



VILLAGE OF SUTTONS BAY  
PLANNING COMMISSION  
MEETING MINUTES OF MAY 10, 2023

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

Present: Feringa, Hetler, Hylwa, Ostrowski, Pontius, Smith and Suppes  
Staff present: Fay and Patmore

Approval of Agenda

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

Approval of minutes

Hylwa moved, Ostrowski seconded, CARRIED, to approve the April 12, 2023, Planning Commission meeting minutes as presented. Ayes: 7, No: 0.

Public comment

- Zach Hillyer, Housing North, supports the proposed amendments on the agenda.
- Lois Bahle asked about incorporation of the Master Plan.
- Colleen Christensen encouraged the Planning Commission to slow down on adopting the text amendments and table any action until after the joint meeting with Village Council, noting concerns about protecting environmentally sensitive areas, neighborhood design, and building sizes in the South Gateway. She looks forward to the joint meeting and hearing the Planning Commissions intent for these proposed amendments and to discuss options. She stated the changes will impact the Village for many years and decisions should not be rushed or based on a response to a specific project.
- Jim Beuerle supports the ADU amendment that changes the maximum square footage of an ADU to 800 square feet.
- Larry Mawby encouraged the Planning Commission to defer action on the proposed amendments until the joint meeting with Village Council takes place.

Public Hearing: Section 9-2 Maximum area and number of Accessory Dwellings Amendment  
The public hearing opened at 5:07 p.m.

- Larry Mawby voiced support for the proposed amendments.
- Jim Beuerle voiced support for the proposed amendments.

The public Hearing closed at 5:10 p.m.

Commissioners reviewed the Evaluation of the proposed Text Amendment.

Pontius moved, Hylwa seconded, CARRIED, to recommend approval of the Zoning Ordinance Amendment to Section 9-2 Accessory Dwelling, to Village Council, as it meets the criteria of Section 18-3 (c) of the Zoning Ordinance. Ayes: 7, No: 0.

Public Hearing: Section 5-2 Multi-Family in South Gateway as Special Use Amendment

The public hearing opened at 5:23 p.m.

- Colleen Christensen emphasized her previous comments encouraging Commissioners to table any action on the text amendments until after the joint meeting with Village Council.
- Larry Mawby supports the amendments but suggested Commissioners hold off on deliberations and decisions following the joint meeting with Village Council.

The public hearing closed 5:26 p.m.

Ostrowski moved, Pontius seconded, CARRIED, to table the discussions and decisions on the criteria until the joint meetings with Village Council have concluded.

Ayes: 7, No: 0.

Public Hearing: Section 6-2 Multi Family Housing in South Business as Special Use Amendment

The public hearing opened at 5:29 p.m.

- Larry Mawby reiterated his previous comments to table decisions.
- Colleen Christensen reiterated her previous comments to table decisions.

The Public hearing closed at 5:30 p.m.

Pontius moved, Ostrowski seconded, CARRIED, to table the amendments until the joint meeting takes place with Village Council. Ayes: 7, No: 0.

Section 5-3 Three (3) Story maximum in the South Gateway Amendment

Smith moved, Suppes seconded, CARRIED, to table discussions until Planning Commission and Village Council have held their joint meeting. Ayes: 6, No: 1.

Section 9-7 Remove Eight (8) units per Building Amendment

Smith moved, Ostrowski seconded, CARRIED, to table discussions until Planning Commission and Village Council have held their joint meeting. Ayes: 6, No: 1.

Public Comment

- Larry Mawby, Peninsula Housing, stated he is in the process of applying to the State of Michigan for a Rural Readiness Planning Grant, hoping to encompass both Village

- and Township. He will be asking for support on a formal application in June.
- Zach Hillyer, Housing North, stated the Rural Readiness Grant may provide funding.
  - Colleen Christensen thanked Commissioners for giving the time to look at these amendments closer and looks forward to the joint meeting.

#### Reports

- Zoning Administration Report – The Zoning Administrator report was submitted and can be found in this meeting packet. Patmore stated he is trying to get up to speed with the Village’s ordinance and thanked everyone for their patience. He stated Planning Commissioners need to define the Lake Michigan high water mark in the Zoning Ordinance; a proposed amendment forthcoming.
- ZBA Report – Patmore stated the ZBA held a meeting in April whereas the applicant appealed the Zoning Administrators determination. The ZBA upheld the determination. In addition, the ZBA will be holding a meeting on a variance filed by the Friendship Center.
- Village Council updates – Suppes stated a joint meeting with the Planning Commissioners and the Village Council will be held on May 22<sup>nd</sup>, at 8:30 a.m.

The next regular meeting is scheduled for June 14, 2023.

The meeting adjourned at 5:48 p.m.

Meeting minutes submitted by Shar Fay, Clerk.

*Corrected 6-14-23*