



VILLAGE OF SUTTONS BAY  
VILLAGE COUNCIL REGULAR MEETING  
MINUTES OF JANUARY 17, 2023

The meeting was called to order at 5:32 p.m. by President Lutke.

Present: Karl Bahle, Will Case, Steve Lutke, Debra Smith, Roger Suppes and Pat Yoder

Absent: Colleen Christensen

Staff present: Fay and Miller

#### Conflict of Interest

Lutke declared a conflict of interest in respect to New Business item A. VSB 2023-06 Text Amendment Article 6-2. Council unanimously concurred that a conflict of interest exists.

#### Consent Agenda

Bahle moved, Case seconded CARRIED, to approve the Consent agenda as presented. The Village Council meeting minutes of December 6, 2022, are approved. The payment of invoices is approved. The Planning Commission Annual Report has been accepted by Village Council. Ayes: 6, No: 0.

#### Agenda

Yoder moved, Smith seconded, CARRIED, to approve the agenda as presented. Ayes: 6, No: 0.

#### Public Comment

Written public comments regarding ADU's were received from Elmore's and Yoder. Mawby stated Peninsula Housing recently acquired a parcel in Suttons Bay Township, zoned high intensity. He stated they would like to have access to Village sewer and potentially water.

Vanessa Fox Gruenwald read a letter regarding ADU's authored by Judy Yoder. Delores Witkowski stated she lives at the north end of town and deals with short and long-term renters. She stated STR's are not being regulated like a hotel/motel and suggest regulations. She is not in support of STR's.

Fred Elmore believes opposition to ADU's appears to be about maintenance. He stated a long-term renter is a resident. Elmore's are building an ADU for long term renting. He

would like to have the option to have an ADU next door as well. He stated they live their full time and will monitor the ADU. It would give more people a place to live. Mary Kropp stated she believes there is an STR issue, not an ADU issue.

Michelle Baldwin stated they are working on a housing development on Herman Road. The project started a while ago when the Township was able to tap into the Village's water and sewer. They would like a Village sewer permit approved. Baldwins are requesting a Special Village Council meeting. Baldwin stated they have concerns now about costs and how it could affect sales and rental prices due to all of the obstacles to move the project forward.

Witkowski stated there is no stability for people staying in the area, and that property owners need to be responsible for all of their tenants.

#### VSF 2023-06 Text Amendment Article 6-2

Lutke left the room due to conflict of interest approved by Council.

Bahle moved, Smith seconded, CARRIED, to approve Amendment No. Z-2023-01 (Amendment 7 of Ordinance 2 of 2018) to amend Article 6-2 Table of Uses to include Small Distilleries, Small Wineries and Microbreweries as a permitted use in the Warehouse District, with an affirmative unanimous roll call vote. Ayes: 5, No: 0.

#### VSF-2023-05 Text Amendment-Daycare Language

Yoder moved, Case seconded, CARRIED, to approve Amendment No. Z-2023-02 of (Amendment 8 of Ordinance 2 of 2018) to amend the definition(s) relating to Day Care (Children) in the Zoning Ordinance be amended as presented, with an affirmative unanimous roll call vote: Ayes: 6, No: 0.

#### VSF 2023-02 Water Wheel Proposal

Yoder moved, Case seconded, CARRIED, to approve Plan B - Creek Restoration, with a cost of approximately \$169,684.00 as found in the report. Ayes: 6, No: 0.

#### VSF 2023-07 Elm Street Study

Council accepted the recommendations of the Elm Street Traffic Operations Analysis Report submitted by Fleis & Vandenbrink. Smith believes we need cross walk signs in that area, and would like to revisit this in the future. Case believes we need to elevate the visibility there. Suppes supports a hawk light in the area.

#### Good of the Order

Yoder suggests that we do what we can to work with the Baldwin project.

Smith emphasized the need for crosswalk signs at the Elm and 4<sup>th</sup> Street intersection.

Smith asked how the Village could utilize the new tools for housing as a result of a bill signed by the Governor. Smith would like the STR meetings to begin soon.

Bahle would like us to do what we can do to assist with the Baldwin project.  
Lutke said the intergovernmental agreement with the Township may be reviewed by Council this year.

Suppes stated we should do what we can to facilitate the Baldwin project.

Case agrees as well that we should work with the Baldwins on their project. Case stated the small Park by the preexisting waterwheel is a gem, and that we should landscape the beautiful park and the tumbling water attraction.

#### Public Comment

Lois Bahle agrees with Waterwheel Park and stream restoration. She voiced concerns with the bulk head and culvert in that area and asked that attention to it be included in the project.

Delores Witkowski stated the Waterwheel was a safety hazard. She believes the lack of local jobs is more of a concern than STR's.

Vanessa Fox Gruenwald stated she and her husband are in favor of the Baldwin project. A resident stated that Baldwins have a good project. It would help with a better tax base and would contribute to the welfare of the community.

The meeting adjourned at 6:24 p.m.

Meeting minutes submitted by Shar Fay, Clerk.