



VILLAGE OF SUTTONS BAY
420 N FRONT ST, SUTTONS BAY, MI 49682
PLANNING COMMISSION
MEETING MINUTES OF FEBRUARY 9, 2022

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

Present: Hylwa, Pontius, Smith and Suppes

Absent: Feringa, Hetler and Ostrowski

Staff present: Fay and Kopriva

Approval of Agenda

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

Ayes: 4, No: 0.

Approval of Minutes

Hylwa moved, Suppes seconded, CARRIED, to approve the January 12, 2022, Planning Commission meeting minutes as presented. Ayes: 4, No: 0.

Public Comment/Written communications

Written communications received from Baldwin and Elmore and can be found in this meeting packet.

Public Hearing, on Premise/Off Premise Tasting Room definitions and permitted areas of use

The public hearing opened at 5:03 p.m. Public comments in support were received from Huntoons and Verterra Wineries. The public hearing closed at 5:05 p.m.

Pontius moved, Suppes seconded, CARRIED, to amend the Zoning Ordinance and add tasting room language, specifically definitions for both on-premise and off-premise tasting rooms, and to allow the use as a permitted use in the commercial zoning districts, CB, NG, SG, as found in the meeting packet. Ayes: 4, No: 0.

Public Comment

Richard Baldwin requested Planning Commissioners discuss the possibility of amending the Zoning Ordinance regarding Accessory Dwelling Units (ADU's).

Fred and Elmore also would like the Zoning Ordinance amended to remove the owner-occupied restriction regarding ADU's.

Lois Bahle stated the Housing Action checklist suggests developing ADU's, which are part of the toolbox.

Michelle Baldwin stated the \$1,000 application fee to amend the Zoning Ordinance language regarding ADU's was a stumbling block unless it is known that there was a good possibility for approval.

Reports

The Zoning Administrator Report was submitted by Couturier and can be found in this meeting packet.

Suppes gave a Village Council update stating Pontius presented the container bathroom proposal to Committee of the Whole, who then referred it to the appropriate Committee for further discussion. In addition, Suppes informed Commissioners that a mass gathering application has been received from the Leelanau Rowing Club.

Good of the order

In was the consensus of Commissioners to place an ADU discussion on the next meeting agenda.

The meeting adjourned at 5:23 p.m.

Meeting minutes submitted by Shar Fay, Village Clerk.