



VILLAGE OF SUTTONS BAY  
VILLAGE COUNCIL REGULAR MEETING  
MINUTES OF FEBRUARY 21, 2023

The meeting was called to order at 5:30 p.m. by President Lutke.

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

Absent: None

Staff present: Larrea, Petroskey & Devol

#### Conflict of Interest

Bahle declared a conflict of interest in respect to New Business item B. VSB 2023-23 301 S Shore Conditional Rezoning. Council unanimously concurred that a conflict of interest exists.

#### Consent Agenda

Case moved, Smith seconded CARRIED, to approve the Consent agenda as presented. The Village Council meeting minutes of January 17, 2023, are approved. The payment of invoices is approved. Ayes: 7, No: 0.

#### Agenda

Bahle moved, Case seconded, CARRIED, to approve the agenda as presented. Ayes: 7: No: 0.

#### Public Comment

Bill Crackle asked that the Committee of the Whole minutes of February 7, 2023 reflect that he does not support non-owner occupied ADUs as stated in the minutes. Additional comments were heard from Larry Mawby, Zack Hillier, Richard & Michelle Baldwin, Vanessa Fox Gruenwald and Bill Perkins.

#### VSB 2023-14 Text Amendment Accessory Dwelling Units

Yoder moved, Christensen seconded, CARRIED, to DENY the planning commission's recommendation to amend Article 9-2 in its entirety and maintain the current zoning in its entirety. Roll call vote. Bahle-No, Christensen-Yes, Suppes-No, Lutke-Yes, Smith-Yes, Case-Yes and Yoder-Yes. Ayes: 5, No: 2

Bahle stated we should support the planning commission recommendation. Smith noted a large number of people do not support non-owner-occupied dwellings as evident by the petition presented. Yoder noted that there has been a demonstrated lack of need to support the change. Case agreed. Christensen and Lutke stated ADUs are already allowed.

VS-2023-12 Text Amendment-Peninsula Housing Text Amendment Article 5-2-table of Uses, 5-3 Spatial Requirements and 9-7 Multi-Family.

Smith moved, Bahle seconded, motion FAILED, to approve Amendment No. Z-2023-03 of (Amendment 8 of Ordinance 2 of 2018) to amend Section 5-2 Table of Uses to allow for multi-family housing in the South Gateway District as a permitted Use; Section 5-3 Spatial Requirement to allow for maximum of three stories in the South Gateway District and Section 9-7 Multi Family Development to allow for up to 18 units per acre be amended as presented, Roll call vote: Smith-Yes, Bahle-Yes, Yoder-No, Case-No, Lutke-No, Suppes-No, Christensen-No. Ayes: 2, No: 5.

Council had a number of concerns related to the proposed amendment.

- Council asked where the property was located that Peninsula Housing planned to use
- Concerns about the South Gateway as the welcoming corridor to the Village with three story buildings.
- Permitted use versus special use. If Multi-Family housing was a special use it would allow for more oversight on the projects as to landscaping, parking, etc.
- Why is the focus on South Gateway? Very few properties over an acre.
- Definition of workforce housing. No short- term rentals allowed in ADUs.
- Wetlands throughout the South Gateway. Drainage issues already exist near the Hansen Plaza. How to address these environmental issues.
- Sewer Water capacity issues.
- Planning Commission needs to do additional work on this amendment.

Christensen moved, Suppes seconded, motion CARRIED, to send Amendment No. Z-2023-03 of (Amendment 8 of Ordinance 2 of 2018) to amend Section 5-2 Table of Uses to allow for multi-family housing in the South Gateway District as a permitted Use; Section 5-3 Spatial Requirement to allow for maximum of three stories in the South Gateway District and Section 9-7 Multi Family Development to allow for up to 18 units per acre be sent back to the planning commission with council member comments and have the planning commission address the same and consider ways to have more oversight over the projects by having this use as a special use. Ayes: 7, No 0.

## VSb 2023-13 301 S Shore Conditional Rezoning Request

Christensen moved, Case seconded, CARRIED, to accept the planning commission recommendation to deny the conditional rezoning request for 301 S Shore Dr. Roll call vote: Smith-No, Yoder-Yes, Case-Yes, Lutke-Yes, Suppes-Yes, Christensen-Yes. Ayes: 5, No: 1, Abstain-1.

## VSb 2023-15 Baldwin Property Timeline

Council asked that the manager present a timeline regarding the Baldwin property. Bahle felt a special meeting was in order to discuss the Baldwin situation. Christensen stated that the manager always puts the Village first. Suppes stated he respects all parties and would like to have a meeting of the minds. Smith would like more information on the plant's current and future capacity. Case respects the manager and his way of thinking and problem-solving capabilities. Lutke is concerned about the operating procedures and why the questioning of the manager. He added there is no inter-governmental agreement in place. Lutke suggested that the Utility Committee discuss how to work towards an intergovernmental agreement.

## Master Plan 63 Day Review

Lutke moved, Yoder seconded CARRIED, to allow staff to distribute the final draft of the 2023 Village of Suttons Bay Master Plan for a 63-day review as required by the Michigan Planning Enabling Act. Ayes: 7, No: 0.

## Good of the Order

Yoder felt that it was a good meeting. Case would like to see more illumination at the County recycling site on Eckerle Road.

Public Comments were heard from Lois Bahle, Bill Crackle, Delores Witkowski, Michelle Baldwin, Peninsula Housing, Bill Perkins, Sharon Sutterfield and Pat Panyard.

The meeting adjourned at 7:02 p.m.

Meeting minutes submitted by Dorothy Petroskey.