



## VILLAGE OF SUTTONS BAY

Planning Commission

420 N. Front Street, Suttons Bay, MI 49682

**March 8, 2023 at 5:00 pm**

**Regular Meeting Agenda**

For the public wishing to view the meeting using remote attendance, there will also be a Zoom link (which can be found on our website at [www.suttonsbayvillage.org](http://www.suttonsbayvillage.org)). Public participation shall be limited to in-person or via written communication received prior to the meeting.

1. Call to order
2. Roll call and notation of quorum
3. Approval of Agenda
4. Member conflict of interest on any item on the agenda
5. Approval of minutes January 11, 2023 and January 25, 2023 minutes
6. Public comment/Written communications (Reserved time for items listed on the agenda). Please limit remarks to no more than three (3) minutes
7. Old Business
  - a. Further review and clarification of Request from Peninsula Housing for Text Amendments to the following Sections in the Mixed- Use District
    - 1) Section 5-2 Table of Uses-to allow for Multi-Family Dwellings
    - 2) Section 5-3 Spatial Requirements- to allow for maximum of 3 stories
    - 3) Section 9-7 Multi-Family Development- to allow for up to 18 units per acre
  - b. ADU Definition
8. New Business
9. Public comment
10. Reports
  - a. Zoning Administration Report
  - b. ZBA Report
  - c. Village Council Updates
11. Good of the order
12. Announcements: Next Regular Meeting April 12<sup>h</sup>, 2023
13. Adjournment

If you are planning on attending this meeting and are disabled requiring any special assistance, please notify the Village Clerk by calling 231.271.3051 or by email at [suttonsbay@suttonsbayvillage.org](mailto:suttonsbay@suttonsbayvillage.org) as soon as possible.

March 3, 2023

To: Members of the SB Planning Commission

From: Colleen Christensen, Village Resident and Village Council Representative

The M-22 South Gateway corridor is the Welcome Mat to the Village. It is where travelers approaching the village from the south gain their first impression of the village.

The South Gateway is home for a large percentage of our town's trees, creeks, wetlands and waterfowl. The watershed in the area is the final filter for the Bay.

The recent zoning text amendments presented by the Planning Commission to the Village Council fell far short in protecting these valuable assets of the district.

I support community and governmental efforts to facilitate housing diversity. I know we need to adjust density restrictions to allow more housing options in the area, but we must do this in a way that protects what we currently have. The proposed amendments are not limited to this one Peninsula Housing project, but will impact the entire Gateway for the future.

I ask the PC to consider the following questions when writing zoning text amendments to the SG:

1. It is called the South Gateway district - Do we want to ensure that the "gateway entry experience" looks a certain way?
2. Is allowing multi-family residential at 18 units per acre best as Permitted use, or should be added as a **SPECIAL USE**?
3. Could **SPECIAL USE** allow for additional oversight by the PC to ensure that proposed projects don't have an undue impact on surrounding properties and the general area?
4. Do we need additional standards for multi-family projects such as landscape buffers, increased setbacks, etc.)
5. Do we require developers to pay for sidewalks to support our goal towards walkability in the corridor?
6. How many acres are in the SG? What if each of these lots were developed to 18 units per acre. Would we end up with 3-story boxes along the entire entry into town?
7. How will increased density impact the WETLANDS. How do we address drainage issues (which are already problematic in the SG)?
8. How do we maintain the vegetation and habitat for wildlife, protect the watershed and consequently the Bay.
9. Can existing water/sewer systems handle potential build-out of 18 units/acre?
10. Would water/sewer benefit fees for development be sufficient to pay for system improvements if needed to support development?

11. If the intent is to allow for workforce or affordable housing, how do we want to ensure projects provide this? How do we define "affordable" or "workforce" housing? How can we ensure a development is affordable/workforce and stays as such. If we make decisions to facilitate affordable housing, how do we ensure it doesn't become high-end condos or STR'S down the road? This amendment not only applies to Peninsula Housing, but to all who come knocking.

Please take time to thoroughly research these questions. Decisions you make will impact Suttons Bay well into the future. Ask the Planning Consultant to present more options that will give the Village more control over SG development - project by project.



VILLAGE OF SUTTONS BAY  
PLANNING COMMISSION MEETING  
MINUTES OF JANUARY 11, 2023

The meeting was called to order at 5:00 by Frank Smith.

Present: Steve Feringa, Richard Hylwa, Pete Ostrowski, Frank Smith and Roger Suppes  
Absent: Gail Hetler and Jared Pontius  
Staff present: Shar Fay, Karrie Zeits, Attorney and Sara Kopriva, Planner  
Guests: Timothy Figura, Attorney

Approval of Agenda

Smith added agenda item to 8. New Business, Election of Officers. Suppes moved, Hylwa seconded, CARRIED, to approve the agenda as amended, adding 8. New Business, Election of Officers. Ayes: 5, No: 0.

Approval of Meeting Minutes

Hylwa moved, Ostrowski seconded, CARRIED to approve the Planning Commission meeting minutes of December 7, 2022 and December 14, 2022, as presented. Ayes: 5, No: 0.

Public Hearing – Bahle et.al. Amended Conditional Rezone Request – 301 S Shore Drive  
Parcel 45-03-828-031-00

Zeits referred to her report found in the packet in detail. Applicants Attorney Figura followed with an explanation of the request, and further offered a Proposal, which was not part of the current request. Applicant Rich Bahle also provided information about the request, further stating the desire to set a precedence with this application due to the fact they own a similar property with the same dilemma with even more complications.

Smith opened the public hearing at 5:45 p.m.

Public comments

Andrews said the discussion was very confusing, noting that the applicants are presenting changed information that is unclear, and appear to be engaging in negotiations. He asked for a Planners perspective.



Lois Bahle stated Patersons just sold their very large home for two million dollars. She stated the applicants would like to find a way to divide the waterfront from the area in the woods, and build two waterfront cottages on the water side.

Rich Bahle stated he is offended by letter from the Patersons and stated they are in violation of the ordinance as well as multiple other houses in the area. Written public comments in opposition to the conditional rezoning requests were received from Patersons, Andrews, Houk, and Mozak and can be found in this meeting packet. Additional written public comments in opposition were received from Halasinski, Pattersons, and Millns.

The public hearing closed at 5:53 p.m.

Attorney Zeits stated for the record, Planning Commissioners are not negotiating conditions so the new Proposal presented by the Attorney tonight is not part of the application. The new proposal would require a new application and another public hearing. Commissioners asked if there was any validity to the Proposal presented tonight and Zeits responded by saying she would still have issues with their Proposal. Kopriva agreed with Zeits noting that it would not be feasible once you look at the Master Plan, the Future Land use map, and the Zoning Ordinance.

Based on information provided by the Attorney and discussions regarding the application, Suppes moved to recommend to Village Council to approve the request for Conditional Rezoning Request. Motion dies.

Based on information provided by the Attorney and discussions regarding the application, Suppes moved, Ostrowski seconded, CARRIED, to recommend to Village Council to deny the Conditional Rezoning Request. Ayes: 5, No: 0.

Public Hearing – Request from Peninsula Housing for Text Amendments to the following Sections in the Mixed-Use District

Kopriva briefly reviewed Peninsula Housing requests for text amendments and applicant having no additional comments, the public hearing opened at 6:22 p.m. Written and verbal public comments in support of the requests were received from Zach Hilyer, Housing North. The public hearing closed at 6:24 p.m.

Feringa moved, Hylwa seconded, CARRIED, to recommend Peninsula Housing Zoning Amendment to section 5-2 of the Suttons Bay Zoning Ordinance to Village Council for approval adding multi-family to South Gateway, based on criteria in the staff report. Ayes: 5, No: 0.

Feringa moved, Hylwa seconded, CARRIED, to recommend Peninsula Housing Zoning Amendment to section 5-3 of the Suttons Bay Zoning Ordinance to Village Council for approval, to amend stories allowed, based on criteria in the staff report. Ayes: 5, No: 0.

Feringa moved, Hylwa seconded, CARRIED, to recommend Peninsula Housing Zoning Amendment to section 9-7 of the Suttons Bay Zoning Ordinance to Village Council for approval, to change requirements for multi-family dwellings, based on criteria in the staff report. Ayes: 5, No: 0.

#### Resolution 1 of 2023 Reinstatement

Hylwa moved, Ostrowski seconded, CARRIED, to approve Resolution 1 of 2023, recommending to Village Council to adopt the 5-Year Recreation Plan covering years 2022-2026, with an affirmative unanimous roll call vote. Ayes: 5, No: 0.

#### Planning Commission 2022 Annual Report

Suppes moved, Hylwa seconded, CARRIED, to accept and forward the 2022 Annual Planning Commission report to Village Council for acceptance at their January 17, 2023 meeting.

#### Election of Officers

Smith nominated Gail Hetler as Chairperson and Jared Pontius as Vice-Chairperson. Suppes nominated Frank Smith as Secretary. Feringa moved, Ostrowski seconded, CARRIED, to elect Hetler as Chairperson, Pontius as Vice-Chairperson, and Smith as Secretary. Ayes: 5, No: 0.

The meeting adjourned at 6:35 p.m.

Meeting minutes submitted by Shar Fay, Clerk.



VILLAGE OF SUTTONS BAY  
PLANNING COMMISSION  
SPECIAL MEETING MINUTES OF JANUARY 25, 2023

The meeting was called to order at 5:00 p.m. by Vice chair Pontius.

Present: Feringa, Hylwa, Pontius, Smith and Suppes

Absent: Hetler and Ostrowski

Staff present: Fay, Jill Bahm, Rose Kim and Eric Pietsch of Giffels Webster

Approval of Agenda

Smith moved, Hylwa seconded, CARRIED, to approve the agenda as presented.

Ayes: 5, No: 0.

Public Comment/Written communications

Mawby stated to keep up the good work.

2022 Master Plan Update

Bahm stated in the packet today was a working draft including the changes made so far. The changed text can be found in red. The Future Land Use map will be discussed today.

Smith moved, Suppes seconded, CARRIED, to forward the Master Plan draft to Village Council for review with the changes discussed at today's meeting. Giffels stated the public hearing for the Master Plan will likely be in May. Ayes: 5, No: 0.

Public comment

Lois Bahle believes there is some inconsistency with the middle of page 18, and page 21 and further stated she is surprised that 74% of Village residents stay in the Village during the month of February. She would like to see some additional significant historical events listed on page 53 such as the railroad coming to Northport in 1902, the Frigid Food Plant in 1946, the municipal Marina opening in 1962, the Leelanau trail in 1994, and the Inland Seas in 1998. Commissioners requested a list of significant historical events from Bahle for consideration in the Master Plan. She will provide it to the Clerk who will forward it to Commissioners, and then to Giffels Webster. Bahle provided a copy of the Zoning Form Tool Kit to the Village to be lent out to anyone who would like to read it. There is a digital address on the back of the manual for those who would like to look at it online.

## Announcements

The February Planning Commission meeting is tentatively canceled due to lack of business at this time.

The meeting adjourned at 5:44 p.m.

Meeting minutes submitted by Shar Fay, Clerk.

*project memorandum*

B R *i*  
**Beckett&Raeder**

*Landscape Architecture  
Planning, Engineering &  
Environmental Services*

Date: 3.3.2023  
From: Sara Kopriva, AICP  
To: Suttons Bay Planning Commission  
Project: Housing Amendments

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At the last Village Council meeting, the Council made a motion to send the changes to the South Gateway and multiple family housing sections of the Zoning Ordinance back to the Planning Commission. Enclosed are the Council minutes and the original application that was submitted. At the meeting, the Village Council representative can explain the reasons that the amendments were return and the Planning Commission can discuss changes that are needed.

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VILLAGE OF SUTTONS BAY  
VILLAGE COUNCIL REGULAR MEETING  
MINUTES OF FEBRUARY 21, 2023

The meeting was called to order at 5:30 p.m. by President Lutke.

Present: Karl Bahle, Will Case, Colleen Christensen, Steve Lutke, Debra Smith, Roger Suppes and Pat Yoder

Absent: None

Staff present: Larrea, Petroskey & Devol

Conflict of Interest

Bahle declared a conflict of interest in respect to New Business item B. VSB 2023-23 301 S Shore Conditional Rezoning. Council unanimously concurred that a conflict of interest exists.

Consent Agenda

Case moved, Smith seconded CARRIED, to approve the Consent agenda as presented. The Village Council meeting minutes of January 17, 2023, are approved. The payment of invoices is approved. Ayes: 7, No: 0.

Agenda

Bahle moved, Case seconded, CARRIED, to approve the agenda as presented. Ayes: 7: No: 0.

Public Comment

Bill Crackle asked that the Committee of the Whole minutes of February 7, 2023 reflect that he does not support non-owner occupied ADUs as stated in the minutes. Additional comments were heard from Larry Mawby, Zack Hillier, Richard & Michelle Baldwin, Vanessa Fox Gruenwald and Bill Perkins.

VSB 2023-14 Text Amendment Accessory Dwelling Units

Yoder moved, Christensen seconded, CARRIED, to DENY the planning commission's recommendation to amend Article 9-2 in its entirety and maintain the current zoning in its entirety. Roll call vote. Bahle-No, Christensen-Yes, Suppes-No, Lutke-Yes, Smith-Yes, Case-Yes and Yoder-Yes. Ayes: 5, No: 2

Bahle stated we should support the planning commission recommendation. Smith noted a large number of people do not support non-owner-occupied dwellings as evident by the petition presented. Yoder noted that there has been a demonstrated lack of need to support the change. Case agreed. Christensen and Lutke stated ADUs are already allowed.

VSB-2023-12 Text Amendment-Peninsula Housing Text Amendment Article 5-2-table of Uses, 5-3 Spatial Requirements and 9-7 Multi-Family.

Smith moved, Bahle seconded, motion FAILED, to approve Amendment No. Z-2023-03 of (Amendment 8 of Ordinance 2 of 2018) to amend Section 5-2 Table of Uses to allow for multi-family housing in the South Gateway District as a permitted Use; Section 5-3 Spatial Requirement to allow for maximum of three stories in the South Gateway District and Section 9-7 Multi Family Development to allow for up to 18 units per acre be amended as presented, Roll call vote: Smith-Yes, Bahle-Yes, Yoder-No, Case-No, Lutke-No, Suppes-No, Christensen-No. Ayes: 2, No: 5.

Council had a number of concerns related to the proposed amendment.

- Council asked where the property was located that Peninsula Housing planned to use
- Concerns about the South Gateway as the welcoming corridor to the Village with three story buildings.
- Permitted use versus special use. If Multi-Family housing was a special use it would allow for more oversight on the projects as to landscaping, parking, etc.
- Why is the focus on South Gateway? Very few properties over an acre.
- Definition of workforce housing. No short- term rentals allowed in ADUs.
- Wetlands throughout the South Gateway. Drainage issues already exist near the Hansen Plaza. How to address these environmental issues.
- Sewer Water capacity issues.
- Planning Commission needs to do additional work on this amendment.

Christensen moved, Suppes seconded, motion CARRIED, to send Amendment No. Z-2023-03 of (Amendment 8 of Ordinance 2 of 2018) to amend Section 5-2 Table of Uses to allow for multi-family housing in the South Gateway District as a permitted Use; Section 5-3 Spatial Requirement to allow for maximum of three stories in the South Gateway District and Section 9-7 Multi Family Development to allow for up to 18 units per acre be sent back to the planning commission with council member comments and have the planning commission address the same and consider ways to have more oversight over the projects by having this use as a special use. Ayes: 7, No 0.

### VSB 2023-13 301 S Shore Conditional Rezoning Request

Christensen moved, Case seconded, CARRIED, to accept the planning commission recommendation to deny the conditional rezoning request for 301 S Shore Dr. Roll call vote: Smith-No, Yoder-Yes, Case-Yes, Lutke-Yes, Suppes-Yes, Christensen-Yes. Ayes: 5, No: 1, Abstain-1.

### VSB 2023-15 Baldwin Property Timeline

Council asked that the manager present a timeline regarding the Baldwin property. Bahle felt a special meeting was in order to discuss the Baldwin situation. Christensen stated that the manager always puts the Village first. Suppes stated he respects all parties and would like to have a meeting of the minds. Smith would like more information on the plant's current and future capacity. Case respects the manager and his way of thinking and problem-solving capabilities. Lutke is concerned about the operating procedures and why the questioning of the manager. He added there is no inter-governmental agreement in place. Lutke suggested that the Utility Committee discuss how to work towards an intergovernmental agreement.

### Master Plan 63 Day Review

Lutke moved, Yoder seconded CARRIED, to allow staff to distribute the final draft of the 2023 Village of Suttons Bay Master Plan for a 63-day review as required by the Michigan Planning Enabling Act. Ayes: 7, No: 0.

### Good of the Order

Yoder felt that it was a good meeting. Case would like to see more illumination at the County recycling site on Eckerle Road.

Public Comments were heard from Lois Bahle, Bill Crackle, Delores Witkowski, Michelle Baldwin, Peninsula Housing, Bill Perkins, Sharon Sutterfield and Pat Panyard.

The meeting adjourned at 7:02 p.m.

Meeting minutes submitted by Dorothy Petroskey.



Date: 01.06.2023  
From: Sara Kopriva, AICP  
To: Suttons Bay Planning Commission  
RE: Peninsula Housing Zoning Ordinance Text Amendments

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**Action:**

*Amendment to Add Multi-Family to South Gateway:*

Motion to recommend to approve/deny Peninsula Housing Zoning Amendment to section 5-2 of the Suttons Bay Zoning Ordinance to Village Council.

*Amendment to amend stories allowed:*

Motion to recommend to approve/deny Peninsula Housing Zoning Amendment to section 5-3 of the Suttons Bay Zoning Ordinance to Village Council.

*Amendment to change requirements for multi-family dwellings:*

Motion to recommend to approve/deny Peninsula Housing Zoning Amendment to section 9-7 of the Suttons Bay Zoning Ordinance to Village Council.

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Following the public hearing, the Planning Commission will need to review each amendment and determine if the criteria for text amendments in Section 18-3(3) is met or not met. The criteria for each amendment can be found in the original staff report that is attached.

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**Table 5-2 Schedule of Uses: Mixed Use Districts**

Use	CB	NB	SG	BV	Specific Conditions
<b>RESIDENTIAL</b>					
Dwellings, multi-family			P	P	Section 9-7

**Section 5-3**

**Table 5-3 Spatial Requirements- Mixed Use Districts**

Zoning District		CB	NG	SG	BV
Minimum Depth (ft.)		120	100	120	
Width (ft.)		25 min.	60 min., 120., max.	60 min., 120., max.	
Minimum Frontage		25	Equal to width	Equal to width	
Front Setback	Front/ Primary Street (ft.)	0 max. <sup>1</sup>	15 min.	15 min.	15 min.
	Front/ Secondary Street (ft.)	0 min., 5 max.	10 min.	15 min.	15 min.
Side Setback	Adjacent Commercial (ft.)	0 min.	10 min.	10 min.	5 min.
	Adjacent Residential (ft.)	10 max.	10 min.	10 min.	5 min.
Rear Setback	Alley (ft.)	0 min.	10 min.	10 min.	10 min.
	Lot (ft.)	10 min.	10 min.	10 min.	20 min.
	Secondary Street (ft.)	0 min., 20 max.	15 min.	15 min.	15 min.
	Lake Michigan(ft.)	50 min.	50 min.	50 min.	50 min.
Height- (ft.) <sup>2</sup>	All buildings	15 min., 35 max.	35 max.	35 max.	35 max.

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<sup>1</sup> See Section 5-5 B for exceptions.

<sup>2</sup> Certain projections may exceed 35 feet. See Section 2-11 D.



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	Corner lot buildings	20 min. 3	35 max.	35 max.	35 max.
Stories- Maximum (number)		1 min., 3 max.	1 ½ min., 2 max.	1 ½ min., 2 ½ 3 max.	1 ½ min., 2 ½ max.
Building Coverage Maximum (%)		-	40	40	-
Impervious Surface Maximum (%)		-	50	50	-
Front Parking Setback (ft.)		25 min.	-	-	-
Building Frontage Minimum (%)	Primary Street	80	-	-	-
	Side Street	50	-	-	-
	Secondary Street	50	-	-	-

**Section 9-7 Multi-Family Development**

- A. *Maximum Units.* **Eight (8) units per structure** Maximum **and** 18 units per acre gross density.
- B. *Open Space.* Open spaces comprising at least 10 percent of the total gross area of the project shall be planned and built as a common area.

**Evaluation of Proposed Text Amendment**

Below is an evaluation of the proposed Zoning Ordinance amendment based on the criteria for text amendments set forth in Sec. 18-3(C). (Evaluation in *italics*):

1. The proposed text amendment would clarify the intent of the ordinance. *The intent of the South Gateway zoning district "accommodates a mix of residential and commercial uses while maintaining residential neighborhood design characteristics to the south of the CBD." The text amendment would accommodate a greater range and mix of residential uses within the SG zoning district.*
2. The proposed text amendment would correct an error or oversight in the ordinance. *The amendment would not correct an error or oversight.*

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3. The proposed text amendment would address changes to the State legislation, recent case law or opinions from the Attorney General of the State of Michigan.  
*The proposed text amendment is not in response to any State legislation, recent case law or opinions from the Attorney General.*

4. The proposed text amendment would promote compliance with changes in other County, State or Federal regulations.  
*The proposed amendment would not promote compliance with changes in other County, State or Federal regulations.*

5. In the event the amendment will add a use to a district, that use shall be fully consistent with the intent of the district and the character of the range of uses provided for within the district.  
*The SG district "accommodates a mix of residential and commercial uses while maintaining residential neighborhood design characteristics to the south of the CBD." The proposed amendments would accommodate a mix of various residential uses with the inclusion of multi-family housing and allow for greater flexibility in building design for increasing the maximum number of stories in the SG district, as well as a variety of density to support the CBD.*

6. The amendment will not create incompatible land uses within a zoning district, or between adjacent districts.  
*The proposed uses does not appear to create incompatible land uses within the zoning. However, several SG properties appear to be within or adjacent to the village's Conservation Future Land Use Overlay in the Suttons Bay Joint Master Plan, as well as adjacent to several parcels within the Public Lands zoning district. Additional standards to mitigate potential adverse impacts may be appropriate.*

7. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.  
*There is compatibility with the Joint Master Plan and there does not appear to be any conflict with any other reports, studies, or other documents.*

8. As applicable, the proposed change shall be consistent with the Village's ability to provide adequate public facilities and services.

*It is not anticipated that public facilities and services should be impacted by the proposed change as proposed overall site density is not affected, and only allowing flexibility for increased density per structure.*

9. The proposed change shall be consistent with the Village's desire to protect the public health, safety, and welfare of the community.

*The proposed text amendments is consistent with the Village's desire to protect the public health, safety and welfare of the community.*



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Office of Planning and Zoning  
420 N Front Street  
P O Box 395  
Suttons Bay, MI 49682  
231-271-3051 or 231-392-5828  
[zoning@suttonsbayvillage.org](mailto:zoning@suttonsbayvillage.org)

## APPLICATION FOR ZONING ORDINANCE TEXT AMENDMENT

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays.

### A. APPLICATION INFORMATION

Name of Applicant: Peninsula Housing

Address: PO Box 555, Suttons Bay, MI 49682

Phone: 231-866-0512 E-mail: home@peninsula-housing.org

Name of Agent: Larry Mawby

Address: PO Box 555, Suttons Bay, MI 49682

Phone: 231-866-0512 E-mail: home@peninsula-housing.org

Please specify to whom all communications should be sent: Applicant  Agent

### B. PURPOSE OF APPLICATION

Section(s) reference: Section 5-2 Schedule of Uses: Mixed Use Districts [page 5-3]


Please explain why the zoning text amendment is being requested (if additional space is required please attach a separate sheet).

Amendment requested to facilitate multi-family affordable workforce housing

Please provide in detail a draft of the proposed text amendment, including all necessary additions to or deletions from current zoning ordinance text (if additional space is required please attach a separate sheet).

Amend to add under Residential Dwellings: Multi-family in SG

### C. SIGNATURE:

 9/9/2022  
Applicant Signature Date

 9/9/2022  
Agent Signature Date



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This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application will not be accepted and will result in processing delays.

### A. APPLICATION INFORMATION

Name of Applicant: Peninsula Housing

Address: PO Box 555, Suttons Bay, MI 49682

Phone: 231-866-0512 E-mail: home@peninsula-housing.org

Name of Agent: Larry Mawby

Address: PO Box 555, Suttons Bay, MI 49682

Phone: 231-866-0512 E-mail: home@peninsula-housing.org

Please specify to whom all communications should be sent: Applicant  Agent

### B. PURPOSE OF APPLICATION

Section(s) reference: Section 5-3 Spatial Requirements: Mixed Use Districts [page 5-4]

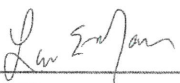
Please explain why the zoning text amendment is being requested (if additional space is required please attach a separate sheet).


Amendment requested to facilitate multi-family affordable workforce housing

Please provide in detail a draft of the proposed text amendment, including all necessary additions to or deletions from current zoning ordinance text (if additional space is required please attach a separate sheet).

Amend Stories - Maximum (number) to 1 1/2 min 3 max. in SG

### C. SIGNATURE:

 9/9/2022  
Applicant Signature Date

 9/9/2022  
Agent Signature Date





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231-271-3051 or 231-392-5828
zoning@suttonsbayvillage.org

APPLICATION FOR ZONING ORDINANCE TEXT AMENDMENT

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A. APPLICATION INFORMATION

Name of Applicant: Peninsula Housing

Address: PO Box 555, Suttons Bay, MI 49682

Phone: 231-866-0512 E-mail: home@peninsula-housing.org

Name of Agent: Larry Mawby

Address: PO Box 555, Suttons Bay, MI 49682

Phone: 231-866-0512 E-mail: home@peninsula-housing.org

Please specify to whom all communications should be sent: Applicant [X] Agent [ ]

B. PURPOSE OF APPLICATION

Section(s) reference: Section 9-7 Multi-Family Development [page 9-5]

Please explain why the zoning text amendment is being requested (if additional space is required please attach a separate sheet).

Amendment requested to facilitate multi-family affordable workforce housing

Please provide in detail a draft of the proposed text amendment, including all necessary additions to or deletions from current zoning ordinance text (if additional space is required please attach a separate sheet).

Amend A, which currently reads: A. Maximum Units. Eight (8) units per structure maximum and 18 units per acre gross density. striking Eight (8) units per structure maximum and to read: Maximum Units. 18 units per acre gross density.

C. SIGNATURE:

Applicant Signature: [Signature] Date: 9/9/2022

Agent Signature: [Signature] Date: 9/9/2022