



Village of Suttons Bay  
Planning Commission  
420 N. Front Street, Suttons Bay, MI 49682  
Meeting minutes of September 13, 2023

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

Present: Feringa, Hetler, Hylwa, Pontius, Smith and Suppes

Absent: Ostrowski

Staff present: Fay, Kopriva and Patmore

#### Approval of agenda

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

#### Approval of minutes

Hylwa moved, Feringa seconded, CARRIED, to approve the August 9, 2023 Planning Commission meeting minutes as submitted. Ayes: 6, No: 0.

#### Public comment/Written Communications

Public comment received from Lois Bahle.

#### Review and make recommendation on draft Master Plan – Future Land Use Map and Text recommended changes

Commissioners requested a change in the Future Land Use Map (FLUM). The request is to change the color yellow in the Hillside district to make it distinct and different than the yellow in the Neighborhood Residential. This could be accomplished by changing the color or inserting dots or hash marks in the background. Currently the yellows look the same and are not differentiated.

Pontius moved, Smith seconded, CARRIED, to set a public hearing for October 11, 2023, at 5:00 to receive public comments on the proposed Village of Suttons Bay Master Plan. Ayes: 6, No: 0.

#### Section 2.6 Wetland Protection language/Ordinance discussion

Kopriva stated she was unable to secure a Wetlands map acceptable to the state for this meeting, and will continue to work on it. She stated a map is necessary to adopt a Wetlands Ordinance. It was the consensus of Commissioners to continue pursuing the

Wetland Protection language for a Wetland Ordinance and to place it back on the agenda for next month.

#### Definitions

High Water Mark, Waters Edge

Commissioners determined the definition for the high water mark to be the historic high water mark and requested the word historic be used in all four sections of the zoning amendment.

Feringa moved, Smith seconded, CARRIED, to set a public hearing on the historic high water mark zoning amendment for October 11, 2023. Ayes: 6, No: 0.

ADU definition

Following discussion, Commissioners requested the sentence found in A.1. Accessory Use, that reads, "Not included in this definition are parcels containing more than a single-family dwelling and one accessory dwelling." be eliminated.

Suppes moved, Smith seconded, CARRIED, set a public hearing on the ADU definition as amended, for October 11, 2023. Ayes: 6, No: 0.

#### Public comments

Public comments received from Larry Mawby representing Peninsula Housing.

#### Reports

Zoning Administration Report was received from Patmore and can be found in this meeting packet.

ZBA Report – Smith stated there was no ZBA meeting to report on.

Village Council Updates – Suppes stated the Zoning Ordinance amendments before Council were denied.

#### Good of the order

Kopriva stated she was requested to look at other available days for Planning Commission meetings, noting days were better than evenings, and that the first Monday or Thursday evening of the month is best for her. Patmore stated that as long as he can leave by 6:00 p.m. on the currently scheduled days, that he was fine to keep the meeting days as scheduled. It was the consensus of Commissioners to keep the schedule as is.

Announcements: The next Planning Commission meeting will be held on October 11, 2023.

The meeting adjourned at 5:46 p.m.

Meeting minutes submitted by Shar Fay, Clerk