



VILLAGE OF SUTTONS BAY
PLANNING COMMISSION
Meeting Minutes of May 8, 2024
420 N. Front Street
Suttons Bay, MI 49682

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

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

Staff present: Fay, Patmore and Kopriva

Guests: Dusty Christensen, Land Use Consultant representing Bahle Enterprises, LLC

Approval of Agenda

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

Ayes: 6, No: 0.

Approval of Minutes

Feringa moved, Hylwa seconded, CARRIED, to approve the Planning Commission meeting minutes of January 10, 2024. Ayes: 6, No: 0.

Public Comment/Written Communications

Written public comment received from The Watershed Center in support of the proposed Wetland Ordinance.

Wetland Ordinance Language

Kopriva referred to her report dated May 8, 2024, found in the packet. Feringa asked how the setbacks are determined and suggested using the term delineated instead of regulated. A better definition for Wetlands was also requested. Kopriva will make changes based on Commissioners comments for the next meeting, and will review the Watershed Center correspondence as well.

Zoning Ordinance Amendment Request

An application of an amendment to the Single-Family Waterfront Residential (SFWR) zoning district was received from applicants Bahle Properties, LLC. The amendment proposes to change the intent section and reduce the spatial (setbacks and minimum lot) requirements in the SFWR district. Below are changes requested in brief:

1. Remove minimum lot depth
2. Reduce minimum width/frontage from 100 feet to 90 feet

3. Reduce street setback from 25 feet to 20 feet
4. Change intent from “larger lots at lowest density, close to half-acre minimum lot size to “on waterfront lots”

Dusty Christensen, representative for Bahle’s Enterprises, reiterated what was in his report found in the packet and addressed Commissioners questions and concerns. Commissioners requested from Kopriva the following additional information for the next Planning Commission meeting:

- Check for other parcels that are situated in two districts such as the parcels discussed today.
- Details regarding impervious surfaces.
- Implications/impacts if the standard for a minimum lot depth is eliminated, and how this could affect other parcels and zoning districts who may want to follow this precedence if granted, positive or negative.
- Is the request in line with the Master Plan?

It was the consensus of Commissioners to place this back on the agenda for next month’s meeting. Hetler requested Commissioners to bring their Zoning Ordinance and Master Plan to the next meeting.

Housekeeping/Zoning Ordinance Amendment Discussion

Kopriva stated she will be presenting to the Planning Commission some zoning amendments for consideration, such as amendments in the Bayview District, Telecommunications Towers updates for compliance, and other sections of the Zoning Ordinance to update legal components and address some cross references.

Reports

Zoning Administration Report

The Zoning Administration report was submitted and can be found in this packet. Patmore stated that things have picked up. He just issued a permit for a new dwelling, and other permits as well as fielded lots of phone calls.

Good of the Order

Hetler encouraged Commissioners to read meeting minutes found on the Village website. She further thanked Commissioners for their participation and readiness. She stated the Planning Commission is still looking for a 7th member.

The meeting adjourned at 6:20 p.m.

Meeting minutes submitted by Shar Fay, Clerk.