



VILLAGE OF SUTTONS BAY  
PLANNING COMMISSION MEETING  
MINUTES OF DECEMBER 14, 2022

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

Present: Feringa, Hetler, Hylwa, Ostrowski, Pontius, Smith (arriving at 5:15 p.m.)  
and Suppes

Staff present: Kopriva, Planner and Karrie Zeits, Attorney

Approval of Agenda

Suppes moved, Ostrowski seconded, CARRIED, to approve the agenda as presented.  
Ayes: 6, No: 0.

Approval of minutes

Ostrowski moved, Suppes seconded, CARRIED, to approve the November 2, 2022  
Planning Commission meeting minutes. Ayes: 6, No: 0.  
Suppes moved, Ostrowski seconded, CARRIED to approve the November 9, 2022,  
Planning Commission meeting minutes. Ayes: 6, No: 0.

Public Comment

Larry Mawby encouraged the continued discussion regarding the Request from  
Peninsula Housing for Text Amendments and supports moving to a public hearing.

Rich Bahle is encouraging the Amended Conditional Rezone Request at 301 S. Shore  
Drive to move to a public hearing.

Drew Lutke was present to answer any questions regarding the Public Hearing for a  
Text Amendment to 6-2 Commercial and Industrial Table of Uses.

Public Hearing for a Text Amendment to 6-2 Commercial and Industrial Table of Uses-to  
include small distillery, microbrewery and small winery as permitted uses.

Hetler opened the public hearing at 5:06 p.m. Lutke provided explanation of his  
request. Public comment was received from Mawby in support. The public hearing  
closed at 5: 13 p.m.

Suppes moved, Feringa seconded, CARRIED, to recommend approval of the Lutke Zoning Amendment to add Small distillery, microbrewery and small winery to Section 6-2, to Village Council. Ayes: 6, No: 0.

Public Hearing for Daycare/Group Home language Amendment – Housekeeping Amendment  
Hetler opened the public hearing at 5:14 p.m. Public comment from Mawby in support.  
Commissioner Smith arrived at 5:15 p.m. The public hearing closed at 5:16 p.m.

Suppes moved, Pontius seconded, CARRIED, to recommend to Village Council to adopt the proposed amendment. Ayes: 7, No: 0.

Bahle et.al. Amended Conditional Rezone Request 301 S Shore Drive

Feringa moved, Suppes seconded, CARRIED, to set a public hearing on the Bahle et.al. Amended Conditional Rezone Request at 301 S. Shore Drive for the next Planning Commission meeting scheduled for January 11, 2023. Ayes: 7, No: 0.

Continued Discussion regarding the Request from Peninsula Housing for Text Amendments in the Mixed-Use District

Pontius moved, Smith seconded, CARRIED, to set a public hearing for January 11, 2023, to amend Section 5-2 of the Village of Suttons Bay Zoning Ordinance, Table of Uses – to allow for Multi-Family Dwellings. Ayes: 7, No: 0.

Pontius moved, Smith seconded, CARRIED, to set a public hearing for January 11, 2023, to amend to Section 5-3 of the Village of Suttons Bay Zoning Ordinance, Spatial Requirements – to allow for maximum of three stories. Ayes: 7, No: 0.

Pontius moved, Smith seconded, CARRIED, to set a public hearing for January 11, 2023, to amend Section 9-7 of the Suttons Bay Zoning Ordinance, Multi-Family Development – to allow for up to 18 units per acre. Ayes: 7, No: 0.

2023 Meeting dates

Smith moved, Ostrowski seconded, CARRIED, to approve the 2023 meeting dates and times as proposed. Ayes: 7, No: 0.

Public Comment

Larry Mawby thanked the Planning Commission for the work they are doing.

Reports

Zoning Administration Report – The Zoning Report was submitted and can be found in this meeting packet.

Village Council updates

Suppes stated the proposed 2023 budget was approved. Suppes stated that Feringa and Hetler were appointed to the Planning Commission for another term.

Good of the order

Hetler thanked Planning Commissioners for their participation and the accomplishment of the Parks and Rec Plan, the work on the Master Plan, and the public for their comments. Hetler stated she is willing to continue as chairperson.

The next regular meeting will be held on January 11, 2023.

Meeting minutes submitted by Shar Fay, Clerk.