



COMMITTEE OF THE WHOLE
MEETING NOTES OF MAY 8, 2023

The meeting was called to order by President Pro-Tem Christensen at 8:35 a.m.

Present: Bahle, Case, Christensen, Lutke, Smith and Yoder

Absent: Suppes

Staff present: Fay and Larrea

Master Plan – Review of Comments

Discussion points made by Committee members:

- Committee recognized and appreciated the hard work on the proposed Master Plan by the Planning Commission. Overall, it is a good Master Plan.
- Supports the Future Land Use Map with the exception of South Gateway and South Business
 - o Preference to retaining the character of the natural beauty in the south corridor.
 - o Getting rid of wetlands and replacing them with multi housing may not be a good idea.
 - o Concerns about rezoning in the South Gateway and South Business.
 - o Concerns that gas stations and fast-food restaurants will be allowed to populate the south gateway.
- Affordable/workforce housing
 - o Would be very difficult to keep it as such. The term “workforce” is of no value.
 - o A project can be approved as workforce housing, but can be sold as something unrelated. Only a MSHDA funded housing unit can be maintained as affordable housing.
 - o Workforce/affordable housing within the Village is not likely to be affordable.
 - o Better opportunities for affordable housing in the Township; less wetlands and lower property values.
 - o Would like to see a document that encourages changes and diversifies our housing stock; higher density in residential.
 - o Is the South Gateway and South Business the best place for affordable housing?
 - o The Village may not be the best place for affordable housing.

- What is the broader solution to housing? Maybe an emphasis on smaller apartments within the Village.
- There are enough residual properties left in the north and off of 204 for expansion.
- The proposed Master Plan says “may”, leaving the door open for possibilities in the future.
- Hold off on changing the map until we know more on the PUD north
- Survey:
 - The survey says multi-family housing was low priority.
 - Demographics results are mostly retirees.
 - Places value on wetlands, parks and nature.
 - Surveys are a snapshot of the moment, may be random. Are they important?
 - Surveys should be done more often for guidance noting the voice of the residents are important.
- This is not a document that rezones.
- Partner with Suttons Bay Township and Suttons Bay Chamber of Commerce
- Can we move public bathrooms forward?
- Preference to leave the Zoning Map alone.
- The Master Plan is designed to take the Village where the Council wants it to go. It is a recommendation, a road map.
- Master Plans and Future Land Use Maps hold a lot of weight in court cases that are hearing zoning issues.
- Likes the way the south gateway feels now; retain the character.

It was the consensus of Committee to schedule a joint meeting with the Planning Commission for the purpose of addressing the concerns outlined above.

Public Comment

Comments received by Popke and Perkins.

The meeting adjourned at 9:19 a.m.

Meeting notes submitted by Shar Fay, Village Clerk.