



VILLAGE OF SUTTONS BAY  
PLANNING COMMISSION  
MEETING MINUTES OF MARCH 9, 2022  
420 N. FRONT STREET  
SUTTONS BAY, MI 49682

The meeting was called to order at 5:00 p.m. by Vice-Chairperson Smith.

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

Absent: Hetler and Ostrowski

Staff present: Fay and Kopriva

#### Approval of Agenda

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

Ayes: 5, No: 0.

#### Approval of Minutes

Suppes moved, Hylwa seconded, CARRIED, to approve the Planning Commission meeting minutes of February 9, 2022. Ayes: 5, No: 0.

#### Public Comment/Written communications

A written communication was received from Richard and Michelle Baldwin, and Fred and Nancy Elmore regarding agenda item, Accessory Dwelling Units (ADU's).

Larry Mawby stated his support to modify the Zoning Ordinance to remove the restriction on properties with ADU's and allow for non-owner-occupied properties to construct and maintain ADU's, believing it would help the housing shortage.

Yarrow Brown of Housing North supports amending the Zoning Ordinance to allow non-owner-occupied properties with ADU's to help address the housing barriers. She further stated she was available as a resource.

Lois Bahle, representing the Housing Action Committee, stated she believes it is the fastest way to add housing units by modifying the Zoning ordinance to allow non-owner-occupied properties with ADU's. She does not want it to encourage short term rentals however, and believes a six months rental time should be placed on the ADU rental and that language should be added to the Zoning ordinance stating such. Bahle

stated Trudy Galla of Leelanau County announced that Esther Greenhouse, an expert in housing, is presenting on March 22<sup>nd</sup> and 1:00 p.m. via Zoom.

Fred Elmore stated that in addition to his written public comment, the current language in the Zoning Ordinance regarding ADU's is prohibiting should they decide to sell their property.

Gail Hetler stated the current language in the Zoning Ordinance regarding ADU's should remain as is, but perhaps the size of ADU's should be the same in all districts, such as, not to exceed 800 square feet.

#### Accessory Dwelling Units – Discussion

Commissioners made the following comments:

- Concerns that it would encourage short term rentals (STR's) without an owner nearby.
- In the ordinance currently, an ADU can be a STR.
- Not in favor of a STR's on non-owner-occupied properties.
- ADU's should be restricted to long term rentals only.
- Does not believe that changing the ordinance is a solution to the housing issue.
- Hesitancy to take away owner occupancy without addressing housing issues.
- Concerns with speculators buying up properties for short term rental use only.
- What have other communities experienced once the non-owner-occupied restriction has been removed?
- Preference to have a local representative nearby of any ADU or STR.
- How many qualifying ADU's can the Village actually have per the current Zoning Ordinance?
- How many STR's does Village currently have?
- Should the definition of a long-term rental be six months?
- The square footage for an ADU should be the same in all districts.
- Past experience has proven to have issues with non-owner occupied ADU's.
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Kopriva stated the following:

- It is possible to put in the Zoning Ordinance language that would prohibit STR's in a non-owner occupied ADU.
- A reminder to Commissioners that the STR ordinance is a Village Council decision.
- The MML stated it is an option to place restrictions that ADU's cannot be used as an STR.
- The six-month requirement could be a legal issue.
- ADU's up to 800 square feet is an acceptable size.

## Public Comment

Larry Mawby thanked Commissioners for considering a change in the Zoning ordinance relative to ADU's and further commends looking into what other communities are doing.

Yarrow Brown of Housing North offered to share ADU ordinances from other communities within the County. She also has some deed restriction language that could be helpful.

Michelle Baldwin owns a long-term rental and would like the Village to review the STR Ordinance for changes.

Fred Elmore believes there are 59 STR's within the Village stating there is only so much you can rent out an ADU for, but that it does allow more income for property owners.

Armanda Krantz would eventually like to rent out her ADU long term, without it being an owner-occupied property. She stated she does not like STR's and that she doesn't know her neighbors because the properties are used as a STR. She would like the old Suttons Bay brought back, stating teachers need small apartments too.

Richard Baldwin believes that long term renters do have skin in the game and do care about their rental homes.

Gail Hetler would like the term "long term renter" defined. She further asked if the ADU can be a two-floor structure.

## Reports

Zoning Administration Report – The Zoning Administrator report was submitted by Couturier and can be found in the packet.

## Good of the Order

Hylwa questioned whether we should place a limit on the number of STR's within the Village.

Suppes researched ADU's in California, Oregon and Massachusetts. These areas have moved to non-owner-occupied properties with ADU's, but he does not know if there is a local contact for those properties. He further asked for definitions of short- and long-term rentals, such as 30 days or 6 months.

The meeting adjourned at 5:48 p.m.

Meeting minutes submitted by Shar Fay, Village Clerk.

