



VILLAGE OF SUTTONS BAY  
COMMITTEE OF THE WHOLE  
MEETING NOTES OF FEBRUARY 7, 2023

The meeting was called to order at 8:33 a.m. by President Pro-Tem Christensen.

Present: Bahle, Case, Christensen, Lutke, and Suppes

Absent: Smith and Yoder

Staff present: Aylsworth, Fay, Larrea and Miller

#### Reports

The DPW report was submitted by Miller and can be found in this meeting packet.

The WWTP report was submitted by Huggard of Jacobs and can be found in this meeting packet.

The Marina report was verbally given by Harbor Master Aylsworth. She stated the Village is saving money this year because there has not been much of a need to run the bubblers due to the weather. She stated seasonal slip renewals are ongoing noting a small turnover so far this year. Aylsworth is putting together a request for proposals for updating the Marina Master Plan, a bathhouse location determination, parking lot elevations, wave attenuation needs to protect the harbor, and refiguring A dock.

The Treasurer report was submitted by DeVol, and can be found in this meeting packet.

#### Public Comments

Judy Yoder stated she is not in favor of non-owner occupied ADU's.

Michelle Baldwin spoke about their housing project on Herman Road requesting action from the Village.

#### Peninsula Housing

Larry Mawby thanked the Committee for their support by waiving the Zoning Amendments fee. He further urged Council to adopt the Zoning amendments at the next Village Council meeting. He stated Peninsula Housing has another project on Herman Road in the township and adjacent to the Village, and will be requesting Village

sewer, and potentially water services. He supported annexing this township property to the Village noting it would require expedited zoning. He stated they will be requesting a tax abatement. Mawby spoke of funding and tax incentives from state and federal governments in the near future.

#### VSB 2023-10 Short Term Rental Committee

A Short-Term Rental committee was formed to discuss amendments to the STR Ordinance. The members of the committee will consist of Bahle, Smith and Suppes. Larrea will check with the planner on her availability to meet with this STR committee on Wednesday or Friday mornings.

#### VSB 2023-09 ADU discussion

Committee discussed ADU's and made the following comments:

- Non-owner occupied ADU's work well according to his research. A representative should be located nearby.
- There is a need for enforcement, inspections and a fee schedule.
- Is there a demonstrated need to warrant a discussion? The discussion appears premature.
- Regulating ADU's will not solve the affordable housing issue.
- Varying support to move the Planning Commission recommendations to Council.
- Concern of ADU density in the central neighborhood.
- There may be some validity to adjusting square footage and scale according to lot sizes, per district.
- Consider architectural standards to maintain charm, per district.
- Interpretation/clarification for multiple units per house.

Following discussions, Committee recommends sending Planning Commissions recommendations regarding ADU's to Village Council for consideration.

#### Public Comment

Bill Crackel stated he is in favor of non-occupied ADU's, but is not in favor STR's. He further supports the architectural aspect for ADU's and STR's.

Judy Yoder stated ADU's need enforcement.

Larry Mawby stated Peninsula Housing, in principle, supports ADU's. He believes the issues are more about enforcement and regulation. He suggests the Village have a general ordinance, a police powered ordinance, for all rentals in the Village.

Michelle Baldwin stated they own an ADU and rent it out long term. They could make more money if they rented as an STR but is committed to affordable housing. She suggested non-owner occupied ADU's for long term rentals.

Bill Perkins champions the Baldwin's Herman Rd project.

#### Committee Member Comments

Bahle would like the Baldwin Herman Road project and the Peninsula Housing project as agenda items. He asked why the water capacity has diminished.

Christensen has questions about the Baldwin Herman Road project, specifically:

- The Intergovernmental Agreement with the Township
- Summary and clarification of the timeline of the permitting process
- Logistics to protect the Village long term; legal
- The possibility of annexation

Lutke stated the Herman Road project land use permit with the Village has expired, therefore there is no Village project. It is a township project. The project is not a Village Council matter. The expired permit has nothing to do with what the project could do for the community; it is potentially a legal matter.

Case stated emotions are being mixed with the facts of the Herman Road project and requested the facts be laid out for a better understanding. He stated it is the Managers job to protect the Village for the future.

Larrea provided the following: The Water and Sewer ordinance is in legal review, and Village water capacity is being evaluated, noting capacity has diminished. He expects that reports will be available on both the ordinance and water capacity in 2023. He believes that the Baldwin project property in the township is in a great location for what they are proposing.

Following committee member comments, Committee requested the Manager put together a summary/timeline of the above member requests regarding the Herman Road project for the next Village Council meeting.

Meeting notes submitted by Shar Fay, Clerk.