



VILLAGE OF SUTTONS BAY  
PLANNING COMMISSION  
MEETING MINUTES OF MARCH 8, 2023

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

Present: Feringa, Ostrowski, Pontius, Smith and Suppes  
Absent: Hetler and Hylwa  
Staff present: Fay and Kopriva, Planner

Approval of Agenda

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

Ayes: 5, No: 0.

Approval of Minutes

Suppes moved, Pontius seconded, CARRIED to approve the Planning Commission meeting minutes of January 11, 2023 as presented. Ayes: 5, No: 0.

Smith moved, Suppes seconded, CARRIED, to approve the Planning Commission meeting minutes January 25, 2023 as presented. Ayes: 5, No: 0.

Public Comment/Written communications

Colleen Christensen thanked the board for sitting on the Planning Commission. She referred to her memo found in the packet and asked Commissioners to take another look at the text amendments sent to Council.

Larry Mawby, Peninsula Housing, applauds the Commissioners and encouraged them to think of other and all options.

Lois Bahle commented on the Bahle's waterfront property.

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

Commissioners discussed the text amendments and had the following talking points:

- Concerns about the 3-story buildings in the south gateway (height and aesthetics)
- Wetlands
- Special Land Use versus Use by Right

- Sewer capacity – WWTP – requested data
- Build out plan based on the current ordinance - analysis
- South Business district is not zoned for residential
- Consider the current, and new Master Plan and Future Land Use map

Following discussions, Commissioners requested Kopriva to look at rezoning the properties west of Cedar, and rezoning the South Business to allow for multi-family residential. She will look at other districts and the compatibility of the future land use map, and existing structures as well. Commissioners recommend placing the Peninsula Housing Text Amendments back on the agenda for the next Planning Commission meeting.

b. ADU definition

Following discussions, Commissioners requested Kopriva provide language at the next Planning Commission meeting that clarifies only one accessory dwelling unit in addition to the dwelling, per property.

Public comment -

Larry Mawby voiced concerns the ADU discussion. He further encourages the Village to adopt a Landlord Ordinance

Lois Bahle commented on the sewer capacity. She further stated there is a need for studio and one-bedroom apartments.

Colleen Christensen thanked Planning Commissioners for considering different options.

Reports

ZBA Report – Smith stated the Zoning Board of Appeals denied the waterfront application.

ZA Report – The Zoning Administrators report was submitted by Patmore.

Village Council Updates – Suppes stated a Short-Term Rental Committee has been formed.

Good of the Order

Suppes stated he has been looking around at what other communities in other states are doing regarding housing, and further encouraged others to look around noting our housing situation is not unique.

Pontius stated that although a developer says he is building affordable housing, they can sell or rent the units at any time. He further stated that once the Master Plan has been completed, it may be beneficial for have someone go through the Zoning Ordinance due to all of the inconsistencies.

Ostrowski asked where the Bahles can go to get support and assistance for their waterfront property.

Announcements: Next regular meeting: April 12<sup>th</sup>, 2023, at 5:00 p.m.

The meeting adjourned at 6:28 p.m.

Meeting minutes submitted by Shar Fay, Clerk.