



VILLAGE OF SUTTONS BAY
PLANNING COMMISSION
MEETING MINUTES OF DECEMBER 8, 2021

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

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

Approval of Agenda

Ostrowski moved, Smith seconded, CARRIED, to approve the agenda as presented, with an affirmative unanimous roll call vote. Ayes: 5, No: 0.

Approval of Minutes

Suppes moved, Ostrowski seconded, CARRIED, to approve the Planning Commission meeting minutes of November 10, 2021, with an affirmative unanimous roll call vote. Ayes: 5, No: 0.

Follow-up report from Jared Pontius – Container bathrooms

Pontius informed Commissioners that he has not yet received a quote on a container bathroom. It was the consensus of Commissioners to place this item on the Agenda for January, pending a quote on a container bathroom.

Community Land Trusts – Larry Mawby

Larry Mawby introduced the concept of a Community Land Trust, as explained in the handout found in the packet. Mawby stated Peninsula Housing is a very new group which has identified the Village of Suttons Bay as a potential project, largely due to its walkability and close proximity to employment, public transportation, and any services that a resident would need, for apartment rental/work force housing units that would remain affordable for a very long time. The first small project identified and being negotiated would be for 30-40 units, but current zoning does not support this. Mawby encourages this concept be placed in the Master Plan, allowing zoning to be developed from there. If Commissioners are interested in learning more about it, please contact Mawby individually.

Hop Lot Distillery Plan Review

Steve Lutke introduced his request for a special land use permit, (change of use) to operate a small distillery, small winery and microbrewery out of an existing building. Lutke stated that upon approval, the Michigan Liquor Control would view both 658 and 650 W. Bay Shore Drive as one licensed premise. The building needs a lot of interior work to prepare it as a distillery. At a later date, Lutke may be back to request changes to the exterior, such as windows, and a possible expansion. Parking will be discussed at a later date as well. Kopriva clarified that

page 17, Section 3, of the old document should be disregarded. Ostrowski moved, Suppes seconded, CARRIED, to schedule a public hearing for 650 S. West Bay Shore Drive on an application for a special land use permit, for January 12th, 2022, at 5:00 p.m., with an affirmative unanimous roll call vote. Ayes: 5, No: 0.

Off Premise Tasting Rooms Language Discussion

Kopriva stated the Village has had recent requests for off premise tasting rooms within the Village; therefore, has brought forth for consideration, amending the ordinance to allow for this use. Kopriva informed Commissioners that if they choose not to consider amending the ordinance at this time, interested persons could file an application to amend the language in the ordinance.

Commissioners discussed the following:

- Concerns about tour busses and over intoxication
- More access to alcohol
- Can a limit be placed on how many tastings rooms the Village can have?
- Could tasting rooms be allowed in certain areas only, such as the S. Gateway?
- Can tasting rooms be limited to serving Leelanau County produced spirits, only?

Following discussion, it was the consensus of Commissioners to wait to consider amending the ordinance pending an application to amend the ordinance to allow for off premise tasting rooms.

2022 Meeting dates

It was the consensus of Commissioners to hold the first Planning Commission meeting in 2022 on January 12, 2022, at 5:00 p.m. Commissioners would like this item placed back on the January 2022 agenda to further discuss dates and times for 2022, in order to hear from the Zoning Administrator about her availability to attend meetings. Commissioners would like the Zoning Administrator to attend meetings monthly, or at least bi-monthly.

Public Comment

Karen Pontius, Village business and property owner, expressed support for off premise tasting rooms, noting the Village has become a year-round destiny. She supports this sort of diversity within the Village.

Jeff and Paul Hamelin, owners of Verterra Winery, stated they have had a successful tasting room in Leland for 11 years, and have brought a lot of customers to that area. They stated the Village of Suttons Bay is the only Village in Leelanau County that does not have tasting rooms. They only provide products manufactured in Leelanau County. The hours of operation are the same as the store owners and do not remain open in the evening like the restaurants and bars do. They also highly restrict large groups and busses, unless by appointment only, which is also stated online and on their printed materials.

Steve Lutke stated his support for showcasing locally made products, but would prefer it be restricted to Leelanau County produced products.

Lois Bahle stated the S B Chamber put out a survey on affordable housing, and although the response was low, businesses who did respond support work force housing. She asked for a

timeline on the Master Plan update. Hetler stated the 2022 budget was just approved, so sometime in 2022.

Having heard public comments relative to off premise tasting rooms, Commissioner's requested Kopriva investigate whether restrictions can be placed in the Ordinance to reflect tasting rooms with Leelanau County manufactured spirits only, and to report back at the January 2022 meeting. Kopriva stated she will reach out for legal advice.

Reports

Zoning Administration Report – A report was submitted by Leslie Couturier, Zoning Administrator, and can be found in this meeting packet.

Village Council updates – Suppes stated the proposed budget was approved at the Village Council Special meeting.

Adjournment

Smith moved, Ostrowski seconded, CARRIED, to adjourn the meeting. The meeting adjourned at 6:24 p.m.

Meeting minutes submitted by Shar Fay, Village Clerk.