



VILLAGE OF SUTTONS BAY
Village Council Regular Meeting
420 N. Front Street, Suttons Bay, MI 49682
November 20, 2023 5:30 p.m.

Agenda

1. Regular Meeting Called to Order
2. Roll Call
3. Consent Agenda
 - a. Approval of Minutes-October 16, 2023
 - b. Payment of Invoices
4. Agenda Approval
5. Public Comment / Communication (please limit to no more than three (3) minutes)
6. Unfinished Business
 - a. Public Hearing Short Term Rental Ordinance
7. New Business
 - a. VSB-2023-65 Short Term Rental Ordinance No. 27
 - b. VSB-2023-64 2023 Budget Amendments
 - c. VSB-2023-66 Set Special Meeting and Public Hearings for 2024 Millage Rates and 2024 Budget and Fee Schedule.
 - d. Master Plan Consideration-Resolution 7 of 2023
 - e. Proposed Zoning Ordinance Amendments
8. Special Committee Reports/Staff Reports
9. Good of the Order (Council Member Comments)
10. Public Comment (please limit to no more than three (3) minutes)
11. Adjournment

If you are planning on attending this meeting and are disabled requiring any special assistance, please notify the Village Clerk by calling 231.271.3051 or by email suttonsbay@suttonsbayvillage.org as soon as possible.



VILLAGE OF SUTTONS BAY
VILLAGE COUNCIL REGULAR MEETING
420 N. FRONT STREET
SUTTONS BAY, MI 49682
MINUTES OF OCTOBER 16, 2023

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

Present: Bahle, Case, Christensen, Lutke, Smith, Suppes and Yoder
Staff present: Fay, Larrea and Deputy John Donohue

Consent Agenda Approval

Yoder moved, Case seconded, CARRIED, to approve the consent agenda as presented.
The Village Council meeting minutes of September 13, 2023 and September 18, 2023 are approved. The payment of invoices is approved. Ayes: 7, No: 0.

Agenda Approval

Lutke moved, Bahle seconded, CARRIED, to approve the agenda as amended, removing Item 6. Public Hearing Short Term Rental Ordinance, due to a publication error.
Ayes: 7, No: 0.

Public Comment

Public comment received from Bill Perkins.

VSb-2023-58 Granicus STR Company & Fee Schedule Amendment

Yoder moved, Bahle seconded, CARRIED, to direct staff to finalize the contract with Granicus. Ayes: 7, No: 0.

Case moved, Smith seconded, CARRIED, to adopt Resolution 5 of 2023 to amend the fee schedule as described in report VSB-2023-58 and being made a part of this motion, with an affirmative unanimous roll call vote. Ayes: 7, No: 0.

VSb-2023-54 Bypass Pump Approve Purchase

Bahle moved, Yoder seconded, CARRIED, to authorize the additional \$20,000 for the purchase of the bypass pump, and not to exceed \$70,000 in total purchase cost, as described in Report VSB-2023-54 and being made a part of this motion. Ayes: 7, No: 0.

VS-2023-55

Yoder moved, Case seconded, CARRIED, to authorize up to \$65,000 for the purchase and installation of the two sewage pumps as described in Report VS-2023-55 and being made a part of this motion. Ayes: 7, No: 0.

Yoder moved, Bahle seconded, CARRIED, to amend the 2023 water and sewer budget to reflect an additional \$20,000 allocated for the purchase and installation of the sewage pumps. Ayes: 7, No: 0.

VS-2023-59 Managers Report

Larrea referred to his report found in the packet, stating the report is an update on some of the Village's larger projects happening currently. The Marina Master Plan includes a redo of Dock A, a pedestrian bridge, bathrooms and wave attenuation. Following the adoption of the Master Plan, the Village will seek out matching grants for the Marina. The Intergovernmental Agreement will now be reviewed by legal. Regarding Waterwheel Park, Case wondered if Council should consider renaming Waterwheel Park and also asked if there were plans for the waterwheel itself.

Good of the order

Christensen stated she believes the meeting was and positive and feels good about items being brought into fruition.

Suppes was glad to see the Master Plan completed.

Yoder stated issues with speed on St. Mary's Street noting the road is heavily used as a bypass and asked that the Village Manager together with Deputy John Donohue look into the speed.

Smith reminded everyone that trees are being planted in the Village on October 28th, and that volunteers are still welcomed.

Case stated that water levels are up and down and that it would be nice to have weeping willow trees planted.

Public comment

Public comment received from Bill Perkins.

The meeting adjourned at 5:58 p.m.

Meeting minutes submitted by Shar Fay, Clerk.

Check Date	Check	Vendor Name	Description	Amount
Bank GEN FIFTH THIRD CHECKING				
10/17/2023	19003(E)	CHARTER COMMUNICATIONS	ACCT# 005327201 OCTOBER 2023	157.97
10/17/2023	19004(E)	CHARTER COMMUNICATIONS	ACCT# 005327301 OCTOBER 2023	81.98
10/17/2023	19005(E)	MICHIGAN RETAILERS SERVICES	ID# 46597-001 OCTOBER 2023	508.55
10/17/2023	19006(E)	STATE OF MICHIGAN - TREASURY	FUEL SALES TAX SEPT 2023 PD OCT 2023	570.46
10/17/2023	19007(E)	CHARTER COMMUNICATIONS-NATL	ACCT# 103479401 OCT 2023	127.97
10/19/2023	46835	GRAINGER	ACCT# 871012852 TEST BALL PLUG	1,708.85
10/19/2023	46836	AIRGAS USA, LLC	SEPT 2023 CYLINDER RENTAL	43.46
10/19/2023	46837	BAYSHORE OIL & PROPANE	500 GALS REC 90 @ 3.96 PER GAL	2,314.00
10/19/2023	46838	GEI CONSULTANTS	PROJ# 2204115 WATERWHEEL PARK	2,162.75
10/19/2023	46839	INTEGRITY SOFTWARE SYSTEMS	FIREWALL ISSUES/UTILITY BILLING	55.00
10/19/2023	46840	LIGHTHOUSE ELECTRICAL SERVICES	PROFESSIONAL SERVICES OFFICE POWER	180.00
10/19/2023	46841	MR CLEAN	PROFESSIONAL SERVICES SEPT 2023	440.00
10/19/2023	46842	JACOBS ENGINEERING GROUP, INC	CUST# 120525 PROJ# 404723 NOVEMBER 2023	16,249.00
10/19/2023	46843	INTEGRITY BUSINESS SOLUTIONS	ITEM# 26528 HANGING FOLDERS	13.89
10/19/2023	46844	SECURITY SANITATION, INC	MARINA PORT JOHNS FINAL BILLING ON ADA	420.00
10/19/2023	46845	WEST MARINE PRO	CUST# 8111915 PROP DE ICER REPLACE F2400	36.93
10/24/2023	46846	BRAMER AUTO SUPPLY	CUST# 8571 ANTIFREEZE	27.76
10/24/2023	46847	DC COLLECTIVE GROCER	OFFICE SUPPLIES	3.89
10/24/2023	46848	ART'S AUTO AND TRUCK PARTS INC	CUST# 20090 PARTS 2013 CHEVY 3500	7.05
10/24/2023	46849	COUNTY OF LEELANAU	POLICE PERONNEL/MILEAGE JULY 2023	23,558.49
10/24/2023	46850	FERGUSONS LAWN EQUIP.	CUST# 7057 POLE SAW	433.69
10/24/2023	46851	ABONMARCHE CONSULTANTS, INC	PROJ# 23-1068 MARINA MASTER PLAN	2,620.00
10/24/2023	46852	AIRGAS USA, LLC	ORDER# 1124811137 OXEGON IND 125	27.86
10/24/2023	46853	BECKETT & RAEDER	PLANNING SERVICES THRU SEPT 2023	717.19
10/24/2023	46854	GRANICUS	24/7 HOTLINE	8,245.80
10/24/2023	46855	PRIORITY HEALTH	GROUP 784340 2023 NOVEMBER 2023 PREMIUM	9,116.83
10/24/2023	46856	PURE WATER WORKS	COOLER RENTAL	8.50
10/24/2023	46857	SOS ANALYTICAL	BACTI ANALYSIS HARBOR HEIGHTS	300.00
10/24/2023	46858	STANDARD INSURANCE COMPANY	6429460117, NOVEMBER 2023 PREMIUM	502.67
10/24/2023	46859	TRUCK & TRAILER SPECIALTIES	MAINTENANCE BLADE PLOW TRUCK	194.26
10/25/2023	19008(E)	DTE ENERGY	MULTIPLE ACCOUNTS OCT 2023	517.99
10/25/2023	19009(E)	ADOBE	MANAGERS SOFTWARE OCT 2023	21.19
10/25/2023	19010(E)	CHARTER COMMUNICATIONS	ACCT# 005326901 OCT 2023 326 FRONT	137.98
10/25/2023	19011(E)	FIFTH THIRD BANK	BANK FEES OCTOBER 2023	165.59
10/25/2023	19012(E)	GFL ENVIRONMENTAL	ACCT# 0062967864 OCT 2023	292.04
10/25/2023	19013(E)	GFL ENVIRONMENTAL	ACCT#002105665 MARINA OCT 2023	249.75
10/25/2023	19014(E)	VISION SERVICE PLAN	ACCT#30017164 001 NOV 2023 PREMIUM	205.06
10/25/2023	46860	SECURITY SANITATION, INC	PORTA JOHN RENTAL BAHLE SEPT 2023	110.00
10/27/2023	19015(E)	AMAZON	OTTERBOX/SHEILD PROTECTORS VILLAGE CELLS	329.06
10/27/2023	19016(E)	AMAZON	OFFICE SUPPLIES	19.31
10/27/2023	19017(E)	VARI SALES CORPORATION	VARI DESK-DPW DIRECTOR	382.50
10/29/2023	19018(E)	AMAZON	IPHONE CHARGERS	29.97
10/29/2023	19019(E)	AMAZON	DRY ERASE BD/MARKERS DPW	162.81
10/29/2023	19020(E)	OSORIO TACO	MPC CONFERENCE	17.73
11/07/2023	19021(E)	CONSUMERS ENERGY	MULTIPLE ACCTS NOV 2023	3,477.84
11/07/2023	19022(E)	CHERRYLAND ELECTRIC	ACCT# 8364410 NOVEMBER 2023	151.66
11/07/2023	19023(E)	AT&T MOBILITY	CELL PHONE-MULTIPLE ACCTS MONTH 2023	491.32
11/07/2023	19024(E)	CHARTER COMMUNICATIONS	ACCT# 8284131220008513 OCT 2023	202.96
11/07/2023	19025(E)	GFL ENVIRONMENTAL	ACCT# 002105665 326 FRONT STREET	93.61
11/07/2023	19026(E)	GFL ENVIRONMENTAL	ACCT# 002105664 1520 RICHTER ROAD	292.04
11/07/2023	46861	ART'S AUTO AND TRUCK PARTS INC	CUST# 20090 FUSE ASST	40.97
11/07/2023	46862	LEELANAU ENTERPRISE	MEETING SYNOPSIS OCT 16, 2023	95.95
11/07/2023	46863	THE COPY SHOP	2 -24 X 36 S SHORE	4.00
11/07/2023	46864	D & W MECHANICAL	JOB # 232537 CUST#VILSB	1,550.00
11/07/2023	46865	STATE OF MICHIGAN-EGLE	WSSN-06500 COMMUNITY WATER SUPPLY FEE	1,011.31
11/07/2023	46866	FLEIS& VANDENBRINK ENGINEERING	PROJ #860830 HARBOR HEIGHTS ESCROW	5,320.11
11/07/2023	46867	LEELANAU COUNTY EQUALIZATION	(2) 24 X 36 ZONING MAPS	40.00

Check Date	Check	Vendor Name	Description	Amount
11/07/2023	46868	MERIT LABORATORIES	CUST# SUT01 PFAS TESTING	704.00
11/07/2023	46869	JACOBS ENGINEERING GROUP, INC	CUST# 120525 DECEMBER 2023	16,249.00
11/07/2023	46870	INTEGRITY BUSINESS SOLUTIONS	ADMIN OFFICE SUPPLIES	102.91
11/07/2023	46871	PURE WATER WORKS	WATER/ BOTTLES/DELIVERY	25.00
11/07/2023	46872	WEST MARINE PRO	CUST# 1008197 PROP DE ICER	36.93
11/08/2023	46873	ART'S AUTO AND TRUCK PARTS INC	CUST# 20090 DEF FLUID	25.00
11/08/2023	46874	LEELANAU CTY ROAD COMMISSION	UNLEADED/DIESEL FUEL CHARGES OCT 2023	1,718.09
11/08/2023	46875	SECURITY SANITATION, INC	BAHLE WARMING HUT PORTA JOHN OCT 2023	220.00
11/15/2023	19027(E)	CHARTER COMMUNICATIONS	ACCT#005327301 NOV 2023	109.98
11/15/2023	19028(E)	CHARTER COMMUNICATIONS	ACCT# 005327201 NOV 2023	157.97
11/15/2023	19029(E)	CHARTER COMMUNICATIONS	ACCT# 0008513 NOV 2023	202.96
11/15/2023	19030(E)	MICHIGAN RETAILERS SERVICES	MEMBERSHIP DUES 2024	70.00
11/15/2023	19031(E)	MICHIGAN RETAILERS SERVICES	ID# 46597-001 DECEMBER PREMIUM 2023	508.55
11/15/2023	19032(E)	HOME DEPOT	DPW DOOR REPLACEMENT	768.00
11/15/2023	19033(E)	CHARTER COMMUNICATIONS-NATL	ACCT# 103479401 NOV 2023	127.97
11/15/2023	19034(E)	WELLS FARGO FINANCIAL LEASING	CONT# 603-0214439-000 OCT 2023	72.92
11/15/2023	46876	NORTHERN BUILDING SUPPLY, LLC	NLVIL10-015 MULTIPLE INVOICES OCT 2023	178.22
11/15/2023	46877	ABONMARCHE CONSULTANTS, INC	PROJ# 23-1068 MASTER PLAN UPDATE	991.25
11/15/2023	46878	ACTION INDUSTRIAL SUPPLY	ORDER #1977162	39.52
11/15/2023	46879	ADVANTAGE ELECTRIC	477 W STREET WELLHOUSE REPAIR	820.06
11/15/2023	46880	AIRGAS USA, LLC	OCT 2023 CYLINDER RENTAL	44.39
11/15/2023	46881	BADGER METER INC	ANNUAL LOGIN LICENSE OCT/NOV 2023 HOST	864.00
11/15/2023	46882	FLEIS& VANDENBRINK ENGINEERING	PROJ# 862140 WATER SYSTEM IMP FUND APP	8,000.00
11/15/2023	46883	GEI CONSULTANTS	2204115 WATER WHEEL STREAM RESTORATION	287.71
11/15/2023	46884	KAL EXCAVATING CO	DEER PATH TRAIL WATER MAIN REPAIR	31,056.75
11/15/2023	46885	LAND INFORMATION ASSESS ASSOC	WESITE HOST-SSL X2 SEPT 2023-AUG 2024	564.98
11/15/2023	46886	MI ASSOC OF MUNICIPAL CLERKS	2024 MEMBERSHIP MAMC	75.00
11/15/2023	46887	MML WORKERS COMEPENSATION FUND	POLICY# 5002750-23 INSTALL #3	1,237.00
11/15/2023	46888	GOULD, STEVE	UB refund for account: BAYC-000879-0012-	105.82
11/15/2023	46889	NETLINK BUSINESS SOLUTIONS	3 MO. MAINTENCE CONTRACT 11/23-2/24	680.96
11/15/2023	46890	INTEGRITY BUSINESS SOLUTIONS	ADMIN OFFICE SUPPLIES	31.87
11/15/2023	46891	SECURITY SANITATION, INC	PORTA JOHN MARINA NOV 2023	110.00
11/15/2023	46892	SOS ANALYTICAL	WSSN-65-- ROUTINE LAB ANALYSIS	100.00
11/15/2023	46893	SONDEE, RACINE & DOREN	PROFESSIONAL SERVICE OCT 2023	180.00

GEN TOTALS:

Total of 91 Disbursements:

152,714.36

suttonsbay@suttonsbayvillage.org

From: Rick Andrews <andrews8887@hotmail.com>
Sent: Thursday, October 19, 2023 10:52 AM
To: suttonsbay@suttonsbayvillage.org
Subject: Comments for STR Ordinance

Hello Char,

Could you please forward these comments to the appropriate people.

The following are a few comments related to the STR ordinance:

1. I am very pleased to see the focus on enforcement of the STR ordinance. Thank you. I support STRs and believe they are an important part of making our village attractive for visitors (which makes it viable for many restaurants, great shops, a wonderful theatre AND a tax base to support our local services and infrastructure). However, STRs can be disruptive in the community so rules are necessary and enforcement is absolutely essential.
2. How is an STR ordinance violation officially determined or verified? Is it enough for a neighbor to call the hotline or send a pic to the village manager? This should be clearer.
3. Is enforcement entirely reliant on "neighbors reporting neighbors"? This would be a shame for our community. Can police or other village personnel stop and issue a STR violation for parking, trash, noise, etc?
4. I love the hotline but who can take enforcement action after normal office hours of the village manager? Are police ready and willing to respond to occupancy, noise, or parking complaints? A letter sent several days after a violation is not always timely enough.
5. Section 10: the text says a "written warning notice of violation" will be sent to the STR owner/operator. Is this letter a "warning" or is this an actual notice of violation? The word "warning" is confusing to me.
6. Please make the enforcement REAL so people take the ordinance seriously. Renters must know that violations are issued and people can/do lose their licenses. Compliance will be strong only if enforcement is real. I hope the village team is enough to make this happen. Otherwise, a seasonal compliance officer may be needed.

Ok, that's it for now. Thanks again for your work on this ordinance.

Rick Andrews
 345 and 361 S Shore Drive
 717 602 9291

VILLAGE OF SUTTONS BAY
LEELANAU COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING

TO: THE RESIDENTS AND PROPERTY OWNERS OF THE VILLAGE OF SUTTONS BAY LEELANAU COUNTY, MICHIGAN, AND ANY OTHER INTERESTED PERSONS:

Public notice is hereby given that the Suttons Bay Village Council will hold a public hearing on Monday, November 20, 2023 at 5:30 p.m., at the Village Hall located at 420 N. Front Street, Suttons Bay, Michigan, 49682. The purpose of the public hearing is for consideration of adopting Ordinance No. 27 being the Short-Term Rental Ordinance, an ordinance to regulate Short-Term Rentals within the Village of Suttons Bay to provide a procedure therefore; to repeal any ordinance or provision thereof in conflict herewith; and to prescribe penalties and enforcement remedies for the violation of this ordinance.

A copy of the proposed Ordinance is available for review on the Village Web site at www.suttonsbayvillage.org.

All interested persons are invited to attend this meeting. If you are unable to attend, written comment may be submitted to the Village Clerk at the Suttons Bay Village Hall located at 420 N. Front Street, Suttons Bay, MI, 49682, up to the date of the hearing and may be further received by the Village Council at said hearing.

The Village of Suttons Bay will provide necessary reasonable auxiliary aids and services, such as signers for hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities upon the provision of reasonable advance notice to the Village. Individuals with disabilities requiring auxiliary aids or services should contact the Village of Suttons Bay by writing or calling Shar Fay, Clerk, Ph: (231) 271-3051.


Leelanau Enterprise:

Please publish one (1) time: October 26, 2023

Send affidavit and bill to: Village of Suttons Bay

Sent VIA E-MAIL

Date: _____ By: _____

		VILLAGE OF SUTTONS BAY REPORT VSB -2023-65	
Prepared:	October 11, 2023	Pages:	1 of 1
Meeting:	October 16, 2023	Attachments:	<input checked="" type="checkbox"/>
Subject:	STR Ordinance #27 Adoption		

PURPOSE

To discuss the adoption of Ordinance #27

OVERVIEW

All Committees that have reviewed the changes to the STR ordinance have recommended them for adoption. The STR committee discussed various concerns and either recommended change, felt other ordinances covered the concern or have determined that the changes increased awareness and warranted further observation before changes were recommended. These changes are attached and a new version of the ordinance, with the updates, is before you for consideration.

Essentially, we are re-adopting the ordinance so that we have a clean 2023 version intended to take us through the attrition process. There are still topics to study as we continue to reclaim our housing stock and the quality of life our village residents were accustomed with, however, as we work our way towards our attrition goal, we will have more information and a better understanding on how to proceed.

It should be noted, that discussions pertaining to short-term rentals located within our commercial districts, was discussed. However, the committee appropriately determined that until the Village reclaims some of its housing stock, exempting or encouraging STR's in lieu of long-term residential rentals in any district, is premature.

STAFF COMMENTS

There were various questions regarding STR enforcement, which is believed to be a key component to achieving a sensible balance in our neighborhoods. We will work closely with our STR operators, Granicus, our residents, and our enforcement agents to ensure these improvements are successful, and periodically report back to the VC on updates.

In observing the efforts of the VC and its committees, our elected officials have been very cognizant of our residents' concerns and continue to work towards finding a balance between short term rental investment and home ownership within our neighborhoods.

RECOMMENDATION

MOTION TO: Adopt Short Term Rental Ordinance # 27 for the reasons stated in report VSB-2023-65 and being made a part of this motion.

History of Ordinances and Amendments repealed or being repealed:

- Ordinance # 3 of 2005 - Ordinance # 1 of 2017 - Ordinance # 24 of 2022 -Ordinance # 25 of 2022

VILLAGE OF SUTTONS BAY
LEELANAU COUNTY, MICHIGAN
ORDINANCE NO. 27
SHORT TERM RENTAL ORDINANCE

AN ORDINANCE TO REGULATE SHORT TERM RENTALS WITHIN THE VILLAGE OF
SUTTONS BAY

THE VILLAGE OF SUTTONS BAY ORDAINS:

Section 1. Definitions.

As used in this Ordinance:

“Bathroom” means a room containing a toilet or urinal, a sink, and a bathtub or shower.

“Bedroom” means a separate room intended to be used for sleeping purposes.

“Cap” means the maximum number of dwelling units for commercial use for a period of less than thirty (30) consecutive days in exchange for consideration allowed with the Village limits.

“Dwelling unit” means a residential building or separate and discrete portion of a residential building that includes independent living facilities for one or more persons and includes permanent provision for living, eating, cooking, and a separate bathroom(s) and bedroom(s). Dwelling unit does not include hotels, motels, bed and breakfasts, or similar uses.

“Efficiency dwelling unit” means a dwelling unit that does not contain a separate bedroom(s) for sleeping.

“Habitable space” means the space in a dwelling unit used for living, sleeping, eating or cooking. Bathrooms, closets, halls, storage or utility spaces, and similar areas are not habitable spaces.

“Grandfathered license” means a valid short term rental license existing on November 21, 2022.

“Occupancy” means the purpose for which a dwelling unit or portion thereof is utilized or occupied.

“Occupant” means any individual sleeping in a dwelling unit or having possession of a space within a dwelling unit.

“Operator” means any person who owns or has charge, care or control of a dwelling unit which is offered for rent.

“Person” means an individual, firm, corporation, association, partnership, limited liability Company, or other legal entity.

“Rent” or “Rental” means to permit, provide for, or offer possession or occupancy of a dwelling unit for commercial use for a period of less than thirty (30) consecutive days in exchange for consideration.

“Tenant” means a person who is not the legal owner of record and who is renting a dwelling unit.

Section 2. License Required.

No person shall permit or allow a dwelling unit or efficiency dwelling unit to be rented or used within the Village without first registering the rental property and obtaining a license from the Village pursuant to the requirements of this Ordinance. A license granted in accordance with this Ordinance is not transferrable.

Section 3. Application and Fee Requirements.

An Operator seeking a license under this Ordinance shall submit a complete application to the Village Manager or his/her designee and pay such fee determined from time to time by resolution of the Village Council. The application shall be on a form prepared by the Village and shall, without limitation, include: the address of the subject parcel containing the dwelling unit to be rented; proof of the Operator’s ownership of, or the legal right to rent, a dwelling unit; name and contact information of the local representative or rental agency responsible for ensuring compliance with the terms of the license (if other than the Operator); the proposed maximum occupancy of the dwelling unit; the signature of the Operator affirming that the dwelling unit will be operated in conformance with all applicable ordinance requirements; such other information reasonably necessary for the Village Manager to determine whether the applicable standards for approval contained in Section 4 have been met; and, affirmation by the Operator that the application is true, accurate and complete and authorizing the inspections under Sections 5. It is a violation of this Ordinance for an Operator to provide inaccurate information for the licensing of a dwelling unit, to fail to provide information required by this section, or to fail to license a dwelling unit that is subject to this Ordinance. An Operator or his/her local representative or rental agency must be available twenty-four hours a day during any rental period. For purposes of this section, “dwelling unit” shall be defined to include an “efficiency dwelling unit.”

Section 4. Standards for Approval.

Provided the cap has not been exceeded, not later than 30 days after receiving a completed application and any accompanying fee, the Village Manager or designee shall approve, deny, or approve with conditions, an application for a short-term rental license. The basis for any denial shall be provided in writing to the applicant.

- A. A dwelling unit or efficiency dwelling unit subject to this Ordinance must comply with all of the following requirements:
 - 1. All bedrooms within a dwelling unit shall meet the following minimum requirements:

- (a) Every bedroom intended to be occupied by one person shall contain at least 70 square feet of floor area, and every bedroom intended to be occupied by two persons shall contain at least 100 square feet of floor area. In calculating the floor area of a bedroom having a sloped ceiling over all or part of the bedroom, only that portion of the bedroom with a clear ceiling height of seven (7) feet or more shall be included.
 - (b) Except in dwelling units having only one (1) bedroom, the bedrooms shall not constitute the only means of access to other bedrooms or habitable space and shall not serve as the only means of ingress or egress from other habitable spaces.
 - (c) Every bedroom shall have access to at least one bathroom on the same story as the bedroom or on an adjacent story without passing through another bedroom.
- B. The maximum occupancy of a dwelling unit subject to this Ordinance may not exceed the lesser of:
 - 1. Two (2) persons per bedroom (not including pre-school aged children)
 - 2. Ten (10) persons (not including pre-school aged children)

The occupancy limits set forth in this subsection shall be applied so as to include the entire licensed premises and shall, without limitation, include the occupancy of tents, campers or similar facilities anywhere on the premises.
- C. The use of outdoor yard areas, open decks, pools and the like shall not result in producing adverse off-site noises, odors, other external disturbances, or other nuisances as regulated by the Village or state law.
- D. Noise during quiet hours must be limited to that which does not disturb the quiet, comfort or repose of a reasonable person of normal sensitivities. Quiet hours shall be from 10:00 PM to 8:00 AM.
- E. Cultural events, special events, outdoor events, lawn parties, weddings or similar activities are not allowed on the licensed premises for more than the number of permitted occupants.
- F. Trash disposal must be provided. Trash must be contained in properly sealed receptacles appropriately sized to avoid overflow or vermin attraction.
- G. The Operator shall minimally comply with the applicable parking requirements under the Village Zoning Ordinance and parking spaces shall be located on the licensed premises. Parking areas must be easily identifiable as a designated parking area and improved to such a degree to function as a parking area and support the use. Boats, recreational vehicles, trailers and similar personal property may not be parked, stored, or used in an unimproved front yard area of the licensed premises.
- H. The licensed premises shall meet all applicable building, health, fire and related safety codes at all times. Emergency contact information and phone numbers shall be posted within the dwelling unit where they are clearly visible by or on the primary access door used by the

occupants of the dwelling.

- I. Any sign on the licensed premises must comply with applicable provisions of the Village's Zoning Ordinance.
- J. The Operator will provide notice of the short term rental dwelling unit and phone number(s) of the Operator, who is the 24 hour contact, to all properties within two hundred feet (200') of the boundaries of the licensed premises. Proof of notice shall be required as part of the original permit application and all renewals.
- K. An Operator shall post the standards set forth herein in a prominent place within the licensed premises and shall include them as part of any rental agreement.
- L. No more than one dwelling unit or efficiency dwelling unit is permitted per lot or parcel.
- M. The licensed premises shall remain in compliance with all applicable Village ordinances including, without limitation, the Village Zoning Ordinance.
- N. Subject to the provisions of Section 7, a license shall be valid for three (3) years (January 1 through December 31) unless (1) there is a change in the ownership of or the Operator for the licensed premises or (2) the dwelling unit is physically altered such that habitable space within the unit is increased, decreased, or redistributed among living, sleeping, eating, or cooking areas. Upon the occurrence of subsections (1) or (2) above, the license shall automatically expire.
- O. A dwelling unit permitting the occupancy of one (1) to five (5) tenant(s) shall comply with the following additional requirements: The dwelling unit shall have a living room of no less than 120 square feet, and a dining room of no less than 80 square feet. A dwelling unit with combined living room and dining room spaces shall have no less than 200 square feet and shall be located within the dwelling unit so as to function as a combination living room / dining room.
- P. A dwelling unit permitting the occupancy of six (6) to ten (10) tenants shall comply with the following additional requirements: The dwelling unit shall have a living room of no less than 150 square feet and a dining room of no less than 100 square feet. A dwelling unit with combined living room and dining room spaces shall have no less than 250 square feet and shall be located within the dwelling unit so as to function as a combination living room / dining room.
- Q. An efficiency dwelling unit permits the occupancy of a maximum of two (2) tenants and shall comply with the following additional requirements: The dwelling shall have habitable space of no less than 220 square feet. The dwelling shall contain a kitchen that includes a sink, cooking appliance, and refrigeration appliance. The dwelling unit shall contain no less than one (1) bathroom.
- R. Upon the written request of an applicant for a license, the Village Manager may waive or modify identified standards set forth in this Section 4 based on his/her review of factors affecting the public health, safety and welfare including, but not limited to, the following: the presence of unique

characteristics affecting the licensed premises; the ability to reasonably comply with the standards; the visual and aesthetic impact of the proposed waiver from the standards; the existing character of the adjacent area; public comment; the scale and scope of deviation from the standards relative to the existing character of the area; and whether granting the waiver will adversely impact public safety. Following his/her review, the Village Manager may grant, deny or grant with conditions a request to waive or modify the standards and shall provide the basis for his/her decision to the applicant in writing. The applicant shall be responsible to pay all actual costs of the Village associated with the request to waive or modify the standards.

Section 5. On-Going Inspections and Revocations.

- A. An inspection may be made by the Village during the term of a license following reasonable notice to the Operator. An inspection shall be made by the Village, following reasonable notice to the Operator, in response to a complaint regarding a licensed premises received from an adjacent property owner or a tenant of the licensed premises. The inspection shall be conducted to determine whether there is any observed violation of Village ordinances. Following written notice of a violation, re-inspections shall be made as necessary to ensure noted violations have been corrected.
- B. In the event inspections or re-inspections result in the issuance of three (3) or more separate code or ordinance violations within a 12-month period, the license shall be revoked, the owner and Operator (if different) shall be notified that the approved license is revoked and the basis for the same, and the owner and Operator (if different) shall be subject to any and all applicable penalties for failing to comply with this Ordinance. The owner or Operator (if different) shall have the right to appeal such revocation, setting forth in writing the basis for its appeal and submitting its appeal within ten (10) calendar days of its receipt of the notice of revocation from the Village.
- C. An appeal shall initially be heard by the Village Manager who shall have ten (10) calendar days following receipt of the appeal to review the action appealed from and to make his or her determination based on a review of the relevant facts, applicable laws and utilization of the standards set forth herein. In making his or her review and determination, the Village Manager shall consider, without limitation, the following factors: the presentation (if any) of the appellant; the nature and severity of the violations at issue; the impact of those violations on the tenants of the licensed premises; the impact of those violations on adjacent properties; and mitigating circumstances put forward by the owner and Operator (if different). The Village Manager may affirm the revocation, overturn the revocation or take such other action as he or she deems appropriate and consistent with the terms of the Village's ordinances and codes. The Village Manager's decision and the basis for the same shall be reduced to writing and a copy provided to the owner and Operator (if different).
- D. The owner or Operator (if different) shall have the right to appeal a determination of the Village Manager as set forth above, setting forth in writing the basis for its appeal and submitting its appeal within ten (10) calendar days of its receipt of the determination by the Village Manager. An appeal under this subsection shall be heard by the Village Council's Administration and Public Safety Committee or a successor committee which shall have twenty (20) calendar days following receipt of the appeal to review the action appealed from and make its determination based on a review of the relevant facts, applicable laws and utilization of the standards set forth herein. In making its

review and determination, the Committee shall consider the same factors as set forth in this Ordinance. The Committee's decision shall be final and the Committee may affirm the revocation, overturn the revocation or take such other action as it deems appropriate and consistent with the terms of the Village's ordinances and codes. The Committee's decision and the basis for the same shall be reduced to writing and a copy provided to the owner and Operator (if different).

Section 6. Conditions.

The Village Manager or designee may impose reasonable conditions on a license issued under this Ordinance as necessary to ensure compliance with the standards for approval provided in Sections 4 and 5.

Section 7. Short Term Rental Licensing Implementation and Renewal Process.

- A. All rentals in the Village must be licensed in accordance with the provisions of this Ordinance prior to being used for rental purposes.
- B. Notwithstanding any other provision of this Ordinance, all rentals within the Village must comply with the occupancy restrictions set forth in Subsection 4.B from and after the effective date of this Ordinance.
- C. The cap on licenses in the Village is 45.
- D. Licenses may be renewed by the Operator's submission, not less than 30 days prior to the expiration of the existing license, of an application for renewal on such form as prepared by the Village and the payment of any associated fee as set by resolution of the Village Council from time to time. Licensed premises for which a renewal application is submitted shall be subject to inspection by the Village and the Village may require improvements or modifications to the licensed premises consistent with the terms of this Ordinance as a condition of approving a renewed license. Licenses obtained by renewal shall be valid for a three-year period as set forth in Section 4.N and shall otherwise be subject to all provisions of this Ordinance.
- E. Grandfathered licenses shall remain valid as set forth and subject to this Ordinance and shall be permitted to be renewed as set forth in this section provided that all terms and conditions of this Ordinance are otherwise met and the grandfathered license has not been revoked or expired even if the cap set forth in subsection C of this Section is exceeded.

Section 8. Nuisance.

A violation of this Ordinance is hereby declared to be a public nuisance and nuisance per se and is further deemed to be offensive to the public health, safety and welfare and shall be subject to abatement in the manner permitted by law or in equity.

Section 9. Administrative Liability. No Village officer, official, agent, employee or member of the Village Council shall be personally liable or responsible for any damage which may occur to any person or entity as a result of any act or decision performed (or not performed) in the discharge of duties and responsibilities

pursuant to this Ordinance.

Section 10. Violations.

Any person who violates any provision of this Ordinance shall be responsible for a municipal civil infraction and shall be subject to a fine of Five Hundred and 00/100 (\$500.00) Dollars, the costs of prosecution, and such other relief as authorized by law. Each day this Ordinance is violated shall be considered a separate violation.

For each violation of a license by a license holder within a calendar year, the Village shall issue a written warning notice of violation mail to the property owner and operator via First Class Mail and Certified Mail. The property owner and operator shall acknowledge receipt of the written notice within 7 days. Failure to acknowledge the violation, does not waive responsibility by the owner and operator.

If there are one or more violations each year during any three (3) consecutive year period, or three (3) violations in a single calendar year, the license shall be revoked.

An owner may appeal a decision to revoke a license to the Village Council within 30 days of the date the written note of revocation was issued.

Section 11. Enforcement Officials.

The Village Manager or his/her designee and law enforcement officials of the Leelanau County Sheriff's Department are hereby designated as authorized local officials who are empowered to issue municipal civil infraction notices or citations pursuant to this Ordinance.

Section 12. Civil Action.

In addition to enforcing this Ordinance through the use of a municipal civil infraction proceeding, the Village may initiate proceedings in the circuit court to abate or eliminate a violation of this Ordinance.

Section 13. Validity.

If any section, provision or clause of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect any remaining portions or application of this Ordinance which can be given effect without the invalid portion or application.

Section 14. Repeal.

All previous Ordinances regulating Short Term Rentals within the jurisdictional boundaries of the Village of Suttons Bay are hereby repealed and replaced by this Ordinance.

Section 15. Effective Date.

This Ordinance shall become effective following publication of the Ordinance, or a synopsis of the Ordinance, in a newspaper of general circulation within the Village.

VILLAGE OF SUTTONS BAY


By: _____
Steve Lutke, Village President

By: _____
Shar Fay, Village Clerk

Date of Council Approval:

Date of Publication:

Effective Date:

		VILLAGE OF SUTTONS BAY	
		REPORT VSB -2023-64	
Prepared:	November 15, 2023	Pages:	1 of 1
Meeting:	November 20, 2023	Attachments:	<input checked="" type="checkbox"/>
Subject:	2023 Budget Amendments		

PURPOSE

To consider Fiscal Year 2023 Budget amendments.

OVERVIEW


As you are aware, we amend our budget periodically during the fiscal year to address unforeseen expenditures or increased revenues. The year end budget amendments were discussed at all committees as was our proposed 2024 budget.

It is important to emphasize that we are in good fiscal standing. There are various reasons for the expenditures, from infrastructure emergencies, rising product and labor costs, etc. For example, we had an emergency sewer project in July that exceeded \$30,000. This was an unplanned expenditure that is reflected in the budget amendments before you. As it relates to planned purchases, some of these items have been budgeted for over the past 2-years or longer, and acted upon in 2023. Examples of this would include the purchase of both an emergency generator for the DPW and emergency sewage bypass pump, the latter of which increased by \$20,000 over our budgeted cost.

As you can see, there are many factors that play a role in having to amend the budget, however, in the end, they are all improvements to our community. Unfortunately, some improvements just don't want to wait to be planned. Following discussion, it is requested that the Village Council adopt the 2023 amended budget, as presented, with total revenues in the amount of \$3,227,070 and expenses in the amount of \$3,606,549.

RECOMMENDATION

MOTION TO adopt the 2023 Year End budget amendments, to reflect an expense of \$ 3,227,070 and a revenue of \$ 3,606,549.

		VILLAGE OF SUTTONS BAY REPORT VSB -2023-66	
Prepared:	November 15, 2023	Pages:	1 of 1
Meeting:	November 20, 2023	Attachments:	<input type="checkbox"/>
Subject:	Schedule Public Hearings		

PURPOSE

1. To set a public hearing on the proposed tax millage rate estimate to support the 2024 budget.
2. To set a public hearing on the proposed 2024 budget.

ACTION REQUESTED

MOTION THAT: The Village of Suttons Bay Council schedule a special meeting for the Truth in Taxation hearing to support the 2024 budget on December 5 2023, at 8:30 a.m.

MOTION THAT: The Village of Suttons Bay council schedule a special meeting and a public hearing for December 5, 2023, at 8:30 am to consider adoption of the proposed 2024 budget.

VILLAGE OF SUTTONS BAY
LEELANAU COUNTY, MICHIGAN

WHEREAS, the Village of Suttons Bay Planning Commission held a public hearing on the proposed Master Plan on 10/11/2023 at the Village of Suttons Bay Office, and;

WHEREAS, the Village Council finds that the Master Plan Is necessary for the continued development and the appropriate redevelopment of the physical areas of the Village of Suttons Bay, and;

NOW THEREFORE BE IT RESOLVED that the Village Council hereby approves and adopts this Master Plan for the Village of Suttons Bay, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan.

Ayes:

Absent & Excused:

BY:

Shar Fay, Clerk
Village of Suttons Bay



**VILLAGE OF SUTTONS BAY
LEELANAU COUNTY, MICHIGAN
RESOLUTION 6 OF 2023**

RESOLUTION RECOMMENDING ADOPTION OF THE VILLAGE OF SUTTONS BAY MASTER PLAN

WHEREAS, the Village of Suttons Bay Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, PA 33 of 2008, as amended, to make and adopt a Master Plan for the physical development of the Village and to amend the Plan as needed from time-to-time, and;

WHEREAS, the Village of Suttons Bay Council created the Planning Commission for the purposes stated in the Michigan Planning Enabling Act, PA 33 of 2008, as amended, and;

WHEREAS, the Village of Suttons Bay has retained a professional planning consultant to assist the Planning Commission with the technical studies necessary to make a comprehensive, new Master Plan for the Village of Suttons Bay, and;

WHEREAS, the Village of Suttons Bay Planning Commission held a public hearing on its proposed Master Plan Update for the Village on October 11, 2023 at the Village of Suttons Bay Office, and;

WHEREAS, the Planning Commission finds that the new Master Plan is necessary for the continued development and the appropriate redevelopment of the physical areas of Village of Suttons Bay,

NOW THEREFORE BE IT RESOLVED that the Village of Suttons Bay Planning Commission hereby recommends the Village Council adopt this Master Plan for the Village of Suttons Bay, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan.

Moved: Suppes

Supported: Pontius

Ayes: 6

Nays: 0

Absent: 1

RESOLUTION DECLARED ADOPTED

BY:


 Shar Fay, Clerk
 Village of Suttons Bay

**CERTIFICATE**

I hereby certify that the above is a true and correct copy of a Resolution which was adopted by the Planning Commission of the Village of Suttons Bay on the 8th day of November, 2023 at a meeting held at 420 N Front Street, Suttons Bay, MI 49682.

Dated: 11-9-23

Shar Fay
Shar Fay, Clerk
Village of Suttons Bay

project memorandum



*Landscape Architecture
Planning, Engineering &
Environmental Services*

Date: 10.03.23

From: Sara Kopriva, AICP
To: Suttons Bay Planning Commission

Project: Zoning Amendment- High Water Mark, Water's Edge, Accessory Dwelling
Definition



Next Steps: Following the public hearing and after review of the criteria, the Planning Commission will need to make a recommendation to Village Council

Recommended Motion: Motion to recommend approval of zoning amendments for high water mark, water's edge, and accessory dwelling units as the changes meet the criteria of Section 18-3(C).

As proposed the changes to the language will help to clarify language in the Zoning Ordinance. The intent is to make is clear where the water's edge setback is being measured from and that only one accessory dwelling can be on a property.

Amendment Below:

Proposed changes are in **bold** and highlighted in **Yellow** below.

Section 4-3 Spatial Requirements

- A. *Spatial Requirements- Residential Districts.* All lots shall meet the minimum area and width requirements of Table 4-3. New lots shall not be created, except in conformance with these requirements. All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 4-3.

Beckett & Raeder, Inc.
535 West William
Suite 101
Ann Arbor, MI 48103

734.663.2622 ph
734.663.6759 fx

www.bria2.com

Petoskey Office
113 Howard Street
Petoskey, MI 49770

231.347.2523 ph
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Traverse City Office
148 East Front Street
Suite 207
Traverse City, MI 49684

231.933.8400 ph
231.944.1709 fx

Grand Rapids Office
5211 Cascade Road SE
Suite 300
Grand Rapids, MI 49546

616.585.1295 ph

**Table 4-3 Spatial Requirements- Residential Districts**

Residential Districts	Min. Depth (ft.)	Min. Width/ Frontage	Setbacks (feet)					Height of Primary (feet)	Stories	Building Coverage	Max. Impervious Coverage
			Primary Street Front	Side Street Front	Side	Rear/ Alley	Lake Michigan				
CR	100	40/40	15- 251	62	6	10	-	30	2.5	40%	50%
NVR	100	80/40	15	15	15	15	-	30	2.5	30%	40%
SFWR	200	100/100	25	25	15		50	30 (street) 40 (lowest grade)	2.5	Greater of 30% or 2,500 SF	Greater of 30% or 2,500 SF
HR	100	100/20	40	40	40	40	-	30, 40 for dwellings with walk out basement	2.5	Lesser of 40% or 8,000 SF	Lesser of 50% or 10,000 SF
WC	150	200/200	35	35	Lesser of 35 or height of bldg.		50	35	2.5	25%	40%

- B. *Single-Family and Two-Family Garages.* If garage doors are oriented toward the primary street frontage, they must be positioned at least five (5) feet behind the primary façade of a house. The total width of garage door openings shall not exceed 40 percent of the total width of any street-facing elevation of the house. On a corner lot, a garage facing a secondary street may be flush with the secondary side elevation or behind.

- C. The Lake Michigan setback shall be measured from the Lake Michigan Historic High Water Elevation as determined by the US Army Corp of Engineers.**

Section 5-3 Spatial Requirements

- A. *Spatial Requirements- Mixed Use Districts.* All lots shall meet the minimum area and width requirements of Table 5-3. New lots shall not be created, except in conformance with these requirements. All structures and their placement on a lot shall conform to the minimum dimensional requirements listed in Table 5-3.



Table 5-3 Spatial Requirements- Mixed Use Districts					
Zoning District		CB	NG	SG	BV
Minimum Depth (ft.)		120	100	120	
Width (ft.)		25 min.	60 min., 120., max.	60 min., 120., max.	
Minimum Frontage		25	Equal to width	Equal to width	
Front Setback	Front/ Primary Street (ft.)	0 max.3	15 min.	15 min.	15 min.
	Front/ Secondary Street (ft.)	0 min., 5 max.	10 min.	15 min.	15 min.
Side Setback	Adjacent Commercial (ft.)	0 min.	10 min.	10 min.	5 min.
	Adjacent Residential (ft.)	10 max.	10 min.	10 min.	5 min.
Rear Setback	Alley (ft.)	0 min.	10 min.	10 min.	10 min.
	Lot (ft.)	10 min.	10 min.	10 min.	20 min.
	Secondary Street (ft.)	0 min., 20 max.	15 min.	15 min.	15 min.
	Lake Michigan(ft.)	50 min.	50 min.	50 min.	50 min.
Height- (ft.)4	All buildings	15 min., 35 max.	35 max.	35 max.	35 max.



	Corner lot buildings	20 min.5	35 max.	35 max.	35 max.
Stories- Maximum (number)		1 min., 3 max.	1 ½ min., 2 max.	1 ½ min., 2 ½ max.	1 ½ min., 2 ½ max.
Building Coverage Maximum (%)		-	40	40	-
Impervious Surface Maximum (%)		-	50	50	-
Front Parking Setback (ft.)		25 min.	-	-	-
Building Frontage Minimum (%)	Primary Street	80	-	-	-
	Side Street	50	-	-	-
	Secondary Street	50	-	-	-

B. The Lake Michigan setback shall be measured from the Lake Michigan Historic High Water Elevation as determined by the US Army Corp of Engineers.

Section 20-11

SETBACK means the minimum required horizontal distance measured from the lot lines or Lake Michigan Historic High Water Elevation as determined by the US Army Corp of Engineers to a building as designated by the applicable zoning district, or a structure, as applicable elsewhere in the ordinance.

Section 20-13 Definitions: W-Z

Water's Edge means the line where the water and shore meet when the water level is static. For fluctuating water bodies other than Lake Michigan, it shall be the line where the water and shore meet when the water is at its annual high level. **For Lake Michigan, it shall be the Lake Michigan Historic High Water Elevation as determined by the US Army Corp of Engineers.**

Section 20-12 Definitions: U - V

USE

- A. **ACCESSORY USE** means a use naturally and normally incidental to, subordinate to, and devoted exclusively to the principal use of the land or buildings located on the same lot.
1. **ACCESSORY DWELLING** means **one** attached or detached dwelling subordinate to the principal single-family dwelling, **on the same parcel**, that contains an independent living area, including sleeping quarters, a bathroom, living area and kitchen facilities.



Evaluation of Proposed Text Amendment

Below is an evaluation of the proposed Zoning Ordinance amendment based on the criteria for text amendments set forth in Sec. 18-3(C). (Evaluation in *italics*.):

1. The proposed text amendment would clarify the intent of the ordinance.

The proposed text amendment will clarify the intent of the ordinance and help with further enforcement of the Zoning Ordinance.

2. The proposed text amendment would correct an error or oversight in the ordinance.

The amendment will correct an oversight of the ordinance by further defining language to help with enforcement and implementation of the Zoning Ordinance.

3. The proposed text amendment would address changes to the State legislation, recent case law or opinions from the Attorney General of the State of Michigan.

The proposed text amendment is not in response to any State legislation, recent case law or opinions from the Attorney General.

4. The proposed text amendment would promote compliance with changes in other County, State or Federal regulations.

The proposed amendment would not promote compliance with changes in other County, State or Federal regulations.

5. In the event the amendment will add a use to a district, that use shall be fully consistent with the intent of the district and the character of the range of uses provided for within the district.

This amendment does not add a use to a district.

6. The amendment will not create incompatible land uses within a zoning district, or between adjacent districts.

The amendment does not create incompatible land uses.



initiative

7. The proposed text amendment is supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.

There does not appear to be any conflict with any other reports, studies, or other documents.

8. As applicable, the proposed change shall be consistent with the Village's ability to provide adequate public facilities and services.

The amendment is only related to definitions and clarifications. There is no impact on public facilities.

9. The proposed change shall be consistent with the Village's desire to protect the public health, safety, and welfare of the community.

The proposed text amendments are consistent with the Village's desire to protect the public health, safety and welfare of the community.

25-Apr-2023

FINAL 2022
and Long-Term (1918-2022) Mean, Max & Min
Monthly Mean Water Levels (Based on Gage Networks)
(Feet, IGLD85)

	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Annual</u>
LAKE SUPERIOR													
2022	601.18	600.95	600.89	601.18	601.84	602.26	602.43	602.53	602.53	602.36	602.36	602.26	601.90
Mean	601.51	601.31	601.18	601.28	601.61	601.87	602.10	602.17	602.17	602.10	601.97	601.74	601.74
Max	602.72	602.49	602.40	602.62	602.92	603.15	603.22	603.22	603.22	603.38	603.31	603.05	
2020	2020	2020	1986	1986	2019	2019	2019	2019	2019	1985	1985	1985	
Min	599.84	599.61	599.54	599.48	599.61	599.90	600.26	600.43	600.46	600.72	600.43	600.13	
1926	1926	1926	1926	1926	1926	1926	1926	2007	2007	1925	1925	1925	
LAKES MICHIGAN-HURON													
2022	579.40	579.20	579.17	579.59	579.89	580.05	580.09	580.02	579.76	579.40	579.23	578.94	579.56
Mean	578.48	578.44	578.48	578.77	579.10	579.30	579.40	579.33	579.17	578.97	578.77	578.61	578.90
Max	581.56	581.50	581.43	581.66	581.92	582.15	582.19	582.09	581.96	582.35	581.96	581.56	
2020	2020	2020	2020	2020	2020	2020	2020	2020	1986	1986	1986	1986	
Min	576.02	576.08	576.05	576.15	576.57	576.64	576.71	576.67	576.64	576.44	576.28	576.15	
2013	1964	1964	1964	1964	1964	1964	1964	1964	1964	1964	1964	2012	
LAKE ST. CLAIR													
2022	575.20	574.38	575.20	575.46	575.79	575.95	575.89	575.79	575.49	574.97	574.61	574.54	575.26
Mean	573.72	573.56	573.95	574.38	574.64	574.80	574.87	574.77	574.54	574.21	573.95	573.95	574.28
Max	576.77	576.77	576.87	577.13	577.36	577.49	577.56	577.33	577.03	577.30	576.84	576.77	
2020	1986	2020	2020	2020	2020	2020	2019	2020	2020	1986	1986	1986	
Min	570.47	570.51	571.03	571.92	572.24	572.34	572.51	572.21	571.98	571.75	571.46	571.65	
1936	1926	1934	1926	1934	1934	1934	1934	1934	1934	1934	1934	1964	
LAKE ERIE													
2022	572.64	572.28	572.60	572.80	573.06	573.10	572.90	572.67	572.38	571.92	571.69	571.52	572.47
Mean	570.96	570.93	571.23	571.69	571.95	572.08	572.01	571.82	571.52	571.19	570.96	570.93	571.42
Max	573.69	573.82	573.98	574.31	574.41	574.61	574.57	574.21	573.72	573.95	573.65	573.79	
1987	2020	2020	2020	2020	2020	2019	2019	2019	2019	1986	1986	1986	
Min	568.27	568.18	568.24	568.83	569.03	569.06	569.06	569.00	568.83	568.57	568.24	568.21	
1935	1936	1934	1934	1934	1934	1934	1934	1934	1934	1934	1934	1934	
LAKE ONTARIO													
2022	245.60	245.67	246.03	246.49	246.62	246.49	245.90	245.21	244.59	244.13	244.09	244.32	245.44
Mean	244.69	244.82	245.05	245.70	246.16	246.26	246.10	245.70	245.21	244.82	244.55	244.52	245.31
Max	246.59	246.95	247.28	248.20	248.69	249.05	248.69	247.97	247.41	246.78	246.65	246.72	
1946	1952	1952	1973	2017	2019	2019	2019	1947	1947	1945	1945	1945	
Min	242.16	242.06	242.59	242.88	243.14	243.41	243.24	242.78	242.49	242.19	241.96	241.93	
1935	1936	1935	1935	1935	1935	1935	1934	1934	1934	1934	1934	1934	