

From: Tracy Halasinski <tracyhalasin@gmail.com>
Sent: Tuesday, January 10, 2023 1:41 PM
To: suttonsbay@suttonsbayvillage.org
Subject: Application for rezoning at 301 S. Shore Dr.

To: Village of Suttons Bay Planning Commission

Re: Bahle Property Rezoning Proposal

As the property owners of 3 properties on South Shore Drive, one of them waterfront, we are opposed to the rezoning proposal for the Bahle property (Parcel 45-03-828-031-00) on the following grounds:

1. The vague nature of the proposal as outlined in the January 4, 2023 letter from Karrie A. Zeits of Sondee, Racine, and Doren, PLC.
2. Allowing this parcel to be rezoned will set a precedent that will ultimately lead to additional rezoning requests that would undermine the intent of the zoning established in the Master Plan. Further, it could potentially erode long term protections that have been established for the waterfront.

Respectfully submitted,

Gen Beuerle

Lori Beuerle

Tracy Halasinski

329, 340, and 356 S. Shore Dr.

From: L R Pattersons <pattersonselmi@gmail.com>
Sent: Monday, January 9, 2023 11:04 AM
To: suttonsbay@suttonsbayvillage.org
Subject: Bahle Request to ReZone 301 South Shore

Our home is at 313 South Shore Drive, in Suttons Bay. We oppose the rezoning request re-submitted by the Bahle family for the following reasons:

- Zoning is in place after a long series of events including multiple public hearings and evaluations of future land use and appropriate land limitations. The current zoning plan was well thought-out, publicized and affirmatively approved by voters. The test of time has, we believe, been satisfied and the current zoning plan is effective and working well for the Village.
- To our knowledge, no other property owner in the zoning area under consideration has made any request for a variance/exception, which again proves the zoning plan is effective.
- To request a change in zoning for a specific property, while requiring all other property owners to comply with current zoning is simply wrong.
- To split the property into two parcels with smaller setbacks and minimum lot sizes would establish legal zoning precedent. This would be a significant change in the appearance of the lakefront. If approved, we believe the Village could see multiple additional variance requests to the NVR along the waterfront. It would be difficult to deny these requests since precedent would be established, essentially rendering the NVR moot.
- It is presumed the NVR was put in place in 1991 to protect the waterfront from increased intense development, setting up long term protections for the Village's waterfront. Should the request be approved and precedent established, the waterfront protections would be significantly compromised.

Sincerely,

Ronan Patterson
Lori Shader-Patterson

From: Lee Millns <lee@rideleelanau.com>
Sent: Tuesday, January 10, 2023 9:15 AM
To: suttonsbay@suttonsbayvillage.org
Subject: Oppose rezoning request 301 S Shore Drive

I am writing to express my opposition to the rezoning of the property at 301 S Shore Drive.

The requested zoning change would be a step backward for the community and our waterfront.

In addition, making a special zoning decision for one property owner is unfair and poor precedent.

Lee Millns - 213 S Shore Drive. Suttons Bay

Cheers,

Lee Millns
734-558-3559 (c)

RE

suttonsbay@suttonsbayvillage.org

From: Cyndi Millns <cmillns@gmail.com>
Sent: Sunday, January 8, 2023 10:45 AM
To: suttonsbay@suttonsbayvillage.org
Subject: Proposed Rezoning of 301 S Shore Drive

I am writing to express my opposition to the rezoning of the property at 301 S Shore Drive.

The requested zoning change would be a step backward for the community and our waterfront.

In addition, making a special zoning decision for one property owner is unfair and poor precedent.

Cyndi Millns
213 S Shore Dr, Suttons Bay, MI 49682

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Cyndi M. Millns