



VILLAGE OF SUTTONS BAY

COMMITTEE OF THE WHOLE

420 Front Street

Suttons Bay, MI 49682

Tuesday May 5, 2026 at 8:30 am

AGENDA

Call to Order

1. Reports (staff)
 - a. DPW Director Report
 - b. Marina Report
 - c. WWTP Report
 - d. Treasurer Report
2. Additions / Deletions to the Agenda
3. Reports / Communications
4. Committee Member Information / Comments
5. Public Comments (*Please limit remarks to no more than three (3) minutes or less*).
6. Old Business
7. New Business
 - a. Susan Leithauser-Yee, Housing North
 - b. Elm Street Discussion
8. Public Comments/Written Communication
9. Committee Member Comments
10. Announcements:
11. Adjourn

Village Clerk

From: Susan Leithauser-Yee <leityee@gmail.com>
Sent: Monday, February 2, 2026 4:29 PM
To: Rob Larrea
Cc: Village Clerk
Subject: Request for 15 Minutes on Village Council Agenda

Hello Rob,

I work for [Housing North](#), a non-profit, housing advocacy organization.

I'm writing to request 15 minutes on the Suttons Bay Village Council's agenda to introduce

- Workforce Housing PILOT (Payment in Lieu of Taxes) and
- Housing TIF (Tax Increment Financing)

Neither is completely new, but significant changes were made at State level in 2023.

Many developers who seek to build "workforce housing"; affordable to households earning 60%- 120% of Area Median Income, struggle to make the project "pencil" without this type of help.

The "workforce housing" market segment differs from "affordable housing" (as defined by MSHDA). The latter serves a lower income segment, relies on different funding sources and is even MORE difficult to execute.

I see that the next Council meeting is scheduled for Feb 16th Please advise whether this date would work or if a different date would be preferable.

Thank you for your consideration.

--

Susan Leithauser-Yee
Housing Ready Tech Support
Housing North
leityee@gmail.com
313-770-4009-cell

March 28, 2026

Dear Village Council of Suttons Bay,

My husband and I own the property at 979 Elm St. in Suttons Bay, which is on the south border of the village across from Herman Rd. Our daughter, Lucy Queen, lives full time in the house and she has Down Syndrome. Lucy lives independently and is active in the Suttons Bay community - working at Hansen's, taking Taekwondo classes at the Friendship Center twice a week, serving meals for Five Loaves, 2 Fish at the Friendship Center once a week, visiting the library, etc. She does not drive and never will drive; thus, she needs to walk everywhere she goes in the community.

As she has become more active in the community, we have become very concerned about her walking safety along Elm St, particularly in the winter when the roads are snowy and/or it's dark getting to and from the Friendship Center. Of specific concern is the fact that there is no shoulder or sidewalk where the road crosses Leo Creek just north of our driveway. Cars entering the village often travel very fast and she has very limited room to move over as she walks across the stream on this part of Elm St. Additionally, since there are no sidewalks at this end of Elm St. it's a dangerous situation for anyone, much less someone with a disability who needs to rely on the roadway to access her activities in the village. After the fairly recent death of a runner on the road in Lake Leelanau, we worry that an accident can tragically and too easily happen.

We know there are other reasons to improve a road/creek crossing such as the age and condition of the bridge, access to Herman Park and the school, water quality of the stream, but our main concern is the safety of village residents, especially having a daughter with a disability in mind. We hope that the village will take this concern seriously and begin taking steps to improve the road/creek crossing and road safety for residents and pedestrians at the village's south end of Elm St.

Please feel free to reach out with questions. We are certainly willing to present our concern to the village council in person.

Sincerely,

Kate Fairman and Bill Queen

March 4, 2026

Suttons Bay Village Council
420 N. Front Street
P.O. Box 395
Suttons Bay, MI 49682

RE: Safety Concerns and Infrastructure Improvements for Elm Street

Dear Members of the Village Council,

We are writing to you today as concerned residents of 967 Elm Street to formally request the repair and widening of our roadway. Currently, the stretch of Elm Street serving our neighborhood has fallen into a state of significant disrepair that we believe poses a genuine danger to the community.

Our primary concerns include:

- **Road Condition & Width:** The asphalt is broken and crumbling. Furthermore, the street is exceptionally narrow with **no sidewalks, no shoulders, and no designated crosswalks.**
- **Excessive Speed:** Despite being a residential area, traffic frequently travels at speeds exceeding **50 mph.**
- **Pedestrian Vulnerability:** Because of the broken asphalt and lack of a shoulder, it is currently unsafe to walk or bike into town or to Herman Park.

As senior citizens, we would much prefer to walk the few blocks into the village for our banking, post office runs, and grocery shopping. However, the current conditions make it feel like a hazardous undertaking rather than a simple errand.

This is not just a matter of convenience for us; it is a matter of necessity and equity for our neighbors. One of our neighbors is disabled and must navigate this dangerous road on foot daily to reach their place of employment and to purchase groceries. No resident should have to risk their safety simply to access basic village services or get to work.

We respectfully ask the Council to prioritize Elm Street for:

1. **Repaving and widening** to accommodate safe multi-modal use.
2. **The addition of a sidewalk or protected shoulder** to separate pedestrians from high-speed traffic.
3. **Traffic calming measures** to ensure vehicles adhere to safe residential speed limits.

We love our village and want to ensure it remains a walkable, accessible, and safe place for residents of all ages and abilities. We look forward to hearing how the Council plans to address these urgent infrastructure needs.

Sincerely,



Michael Jarvis & Lynne Brach
967 Elm Street
Suttons Bay, MI 49682

Village of Suttons Bay

Rob Larrea, Manager

420 N. Front St.

P.O. Box 395

Suttons Bay, MI 49682

April 17, 2026

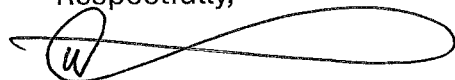
Rob,

The Village Council has long recognized that Elm Street is in serious need of attention. The degraded pavement coupled with the narrow width present a clear danger to vehicular, foot, and bicycle traffic. Even a cursory look at the two concrete Elm Street/Leo Creek culverts shows obvious degradation. A rebuild of Elm Street to current safe standards without replacing those culverts is probably impossible. Nor is it prudent, as the culverts appear to have exceeded their designed life.

There are also two other Leo Creek stream crossings within the Village Limits: those at Richter Road and South Shore Drive. Those corrugated steel tubes are probably the same age as the degraded concrete at Elm Street, and present the same risk of failure. They also carry narrower roadbeds presenting the same danger to pedestrians and bikers as Elm Street.

As a Village Council Trustee, I hereby request the issues listed above be placed on the May agenda for either the General Services or the Committee of the Whole, whichever you judge to be the more appropriate venue.

Respectfully,

A handwritten signature in black ink, appearing to be 'W', enclosed within a large, loopy oval flourish.

Bill Perkins, Trustee