



**VILLAGE OF SUTTONS BAY
ZONING BOARD OF APPEALS
Wednesday, July 9, 2025, 4:30 PM**

Suttons Bay Village Hall
420 N. Front Street
Suttons Bay, MI 49682

AGENDA

1. Call to Order
2. Roll Call and Notation of Quorum
3. Conflict of Interest
4. Approval of the Agenda
5. Approval of Meeting Minutes – June 11, 2025

Continuation of Variance Request heard on June 11, 2025: The applicant, Michael Sanocki, is seeking a variance to construct an addition for property located at 379 S. Shore, Parcel ID# 043-828-036-00, located in the Single-Family Waterfront District. Specifically, the request is for an 8.33' variance from the 13.33 required front yard setback and a 7' variance from the 33.33 required Lake Michigan Setback.

6. Public Comment/Written Communications (concerning items not on the agenda)
7. 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
ZONING BOARD OF APPEALS
MEETING MINUTES OF June 11, 2025

The meeting was called to order at 5:30 p.m. by Chairperson Popke.

Present: Bahle, Hassevoort, Smith, Popke & Cheadle. Quorum present.

Absent:

Staff present: Petroskey and Patmore

Guests: Michael Sanocki, Rick Andrews, Tracy Halinski

Conflict of Interest: None

Approval of Agenda

Bahle moved, Smith seconded, CARRIED, to approve the agenda as amended adding Election of Officers. Ayes: 5, No: 0.

Bahle moved Hassevoort seconded, CARRIED to nominate Donna Popke as Chair, Frank Smith as Vice Chair and Gary Cheadle as Secretary. Ayes: 5, No: 0.

Approval of Meeting minutes

Smith moved, Bahle seconded, CARRIED, to approve the ZBA meeting minutes of June 21, 2023, as presented. Ayes: 5, No: 0.

Public Hearing

Variance Request: The applicant, Michael Sanocki, is seeking a variance to construct an addition for property located at 379 S. Shore, Parcel ID# 043-828-036-00, located in the Single-Family Waterfront District. Specifically, the request is for an 8.33' variance from the 13.33 required front yard setback and a 7' variance from the 33.33 required Lake Michigan Setback.

Chair Popke asked Zoning Administrator Patmore for his comments. Patmore noted that the applicant has been before the Board before however, this request is asking for a lessor setback variance in the rear and front and he is not asking for a side setback variance. He added that Section 19 addresses expansion of a non-conforming building and the requested setbacks, 13.33 from the front setback and 30.33 from the rear take this into consideration.

The applicant Michael Sanocki stated he is asking for lessor setbacks this time around. He stated it was his intent to retire to this home and he would forgo his short-term rental license. He stated he has reduced his requested garage from a two (2) car to a one (1) car garage. He noted the site plan shows the non-pervious surface that has been added to help deflect storm water runoff. He stated he added a cement pad and ditching was done in front of his home.

Chairperson Popke opened the public hearing at 5:45 p.m.

Tracy Halsinski, 356 S. Shore Drive asked about parking at Mr. Sanocki's short term rental if he was to add a garage. Mr. Sanocki stated he would be forgoing his short-term rental.

Rick Andrews, 361 S Shore added that he was concerned about the impervious surface coverage and that he has pushed the limits with the amount of concrete without permits. He also noted that the property has a unique design like other properties on S. Shore Drive and is conflicted.

Michael Sanocki stated he was unaware at the time that he needed permits for concrete.

Popke noted letters were received in support of the applicant and part of the packet. (Letters received in support from Jean-Christophe Deniau 372 S. Shore, Alan & Angela Harris 387 S Shore, and Janet Pero-Hermann 386 S. Shore).

The public hearing was closed at 5:52 p.m.

Member Smith stated he was concerned about the amount of impervious surface and asked if it had been calculated. Hassevoort stated that if it is over the amount than the Board should not grant the variance. Bahle asked where is the water from this property to go if we allow the applicant to add more impervious surface? The applicant stated he would be willing to remove impervious surface, if needed, to get a variance.

Hassevoort moved, Smith seconded, CARRIED to table the decision on the variance until the impervious lot coverage calculations are determined.
Ayes: 5, No: 0.

The meeting adjourned at 6:15 p.m.

Meeting minutes submitted by Dorothy Petroskey, Village Clerk.

Impervious Surface Area Calculation

379 S. Shore Dr., Suttons Bay

Village Zoning Board of Appeals

Calculated by Steve Patmore, July 2, 2025

Area of Lot between road and the shoreline: $92.5' \text{ avg} \times 106' = 9805 \text{ square feet (sft)}$

Impervious surfaces within this area:

- Existing house: 1411 sft
- Concrete slab for shed: 288 sft
- Concrete patios: 1064 sft
- Proposed addition: 390 sft

Subtotal: 3153 sft

Impervious surface coverage with addition: 32.2%

This proposal would be over the allowable 30% by 211.5 sft

Notes:

- The existing crushed stone driveway is not considered impervious.
- The zoning ordinance will require that the new garage have a paved driveway between the road and the garage, (approx. 288 sft) which needs to be factored in the discussion. This driveway could potentially be built with a permeable asphalt or concrete with approval from the Village DPW.

The property owner could potentially meet the zoning ordinance by eliminating or converting some of the existing impervious surfaces.

Before the July 9th ZBA meeting I will attempt to meet with the property owner on site to verify these calculations and discuss alternatives.

 7/02/2025