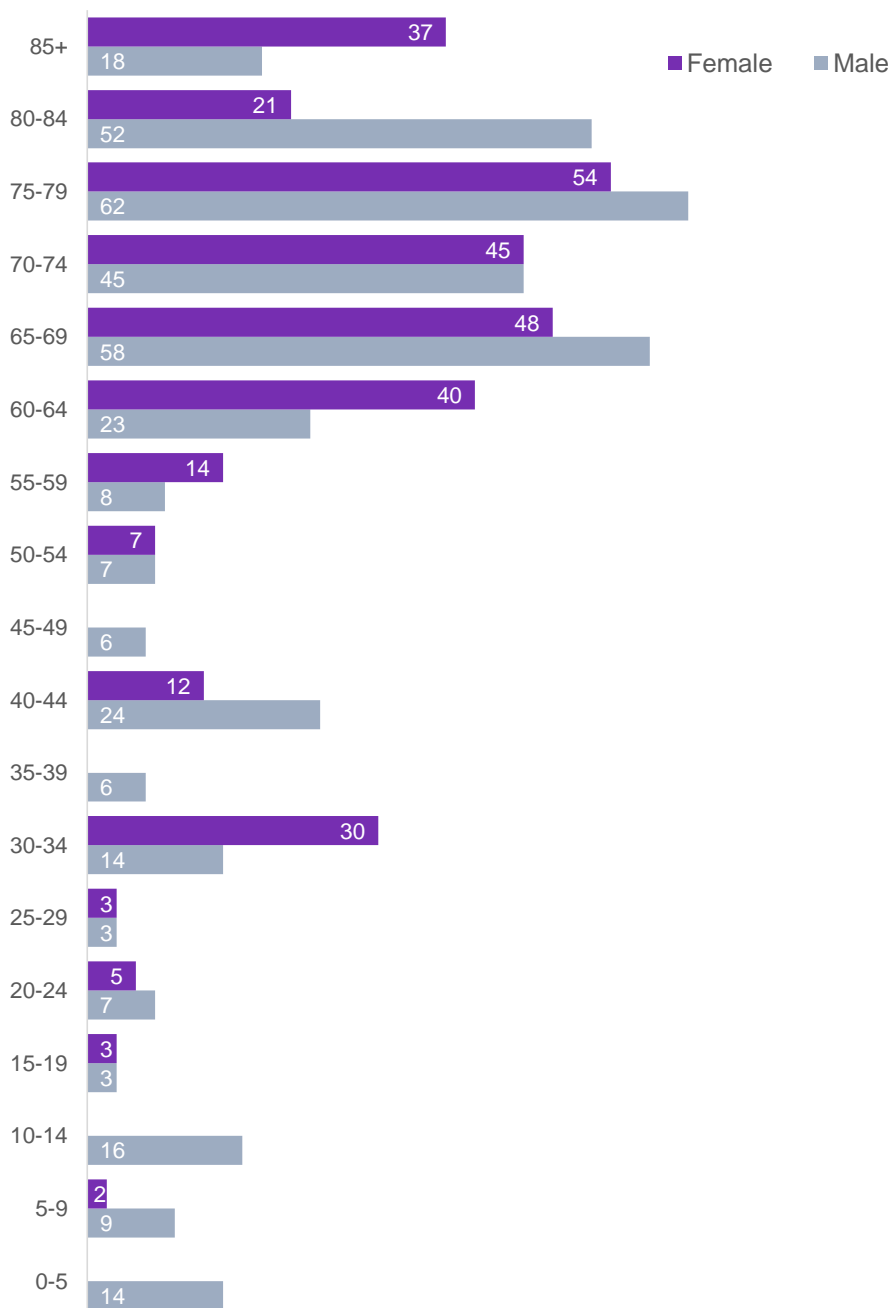


Source: U.S. Census Bureau, 2010 and 2020 Decennial Census & State of Michigan's Department of Technology, Management and Budget; projections prepared by Giffels Webster

## Population Cohort Analysis

Understanding a community's composition by age and sex allows for better insight into demographic conditions and socio-economic trends. The Village has an almost equal distribution of males and females (48.8% vs. 51.1%). However, the ratio varies with age (see [Figure 4](#)). Women tend to live longer than men, as seen in most of the older age cohorts. Often, this also means a corresponding number of single-person households. This breakdown shows the extent to which the older population is the dominant age cohort in the Village. [Table 15](#) shows further the extent to which the older population has grown over the last decade.

**Figure 4. Population Distribution by Age and Sex, 2020**



Source: U.S. Census Bureau, 2016-2020 ACS 5-Year Estimates





**Table 15. Older Adults and Youth Population, 2010 to 2020**

Population	2010 Census	2020 ACS	Change, 2010-2020	Percent change, 2010-2020
<b>Total population</b>	<b>618</b>	<b>696</b>	<b>78</b>	<b>12.6%</b>
60 and over	290	503	213	73.4%
65 and over	243	440	197	81.1%
65 to 84	175	385	210	120.0%
85 and over	68	55	-13	-19.1%
Under 18	79	47	-32	-40.5%
5 to 17	67	33	-34	-50.7%
Under 5	12	14	2	16.7%
Median age	58.8	69.1	10.3	17.5%
Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.				
Source: U.S. Census Bureau, 2010 Decennial Census, 2016-2020 ACS 5-Year Estimates				

## Surrounding Communities

This section compares the Village's demographic characteristics to surrounding communities, the county, the region, the state of Michigan and the United States. This context is helpful in understanding the data and its impact on future community needs.

The region is considered the Traverse City, MI micropolitan (micro) area, which is composed of the following four counties: Benzie, Grand Traverse, Kalkaska, and Leelanau. Micros consist of a core with a population between 10,000 and 50,000, in this case, Traverse City, and its surrounding counties. Suttons Bay Township's numbers include the Village of Suttons Bay.

## Population Growth

Most communities surrounding the Village have experienced an increase in population since 2010, although at slightly varying rates (See [Table 16](#)). Only Suttons Bay and the Township have experienced a loss in population. The Township's population includes that of the Village, so that indicates a greater drop in the township compared to that of the Village in the last decade.

**Table 16. Population and Growth of the Village of Suttons Bay and Surrounding Communities, 2010-2020**

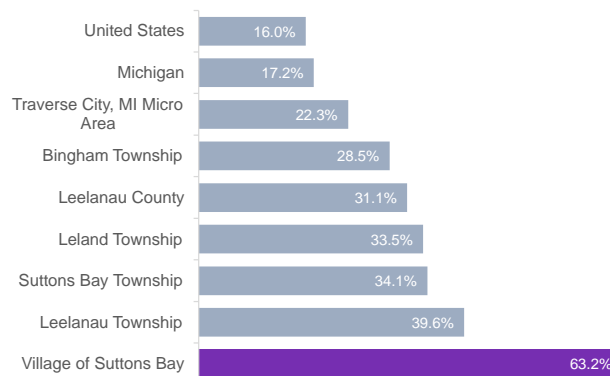
Community	2010 Population	2020 Population	Percent change, 2010-2020
United States	308,745,538	331,449,281	7.4%
Traverse City, MI Micro Area	143,372	153,448	7.0%
Leland Township	2,043	2,126	4.1%
Bingham Township	2,497	2,577	3.2%
Leelanau County	21,708	22,301	2.7%
Michigan	9,883,640	10,077,331	2.0%
Leelanau Township	2,027	2,048	1.0%
<b>Village of Suttons Bay</b>	<b>618</b>	<b>613</b>	<b>-0.8%</b>
Suttons Bay Township	2,982	2,883	-3.3%
Source: U.S. Census Bureau, 2010 and 2020 Decennial Census			

### Older Adults and Youth Population

Compared to the country and the region, the communities surrounding the Village already have significantly higher percentages of adults who are 65 years or older, but the Village outpaces nearby communities significantly with a percent share of this age group in the Village that is over twenty points higher than the next closest of the compared communities.

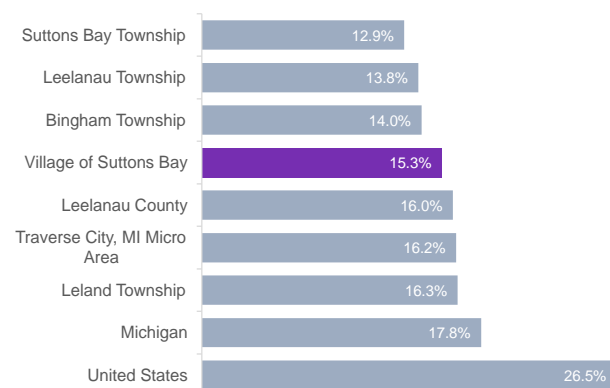
The communities around Suttons Bay also lack children and young adults compared to the state and the country. The median age for the Village is similarly very high at 69.1 years of age, but not to the extent of [Figure 5](#), suggesting the more middle-of-the-pack figures of a younger population in [Figure 6](#) could be skewing the median age downward slightly.

**Figure 5. Percent Older Than 65, 2020**



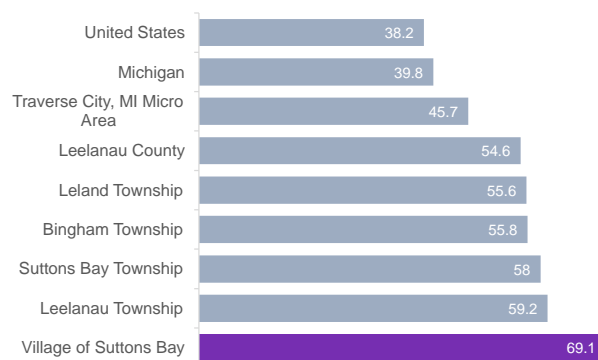
Source: U.S. Census Bureau, 2016-2020 ACS 5-Year Estimates

**Figure 6. Percent Ages 5 to 17, 2020**



Source: U.S. Census Bureau, 2016-2020 ACS 5-Year Estimates

**Figure 7. Median Age, 2020**



Source: U.S. Census Bureau, 2016-2020 ACS 5-Year Estimates



## Race

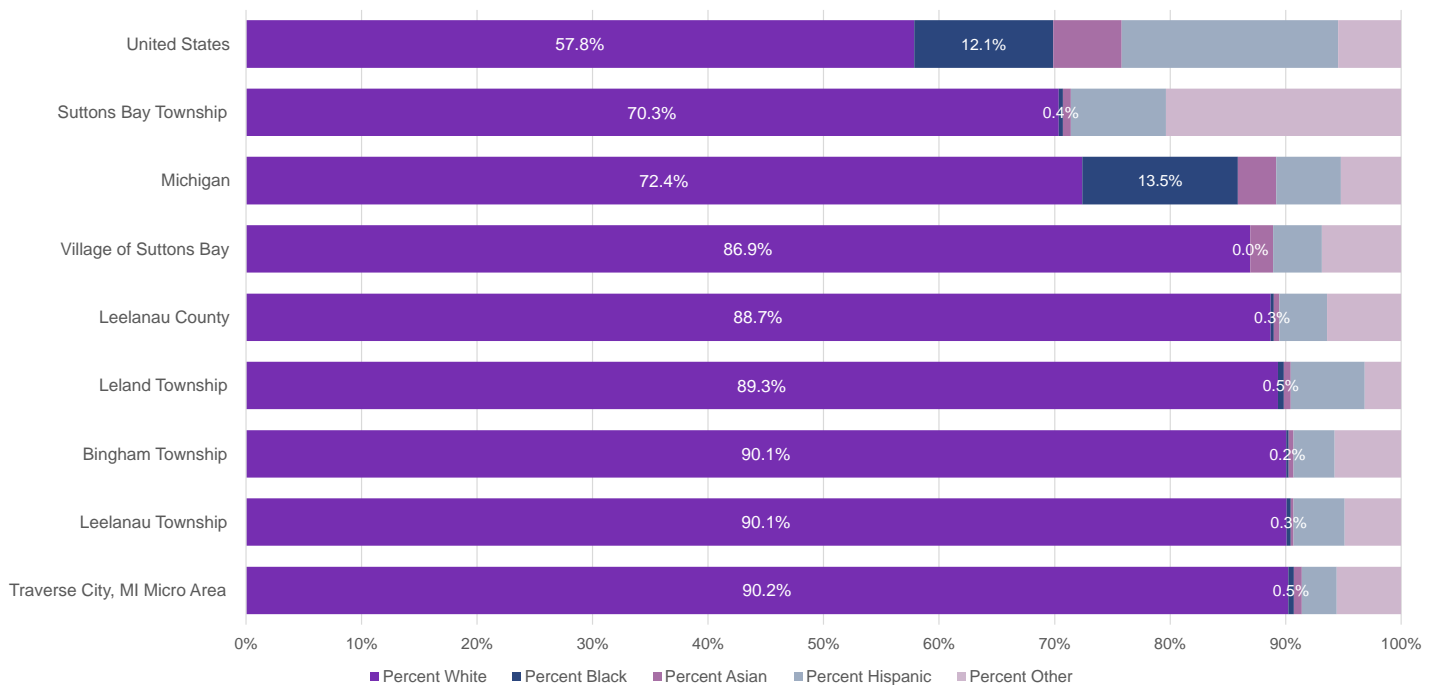
According to the latest count available from the Decennial Census, the racial composition of Suttons Bay is majority white at 86.9%. The racial composition of the Village has become more diverse between 2010 and 2020, with the biggest changes, as detailed in [Table 17](#). The Village is slightly more diverse compared to the region, with a higher percent share in the Hispanic population as well as a small American Indian or indigenous population. Suttons Bay Township has a larger indigenous population in and around the Village of Peshawbestown, located in the Township.

**Table 17. Race Distribution, 2020**

Race and Hispanic origin	2010	Percent of population, 2010	2020	Percent of population, 2020	Percentage point change, 2010-2020	Percent of population change, 2010-2020
Non-Hispanic	616	99.7%	587	95.8%	-3.9%	-3.9%
White	577	93.4%	533	86.9%	-6.4%	-6.9%
Black	1	0.2%	0	0.0%	-0.2%	-100.0%
Asian	7	1.1%	12	2.0%	+0.8%	72.8%
Multi-Racial	14	2.3%	28	4.6%	+2.3%	101.6%
American Indian or indigenous	17	2.8%	10	1.6%	-1.1%	-40.7%
Other	0	0.0%	4	0.7%	+0.7%	--
Hispanic	2	0.3%	26	4.2%	+3.9%	1,210.6%
<b>Total</b>	<b>618</b>	<b>100.0%</b>	<b>613</b>	<b>100.0%</b>		

Source: U.S. Census Bureau, 2010 and 2020 Decennial Census

**Figure 8. Racial Composition in the Village of Suttons Bay and Surrounding Communities, 2020**



Source: U.S. Census Bureau, 2020 Decennial Census



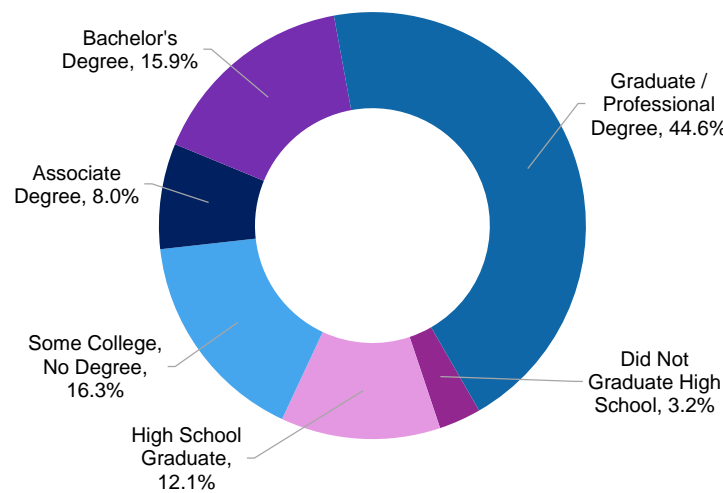
Educational Attainment

Higher levels of education generally result in a more diverse skillset and higher incomes. The Village has almost half of residents holding a graduate or professional degree (Figure 9). This figure has jumped greatly since 2010 when it was 18.3% of the population, and even in comparison to 2019, at 29.3%. It appears this is likely those with a bachelor's degree pursuing higher education given the near equivalent

decrease from 42.1% to 15.9% in that span, with smaller changes in other categories.

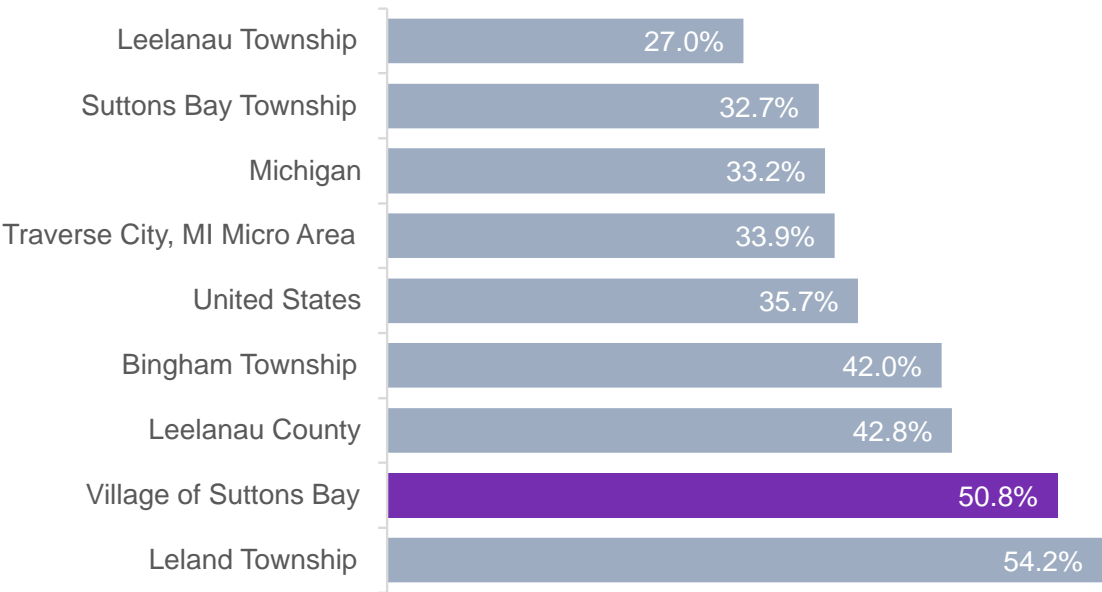
In 2019, the Village had the second highest percentage of residents with a bachelor's degree or higher, with 50.8%, behind Leland Township, but as of 2020, the Village is now the most highly educated community in the area. See Figure 10 for more details.

Figure 9. Educational Attainment, 2020



Source: U.S. Census Bureau, 2006-2010 and 2016-2020 ACS 5-Year Estimates

Figure 10. Percent Bachelor's Degree or Higher, 2020



Source: U.S. Census Bureau, 2006-2010 and 2016-2020 ACS 5-Year Estimates

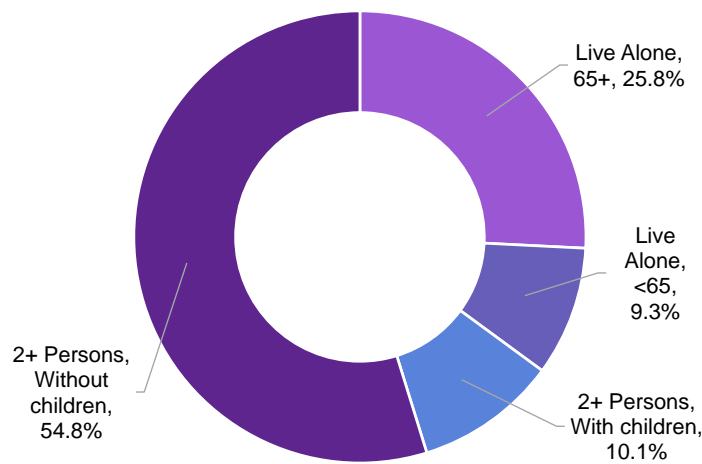


## Households

There are 345 households in the Village, with an average of 1.8 people per household. This number represents year-round rather than seasonal households (see [Housing](#) for additional data on housing/households). The number of people per household is quite a bit lower in the Village than in the surrounding communities, with Leelanau County being the most similar with 2.1 people per household. The majority (54.8%) of the Village's households consists of two or more persons without children, followed by households

comprised of a single senior (25.8%). Most households (95.1%) have internet access, primarily broadband (94.5%). Both of these rates are higher than that among the surrounding communities, the state, and nation. Almost all households (98%) have a vehicle in Suttons Bay, which is higher than any of the comparison communities and much lower than the rate throughout Michigan and the United States.

**Figure 11. Household Composition, 2020**



Source: U.S. Census Bureau, 2006-2010 and 2016-2020 ACS 5-Year Estimates

**Table 18. Characteristics of Households in the Village of Suttons Bay and Surrounding Communities, 2020**

Community	Percent households with internet access	Percent households with broadband internet access	Percent households without a vehicle	Average household size
United States	91.9%	85.5%	8.5%	2.60
Michigan	91.1%	84.7%	7.5%	2.45
Leelanau County	94.0%	88.1%	3.2%	2.31
<b>Village of Suttons Bay</b>	<b>95.1%</b>	<b>94.5%</b>	<b>2.0%</b>	<b>1.80</b>
Bingham Township	94.3%	88.0%	2.2%	2.34
Leelanau Township	93.6%	82.0%	3.3%	2.10
Leland Township	92.3%	85.3%	4.4%	2.37
Suttons Bay Township	91.5%	87.3%	2.9%	2.21
Traverse City, MI Micro Area	92.9%	86.7%	5.0%	2.40

Source: U.S. Census Bureau, 2006-2010 and 2016-2020 ACS 5-Year Estimates

## Local Economy

Identifying trends in employment can help a community project future needs for land use categories and assess potential opportunities for economic development. This section provides a snapshot of the existing economic conditions in the Village of Suttons Bay.

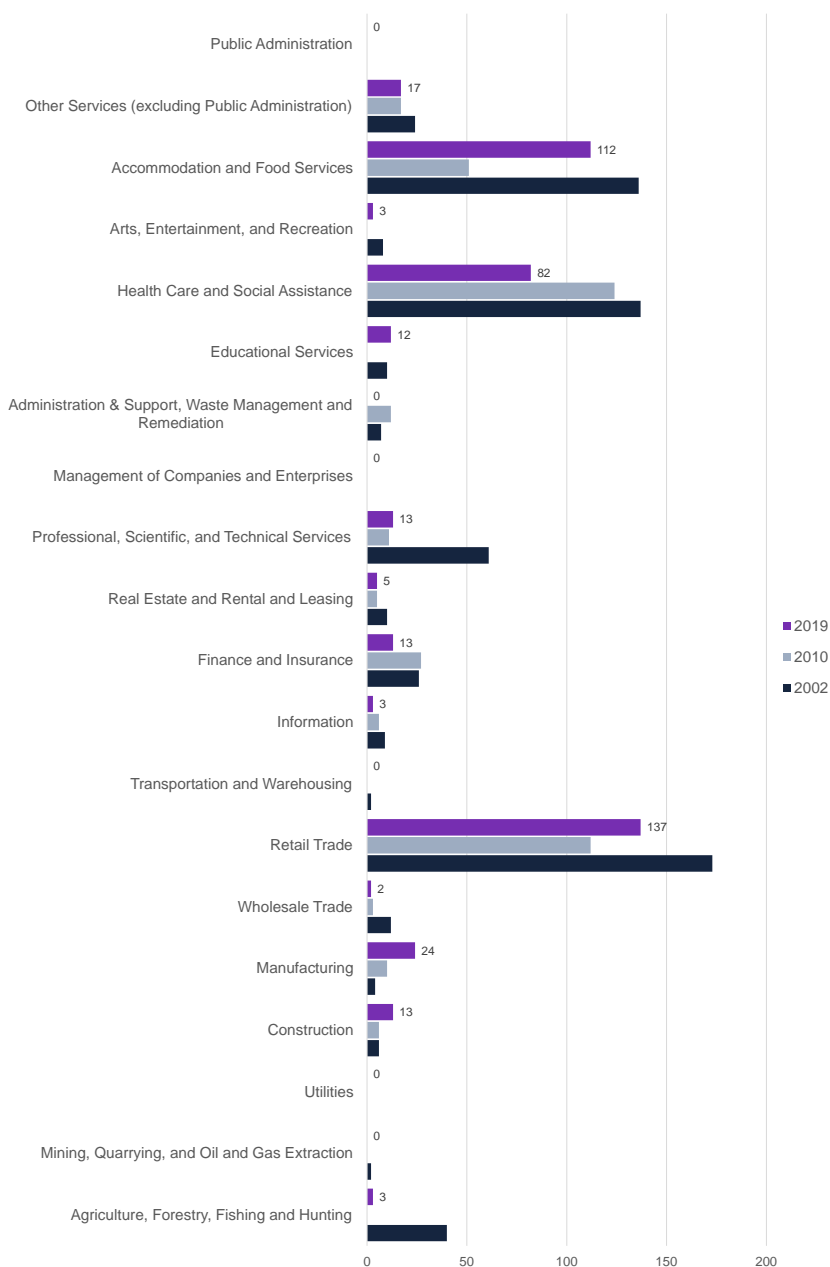
The estimates provided in this section are from the Census Bureau's Decennial Census, ACS 5-Year Estimates, and the Census Bureau's Center for Economic Studies Longitudinal Employer-Household Dynamics OnTheMap application. Though the Census data used is the latest available from the 2020 Decennial Census and the 2016-2020 5-Year Estimates, these numbers may not accurately reflect changes due to the COVID-19 pandemic.

### Jobs

According to OnTheMap in 2019, the total number of private primary jobs in the Village of Suttons Bay at 439 is 9.1% of those in Leelanau County's worker population of 4,831. The job industry reflects the nature of the Village's role as a seasonal coastal community with an older resident population, with the three largest industry sectors as follows:

1. Retail Trade (137 jobs),
2. Accommodation and Food Services (112), and
3. Health Care and Social Assistance (82).

Figure 12. Jobs by NAICS Industry Sector, 2002 to 2019



Source: U.S. Census Bureau, OnTheMap, 2002, 2010, and 2019





## Workforce

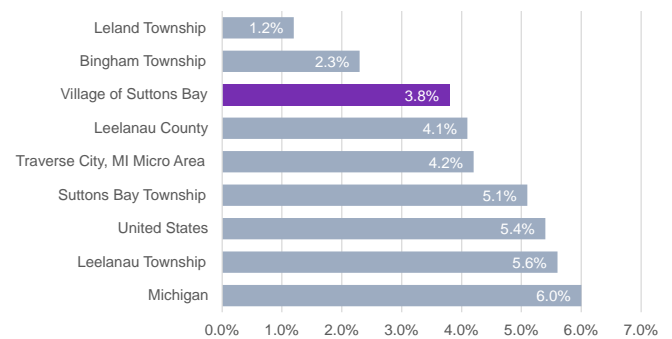
### Employment by Industry

Comparatively, the Village only has 250 residents in the civilian labor force. With 654 people over the age of 16, the labor force participation rate is 39.8% and the employment-residence ratio is 38.2%.

### Unemployment

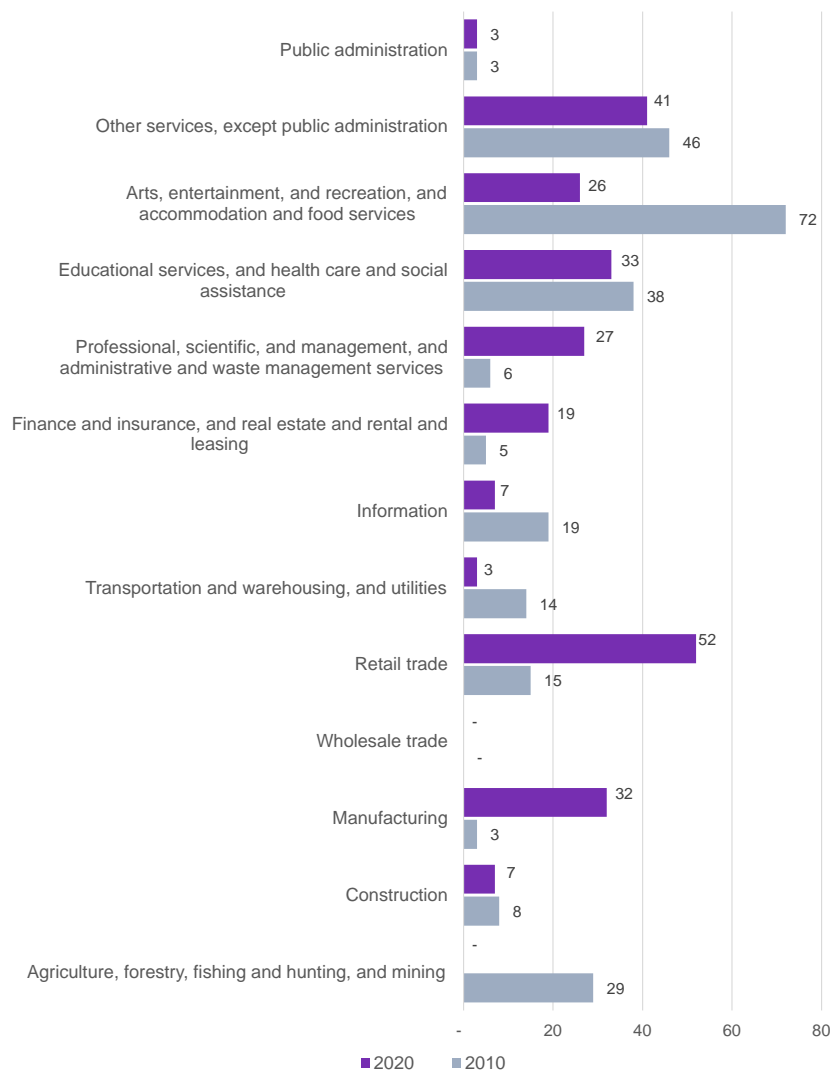
The unemployment rate is fairly low at 3.8% in 2020 based on [Figure 14](#) amidst the pandemic. But even in 2010 following the recession, the unemployment rate was 2.3%. As the Village has fewer residents who are seeking work in general, it leaves unemployment a relatively minor issue to address for the community.

**Figure 14. Unemployment Rate, 2020**



Source: U.S. Census Bureau, 2016-2020 ACS 5-Year Estimates

**Figure 13. Resident Employment by Industry, 2010 to 2020**



Source: U.S. Census Bureau, 2006-2010 and 2016-2020 ACS 5-Year Estimates

## Income and Poverty

### Income and Earnings by Residents

Median household income and per capita (average per person) income are typical metrics to determine the standard of living in a community.

Incomes in the Village have grown significantly in the last decade. It's possible median household income in 2020 is sampling error, with a whopping \$28,429 margin of error, but according to [Table 20](#), this would still leave the Village towards the top range of nearby communities.

Median earnings, which represent wages, salaries, and income from self-employment for the population 16 years and over with earnings has decreased from 2010 to 2020. The inconsistency between earnings and income can be due to household income including not just earnings, but also income from social security, interest, dividends, and other sources. Another factor that likely contributes to the discrepancy is that the typical worker in the Village is not necessarily a member of a typical household. While the 2020 ACS estimated a population of 292 residents who were 16 years and over with earnings, just 129 residents were full-time, year-round workers with earnings, suggesting that seasonal/part-time employment is common. These 129 residents had median earnings of \$43,750 and mean earnings of \$76,250.

### Poverty

The Census establishes income thresholds to determine who is in poverty. If a family's income falls below these thresholds, all members of the family are considered to be living in poverty. 13.9% of the Village's population lives below the poverty line. This figure is lowest among the surrounding communities and in line with high incomes in the Village.

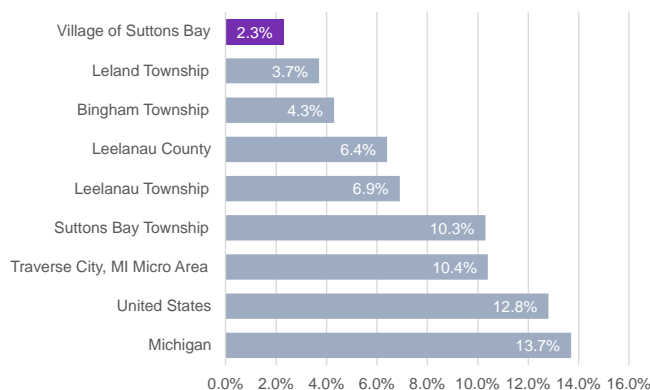
**Table 19. Incomes and Earnings, 2010-2020**

Income	2010*	2020	Change	Percent change
Median household income	\$59,675	\$93,250	\$33,575	56.26%
Per capita income	\$44,415	\$47,860	\$3,445	7.76%
Median earnings, pop. 16 and over with earnings	\$31,156	\$24,750	-\$6,406	-20.56%
*In 2020 inflation-adjusted dollars				
Source: U.S. Census Bureau, 2006-2010 and 2016-2020 American Community Survey 5-Year Estimates				

**Table 20. Incomes in the Village of Suttons Bay and Surrounding Communities, 2020**

Community	Median household income	Per capita income
Traverse City, MI Micro Area	\$64,466	\$34,492
United States	\$64,994	\$35,384
Michigan	\$64,994	\$32,854
Leelanau Township	\$66,417	\$48,091
Leelanau County	\$67,330	\$39,308
Bingham Township	\$68,258	\$40,612
Suttons Bay Township	\$68,309	\$36,514
Leland Township	\$72,143	\$42,713
<b>Village of Suttons Bay</b>	<b>\$93,250</b>	<b>\$47,860</b>
*Suttons Bay Township includes the Village of Suttons Bay		
Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates		

**Figure 15. Poverty Rate in the Village of Suttons Bay and Surrounding Communities, 2020**



Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates



## Transportation

### Mode of Transportation to Work

In the Village, the dominant mode of travel to work is by car. The percentage of workers who drove alone to work has decreased substantially from 2010 to 2020, but the shifts are less dramatic in 2019, suggesting the pandemic played a significant role.

**Table 21. Mode of Transportation to Work, 2010-2020**

Mode	2010		2019		2020		Percent change, 2010-2020
	Estimate	Percent	Estimate	Percent	Estimate	Percent	
Drove alone	197	76.4%	115	69.7%	121	49.4%	-27.0%
Carpooled or van-pooled	3	1.2%	9	5.5%	19	7.8%	6.6%
Public transportation	0	0.0%	0	0.0%	0	0.0%	0.0%
Walked	19	7.4%	18	10.9%	38	15.5%	8.1%
Biked	4	1.6%	0	0.0%	4	1.6%	0.0%
Other Means	4	1.6%	0	0.0%	0	0.0%	-1.6%
Worked at home	31	12.0%	23	13.9%	63	25.7%	13.7%
<b>Resident workers age 16 and over</b>	<b>258</b>	<b>100.0%</b>	<b>165</b>	<b>100%</b>	<b>245</b>	<b>100.0%</b>	<b>0.0%</b>

*Source: U.S. Census Bureau, 2006-2010, 2015-2019, 2016-2020 American Community Survey 5-Year Estimates*

### Commute Times

The Village has a commute time not significantly dissimilar from surrounding communities or the region. However, in 2019, the mean travel time was 20.1 minutes, giving the Village the third lowest travel time among the communities compared. This is likely due to more residents either working from home or walking to work according to [Table 21](#).

### Inflow/Outflow

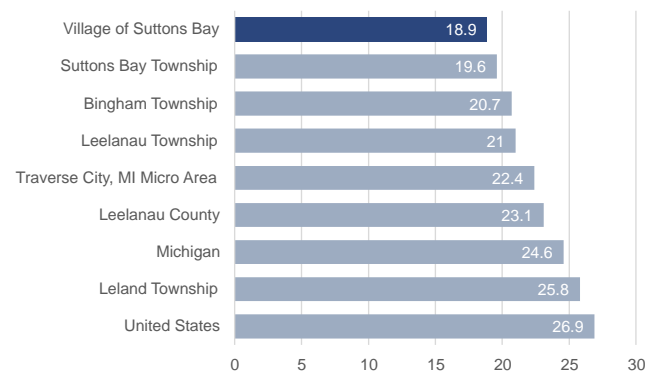
[Figure 17](#) and [Table 22](#) indicate that because a small proportion of residents both live and work in Suttons Bay and further roughly 60% of workers live outside a ten-mile distance from their workplace, the Village's transportation network is largely affected by regional traffic generated from outside of Village and township limits, so maintaining that network is of high importance.

**Table 22. Jobs by Distance (Home Census Block to Work Census Block), 2020**

Distance	Estimate	Percent
Less than 10 miles	172	39.2%
10 to 24 miles	166	37.8%
25 to 50 miles	39	8.9%
Greater than 50 miles	62	14.1%

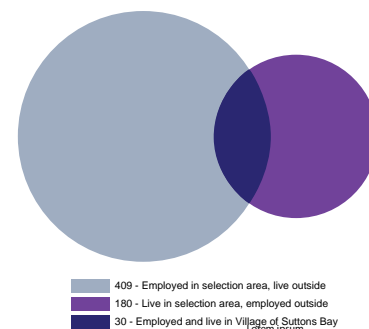
*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates*

**Figure 16. Mean Travel Time to Work (in minutes), 2020**



*Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates*

**Figure 17. Inflow/Outflow, 2019**



*Source: U.S. Census Bureau, OnTheMap, 2019*



## Housing

Data about housing can indicate the strength of the local economy and overall community appeal. Older housing reflects the physical, historic, and social context of a community. The age of housing influences local housing policies for rehabilitation and redevelopment. Older houses require additional maintenance and upkeep, and may also require upgrades to ensure energy efficiency, barrier-free access, and increased livability for aging adults.

The data in this section is from the American Community Survey (ACS) 5-Year Estimates. Estimates in 2020 have generally skewed noticeably higher in terms of population, households, and housing units compared to previous years. While the pandemic may be the primary factor for changes in population, the number of housing units is surprisingly not in line with the Census data that is currently available from the 2020 Decennial Census, which delivered a total count of 455 housing units in the Village, with 261 occupied units and 194 vacant units. This introduces uncertainty in the reliability of the data and could indicate that some of the conclusions drawn are inaccurate. 2022 Village Assessing records indicate 538 total housing units.

### Housing Types and Tenure

In 2020, of the Village's 581 housing units, 345, or 59.4%, are occupied and 236, or 40.6%, are vacant. This high number and percentage generally reflect seasonal residents in the Village. And though the rate is much higher than that of the state and country, it is close to the average rate of surrounding communities. Of the occupied housing units, most are owner-occupied (85.5%) which again is higher than state and national figures but on par with other local communities.

Since 2010, a greater share of the housing units in the Village are multi-unit, from 47.5% in 2010 to 60.6% in 2020 as shown in [Table 24](#). However, this can largely be attributed to an increase in attached single-unit housing (condominium or townhome) units from 75 (16.6% share) to 193 (33.2% share) in that period from new condo developments like BayView, rather than changes due to the share of detached single-family homes.

**Table 23. Housing Types in the Village of Suttons Bay and Surrounding Communities, 2020**

Community	Housing units	Percent vacant	Percent owner-occupied	Percent renter-occupied	Percent single-unit	Percent multi-unit	Percent mobile homes	Percent boat, RV, etc.
United States	138,432,751	11.6%	64.4%	35.6%	61.7%	32.1%	6.0%	0.1%
Michigan	4,611,913	13.7%	71.7%	28.3%	72.1%	22.5%	5.4%	0.0%
Traverse City, MI Micro Area	85,228	28.1%	81.0%	19.0%	78.7%	13.8%	7.5%	0.0%
Leelanau County	15,738	41.5%	88.9%	11.1%	86.1%	10.9%	2.9%	0.0%
<b>Village of Suttons Bay</b>	<b>581</b>	<b>40.6%</b>	<b>85.5%</b>	<b>14.5%</b>	<b>39.4%</b>	<b>60.6%</b>	<b>0.0%</b>	<b>0.0%</b>
Bingham Township	1,361	22.0%	90.8%	9.2%	93.5%	5.7%	0.9%	0.0%
Leelanau Township	2,159	54.7%	89.4%	10.6%	93.4%	2.2%	4.1%	0.3%
Leland Township	1,765	57.3%	86.7%	13.3%	95.8%	1.8%	2.4%	0.0%
Suttons Bay Township*	1,884	31.4%	80.1%	19.9%	70.4%	26.2%	3.3%	0.0%

\*Suttons Bay Township includes the Village of Suttons Bay

Note: 2022 Village Assessing records indicate 538 total housing units.

Source: U.S. Census Bureau, 2016-2020 ACS 5-Year Estimates



**Table 24. Housing Types by Number of Units, 2010 to 2020**

Housing type	2010	2020	Change, 2010-2020	Percent share, 2010	Percent share, 2020
1-unit, detached	237	229	-8	52.5%	39.4%
1-unit, attached	75	193	118	16.6%	33.2%
2 units	61	42	-19	13.5%	7.2%
3 or 4 units	30	82	52	6.7%	14.1%
5 or more units	48	35	-3	10.6%	6.0%
Mobile homes or other	0	0	-	0.0%	0.0%
<b>Total</b>	<b>451</b>	<b>581</b>	<b>130</b>		
Note: 2022 Village Assessing records indicate 538 total housing units.					
Source: U.S. Census Bureau, 2016-2020 ACS 5-Year Estimates					

Housing that is vacant, but used for rent or for seasonal, recreational, or occasional use housing has steadily increased since 2010. Meanwhile, of occupied housing units, renter-occupied units have decreased by 44.4% and vacancy rates have increased significantly in the same period, suggesting that more housing units in the Village belong to homeowners who are only staying in their homes on an irregular basis. But [Table 25](#) also illustrates the

decrease in renter-occupied housing units coinciding with the shift in vacant units used for seasonal, recreational, or occasional use housing which can be attributed to long-term rental units being converted to short term rentals. The Village had 61 short term rental permits in August 2022, which means that the number of renter-occupied homes may be larger than indicated in [Table 25](#).

**Table 25. Housing Tenure in the Village of Suttons Bay, 2010-2020**

Housing tenure	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Percent share, 2020	Percent change 2010-2020
Occupied housing units	328	314	292	253	266	258	234	246	220	239	345	59.4%	5.2%
Owner-occupied	238	232	195	177	182	182	181	203	181	203	295	50.8%	23.9%
Renter-occupied	90	82	97	76	84	76	53	43	39	36	50	8.6%	-44.4%
Vacant <sup>1</sup>	123	165	158	180	178	209	207	207	215	249	236	40.6%	91.9%
For rent	3	8	8	8	7	6	6	12	27	29	53	9.1%	1,666.7%
Rented, not occupied	0	0	0	0	0	0	0	0	0	0	0	0.0%	
For sale only	14	21	20	16	9	9	0	6	7	8	5	0.9%	-64.3%
Sold, not occupied	0	0	5	6	6	8	8	0	0	0	0	0.0%	
For seasonal, recreational, or occasional use <sup>2</sup>	103	130	118	143	147	176	185	187	179	200	171	29.4%	66.0%
For migrant workers	0	0	0	0	0	0	0	0	0	0	0	0.0%	
Other vacant	3	6	7	7	9	10	8	2	2	12	7	1.2%	133.3%
<b>Total housing units</b>	<b>451</b>	<b>479</b>	<b>450</b>	<b>433</b>	<b>444</b>	<b>467</b>	<b>441</b>	<b>453</b>	<b>435</b>	<b>488</b>	<b>581</b>	<b>100%</b>	<b>28.8%</b>

<sup>1</sup> The high number of vacant housing units reflects the seasonal nature of the Village.

<sup>2</sup> Some of these housing units are short term rentals.

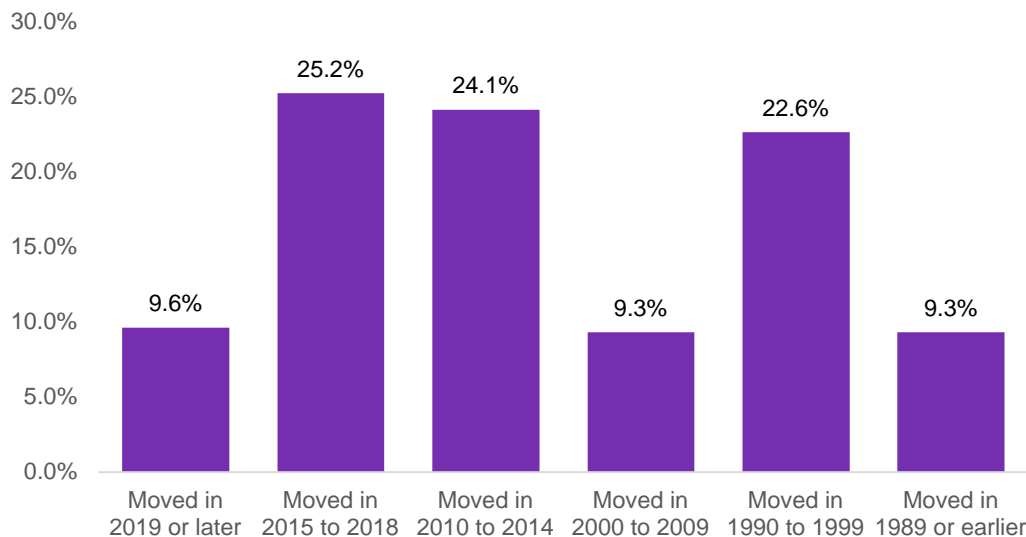
Note: 2022 Village Assessing records indicate 538 total housing units. The Village had 61 short term rental permits in August 2022, which means that the number of renter-occupied homes may be larger than indicated in this table.

Source: U.S. Census Bureau, 2006-2010 to 2016-2020 ACS 5-Year Estimates

## Housing Age and Occupancy

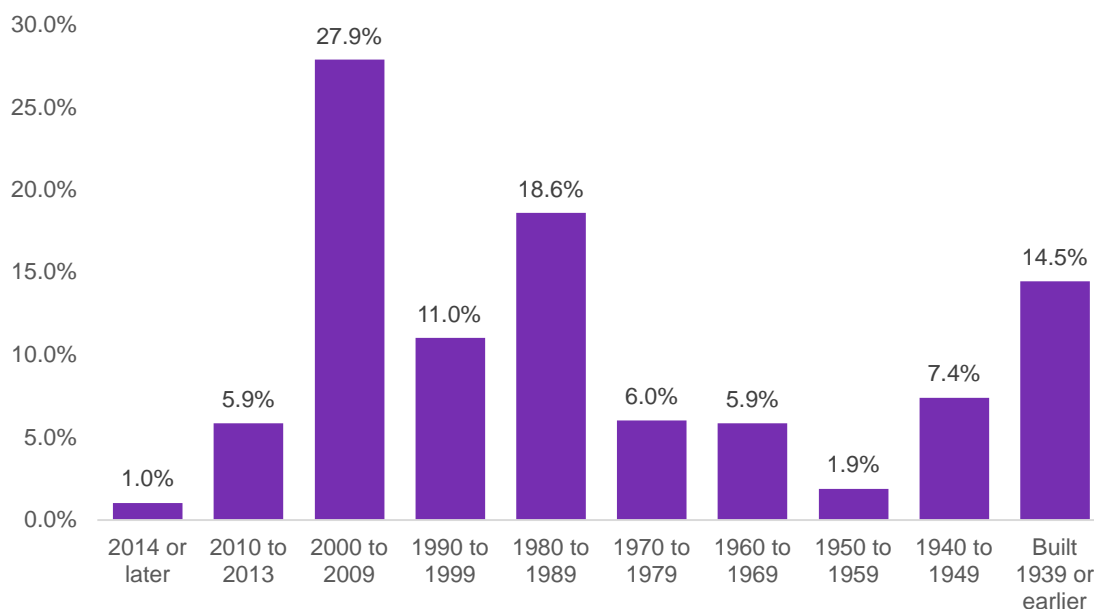
Over one-third of housing units are younger than 25 years old due to the boom in housing development between 2000 and 2009. About one-quarter of current homeowners moved to their home between four and seven years ago, and another quarter between eight and twelve years ago (2010-2014). Almost half (41.4%) of the Village homeowners have lived in their current house for over twelve years.

**Figure 18. Year Householder Moved to the Village of Suttons Bay, 2020**



Source: U.S. Census Bureau, 2016-2020 ACS 5-Year Estimates

**Figure 19. Year Housing Built in the Village of Suttons Bay, 2020**



Source: U.S. Census Bureau, 2016-2020 ACS 5-Year Estimates





## Housing Value and Rent Costs

Census data tends to lag behind the local real estate market, so recent changes in the market will not be reflected by the data in [Table 26](#). According to the ACS, housing values have decreased 11.2% between 2010 and 2020 in the Village, from \$373,637 (2020 USD) to \$331,800. The 2010 figure unadjusted for inflation was \$314,800, and it could be skewed by the estimate not yet reflecting the 2006 housing crisis as values in the Village decreased steadily from 2010 to 2015. The 2020 median value of \$331,800 also has an unusually high margin of error at \$123,748, while the average margin of error from 2010 to 2019 (which has not been adjusted for inflation) is \$56,301. Despite this decrease, the median value of owner-occupied housing units is still higher than the average value of housing in surrounding communities.

According to Rocket Homes' Suttons Bay, Michigan Housing Market Report, the median sold price for homes sold in the Village in August 2022 was \$425,000, which may be a more accurate reflection of current housing value. However, with the Village's greater percentage of condos and median housing values including all housing types, not only detached single-family homes, slightly lower values in the Village may be attributed to condos generally selling for less than detached single-family homes.

Monthly median gross rent also decreased 4.7% from \$869 in 2010 (2020 USD) to \$828 in 2020 as seen in [Table 27](#). The 2010 figure in 2010 dollars was \$732, but from 2011 to 2014 (adjusted for inflation) rents in the Village climbed above \$900 before dropping in 2015 and fluctuating in the following years. The median gross rent for the Village is lower than that of some surrounding communities, but still higher than others.

**Table 26. Median Housing Values in the Village of Suttons Bay and Surrounding Communities, 2010-2020**

Community	2010	2020	Change	Percent change
United States	\$223,612	\$229,800	\$6,188	2.8%
Michigan	\$171,151	\$162,600	\$(8,551)	-5.3%
Traverse City, MI Micro Area	\$204,384	\$216,400	\$12,016	5.9%
Leelanau County	\$286,281	\$285,700	\$(581)	-0.2%
<b>Village of Suttons Bay</b>	<b>\$373,637</b>	<b>\$331,800</b>	<b>\$(41,837)</b>	<b>-11.2%</b>
Bingham Township	\$259,694	\$248,800	\$(10,894)	-4.2%
Leelanau Township	\$385,506	\$338,400	\$(47,106)	-12.2%
Leland Township	\$413,516	\$409,400	\$(4,116)	-1.0%
Suttons Bay Township*	\$292,690	\$313,500	\$20,810	7.1%
*Suttons Bay Township includes the Village of Suttons Bay				
Note: 2010 figures are in 2020 inflation-adjusted dollars.				
Source: U.S. Census Bureau, 2006-2010, 2016-2020 ACS 5-Year Estimates				

**Table 27. Median Gross Rents in the Village of Suttons Bay and Surrounding Communities, 2010-2020**

Community	2010	2020	Change	Percent change
United States	\$998	\$1,096	\$98	9.8%
Michigan	\$858	\$892	\$34	3.9%
Traverse City, MI Micro Area	\$922	\$931	\$9	1.0%
Leelanau County	\$904	\$961	\$57	6.3%
<b>Village of Suttons Bay</b>	<b>\$869</b>	<b>\$828</b>	<b>\$(41)</b>	<b>-4.7%</b>
Bingham Township	\$701	\$1,208	\$507	72.2%
Leelanau Township	\$882	\$1,016	\$134	15.2%
Leland Township	\$919	\$731	\$(188)	-20.4%
Suttons Bay Township	\$793	\$763	\$(30)	-3.8%
*Suttons Bay Township includes the Village of Suttons Bay				
Note: 2010 figures are in 2020 inflation-adjusted dollars.				
Source: U.S. Census Bureau, 2006-2010, 2016-2020 ACS 5-Year Estimates				

## Workforce Housing

Workforce housing, as defined by the 2011 joint plan, is housing that is financially accessible to workers' needs in every community, such as teachers, nurses, and police officers. In Suttons Bay, housing availability and affordability is essential for attracting and sustaining both a year-round and seasonal workforce.

The U.S. Department of Housing and Urban Development defines affordable housing as housing where the occupant is paying 30% or less of the occupant's gross income on total housing, including utilities. The Urban Land Institute (ULI) Terwilliger Center for Workforce Housing defines "workforce" as those earning between 60 percent and 120 percent of the area median income (AMI).

According to the Center for Neighborhood Technology, average housing costs in the Village are at 26% and transportation costs also at 26% of income, putting the total cost of housing and transportation on average at 52% of household income, ranging from 49 to 59%. Combined with the housing and rental shortages, the impacts on the community's workforce, especially a seasonal workforce, are significant for both the immediate economy and in the long term as workers may seek better opportunities elsewhere.

A number of strategies can be used to address workforce housing needs. [Table 5. Action Items: Housing](#) within the [Implementation](#) chapter recommends a set of action items geared specifically towards stimulating workforce housing creation.

*Sources: Urban Land Institute Terwilliger Center for Workforce Housing, "Priced Out: Persistence of the Workforce Housing Gap in the San Francisco Bay Area."*

## Housing Variety

For the Village of Suttons Bay, which has a greater mix of housing types than surrounding communities already ([Table 23](#) and [Table 24](#)), continuing to ensure that new residential developments integrate well into the existing landscape and complement the character of existing neighborhoods is a priority. This strategy will often consist of housing with two to four units (or duplexes, triplexes, and quadplexes), renovation of homes in defined areas, ADUs offering separate living quarters on the same lot as a single-family home, and new multi-family that is compatible in terms of size and density with the way the Village is developed. New multi-family developments in areas that are designated [Mixed Use North](#) on the [Future Land Use Plan](#) may be appropriate to develop similarly to the BayView Marina condominiums.

Conceptually, this strategy illustrates Missing Middle Housing, which is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.

These housing types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, and bungalow courts, to support walkable communities and locally-serving retail.

Missing Middle housing can reduce the mismatch between the available housing stock and shifting demand and can improve housing attainability.

### Benefits of Missing Middle Housing

- Demand for size and affordability for all ages.
- A practical and needed middle income and workforce housing option.
- Sharing land costs among multiple households makes it less expensive to purchase an individual unit than a single-family home of the same size and quality of construction.
- As more of our population ages, retires, and lives without children, smaller homes will be in demand.



- Neighborhood-scaled. The design and size make Missing Middle very compatible with detached single-family homes. The housing types are medium density but have a lower perceived density.
- Flexible sizing. Missing Middle housing can be used as infill, on small plots of land, or work with a location's existing natural features.
- Historic character. Homes that are too big for one family can be converted into multiple residences, preserving existing homes and neighborhood character while also providing more appropriately sized housing for more people.
- Sense of community. Family members or friends can live with or near one another while having their own space or residence at every stage of life.
- Walkability. Missing Middle near downtowns or mixed use areas increase walkability for residents and economic vitality for business owners and can reduce the need for a car and parking.

## New Designs for Growth Development Guidebook

The Guidebook was developed from the Grand Traverse Bay Region Development Guidebook and contains development guidelines and regulations to developers, townships, cities, and villages to help maintain community character and natural resources in the region.

Communities are advised to determine where a higher density of residential development makes sense (i.e., next to established areas where extension of existing infrastructure is appropriate and/or where future establishment will be possible at the least expense to taxpayers), as well as opportunities to develop more land-efficient projects (e.g., cluster or infill developments).

Source: [New Designs for Growth](#)

## Best Locations for Missing Middle Housing

- Distributed throughout an existing single-family residential block
- On the end of a block
- As a commercial corridor transition to mixed-use and residential areas
- As a transition to higher density housing areas

Sources: Opticos Design, "[Missing Middle Housing](#)" and AARP, "[Discovering and Developing Missing Middle Housing](#)"

**Figure 20. Types of Missing Middle Housing**



Source: Opticos Design



## Context: Long-Range Planning in the Township

Between the Village and the Township, the future land use designations are shown ([Map 4](#) zoomed in to the Village, and for a more complete view of the Township, [Map 5](#)). The adjacent future land uses at the borders are somewhat inconsistent, but not incompatible.

The northern part of the Township that surrounds the Village is designated as Shoreline Residential and Rural Residential while the Village is categorized as a mix of Mixed Use North, Recreation, and Neighborhood and Rural Residential. The southern part of the Village contains General Commercial and Public/Quasi-public uses, as well as a Conservation overlay, but as these are not intensive uses, these areas between the Village and the Township should all transition between each other with minimal issues.

The Future Land Use definitions from the 2011 joint Master Plan for both the Village and Suttons Bay Township are as follows:

### Working Lands

The Working Lands category includes land that is being used for resource based industries, such as agriculture and forestry. The purpose of this district is to preserve large, contiguous blocks of productive and potentially productive lands to support working land industries. Other uses compatible within this district include farmsteads, agritourism facilities, agrommercial businesses and a limited number of non-working land uses that match the rural atmosphere.

### Rural Residential

The Rural Residential category includes residential developments that provide a transition from the Village to a setting that is comprised of single-family dwellings characterized by the presence of natural landscape features and open space. Cluster design is encouraged for new Rural Residential developments to help preserve open space, farmland, scenic views, forests, and significant natural features, such as quality wetlands.

### Neighborhood Residential

The Neighborhood Residential category includes a variety of residential types including detached single-family homes, duplexes, townhouses, and apartments that generally have the characteristics of traditional neighborhood design, such as a grid street system, sidewalks, small lots, and shallow setbacks. Infill housing is encouraged in existing Neighborhood Residential areas. In addition, a modest mix of non-residential uses is allowed in these areas to address the needs of neighborhood residents.

### Shoreline Residential

The Shoreline Residential category includes residential developments that occur along shorelines. These developments incorporate techniques which help minimize the potential negative environmental and aesthetic impacts on the water resource. For example, shoreline buffers that help prevent erosion and filter storm water run-off is an encouraged design feature of new residential developments. In addition, developments that provide visual access to the water, pedestrian paths, public parks, and open space are preferred over developments that “wall off” the community from the water resource.

### Rural Commercial

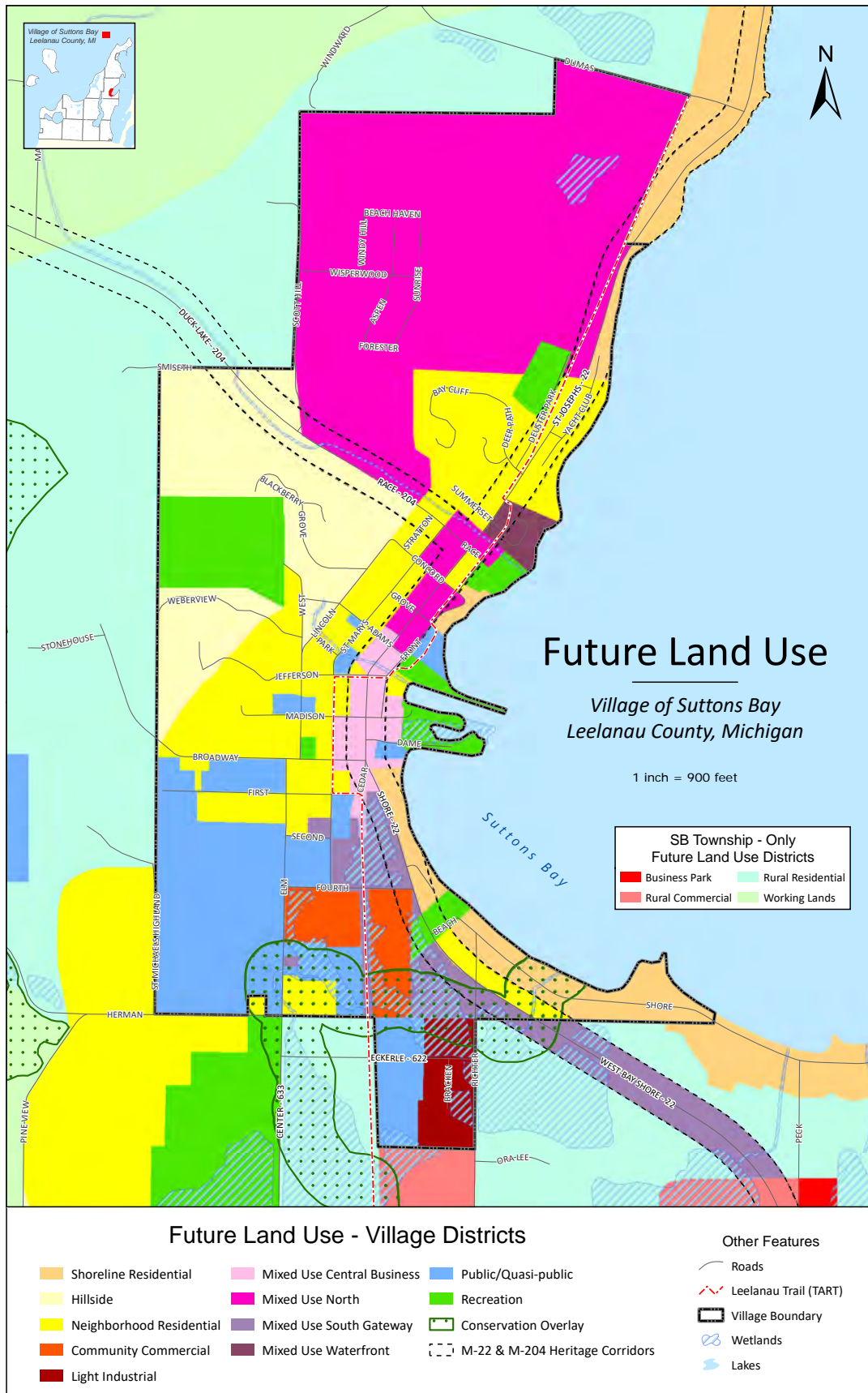
The Rural Commercial category includes small-scale businesses and other businesses that fit within the character of a rural setting. For example, Rural Commercial businesses may include small manufacturing, landscaping operations, plant nurseries, and agrommercial businesses. Rural Commercial uses should not compete with the Suttons Bay Downtown District.

### General Commercial

The General Commercial category includes businesses that provide shopping and services at a regional level, such as a grocery store. New and renovated buildings within this category are subject to standards that support current access management techniques, environmentally sensitive landscaping, quality design standards, and Low Impact Design. Typically, General Commercial businesses require significant infrastructure needs and are therefore best suited to be in or adjacent to the Villages.



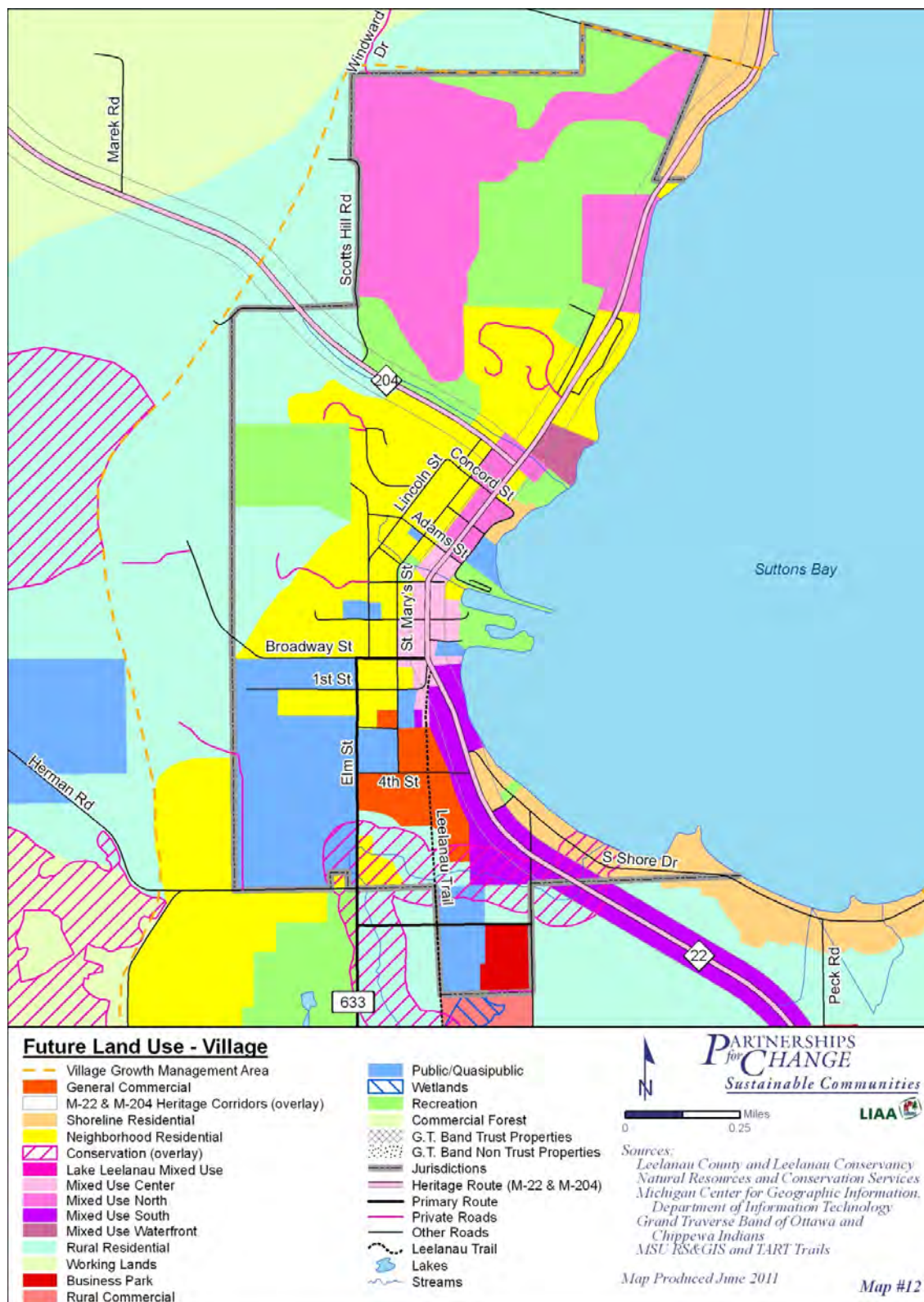
Map 3. Updated Village of Suttons Bay Future Land Use Map with Bordering Township Areas, 2023



This map is prepared by Leelanau County for reference purposes only. Leelanau County is not liable for any errors that may be found herein.

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Map 4. Village of Suttons Bay Future Land Use Map, 2011

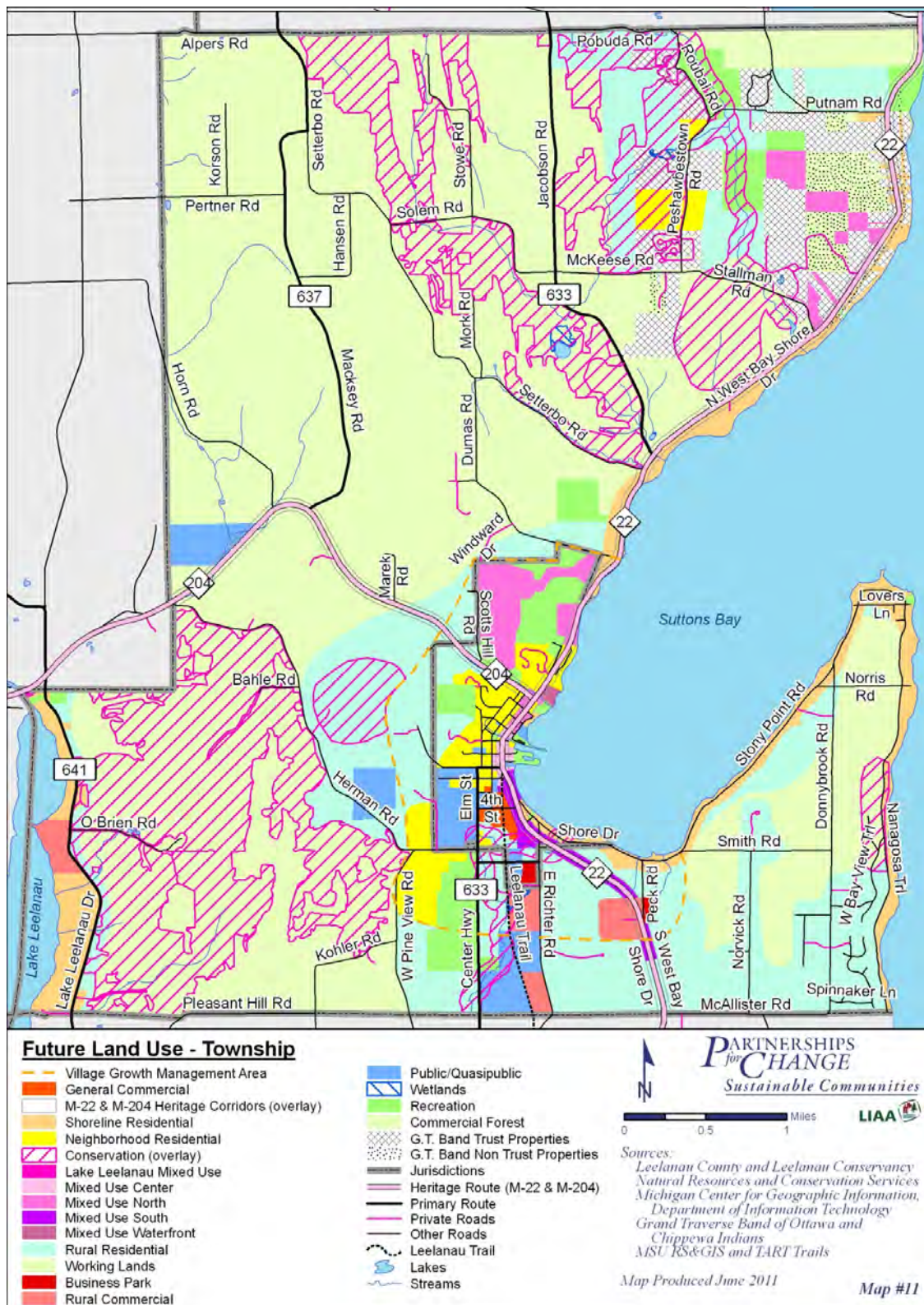


This map is used for general planning purposes only. The map layers are compiled from a variety of sources and should not be used for site specific decision making. No liability is assumed for the accuracy of the data delineated herein either expressed or implied.





Map 5. Suttons Bay Township Future Land Use Map, 2011



This map is used for general planning purposes only. The map layers are compiled from a variety of sources and should not be used for site specific decision making. No liability is assumed for the accuracy of the data delineated herein either expressed or implied.



## Mixed Use

The Mixed Use category provides for areas where combinations of employment, housing, shopping, services, and recreational amenities are integrated in a compact, pedestrian oriented form. The Suttons Bay Community has several mixed use areas. However, each area has its own character and key features, which sets the tone for future development. These categories include:

- Mixed Use Center – Key feature: traditional multi-story, downtown buildings
- Mixed Use North – Key feature: existing residential units
- Mixed Use South – Key feature: natural amenities
- Mixed Use Waterfront – Key feature: existing building scale
- Mixed Use – Lake Leelanau Village – [\[Township only.\]](#)  
Key feature: small village character of Leelanau Village

## Business Park

The Business Park category provides for industrial activities that pose minimal environmental impacts and/or office uses. Support uses such as child care, community center, and technical training/educational facilities would also be appropriate in these areas. Ideally, Business Park areas will be of a campus-style character, with pedestrian amenities, attention to landscaping, and environmental protection. In addition, unified signage, entrances, streetscaping, and an effective road system are desired.

## Recreation

The Recreation category includes existing and future recreational facilities identified in the Suttons Bay Township and Village of Suttons Bay Recreation Plans. In general, this includes active and passive parks in addition to specialty parks, regional facilities, water access, trails and other unique recreational facilities based on physical features or community focus.

## Public/Semi-Public

[\[Labeled as “Public/Quasi-public” in 2011 maps.\]](#) The Public/Semi-Public category includes facilities that are designed to serve the public interest, such as educational, governmental, religious, health, correction, military, cemeteries, airports, and public safety.

## Conservation

The Conservation category includes lands that have extremely sensitive natural systems, significant public/semi-public land holdings, or managed forest preserves. Permanent alterations to the natural landscape and the development of infrastructure are discouraged in these areas.

## M-22 and M-204 Heritage Corridors

The M-22 Heritage and M-204 Corridors category includes lands adjacent to the M-22 and M-204 Corridors, as identified in the respective Heritage Corridor Plans. As indicated in these plans, roadside properties will be subject to access management, landscaping, and other aesthetic standards to help preserve the natural character of the roads.

## Peshawbestown

[\[Township only.\]](#) The Peshawbestown category includes federally recognized lands that are owned by the Grand Traverse Band of Ottawa and Chippewa Indians. This area is serviced by independent sewer and water systems and these lands may be subject to high densities and commercial uses.

## Village Growth Management Area

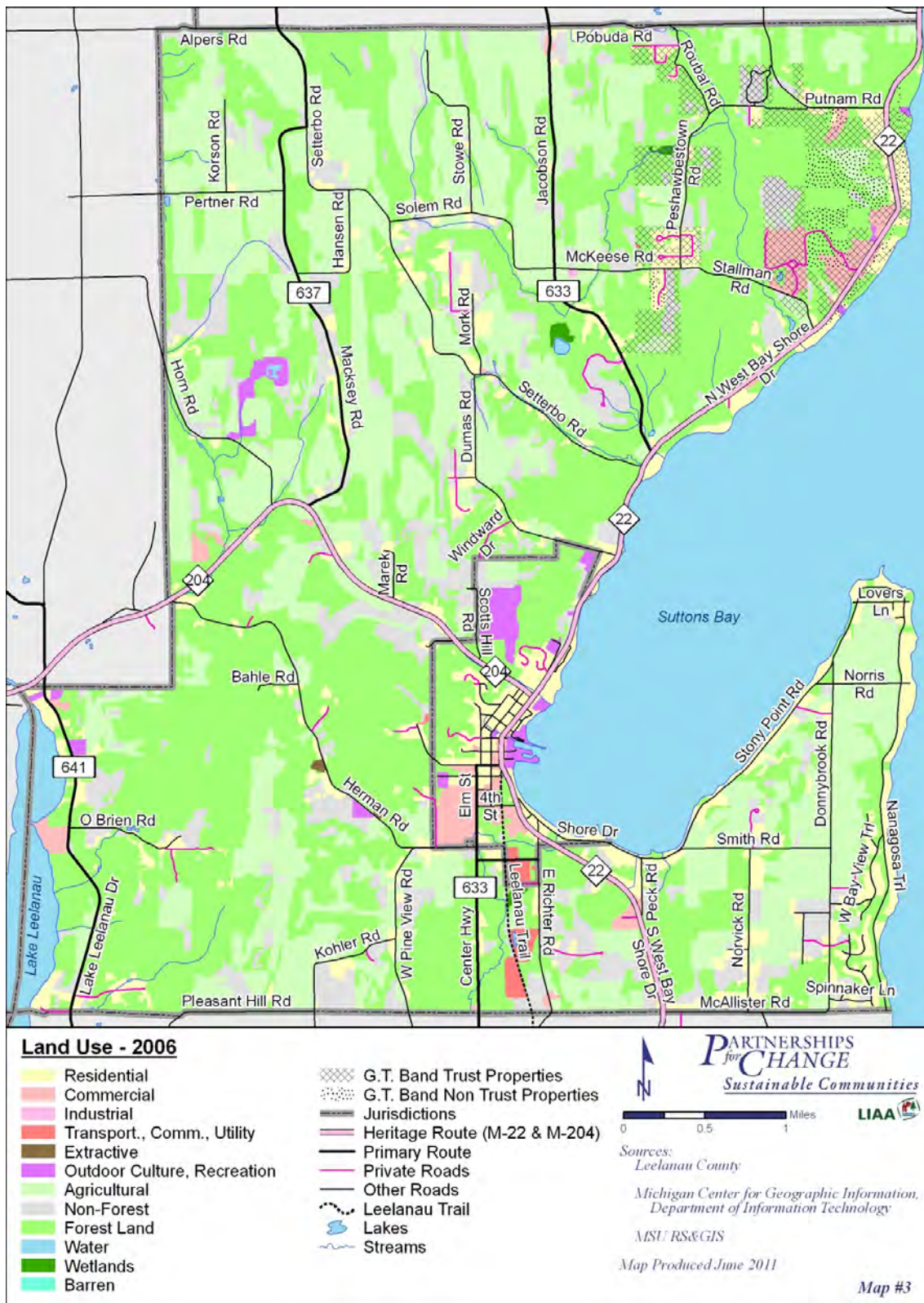
The Village Growth Management Area defines where more intense development will be directed, if and when this type of development is approved. A key purpose of the Village Growth Management Area is to contain costs on the potential extension of services, such as water, sewer, and roadways. In addition, it is anticipated that the growth management area will help preserve rural areas while contributing to a more vibrant village core. For example, the downtown business area is designated for businesses that support daily operations.

## Existing Land Use

[Map 6](#) was produced in 2011 and depicts the 2006 land use in the Village and Suttons Bay Township. During this Master Plan update, Village staff verified that land use in the Village has remained consistent in 2022.



Map 6. Suttons Bay Township Existing Land Use, 2006



This map is used for general planning purposes only. The map layers are compiled from a variety of sources and should not be used for site specific decision making. No liability is assumed for the accuracy of the data delineated herein either expressed or implied.

## Natural Features

Soils, topography, woodlands, rivers, lakes, creeks, wetlands, and floodplains have a direct relationship with the land use in a community. Each type of land use is influenced by the community's natural features; likewise, natural features are impacted by development. In the master planning process, the optimum arrangement of land uses should maintain the Village of Suttons Bay's natural resources and physical features for future generations, while balancing the needs of the community for housing and businesses.

Much of the Village ranges from well drained to excessively drained as it pertains to soil drainage class. However, the southwestern portion near Elm Street and Leo Creek has areas that are somewhat and very poorly drained. The downtown area up to the north part of the Village along M-22 is also somewhat poorly drained, and northwest of that area around North Deer Path Trail, at the bottom of sloping terrain, is very poorly drained. These areas in the Village may require additional considerations for stormwater management.

Due to the well-draining soils in the Village, most of the City is at a very low risk of flooding, but the areas adjacent to the bay, east of M-22, are at high risk of flooding and are designated as 1% annual chance flood hazards.

Most of the Village is developed, at high, medium, and low intensity, but there are small areas of woody wetlands and grasslands and a larger swath of the northwestern part of the Village is deciduous forest. Impervious surfaces can limit the ability the ability of rainfall to recharge underlying soils/groundwater, and runoff and erosion, especially in areas with increased flooding, can cause property damage and ecological harm. Strategies to reduce impervious surfaces should be employed as redevelopment occurs in the Village.

As the Village is mostly developed, there are areas of the Village that have a low tree canopy density. The northwest part of the Village and the area around Leo Creek in the south have a tree canopy density ranging from 30 to close to 90%. Tree canopy can be important for environmental, social, and economic reasons. In addition to their aesthetic value, trees can mitigate climate change by providing shade and managing runoff, improve air quality, increase property values, provide habitat, and reduce stress and encourage exercise for residents and visitors.

The Village's Zoning Ordinance includes several standards for environmental protection (e.g., water protection, groundwater protection, ridgeline protection, wetland protection, etc.).

It is becoming critical to include concepts of resiliency and sustainability into land use plans. Though they are related, resiliency and sustainability are not the same. Sustainability is the well-established concept that focuses on decreasing or eliminating the detrimental future impacts of our current activity. Resiliency recognizes that our built environment will be subject to stresses and is the practice of designing that environment in a way that can endure those stresses. Some threats are ongoing, persistent stresses, while others are sudden shocks or single events that disrupt the day-to-day functioning of the community.

As we plan for the future, many of the challenges we will face are related either directly or indirectly to our place in larger systems, both natural and man-made. We often have little direct local control over these systems, but adapting to change and discovering our role in contributing to the health of these systems is nonetheless essential to planning for a community that can survive and thrive, even in the face of the most severe challenges. Resilient communities are not only preparing for weather and climate-related shocks, but are also preparing for economic and health shocks as well.



## Community Facilities

Community facilities include both physical facilities located within the Village of Suttons Bay as well as services provided by the Village. Community facilities include essential facilities or services like a fire station or public utility, or may be non-essential facilities or services such as a public park or library. Both essential and non-essential community facilities play a vital role in the Village's potential for growth and resident retention. The availability of public safety services, attractive recreational and cultural facilities, and strong public school and library systems are some examples of community facilities that can help draw new people to the community and enhance the quality of life of existing residents.

### Civic Facilities

#### Suttons Bay Bingham District Library

The Suttons Bay Bingham Library is a district library with located centrally on Front Street, with a collection size over 22,000 items, including books, children's books, audiobooks, magazines, and music. The library also provides computer and internet access and holds community events.

Though its history begins in the early 1890s, the library was legally established in 1979 by an agreement between Suttons Bay and Bingham Townships and the Village. The present site of the library has been open since 1984 and the space has been remodeled and renovated a few times since, most recently with the creation of a downstairs community room in 2013.

### Parks and Recreational Facilities

- **Bahle Park.** With the exception of the long standing and often used Bahle Park Warming Hut, Bahle Park is intended to remain primarily in a natural state as an in-town opportunity for hiking, snowshoeing, foraging, nature watching, and sledding. The Bahle Hut was constructed in the 1970s in partnership with the local high school students and following a generous donation by past generations of the Bahle Family. Bahle Park offers a unique and exciting opportunity for improvement by incorporating educational opportunities, improving winter activities, and encouraging year-round recreational use of this park.
- **Coal Dock Park.** Coal Dock Park is a one-acre park at the south end of the marina, located at the end of Dame Street in the Village. Coal Dock Park includes a fishing pier and picnic tables. A crushed limestone path provides access for bird watching, wetland habitat viewing, and fauna studies. A bridge that spans the wetland area and connects Coal Dock Park to Marina Park has been removed due to safety concerns and is slated to be replaced as funding permits. Coal Dock Park provides a natural sitting area for those waiting to board the Inland Seas Schooner, an educational schooner that provides school children the opportunity to sail and learn about the Great Lakes. A fishing pier provides for multi-generational interaction and educational opportunities.



Map 7. Parks



- **Deuster Park.** Dedicated for public use in 1914, Deuster Park continues to evolve as a recreational area. Once the old softball field is reclaimed in the park, that area will provide an additional youth soccer field. A partnership with the Leelanau Soccer Club in 2019 has caused a surge in the parks use. Deuster Park's amenities now include four active youth soccer fields, recently updated restrooms, a storage barn, and gravel parking area. The Leelanau Trail runs parallel to the park providing a non-motorized opportunity for kids and adults.
- **Marina Park.** By far the most utilized park in our park network, Marina Park is located on the water and a block from downtown. A pathway provides access from the parking area to a mobility-mat offering improved access to the water for individuals of higher age demographics and/or those with physical limitations. Evaluations of this park seem to coincide with public sentiment that this park's biggest public need is to replace the restrooms. Although these restrooms are clean and heavily used, they were constructed in the 1960's and lack modern conveniences such as changing stations and family restrooms.
- **North Park.** North Park, mostly known as a boating access site, was updated in 1995 in partnership with the State by way of an MDNR grant. This park is among the Village's most modern waterfront park and is heavily used by boaters and picnickers. Amenities include a boat launch, parking, pavilion, and public restrooms. The restrooms have been updated over the years ensuring ADA compliance is at the forefront of all improvements. North Park is used by Leelanau Farmer's Market, artists, and is an ideal location for festivals and events.
- **Sutton Park / South Shore Park.** Sutton Park is a well-known waterfront beach utilized by locals and visitors alike. Amenities at this park include bathrooms, a pavilion, playground, and swim area. Located at the entrance to the Village and accessed by M-22, this park is ideal for families longing for a safe and comfortable beach experience. The Village has identified this park as a high priority to incorporate or enhance accessibility for all ages and abilities.
- **Waterwheel Park.** The waterwheel feature was installed in 1974 and restored in the early 2000s, with the assistance of local resident Bob Martinson. Accordingly, investment should focus on the historic aspect of the waterwheel, the park's natural features, and improving the use of the park. There are essentially three areas of this park that offer either passive or active recreational opportunities. These areas are separated by both natural and man-made features resulting in a segmented, rather than an interconnected park. The Village is focused on improving access, leisure, and connectivity at this park by prioritizing the installation of hard surface pathways, seating areas, and gathering space.



Waterwheel Park

## Public Utilities/Services

### Fire

The Suttons Bay Bingham Fire & Rescue Department operates out of 201 South Saint Marys Avenue and provides fire protection and Advanced Life Support (ALS) to the Village of Suttons Bay as well as Suttons Bay Township and Bingham Township.

### Police

The Village is served by the Leelanau County Sheriff, located at 8527 East Government Center Drive in Suttons Bay Township, a few miles northwest of the Village.

### Water & Sewer

The Village of Suttons Bay's water and sewer system is maintained by the Utilities Department. The Village's drinking water is sourced from four groundwater wells, each over 103 feet in depth and conducts weekly, monthly, and annual samples to test lead, copper, arsenic and other requirements of the Michigan Department of Environmental Quality.

### Schools

The Village of Suttons Bay is served by Suttons Bay Public Schools, consisting of: Lil' Norsemen Early Childhood Center, Suttons Bay Elementary, Suttons Bay Middle School, and Suttons Bay High School, as well as Suttons Bay Virtual, a K-12 online public education option. According to MI School Data, like student enrollments on the state level, Suttons Bay Public Schools have also declined in the last decade, from a peak of 875 in the 2013-2014 school year to 587 in the most recent 2021-2022 school year.

### Other

In addition to these services, other services available to residents include curbside yard waste collection, snow removal, pothole patching, sidewalk and curb repair, and signage services for the Village streets.

## Universal Design

One of the system-wide recommendations in the 2022 Parks and Recreation Plan is barrier-free accessibility.

The Americans with Disabilities Act (ADA) has established guidelines to provide barrier-free accessibility at all public facilities. It is important to provide access to Village facilities according to these guidelines so that all residents may enjoy them. As parks and facilities are improved or developed, a high priority must be placed on upgrades that improve barrier-free accessibility including proper surfaces for wheelchairs, accessible picnic tables, and play equipment that provides universal access.

The Park System Action Plan includes a strategy to improve the Village's park system to include higher levels of barrier-free access and ADA opportunities aiming to provide for universally accessible play areas, picnic facilities, and shelters and improve ADA accessibility at waterfront parks. Another strategy seeks to improve and expand the Village's existing non-motorized network by encouraging connectivity and walkability.

While accessible design is intended to specifically consider the needs of people with disabilities, universal design expands the concept to mean "the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design" as defined by [The Center for Universal Design](#).

Universal design for pedestrian facilities will include:

- Curb ramps that are inclined planes to facilitate the access of sidewalks for people using wheelchairs and other mobility devices and are perpendicular whenever possible;
- Warning strips or detectable surfaces to indicate transitions between pedestrian, vehicular, or shared areas; and
- Driveway design that can enhance pedestrian safety by providing sidewalks that continue at the same level and a driveway apron that does not go through the sidewalk.





## Trails and Pathways

[Map 8](#) shows the Village's non-motorized pathway network, including the Leelanau Trail and U.S. Bicycle Route (USBR) 35.

### Trails

Traverse Area Recreation Transportation (TART) Trails provides the trail network throughout the greater Traverse region, including the Leelanau Trail, which is a 17-mile non-motorized pathway connecting the Village to Traverse City. In partnership with TART Trails, the BATA also offers a Bike-n-Ride service allowing cyclists to use the trail one way and ride the bus back the other way. The Leelanau Trail can be used for winter sports like cross country skiing and snowshoeing during the wintertime.

USBR 35 is a 500-mile route that runs from the Indiana border, near New Buffalo, through Michigan to Sault Ste. Marie, Canada. It generally follows county roads, city streets, state highways, and off-road trails along the Lake Michigan shoreline and through the eastern Upper Peninsula. USBR 35 passes through the Village along the Leelanau Trail.

### Sidewalks

The Village has undergone an effort to repair and maintain sidewalks and improve pedestrian walkways in 2022.





Map 8. Non-Motorized Pathways





## Road Classification

The Village of Suttons Bay is notably served by M-22, the major transportation and commercial artery for Leelanau County, Elm Street which turns into 633 Center Highway, as well as local streets.

[Map 9](#) shows an inventory of the Village's road system using traditional transportation planning categories known as the National Functional Classification (NFC) system. These classifications were created by the US Department of Transportation Federal Highway Administration and are based on mobility and access provided by certain roads. As roads are modified over time, they may not fall neatly into one classification or another, but their functions for motorized travel can generally be understood.

The Village currently has roads that fall generally into the following categories:

### Principal Arterial

These roadways are at the top of the classification hierarchy. The primary function of such roadways is to carry relatively long distance, through-travel movements. Examples include interstates and other freeways as well as state routes between larger cities.

### Major Arterial

This classification includes roadways that carry major movement throughout the area and provide access to abutting communities. Multi-lane arterials present safety concerns for motorists and non-motorists alike.

### Minor Arterial

The main function of minor arterial roads is to serve as routes for through traffic while providing access to abutting

properties and minor intersecting streets. Minor arterials carry through-travel movements but carry trips of shorter distance and to lesser traffic generators. Arterials are eligible for federal funding.

### Major Collector

Collector streets primarily permit direct access to abutting properties and provide connections from local streets and neighborhoods to minor arterials.

### Minor Collector

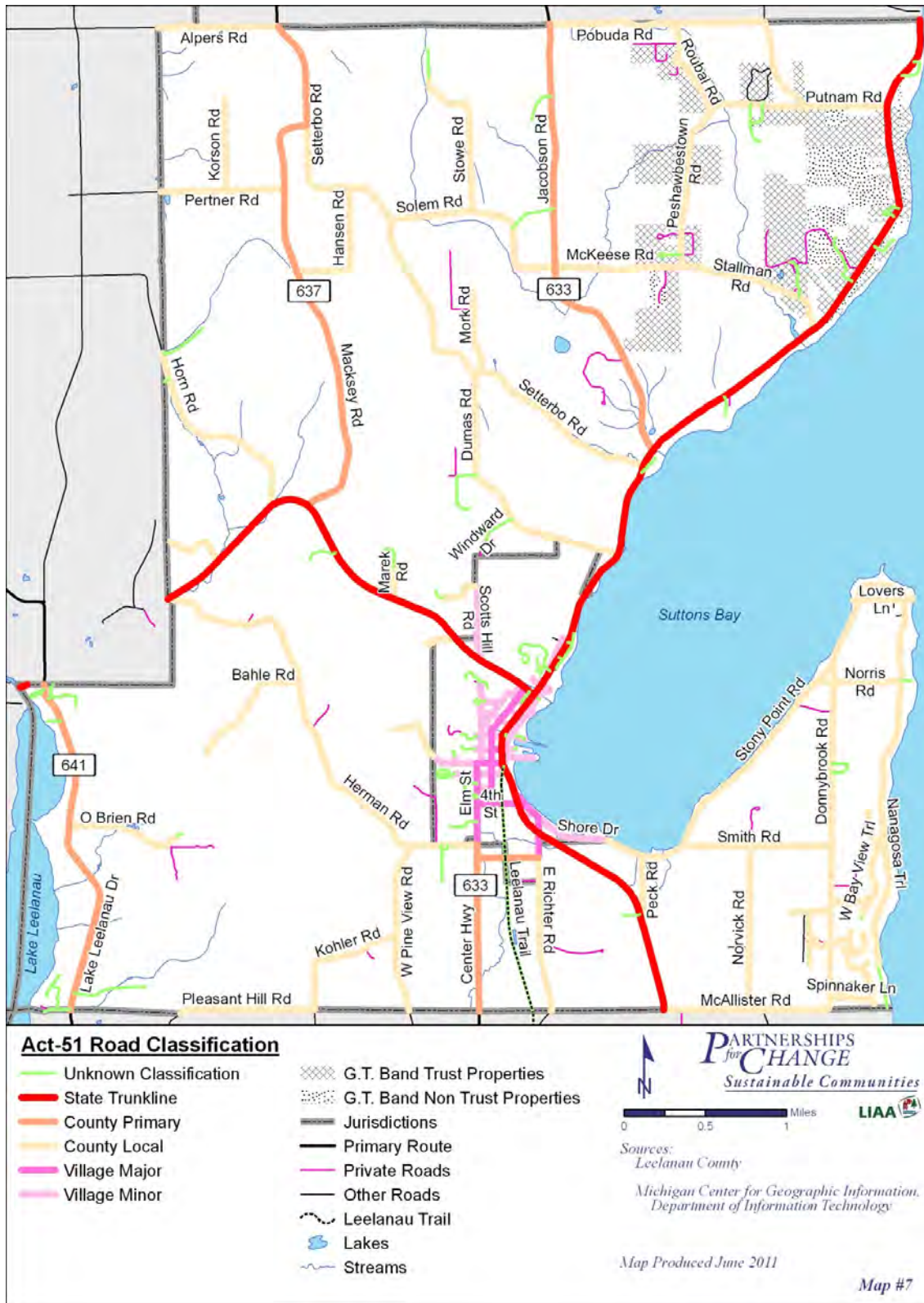
Minor collectors also provide access amongst varying land uses, but generally have less traffic than major collectors.

### Local Roads

Local roads provide access to individual properties and typically have moderate to low speeds.



Map 9. Village of Suttons Bay and Suttons Bay Township National Functional Classification



This map is used for general planning purposes only. The map layers are compiled from a variety of sources and should not be used for site specific decision making. No liability is assumed for the accuracy of the data delineated herein either expressed or implied.





## Leelanau Scenic Heritage Route Corridors

In 2012, the Leelanau Scenic Heritage Route Committee adopted an update to the Leelanau Scenic Heritage Route Corridor Management Plan to help preserve and enhance M-22, M-109, and M-104 that offers the opportunity for viewing some of the county's most scenic vistas. Goals included:

- Preserve and enhance the natural, historic, and cultural resources along the route;
- To help preserve the scenic qualities of the corridor, provide education regarding development that will not detract from these qualities;
- Encourage community involvement in monitoring of the route;
- Encourage interpretive programs that describe the natural, historic and cultural features located along the corridor; and
- Promote the maintenance of the unique and rural feel of the villages and communities.

Specific recommendations in the plan include the restriction of large billboards and low impact ordinances on outdoor advertising, signage that blends with the local character and does not detract from the traveler's experience, establishing historic overlay districts, etc.

With the 2011 joint plan, the committee endorsed the designation of M-22 as a Michigan Scenic Heritage Route to ensure that the byway would remain in its state at the time and would be managed in a manner that highlights the intrinsic qualities of the Leelanau Peninsula. The designation enabled county and local governmental bodies to be involved in all management decisions that involve M-22 and work with MDOT to fulfill their visions.

Between the 2006 Corridor Management Plan Update and the 2012 update, the Village underwent two projects: a St. Joseph/M-22 street enhancement and the Front Street Corridor project. A Wayfinding Guide was established for the M-22 as a program of the Northwest Michigan Council of Governments (NWMCOG), but overall efforts for the route have ceased in recent years as NWMCOG transitioned to Networks Northwest.



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# Appendix B

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## Community Survey

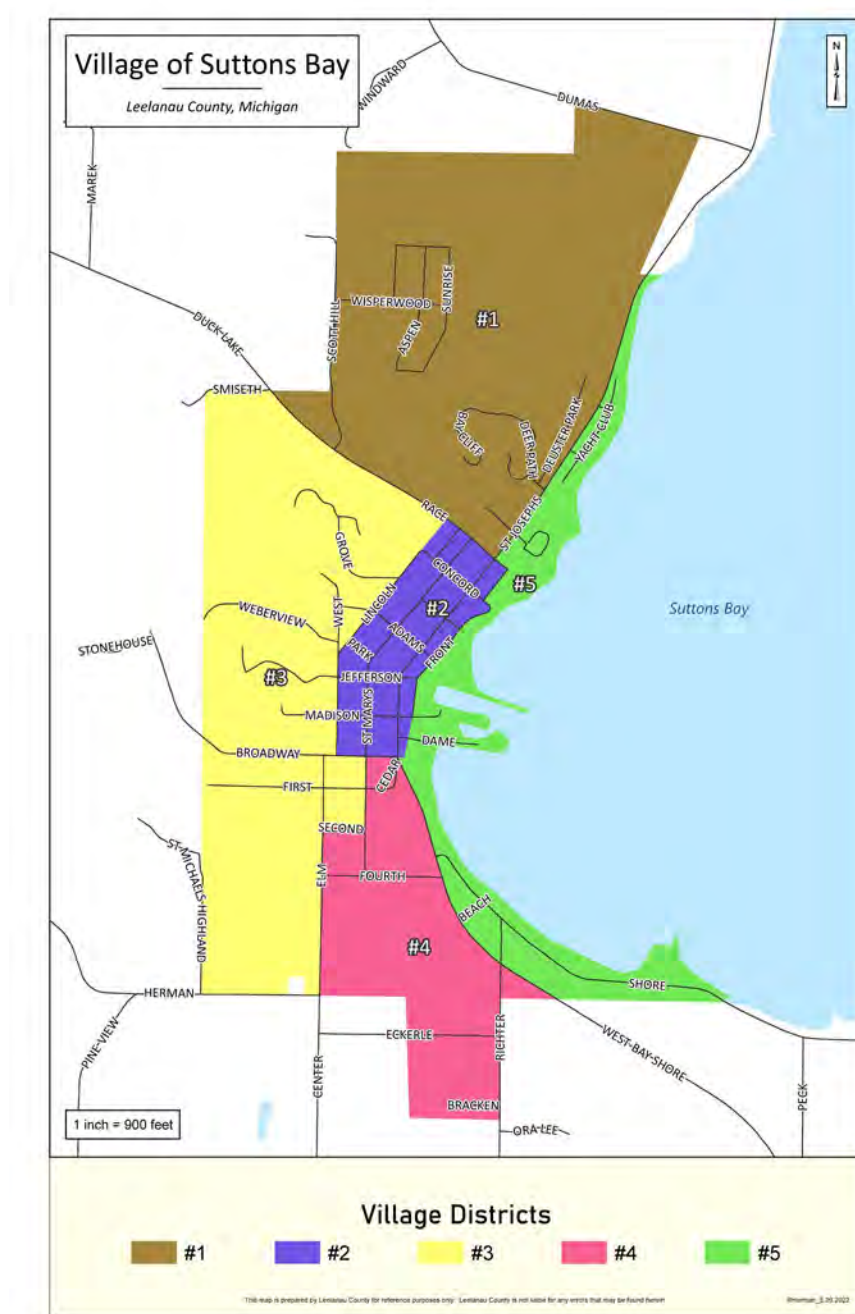


# Appendix B: Community Survey

The following pages contain the survey results for the residents and business owners survey conducted as part of this Master Plan process in Summer 2022. A summary of the survey can be found in the section [Public Input on page 16](#).

## Survey Results

Below is the image that was shown to respondents for Q1:



## Village of Suttons Bay Community Survey

**Q1 Looking at the map below, select the box that corresponds to the area where you live.**

Answered: 212 Skipped: 3

ANSWER CHOICES	RESPONSES	
1	10.38%	22
2	26.89%	57
3	20.28%	43
4	5.19%	11
5	20.28%	43
I do not live in the Village of Suttons Bay.	16.98%	36
TOTAL		212

**Q2 Do you own or operate a business in the Village of Suttons Bay?**

Answered: 212 Skipped: 3

ANSWER CHOICES	RESPONSES	
Yes - in the Central Business District	20.75%	44
Yes - outside of the Central Business District	9.43%	20
No	69.81%	148
TOTAL		212

**Q3 How important do you think the following problems or concerns are?**

Answered: 179 Skipped: 36

## Village of Suttons Bay Community Survey

	VERY IMPORTANT	(NO LABEL)	SOMEWHAT IMPORTANT	(NO LABEL)	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Access to the internet	67.82% 118	14.94% 26	10.92% 19	2.87% 5	3.45% 6	174	1.56
Pedestrian safety on Village streets	65.54% 116	17.51% 31	11.86% 21	3.39% 6	1.69% 3	177	1.56
Affordability of housing	57.06% 101	20.34% 36	15.82% 28	3.39% 6	3.39% 6	177	1.72
Condition of downtown buildings	54.91% 95	19.65% 34	19.08% 33	2.89% 5	3.47% 6	173	1.77
Condition of Village sidewalks	47.73% 84	18.75% 33	24.43% 43	3.98% 7	5.11% 9	176	1.95
Lack of year-round rental housing	51.69% 92	12.92% 23	19.10% 34	8.43% 15	7.87% 14	178	2.00
Lack of families with school-aged children	41.24% 73	20.34% 36	25.42% 45	6.21% 11	6.78% 12	177	2.10
Traffic on Village streets	36.93% 65	18.75% 33	32.95% 58	7.95% 14	3.41% 6	176	2.19
Access to businesses in the winter	34.10% 59	24.28% 42	29.48% 51	5.78% 10	6.36% 11	173	2.20
Lack of year-round residents to support businesses	35.59% 63	18.08% 32	30.51% 54	7.91% 14	7.91% 14	177	2.27
Poor upkeep of homes and yards	24.28% 42	12.72% 22	31.79% 55	17.34% 30	13.87% 24	173	2.70
Lack of tourists in winter months to support businesses	15.25% 27	16.95% 30	41.81% 74	12.43% 22	13.56% 24	177	2.79

## Q4 How would you prioritize the following types of housing?

Answered: 178 Skipped: 37





## Village of Suttons Bay Community Survey

	VERY IMPORTANT	(NO LABEL)	SOMEWHAT IMPORTANT	(NO LABEL)	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Long-term housing (more than 30 days)	54.02% 94	21.26% 37	16.67% 29	2.87% 5	5.17% 9	174	1.84
Single-family housing within your neighborhood	50.57% 89	18.75% 33	18.18% 32	4.55% 8	7.95% 14	176	2.01
Workforce housing / housing for business employees	48.59% 86	19.77% 35	19.77% 35	4.52% 8	7.34% 13	177	2.02
Housing opportunities for seniors	26.55% 47	18.64% 33	41.81% 74	6.78% 12	6.21% 11	177	2.47
Duplex housing within your neighborhood	17.51% 31	20.90% 37	23.16% 41	12.43% 22	25.99% 46	177	3.08
Triplex or quadplex housing within the Village	18.08% 32	12.43% 22	25.42% 45	15.82% 28	28.25% 50	177	3.24
Housing with five to ten units within the Village	19.21% 34	10.73% 19	22.03% 39	14.12% 25	33.90% 60	177	3.33
Short-term housing (less than 30 days)	12.92% 23	8.43% 15	21.91% 39	17.42% 31	39.33% 70	178	3.62
Housing with more than ten units within the Village	9.66% 17	7.39% 13	22.73% 40	13.64% 24	46.59% 82	176	3.80

### Q5 How would you prioritize the following items related to Village amenities?

Answered: 177   Skipped: 38

## Village of Suttons Bay Community Survey

	VERY IMPORTANT	(NO LABEL)	SOMEWHAT IMPORTANT	(NO LABEL)	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Protecting Village wetlands	48.57% 85	17.71% 31	22.29% 39	4.57% 8	6.86% 12	175	2.03
Adding new public bathrooms	44.89% 79	18.18% 32	26.14% 46	3.98% 7	6.82% 12	176	2.10
Improving our park system	38.07% 67	25.00% 44	26.70% 47	6.82% 12	3.41% 6	176	2.13
Improving pedestrian circulation	37.71% 66	22.86% 40	28.57% 50	6.29% 11	4.57% 8	175	2.17
Improving Village roads	30.86% 54	18.86% 33	40.57% 71	5.71% 10	4.00% 7	175	2.33
Improving ADA accessibility	27.59% 48	22.99% 40	38.51% 67	6.32% 11	4.60% 8	174	2.37
Having a police presence	28.98% 51	18.75% 33	37.50% 66	7.95% 14	6.82% 12	176	2.45
Creating small "pocket" or mini parks for public use (like the Wedge at Waterwheel Park)	22.60% 40	24.86% 44	38.42% 68	6.21% 11	7.91% 14	177	2.52
Improving our boating facilities	17.24% 30	21.26% 37	41.95% 73	6.90% 12	12.64% 22	174	2.76
Installing a fish cleaning station	8.57% 15	6.29% 11	29.14% 51	19.43% 34	36.57% 64	175	3.69

## Q6 How would you prioritize the following elements related to the downtown streetscape?

Answered: 177 Skipped: 38

	VERY IMPORTANT	(NO LABEL)	SOMEWHAT IMPORTANT	(NO LABEL)	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Install more trees	53.76% 93	19.65% 34	16.18% 28	6.36% 11	4.05% 7	173	1.87
Install crosswalks to make crossing the street safer and easier	51.43% 90	13.71% 24	21.71% 38	5.14% 9	8.00% 14	175	2.05
Add more plantings with seasonal color	39.20% 69	22.16% 39	25.57% 45	7.39% 13	5.68% 10	176	2.18
Add street furniture, like benches	29.55% 52	31.25% 55	29.55% 52	6.25% 11	3.41% 6	176	2.23
Add winter features, like a fireplace	20.45% 36	19.32% 34	32.95% 58	7.95% 14	19.32% 34	176	2.86
Install more streetlights	14.29% 25	10.29% 18	30.86% 54	19.43% 34	25.14% 44	175	3.31

## Q7 Please indicate whether you agree or disagree with the following statements for the Village.

4 / 22



## Village of Suttons Bay Community Survey

Answered: 177 Skipped: 38

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NOT SURE	TOTAL	WEIGHTED AVERAGE
Zoning should encourage the redevelopment and reuse of outdated commercial and industrial buildings within the Village.	61.93% 109	32.39% 57	1.70% 3	0.00% 0	3.98% 7	176	1.37
The Village should continue implementing sustainability and resiliency measures (e.g., recycling, composting, rain gardens, etc.)	62.15% 110	29.38% 52	2.82% 5	3.39% 6	2.26% 4	177	1.46
Pedestrian walkways should connect our parks and residential districts.	41.81% 74	43.50% 77	5.65% 10	0.56% 1	8.47% 15	177	1.62
The Village should provide safer routes for bicyclists.	42.61% 75	36.36% 64	9.66% 17	3.98% 7	7.39% 13	176	1.73
The Village should encourage more outdoor seating where appropriate.	30.86% 54	57.14% 100	6.29% 11	0.57% 1	5.14% 9	175	1.75
The Village should encourage public art (e.g., murals, sculptures, etc.)	31.25% 55	44.89% 79	9.09% 16	4.55% 8	10.23% 18	176	1.85
The Village should consider small-scale solar and wind alternative energy projects.	33.33% 59	35.59% 63	10.73% 19	7.34% 13	12.99% 23	177	1.91
Electrical Vehicle charging systems should be installed within the Village.	26.55% 47	40.11% 71	14.69% 26	7.34% 13	11.30% 20	177	2.03
The Village should consider creating a short-term boat parking lot for visitors.	10.29% 18	46.86% 82	18.29% 32	9.14% 16	15.43% 27	175	2.31
More BATA bus stops are needed in the Village.	6.25% 11	27.84% 49	28.41% 50	7.39% 13	30.11% 53	176	2.53
The Village should pave the gravel municipal parking areas around the Village.	7.95% 14	29.55% 52	31.25% 55	10.80% 19	20.45% 36	176	2.56
The Village should allow marihuana retail stores to operate within the Village.	6.86% 12	21.14% 37	17.14% 30	38.29% 67	16.57% 29	175	3.04
The Village should consider installing a commercial dock at North Park to cater to commercial cruise lines and boat tours.	6.82% 12	15.91% 28	18.18% 32	38.64% 68	20.45% 36	176	3.11

### Q8 For business property owners, would you be willing to pay a tax or an assessment to finance the construction and maintenance of public bathrooms in the Village?

Answered: 165 Skipped: 50



## Village of Suttons Bay Community Survey

ANSWER CHOICES	RESPONSES	
Yes	13.33%	22
No	11.52%	19
Not sure	10.91%	18
N/A, I am not a business owner	64.24%	106
TOTAL		165

**Q9 Food trucks are currently prohibited. Should the Village consider allowing them in one or more of the following locations? Check all that apply.**

Answered: 176 Skipped: 39

ANSWER CHOICES	RESPONSES	
Throughout the Village	5.11%	9
In designated areas downtown	43.18%	76
In Village parks	19.32%	34
Only during special events, such as the arts festival	41.48%	73
No, continue to prohibit	14.20%	25
Not sure	5.68%	10
Total Respondents: 176		

**Q10 The 2022 Master Plan Update will consider ways to encourage workforce housing in the Village. These strategies may be considered in certain districts under defined conditions. Please indicate your general support for each of the following potential strategies.**

Answered: 176 Skipped: 39



## Village of Suttons Bay Community Survey

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NOT SURE	TOTAL	WEIGHTED AVERAGE
Expand zoning provisions to districts that do not currently allow residential housing.	21.39% 37	54.34% 94	5.20% 9	5.20% 9	13.87% 24	173	1.93
Allow single-room (long-term) rentals in single-family homes.	24.85% 42	49.11% 83	8.28% 14	9.47% 16	8.28% 14	169	2.03
Create a program to encourage workers to board with host families.	18.34% 31	41.42% 70	11.24% 19	4.73% 8	24.26% 41	169	2.03
Allow tiny home or cottage developments.	25.15% 43	38.01% 65	14.62% 25	12.28% 21	9.94% 17	171	2.16
Allow duplex homes in single-family districts.	27.59% 48	37.36% 65	13.22% 23	17.24% 30	4.60% 8	174	2.21
Incentivize workforce housing through zoning (e.g., density bonuses, height bonuses, reduced number of parking spaces required, etc.)	21.64% 37	30.99% 53	13.45% 23	13.45% 23	20.47% 35	171	2.24
Allow more than one accessory dwelling on a lot if the owner resides on site.	20.23% 35	34.68% 60	19.65% 34	13.29% 23	12.14% 21	173	2.30
Consider dormitory-style housing or boarding room housing.	12.87% 22	27.49% 47	23.98% 41	19.30% 33	16.37% 28	171	2.59
Allow 3-4 unit homes in single-family districts.	15.52% 27	20.69% 36	29.89% 52	26.44% 46	7.47% 13	174	2.73
Waive or discount water and sewer services for workforce housing. Residents and business owners would pay an additional charge to offset these costs.	11.18% 19	15.88% 27	28.82% 49	26.47% 45	17.65% 30	170	2.86

**Q11 Please indicate whether you agree or disagree with the following statements related to short term rentals.**

Answered: 175   Skipped: 40

## Village of Suttons Bay Community Survey

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	NOT SURE	TOTAL	WEIGHTED AVERAGE
Short term rentals decrease the availability of houses for longer term residents.	44.25% 77	26.44% 46	11.49% 20	9.20% 16	8.62% 15	174	1.84
Short term rentals support our tourism economy and Village businesses.	27.59% 48	46.55% 81	10.92% 19	5.75% 10	9.20% 16	174	1.94
Short term renters are more likely to be disruptive to their neighbors.	29.31% 51	32.18% 56	14.37% 25	12.64% 22	11.49% 20	174	2.12
The Village should continue to allow short term rentals for up to 30 days.	24.86% 43	39.88% 69	10.40% 18	15.03% 26	9.83% 17	173	2.17
Short term rentals decrease the availability of parking for longer term residents.	27.59% 48	24.71% 43	20.69% 36	13.22% 23	13.79% 24	174	2.23
Short term rentals should be allowed in detached, single-family homes.	21.84% 38	37.36% 65	12.64% 22	15.52% 27	12.64% 22	174	2.25
Short term rentals should be allowed in housing with two to four units.	14.45% 25	33.53% 58	20.81% 36	19.08% 33	12.14% 21	173	2.51
Short term rentals in the Village have negatively impacted my quality of life.	16.09% 28	18.97% 33	25.86% 45	18.97% 33	20.11% 35	174	2.60
Short term rentals should be allowed in housing with five or more units.	7.56% 13	18.60% 32	25.58% 44	27.33% 47	20.93% 36	172	2.92

## Q12 What months of the year do you live in the Village? (Check all that apply.)

Answered: 134   Skipped: 81

ANSWER CHOICES	RESPONSES
January	78.36% 105
February	75.37% 101
March	76.87% 103
April	79.85% 107
May	91.04% 122
June	97.01% 130
July	98.51% 132
August	97.76% 131
September	94.03% 126
October	87.31% 117
November	83.58% 112
December	80.60% 108
Total Respondents: 134	





## Village of Suttons Bay Community Survey

**Q13 Please indicate how many members of your household (including yourself) belong in each age group using the dropdown menus.**

Answered: 148 Skipped: 67

Number of persons						
	NONE	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	TOTAL
<6 years	58.33% 14	29.17% 7	8.33% 2	4.17% 1	0.00% 0	24
7-12 years	66.67% 14	23.81% 5	9.52% 2	0.00% 0	0.00% 0	21
13-17 years	48.15% 13	29.63% 8	18.52% 5	3.70% 1	0.00% 0	27
18-25 years	50.00% 12	33.33% 8	4.17% 1	8.33% 2	4.17% 1	24
26-35 years	56.52% 13	17.39% 4	26.09% 6	0.00% 0	0.00% 0	23
36-45 years	43.75% 14	28.13% 9	28.13% 9	0.00% 0	0.00% 0	32
46-55 years	36.36% 12	33.33% 11	30.30% 10	0.00% 0	0.00% 0	33
56-65 years	19.35% 12	37.10% 23	43.55% 27	0.00% 0	0.00% 0	62
>66 years	3.61% 3	30.12% 25	65.06% 54	1.20% 1	0.00% 0	83

**Q14 Do you rent or own the place where you live?**

Answered: 150 Skipped: 65

ANSWER CHOICES	RESPONSES	
Own	97.33%	146
Rent	2.67%	4
TOTAL		150

**Q15 How long have you lived in the Village? (In years.)**

Answered: 140 Skipped: 75

ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	16	2,227	140
Total Respondents: 140			
#			DATE

Village of Suttons Bay Community Survey

1	12	7/20/2022 2:38 PM
2	25	7/19/2022 3:06 PM
3	12	7/19/2022 2:35 PM
4	52	7/19/2022 2:28 PM
5	23	7/17/2022 10:10 PM
6	5	7/16/2022 7:46 PM
7	3	7/16/2022 1:15 PM
8	6	7/16/2022 12:50 PM
9	2	7/15/2022 8:51 PM
10	12	7/15/2022 6:07 PM
11	1	7/15/2022 5:07 PM
12	18	7/15/2022 5:05 PM
13	0	7/15/2022 3:56 PM
14	38	7/15/2022 12:50 PM
15	6	7/15/2022 12:27 PM
16	24	7/15/2022 12:04 PM
17	13	7/15/2022 9:29 AM
18	27	7/15/2022 9:17 AM
19	36	7/14/2022 11:03 PM
20	25	7/14/2022 10:43 PM
21	25	7/14/2022 10:43 PM
22	10	7/14/2022 10:42 PM
23	35	7/14/2022 1:17 PM
24	3	7/14/2022 10:57 AM
25	10	7/14/2022 9:32 AM
26	2	7/14/2022 9:09 AM
27	6	7/14/2022 8:45 AM
28	25	7/14/2022 4:08 AM
29	33	7/13/2022 8:12 PM
30	12	7/13/2022 7:38 PM
31	62	7/13/2022 4:55 PM
32	15	7/13/2022 3:56 PM
33	3	7/13/2022 3:42 PM
34	26	7/13/2022 1:37 PM
35	12	7/13/2022 1:24 PM
36	0	7/13/2022 11:47 AM
37	23	7/13/2022 11:02 AM
38	2	7/13/2022 9:49 AM



## Village of Suttons Bay Community Survey

39	9	7/13/2022 9:46 AM
40	3	7/13/2022 9:32 AM
41	8	7/13/2022 9:21 AM
42	50	7/13/2022 9:19 AM
43	16	7/13/2022 9:13 AM
44	22	7/13/2022 8:29 AM
45	13	7/13/2022 8:01 AM
46	0	7/12/2022 8:22 AM
47	3	7/11/2022 10:11 PM
48	11	7/11/2022 8:12 PM
49	8	7/11/2022 5:39 PM
50	1	7/11/2022 4:55 PM
51	40	7/11/2022 2:24 PM
52	15	7/11/2022 12:34 PM
53	4	7/11/2022 12:21 PM
54	75	7/11/2022 11:51 AM
55	1	7/11/2022 11:47 AM
56	5	7/11/2022 11:16 AM
57	41	7/11/2022 9:45 AM
58	12	7/11/2022 9:28 AM
59	34	7/11/2022 8:12 AM
60	4	7/10/2022 7:27 PM
61	9	7/10/2022 5:23 PM
62	2	7/10/2022 11:44 AM
63	3	7/10/2022 7:49 AM
64	17	7/9/2022 5:59 PM
65	23	7/9/2022 2:22 PM
66	20	7/9/2022 1:52 PM
67	22	7/8/2022 10:36 PM
68	2	7/8/2022 7:52 PM
69	15	7/8/2022 6:30 PM
70	3	7/8/2022 4:08 PM
71	0	7/8/2022 10:22 AM
72	0	7/7/2022 10:39 PM
73	5	7/7/2022 4:59 PM
74	12	7/7/2022 4:47 PM
75	13	7/7/2022 4:02 PM
76	20	7/7/2022 3:19 PM

Village of Suttons Bay Community Survey

77	5	7/7/2022 2:02 PM
78	5	7/7/2022 1:40 PM
79	70	7/7/2022 1:13 PM
80	17	7/7/2022 9:35 AM
81	1	7/7/2022 8:33 AM
82	11	7/7/2022 7:08 AM
83	15	7/6/2022 10:02 PM
84	2	7/6/2022 7:16 PM
85	12	7/6/2022 4:26 PM
86	14	7/6/2022 3:38 PM
87	35	7/6/2022 2:31 PM
88	46	7/6/2022 2:00 PM
89	10	7/6/2022 12:05 PM
90	9	7/6/2022 11:40 AM
91	11	7/6/2022 11:34 AM
92	11	7/6/2022 11:08 AM
93	1	7/6/2022 10:44 AM
94	26	7/6/2022 8:49 AM
95	0	7/6/2022 7:43 AM
96	9	7/5/2022 9:47 PM
97	27	7/5/2022 6:57 PM
98	0	7/5/2022 6:51 PM
99	10	7/5/2022 6:10 PM
100	4	7/5/2022 5:48 PM
101	2	7/5/2022 5:31 PM
102	5	7/5/2022 5:26 PM
103	21	7/5/2022 5:18 PM
104	2	7/5/2022 4:56 PM
105	23	7/5/2022 4:24 PM
106	10	7/5/2022 4:04 PM
107	12	7/5/2022 3:13 PM
108	23	7/5/2022 3:10 PM
109	10	7/5/2022 2:57 PM
110	17	7/5/2022 2:46 PM
111	5	7/5/2022 2:44 PM
112	50	7/5/2022 2:40 PM
113	4	7/5/2022 2:36 PM
114	8	7/5/2022 2:36 PM





## Village of Suttons Bay Community Survey

115	4	7/5/2022 2:33 PM
116	5	7/5/2022 2:05 PM
117	15	7/5/2022 1:50 PM
118	34	7/5/2022 1:15 PM
119	8	7/5/2022 12:48 PM
120	6	7/5/2022 11:24 AM
121	8	7/5/2022 11:14 AM
122	6	7/5/2022 10:02 AM
123	5	7/5/2022 9:20 AM
124	6	7/4/2022 11:51 AM
125	23	7/4/2022 7:09 AM
126	7	7/3/2022 4:07 PM
127	26	7/2/2022 8:28 PM
128	33	7/2/2022 6:44 PM
129	9	7/2/2022 5:19 PM
130	59	7/2/2022 5:01 PM
131	38	7/2/2022 4:44 PM
132	4	7/2/2022 2:45 PM
133	22	7/2/2022 2:33 PM
134	17	7/2/2022 1:12 PM
135	71	7/2/2022 12:59 PM
136	54	7/2/2022 12:35 PM
137	25	7/2/2022 12:19 PM
138	5	7/2/2022 11:19 AM
139	4	7/1/2022 7:31 PM
140	5	7/1/2022 11:00 AM

**Q16 Please indicate the employment status of all adult (18 and over) members in your household (including yourself) using the dropdown menus.**

Answered: 149   Skipped: 66

## Village of Suttons Bay Community Survey

Number of persons						
	NONE	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	TOTAL
Employed Full-Time	9.21% 7	30.26% 23	53.95% 41	5.26% 4	1.32% 1	76
Employed Part-Time	31.43% 11	31.43% 11	34.29% 12	0.00% 0	2.86% 1	35
Not Employed	45.00% 9	40.00% 8	15.00% 3	0.00% 0	0.00% 0	20
Retired	5.06% 4	20.25% 16	73.42% 58	1.27% 1	0.00% 0	79
Student	55.56% 10	33.33% 6	0.00% 0	11.11% 2	0.00% 0	18
At-Home Parent	90.91% 10	9.09% 1	0.00% 0	0.00% 0	0.00% 0	11

**Q17 Please indicate where all adult (18 and over) members in your household (including yourself) work using the dropdown menus.**

Answered: 103 Skipped: 112

Number of persons						
	NONE	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	TOTAL
At Home	19.05% 8	42.86% 18	35.71% 15	2.38% 1	0.00% 0	42
Within the Village of Suttons Bay	23.40% 11	48.94% 23	21.28% 10	6.38% 3	0.00% 0	47
Elsewhere in Leelanau County	34.38% 11	46.88% 15	18.75% 6	0.00% 0	0.00% 0	32
Traverse City	30.30% 10	51.52% 17	18.18% 6	0.00% 0	0.00% 0	33
Elsewhere	25.64% 10	35.90% 14	25.64% 10	5.13% 2	7.69% 3	39

**Q18 When shopping in person, where are you likely to go for the following goods and services? (Check all that apply.)**

Answered: 159 Skipped: 56

	VILLAGE OF SUTTONS BAY	ELSEWHERE IN LEELANAU COUNTY	TRAVERSE CITY	TOTAL RESPONDENTS
Groceries	80.38% 127	24.05% 38	71.52% 113	158
Entertainment	73.68% 112	54.61% 83	58.55% 89	152
Recreation	81.53% 128	71.97% 113	36.94% 58	157



## Village of Suttons Bay Community Survey

## Q19 How often do you make purchases online?

Answered: 159 Skipped: 56

ANSWER CHOICES	RESPONSES	
A few times/week	20.75%	33
About once/week	31.45%	50
About twice/month	22.64%	36
Once/month	10.69%	17
4 to 9 times/year	8.18%	13
Once or twice/year	5.66%	9
Less often than once/year	0.63%	1
TOTAL		159

## Q20 How likely are you to sell your home within the next year?

Answered: 157 Skipped: 58

ANSWER CHOICES	RESPONSES	
Very likely	1.27%	2
Somewhat likely	4.46%	7
Not at all likely	94.27%	148
TOTAL		157

Q21 If you are likely to move within the next year, why are you moving? (If you selected "Not at all likely" in the previous question, please skip this question.) (Check all that apply.)

Answered: 16 Skipped: 199

ANSWER CHOICES	RESPONSES	
Into a newer / larger home	31.25%	5
Into a smaller home	12.50%	2
Into a barrier-free or retirement home	6.25%	1
Time to cash out	18.75%	3
We are moving away from the Village for other reasons (e.g., relocation, to be closer to family, etc.) (Please specify.)	37.50%	6
Total Respondents: 16		

## Village of Suttons Bay Community Survey

#	WE ARE MOVING AWAY FROM THE VILLAGE FOR OTHER REASONS (E.G., RELOCATION, TO BE CLOSER TO FAMILY, ETC.) (PLEASE SPECIFY.)	DATE
1	To live in a more peaceful and quiet environment. Traffic on Hwy 22 is extremely loud and speed limit is not enforced.	7/16/2022 12:50 PM
2	Not Moving	7/11/2022 2:24 PM
3	Relocation	7/11/2022 11:09 AM
4	To avoid taxes and water bills	7/5/2022 5:26 PM
5	new adventure	7/5/2022 9:20 AM
6	Village is a VRBO town. Caters to short term rentals. Doesn't care about year around residents	7/1/2022 7:31 PM

## Q22 When it comes to choosing to live in the Village, how important are the following to you and your family, etc.?

Answered: 148 Skipped: 67

	VERY IMPORTANT	(NO LABEL)	SOMEWHAT IMPORTANT	(NO LABEL)	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
The Village life	74.15% 109	17.69% 26	4.76% 7	2.04% 3	1.36% 2	147	1.39
Safety	71.92% 105	13.70% 20	10.27% 15	2.05% 3	2.05% 3	146	1.49
Family friendliness	65.07% 95	19.86% 29	10.96% 16	1.37% 2	2.74% 4	146	1.57
Our downtown	63.27% 93	21.77% 32	10.88% 16	1.36% 2	2.72% 4	147	1.59
Location to parks / recreation	59.59% 87	25.34% 37	10.96% 16	0.68% 1	3.42% 5	146	1.63
Easy access to the water	62.59% 92	20.41% 30	11.56% 17	2.04% 3	3.40% 5	147	1.63
Affordability	42.47% 62	21.92% 32	28.08% 41	3.42% 5	4.11% 6	146	2.05
Close to work / school	21.68% 31	10.49% 15	20.28% 29	7.69% 11	39.86% 57	143	3.34

## Q23 Additional comments:

Answered: 85 Skipped: 130

#	RESPONSES	DATE
1	STRS ARE DESIRABLE IF "PARTYING" IS CONTROLLED. BUSINESSES SHOULD PAY A LARGE PART OF SHORT TERM EMPLOYMENT	7/20/2022 2:39 PM
2	Need more parking. Tear the vacant building in town down. housing should be located by Herman Park and the school. Use parking areas outside the Village and use golf cart system to bring them in.	7/19/2022 3:08 PM
3	Does not like the downtown streetscape. Too much traffic on St Marys now. need sidewalk on the 600 block of St. Marys.	7/19/2022 2:36 PM





## Village of Suttons Bay Community Survey

4	61 STR: Motels everywhere, NO!	7/19/2022 2:28 PM
5	Many of the questions pertain to things the Village is already doing quite well, such as pedestrian crossings, green space, colorful planters. Assets of living in the Village are its library, its walkability, its water system. Thank you for your work trying to make Suttons Bay even better.	7/16/2022 7:50 PM
6	The traffic is so noisy that I have to keep my windows closed. A business near me must keep its door closed to be able to hear on the phone. It's obnoxious. Trucks and cars park on the side of the road to access a local bakery. The speed limit is disregarded by the traffic and is not monitored by law enforcement.	7/16/2022 12:55 PM
7	Hello! I have an interest in the future of the large PUD site located between Race St. and Dumas Rd. I represent a team who is currently negotiating with the Roth Family on the purchase of the 145 acres that they have for sale. Our vision is a walkable residential neighborhood that would connect to the TART bike trail. It would be designed with a sense of place that compliments the historic Village. There would be an affordable housing component. The natural wetlands and hillsides would be preserved. I would enjoy connecting with you to explore these ideas. Thank you, Mark Hoffman 313-770-3458 mark@BrickAndStoneRealEstate.com	7/15/2022 4:11 PM
8	With the increase in village traffic over the years it may be more economical to pave the ally's then to dump yards of gravel on them to be washed down our sewers and pumped out again and again.	7/15/2022 12:59 PM
9	Thank you for asking.	7/15/2022 12:27 PM
10	I support more housing density through rezoning of commercial and industrial districts. Given the Village is one square mile, I believe the STR % should be capped in the single digits.	7/15/2022 12:10 PM
11	The number of short term rentals in our village needs to be drastically reduced! Keep them out of residential neighborhoods!	7/15/2022 9:32 AM
12	Thank you for inviting residents to provide input to the Master Plan. And thank you to all those who are working to keep Suttons Bay a friendly, welcoming, neighborly community for families of all kinds.	7/14/2022 11:06 PM
13	Avoid making changes that increase costs and taxes to non-resident as well as resident tax payers. In addition, refrain from "improvements" that cause further traffic congestion.	7/14/2022 1:23 PM
14	work in the village, live 3 miles outside the village proper	7/14/2022 11:53 AM
15	Have lived just outside of the village boundary off of Richter Road for 10 years. Both my wife and I grew up in Leelanau County. Kids go to Leland School. Both my wife and I have recently looked for small offices in the Village so that we could walk/bike to work and have faster internet speeds. Would love to see some better pedestrian and bike infrastructure connecting existing parks and trails and nearby amenities. As an urban designer, I would love to see the old Silvertree Deli building, funeral home, and Old Bonek building be better utilized and activated. Also, the parking lot in front of Radio Shack/Old Town Pharmacy has very few spaces and would be a wonderful outdoor third space/courtyard for those businesses. The school site has great potential, but the design and layout of the school is so sprawling and suburban. Would be great if that could be better tied into the neighborhood or portions of the school property could be redeveloped with affordable housing for families with school-aged children. Connecting Herman Park, Bahle Park, Stites Natural area into the Village Park system would be great too. Thanks!	7/14/2022 9:56 AM
16	Disappointed that the village lets the owners of the property that used to be the Silver Tree Deli remain an ugly closed up stain on a wonderful downtown street.	7/13/2022 8:15 PM
17	I am so sad we have lost our big trees downtown. We need more TREES!! Not little ones, BIG ones. No more rain catchers! We need more parking and since they are not cleaned out, they look awful. Affordable housing just outside the village but not in the village. Too much noise and cars. Encourage LONG term rents with garage apartments and ability to rent rooms or part of the houses.	7/13/2022 4:00 PM
18	Please consider a large dog park in Herman Park! Desperately needed.	7/13/2022 1:25 PM
19	If we wish to maintain the character of our community, short-term rentals are key to preventing large national chain hotels. Regulate short-term rentals but don't eliminate or hinder them.	7/13/2022 9:38 AM

## Village of Suttons Bay Community Survey

Work force housing is likely to have an unsavory appearance and should not be located where tourists can readily see it. The world wants pedestrian friendly communities and this should be a priority.

20	Short-term Rental: I believe that the short-term rental issue needs to be thoroughly thought out as it relates to reducing the long-term affordable housing stock. Perhaps requiring property owners to live on-site and have STR only allowed in accessory dwellings? This really needs to be studied. Sidewalks: Our sidewalk system is in desperate need of repair and expansion. There are many areas with sidewalks only on one side of the street. For example, on Lincoln, you need to cross the street a couple of times to stay on the sidewalk. In other locations, the sidewalk just ends. Consistent walks is very important. Public Toilet Facilities: Our current public toilet facilities are in embarrassment. Glen Arbor, Northport and Leland all have nice facilities available to folks near the downtown area. The bath house at the marina is in need of substantial repair or replacement. The toilets at the north park are too far away from the downtown area to really be effective for the downtown area. Street Lighting: There are too few light fixtures in the downtown area. I don't think that lighting just at the cross walks is sufficient for safety of pedestrians in the evening hours.	7/13/2022 9:34 AM
21	Short term rentals in single family residential areas are a problem.	7/13/2022 9:20 AM
22	Plant more native maples in the central business district	7/13/2022 9:14 AM
23	Thank you.	7/13/2022 8:01 AM
24	I live in Sutton's bay but out side the village, but have run a store in down town for 20 years or more.	7/12/2022 1:24 PM
25	Hope you will find a solution to affordable housing ! Also would need to define affordable ! Thank you	7/12/2022 7:58 AM
26	Focus on telecommunications and energy infrastructure as key items for growth. Charging stations for electric vehicles such as cars, scooters and ebikes. Have village wide reliable Wi-Fi for visiting guests and villagers.	7/11/2022 10:13 PM
27	The two biggest issues are to create more affordable long term and summer rentals for people who work in the county and have more public restrooms	7/11/2022 4:56 PM
28	this village needs affordable housing for its workforce, thats it.	7/11/2022 4:09 PM
29	tax dollars being misused by the village placed on the local people to help accommodate the tourist is wrong. Start helping, accommodating and depending on the local people more so than on the tourist would decrease the tourist trap and rely on area people would help keep the area economy in proper shape year around, not the yo-yo effect (the high and lows) that is put on the local economy year around. One needs to balance the economy for all aspect of people not just a selected few that come and visit seasonal. With an even balance, this would help the local people to afford such amenities and utilities while possibility giving year around tourism. Persons should not have had the opportunity to rent their houses out, outside of family members nor should they have been aloud to abandun these houses. To many right-offs and these house that are used for short-term rentals are not a hotel or motel that has security and / or housecleaning everyday including the lines, nor has the owners ever check after the short-term rental persons leaves do to the consist in and out of different people. Over taxing only pushed long term persons away and short term brings short term persons that well they come and go back to their homes. There going to quit their jobs to live here. Persons are only going to live in Cultural Shock for so long usually very short term before they are ready to do back home. Mine is usually two to three weeks in another location before I am ready to pack up and head back home. Once tourist know what is and/or what has happened they most likely take it on their own to stop coming to the area. Delores Witkowski	7/11/2022 3:14 PM
30	1) there should have been 2 surveys, one for residents and the other for businesses 2) While bathrooms have been a discussion for several years, it should not be at the expenses of taxing businesses. There are alot of beach goers as well as events that do not visit the businesses. Why did we create a DDA? 3) parking is an issue as well.	7/11/2022 2:58 PM
31	Too many questions that are not relevant to business owners and commercial real estate owners who are not village residents. Should have been two separate surveys. As to funding public restrooms the burden should not be the sole responsibility of business owners. Everyone uses them. Lots of beach goers that never even visit a business. Also, many residents use them too. The Village has passed the buck to business owners for the last 50	7/11/2022 2:08 PM



## Village of Suttons Bay Community Survey

years while SB kicks the can down the road. Plans from the 1970's show public restrooms facilities that were never realized. If Northport, Glen Arbor, and Leland can figure this out and build great facilities why can't SB?

32	The Silvertree Deli needs to be dealt with asap. I don't understand how it has been overlooked or action been taken for over 10 years while the building has been rotting away. The rain gutters are a complete mess. Should remove or maintain.	7/11/2022 1:35 PM
33	I do not live in the Village only own a business. My business is plenty busy but I can't grow/keep up with demand due to the fact that I can't staff. Short term rentals are for sure, without a doubt the biggest problem. I also worry about the school systems in the county without young families being able to move here. As a business owner I can't even begin to service tourists who are staying in short term rentals because we're so busy just trying to keep up with the locals. If we can lead the county in regulations of SRTs that would be amazing!	7/11/2022 1:35 PM
34	Please do something with that Old Building in town. Also, upgrade our village Christmas tree. Leeland and Northport are good benchmarks for downtown improvements.	7/11/2022 12:23 PM
35	thanks for doing this. It is necessary.	7/11/2022 12:16 PM
36	Single family residential areas should remain single family and maintain a limited number as currently in place on str and adu's. We have been losing our residential community at an alarming rate. Keeping a cap in place now will assist in capturing some semblance of residential community again.	7/11/2022 11:56 AM
37	I have a business near the marina/park and feel that sectioning off the parking area to turn into a pop up park is just stupid. We're going to waste parking space to over look a park where these people could be sitting? Why don't they just move the pic nic tables down into the grass where the actual PARK is and then leave us with more PARKING. The overspill of the bike shop always crowds employee parking (they leave their vehicles there for HOURS) thus making it difficult for our customers and employees to find parking. It just doesn't make sense. Affordable housing is the #1 issue across the board. I wish people would understand that affordable housing doesn't mean riff raff - it means young people (20's-30's) who are in or out of college and looking to start a life here (which is everything we need). Perhaps tenants can receive rental discounts if they prove they work in the county or the village. Maybe property owners can receive some kind of tax credit if they prove that they are housing village/county workers. Maybe AirBB should add a "village tax" that goes into a pool fund that supports the affordable housing efforts. Something has to change because this is crazy!	7/11/2022 11:53 AM
38	Bike Lanes! Protecting the waters, streams, of our area; why are we here? The Bay!	7/11/2022 11:32 AM
39	BATHROOMS!!!!!! Install large, 6' long, plant containers that can also be used as seating and have electrical outlets on them	7/11/2022 11:12 AM
40	We own a commercial building in the Village, but we live in Suttons Bay Township.	7/11/2022 9:51 AM
41	Non owner occupied long or short term ADU's should not be allowed. One ADU per lot is plenty. No duplexes in single family neighborhoods. Let's preserve what's left of the owner occupied year round homes.	7/11/2022 9:49 AM
42	It is crucial that the Village work on ways to make it easier and more affordable for people who work and live here year-round to rent and purchase homes. Allowing single-family dwellings the ability to change to multi-unit dwellings for year-round residents only in the Village would go a long way. Also, the ability to shift property zoning to allow for affordable single and multi-family dwellings (including year-round tiny homes) would also be very beneficial. Thank you for looking into solutions!	7/11/2022 9:47 AM
43	I rent 3 short term apartments and 1 long term. The duration is typically 3 days. They add greatly to the businesses and state tax. Owners prefer to get 5* reviews, consequently the rentals are kept in good condition.	7/11/2022 9:38 AM
44	Thank you for doing this survey.	7/11/2022 8:13 AM
45	Suttons Bay is a wonderful place! However, it is time for multifamily housing (12-24 units, garden-styled apartments, 2-3 story buildings). Multifamily properties DO NOT mean crime, poor upkeep, and declining property values. Multifamily will support retail-sector employees who cannot find housing, and it will also lead to more activation of the downtown retail district. Embrace this, and look to many creative projects that have been built around the country for similar uses - this is very important in Suttons Bay and Leelanau County. Also, the village	7/10/2022 7:32 PM

## Village of Suttons Bay Community Survey

MUST force the hand of the property owner of the former Morey's Grocery Store building. It is one of the largest properties and it is badly blighted and has been for 15 years. So appreciate the residential improvements in the area of the train depot!

46	I have a 2nd home in the village that we will eventually live in full time after retirement. We come up and stay there a week or 2 monthly as my husband can work from home.	7/10/2022 7:51 AM
47	Please lower our water bills!	7/9/2022 5:59 PM
48	Suttons Bay village should provide villages service for all residents that pay villages taxes or decrease taxes for those who aren't allow village services	7/8/2022 7:54 PM
49	Please do something about the long-time vacant building next to the VI Grille (across the street). It's an eyesore, and a location that could be better utilized.	7/8/2022 4:09 PM
50	1). The goal to create significant affordable housing (below market pricing) in a tiny village is not realistic. It's like saying we want affordable housing on the water or affordable housing on mid-town Manhattan. The limited physical land and high desirability makes it impossible for the village. Affordable housing should be pursued where there is economic and physical room for it... like in less developed areas of sb township and the like. 2). The village has a tremendous under developed opportunity which is our waterfront. Both the library and village offices must be moved and a full redevelopment of the waterfront implemented. This could include space for waterfront eating/ restaurants, outdoor recreation, a live music pavilion, dog park, etc etc. Our village staff does not need a water view. The library is important but could be moved to another space (how about a deal w the empty school space). 3) village leadership must take action on Pam Lenard's building. Can the village pursue a re-development grant to purchase the property with the intention of selling it to a private developer with an attractive plan? It is quite common for local governments to purchase important property for the sole purpose of having others redevelop it to improve the community. We need leadership on this important property in the heart of our village.	7/8/2022 10:48 AM
51	Short Term Rentals are important to our Village, but they are affecting the permanent residents' quality of life; and only benefiting those running a business. They are hurting our sense of community, our local housing market and our infrastructure.	7/7/2022 5:02 PM
52	Enforcement of Zoning Ordinances, nuisance issues, such as noise (quiet times violations)and parking.	7/7/2022 4:08 PM
53	Downtown empty buildings that are blight should be addressed! The village should buy them and force owners to fix up or sell!	7/7/2022 3:21 PM
54	There are too many short term rentals in our Village. I don't like the effect they have on our community, or the empty houses in off seasons.	7/7/2022 2:04 PM
55	Please pave walkway through Sutton Park connecting S. Shore	7/7/2022 7:09 AM
56	Short term rental restrictions should be added to affordable housing being built.	7/6/2022 6:50 PM
57	We need to adopt ordinances to keep our village clean. The house behind the VI had a contract to tear down within 180 days and it is months later...we have no recourse. Yards are not kept up, garbage laying in yards. The commercial building in town sits empty for years with no recourse. We need ordinances to address these issues moving forward. When I lived down state if I kept my grass long or did not take in my garbage can for 1 day I received a letter in the mail. We seem to have no discipline and owners do not take care of properties are not good for the neighborhood.	7/6/2022 4:29 PM
58	I believe that short-term rentals have seriously diminished our quality of life in the village. The late hour noise, the smoke from fire pits, and the overall/often apathetic attitude of short-term visitors affects the lives of us year-round residents. From trashing our community to taking over parking spaces and exhibiting sometimes crude behaviors, selling our village to tourists isn't, to me, worth the benefit of greater financial activity.	7/6/2022 12:14 PM
59	Bike crossing in the village (by Boones) to get to the TART trail is VERY hazardous. Needs trees/flowers to improve the ambiance of downtown.	7/6/2022 11:44 AM
60	The single most pressing issue is my opinion is work force housing. I don't think it is a problem government can solve by themselves nor do I think it is a problem for the private sector to solve without support from the village/township/county. Unfortunately our needs in this regard are unique; they don't fit in a neat & tidy affordable housing plan as offered through	7/6/2022 11:39 AM





## Village of Suttons Bay Community Survey

	MSHDA/US Dept. HUD This is a community problem and has to be solved as a community. I believe the county/township and village need to lighten the zoning regulations for qualified work force housing, incentivize the private sector to create it and support their efforts	
61	I think the important thing is really improve zoning to encourage the redevelopment of older properties, improve workforce housing, encourage year-round residents, and cut back on STRs. One thing left off the survey was noise. The village is very noisy and it's not just M-22 noise. It's the village's heavy machinery, the marina, and constant leaf blowers. Higher density living requires stricter noise ordinances.	7/6/2022 11:18 AM
62	We appreciate the moratorium on the STRs. Please revisit and limit village STRs. There are too many and it changes the complexion of our village and has made affordable housing impossible for youth that were born and raised here.	7/6/2022 8:52 AM
63	Need of stop light at M22 and 204!!!!	7/6/2022 7:44 AM
64	Good survey.	7/5/2022 6:57 PM
65	We are fortunate enough to have purchased a small second home in the village. We did so after several years of benefiting from a couple of short term rentals, however we have also seen the negative impact of the recent market boom and were outbid many times by folks who did end up flipping for short term rentals. We know that affordable housing is an issue for local folks. We will not be a short term rental and we chose the Village as we want to invest in the long term for our kids. Keeping the community vibrant for folks across the lifespan is crucial.	7/5/2022 6:55 PM
66	We think the village does a great job - thanks! (But plant more trees!)	7/5/2022 5:31 PM
67	I would like there to be tax cuts if services are going to be discontinued such as fall and spring clean up.	7/5/2022 5:27 PM
68	1. Zoning is present to protect residents from property owner projects that may infringe on neighboring property owners rights to a peaceful and secure way of life. Exceptions to residential zoning should not be allowed as property owners or purchasers must plan within the limitations placed on their property by well reasoned building codes and zoning restrictions. An exception may possibly be allowed to help alleviate a critical need such as workforce housing, see the next item. 2. With regard to the critical need for workforce housing, one way of helping may be allowance for a second habitable dwelling available as long term rental (6months or longer) in larger sized residential properties. This would require review and changing certain zoning restrictions in some residential areas. 3. Projects that are planned to to maximize the size of a structure in both footprint and height requiring a variance to zoning should not be allowed. Property owners must plan structures that fall within all of the local zoning and building code restrictions. After all that is why those well thought out rules exist!	7/5/2022 5:19 PM
69	Please NO bike routes m22 downtown ... create alternative routes! We need a sizable paw park where we can run our dogs!!	7/5/2022 4:26 PM
70	Please do not change the short term rental programs This is very beneficial to our business Also please do not ever approve a franchise business like McDonald's or other chain stores Continue to invest in the water frontage and beautiful beaches and bike pathways	7/5/2022 3:15 PM
71	Loss of mature trees on St Joseph is profound.	7/5/2022 2:37 PM
72	More robust volunteer program for park and village maintenance Short term rentals are very important for tourism Affordable multiple unit housing would be great and would assist with long term housing Creativity flexibility and good stewardship is absolutely key to keeping our village beautiful and welcoming	7/5/2022 2:36 PM
73	We moved to SB in 2014 leaving the South Eastern MI area to live in Leelanau Co. While we do like living in the village, vacation rentals, catering to tourist first businesses, and lack of younger families with school aged children are a major factor and discouragement to living in the village. We do not plan to sell our home but we are strongly considering purchasing another home in Leelanau/GT County to escape the influx of vacation renters/tourists and turning our home into a vacation rental as well. Our neighbors have begun to rent out part of their home and we are not happy living next to a vacation rental. We seek to live in a community that offers just that, a community of friends and families and not a resort hotel experience where strangers are constantly coming and going. However if the village continues to prioritize vacation rentals and tourism SB will cease to be a residential community all together and	7/5/2022 2:36 PM

## Village of Suttons Bay Community Survey

	become a village of vacation rentals. But as the old saying goes if you cant beat them join them and that's what we will likely do.	
74	A village priority should be to find a buyer or use for the vacant building across from the Village Inn.	7/5/2022 2:07 PM
75	Need South Park Pedestrian sidewalk and no bikes with e-assist	7/5/2022 1:51 PM
76	I work in Suttons Bay and am new to the area. Thank you for the chance to complete this survey.	7/5/2022 12:19 PM
77	Building a new harbor shower, laundry, bath facility with a mini members room would make a nice addition. Turn the existing bath house into all public restrooms.	7/5/2022 10:04 AM
78	comprehensive survey. thank you.	7/5/2022 9:21 AM
79	Please consider a paw park... so many dogs with no place to run! We need to come up with better bike routes not through the downtown area... cars and bikes don't mix well downtown!	7/4/2022 7:11 AM
80	Fix ALL of ELM Street!!!	7/3/2022 4:07 PM
81	Services for the year round residents should be a priority for the DPW. Not just the business district and Marina.	7/2/2022 8:30 PM
82	The use of the allies in the village has increased over the years and should be considered for pavement. I can't imagine the cost you are paying to dump gravel in the alley so it can run down the drains every year. Sargent Begeman	7/2/2022 4:52 PM
83	Short term rentals (less than 30 days) should only be allowed if the owner is a full time resident in the Village.	7/2/2022 2:34 PM
84	Commercial dock at north park for quick turn around ferry service only but would need more parking. STR are beneficial for the business community providing visitor lodging but must be limited to balance the need for year round housing units.	7/2/2022 1:01 PM
85	There is no rhyme or reason as to how village matters are handled. Changes in how neighboring commercial type properties are utilized/operated don't appear to go through any type of review process and there is no village review of potential impacts to neighbors. Frustrating and leaves us looking to sell and relocate. It appears the village would rather have transient rentals versus long term residents. As a county native from one of the original (non-native) settlers in the area, I expected more and continue to be disappointed. Please do better, Suttons Bay. We really would like to stay.	7/1/2022 7:38 PM



# Appendix C

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## MEDC Preservation Case Studies

# Appendix C: MEDC Preservation Case Studies

## Cadillac House and Tavern redevelopment



Source: Michigan Economic Development Corporation





# Cadillac House and Tavern

5502 Main Street, Lexington

COMPLETED JULY 2018

## Project overview

The Cadillac House has been a prominent landmark in the center of Lexington for more than 150 years. The building became less utilized over time until the restaurant that remained on the first floor closed in 2016. Soon after, Detroit-based developer Roxbury Group stepped in to return the building to its original use as a lodging and dining establishment. The project fully renovated and re-opened the building as the Cadillac House and Tavern, which included the return of overnight accommodations for the first time in over 50 years. The \$2.5 million project removed the existing blight and historically rehabilitated the property with 12 guest rooms and tavern. This project went on to receive a 2019 Governor's Award for Historic Preservation from the State Historic Preservation Office (SHPO).

## Project details

The scope of the project included a historic restoration of the building's exterior, as well as complete renovation of the interior. The Roxbury Group diligently restored the building to its early resort-era appearance, including the removal of the early 1970s modernization and restoration of the original lap-siding, replacing windows and restoring the second-story covered porch and entryways. Where physical remains no longer existed, historic images were referenced to recreate missing or altered features including chimneys, balconies, a tavern bar and signage and lettering.

The Cadillac House now provides a unique dining and overnight option in downtown Lexington. The redevelopment of this iconic building has transformed the downtown and been a catalyst for new development.

**Historic Preservation Tax Credit value:** \$625,000

**MEDC investment:** \$1,000,000 Community Development  
Block Grant Funding

**Local investment:** \$10,000 Downtown Development  
Authority Façade Improvement Grant



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## Wabash and Main redevelopment



# Wabash and Main redevelopment

## 2 East Main Street, Milan

### COMPLETED 2016

#### Project overview

The \$5.3 million Wabash and Main project reconstructed an entire block of historic downtown Milan, representing approximately 25 percent of the downtown area. This project went on to receive a 2017 Governor's Award for Historic Preservation from the State Historic Preservation Office (SHPO).

#### Project details:

Mostly vacant, functionally obsolete, and underutilized before the project, four adjacent buildings, built between 1845 and 1892, were restored. Original façades were rehabilitated, and the derelict interiors gutted to create 15 quality downtown lofts and more than 10,000 square feet of commercial space on the first floor. Careful attention was paid to repairing existing intricate brickwork and installing historically appropriate windows.

The project took more than five years of planning and one year of construction. The redevelopment has inspired additional investment in the area. Major work has been done by owners of 12 other downtown buildings and businesses. In addition, Milan has become a Select Michigan Main Street community, which will strengthen the business district and encourage additional historic preservation activities. This public/private partnership is a model for other rural communities who have difficult historic downtown rehabilitation projects across the state.

**Historic Preservation Tax Credit value:** \$700,000

**MEDC investment:** \$1.1 million Community Revitalization Program performance-based grant; \$252,000 Community Development Block Grant (CDBG)

**MSHDA investment:** \$1.6 million in CDBG for rental rehabilitation

**Private investment:** \$2.35 million

**Jobs created:** 25



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# Appendix D

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## Glossary and List of Acronyms

# Appendix D: Glossary & List of Acronyms

## Glossary

### Action items

Action items are more specific and define the steps to accomplish objectives and support the wider vision of the identified goals.

### Affordable housing

The U.S. Department of Housing and Urban Development defines affordable housing as housing where the occupant is paying 30% or less of the occupant's gross income on total housing, including utilities.

### Gateways

An entranceway that announces a point of arrival. Gateways can be located on public or private property (or a combination of the two) and can be a point of interest for a community for people arriving by vehicle, on foot, or by bicycle. Gateways can be important in reinforcing community identity, creating anticipation for what is ahead, and providing a sense of place.

### Goals

General guidelines that explain what the community wants to achieve. Goals are usually long-term and represent global visions such as to "Provide a range of housing choices for all ages and incomes" or "Strengthen the local economy." Goals define the "what," "why," and "where," but not the "how."

### Master Plan

A Master Plan illustrates a community's vision for its future and contains guiding principles that help a community create land development policies and make land use decisions. In the State of Michigan, the value of the Master Plan as an important community document is recognized, which is why the state requires Master Plans to be reviewed every five years. This review allows communities to check in on their progress and ensure the vision and guiding principles are still relevant.

### Mixed use development

A development that typically contains residential and commercial uses in the same building or within a small area. For example, a residential building with ground floor retail is a typical mixed-use development.

### New Designs for Growth

An initiative under the Northwest Michigan Council of Governments (NWMCOG) guiding commercial and residential development in the region. Currently does not seem to be operational following the creation of Networks Northwest to replace the NWMCOG.

### Objectives

Identify the milestones that mark progress in achieving goals and provide more of the "how" goals will be implemented. For example, with a goal of "Strengthen the local economy" an objective to "Provide a clear set of guidelines and expectations for developers" is something that may be measured and tracked over time.



**Planning Commission (PC)**

Responsible for preparing and adopting the Village's Master Plan. The Planning Commission recommends policy relating to land use and is the approving body for development and redevelopment. The Planning Commission recommends amendments to the Zoning Ordinance that align with the Master Plan.

**Resiliency**

Resiliency is the practice of designing the environment in a way that can endure stresses and threats that can be ongoing and persistent or sudden disruptive shocks.

**Sustainability**

Sustainability is a concept that focuses on decreasing or eliminating the detrimental future impacts of our current activity.

**Universal design**

Universal design expands the concept of accessible design to specifically consider the needs of people with disabilities to mean "the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design" as defined by The Center for Universal Design.

**Village Council (VC)**

Legislative body that passes laws and sets policy for the Village. The Village Council adopts Zoning Ordinances that provide a legal framework for redevelopment as envisioned in the Master Plan.

**Visitable housing**

Visitable housing means housing that can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers.

**Workforce housing**

Housing that is financially accessible to workers' needs in every community, such as teachers, nurses, and police officers. The Urban Land Institute (ULI) Terwilliger Center for Workforce Housing defines "workforce" as those earning between 60 percent and 120 percent of the area median income (AMI).

**Zoning Board of Appeals (ZBA)**

While not specifically involved in the development of the Master Plan, the ZBA is authorized to permit variances or deviations from the Zoning Ordinance standards. Decisions should be consistent with criteria related to specific properties. If the ZBA finds flaws with ordinances or their application, it should forward those concerns to the Planning Commission to be addressed.

**Zoning Ordinance**

The Zoning Ordinance is one of the primary tools for implementing a Master Plan and provides the legal framework that regulates development of property; there should be a clear connection between Master Plan goals and the Zoning Ordinance. Amendments to the Zoning Ordinance can range from minor changes to text all the way to the addition of new uses and creation of new districts. An amended zoning ordinance can also be supported by other policies that encourage redevelopment, upgrades to existing development, and the maintenance of property.

## List of Acronyms

### ACS

American Community Survey

### ADA

American Disabilities Act

### ADU

Accessory dwelling unit

### ALS

Advanced Life Support

### BATA

Bay Area Transportation Authority

### DDA

Downtown Development Authority

### DPW

Department of Public Works

### MDNR

Michigan Department of Natural Resources

### MDOT

Michigan Department of Transportation

### NAICS

North American Industry Classification System

### PTO

Parent-teacher organization

### P3

Public-private partnership

### SID

Special improvement district

### TART Trails

Traverse Area Recreation Transportation Trails

### USFS

U.S. Forest Service





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