



VILLAGE OF SUTTONS BAY  
PLANNING COMMISSION  
REGULAR MEETING  
Meeting Minutes of June 18, 2025  
420 N. Front Street  
Suttons Bay, MI 49682

The meeting was called to order at 5:00 p.m. by Chairperson Hetler

Present: Feringa, F. Smith, Hetler, D. Smith & Hylwa  
Absent: Pontius and Campbell  
Staff present: Petroskey, Patmore and Kopriva  
Guests: 1

Approval of Agenda

F. Smith moved, Hylwa seconded, CARRIED, to approve the agenda as presented.  
Ayes: 5, No:

Conflict of Interest: None

Approval of Minutes

D. Smith moved, Feringa seconded, CARRIED, to approve the Planning Commission meeting minutes of May 21, 2025 as presented. Ayes: 5, No: 0.

Public Comment/Written Communications

None received.

New Business:

**A. Master Plan-Goals/Action Items**

Commission members were tasked with reviewing the goals/action items and to determine which items were doable in the next year in order to streamline the review process. Sara noted that zoning ordinance amendments are a high priority. She stated she and her team would start with the planned unit development section and incorporate walkability and work force housing.

Deb Smith will find reference to the ADU section and the M-22 Guidebook.

Frank Smith will find references to pedestrian and buffering.

Steve Feringa will find references to environmental standards and stormwater management.

Gail Hetler will find references to waterfront views and sign amendments.

Richard Hylwa will review the gateway districts and natural resources.

Sara suggested that the planning commission schedule a joint meeting with the Village Council as well.

The planning commission reviewed the check list final master plan goals and action items and adjusted the time frames. Sara will provide an updated list.

Good of Order: Frank Smith asked about green spaces between the street and sidewalks.

Steve Feringa stated that there are grants available for bridge projects.

Public Comment: Bill Crackel talked about parking for bed and breakfasts. He also stated he would like to see a sidewalk on Elm Street.

#### Reports

Zoning Administration Report-as presented.

Village Council Report: Zoning Amendments were adopted. Annual audit accepted

Zoning Board of Appeals-Meeting table while impervious surface coverage is calculated

Next Regular Meeting is July 16th, 2025. Master Plan priorities/Action Plan.

The meeting adjourned at 6:10 p.m.

Meeting minutes submitted by Dorothy Petroskey, Clerk.