



VILLAGE OF SUTTONS BAY  
ZONING BOARD OF APPEALS  
MEETING MINUES OF FEBRUARY 15, 2023

The meeting was called to order by Chairperson Popke.

Present: Karl Bahle, Karen Hassevoort, Bill Perkins, and Frank Smith  
Absent: Donna Popke  
Staff present: Shar Fay and Steve Patmore, Zoning Administrator and Karrie Zeits, Attorney  
Guests: Andrew Blodgett, Attorney

Approval of Agenda,

Bahle moved, Perkins seconded, CARRIED, to approve the agenda as presented.  
Ayes: 4, No: 0.

Approval of minutes

Perkins moved, Bahle seconded, CARRIED, to approve the November 16, 2022, Zoning Board of Appeals meeting minutes. Ayes: 4, No: 0.

Election of Officers

Donna Popke was nominated as Chairperson by Perkins. Perkins moved, Bahle seconded, CARRIED, to elect Popke as Chairperson. Ayes: 4, No: 0.

Frank Smith was nominated as Vice Chairperson by Bahle. Bahle moved, Perkins seconded, CARRIED, to elect Smith as Vice Chairperson. Ayes: 4, No: 0.

Bill Perkins was nominated by Smith as Secretary. Smith moved, Bahle, seconded, CARRIED, to elect Perkins as Secretary. Ayes: 4, No: 0.

Variance Request for 379 S. Shore – To Consider a Rehearing Application

Following Attorney Zeits reference to her memo found in the packet, Zoning Administrators reference to his memo in the packet, and the applicants Attorney Blodgett's presentation, it was the consensus of Commissioners that:

- The ZBA's previous decision on the variance request, the need for the side yard setback variance was not an influencing factor, really important, or of great consequence in the determination.
- The ZBA's previous decision on the variance request, the amount of the variance request from the Lake Michigan or front yard setback variance was an influencing factor, really important, or of great consequence in their determination.

- In the ZBA's previous decision on the variance request the amount of the front overhang was not an influencing factor, really important, or of great consequence in their determination. Commissioner Hassevoort stated she was not present at the October meeting in 2022 and cannot speak to the previous decision, but that she considered the changes presented and did not see material changed conditions.

Bahle moved, Perkins seconded, CARRIED, that the Village of Suttons Bay Board of Appeals finds that the December 7, 2022, application does not represent material changed conditions from the application denied by the ZBA on October 19, 2022, based upon the findings listed above.

Discussion: Attorney Zeits clarified with Commissioners that the amount of the variance was significant but that it is significant in the sense that the amount of the variance requested previously was disturbing which is why the application was denied (referring to the Lake Michigan setback) but that the new application does not really change your mind or make you think it is of a material change therefore the new application should be considered. Commissioners confirmed that Zeits clarification was correct and noted the new application was cosmetic only.

Ayes: 4, No: 0.

The meeting adjourned at 5:59 p.m.

Meeting minutes submitted by Shar Fay, Clerk.