



VILLAGE OF SUTTONS BAY
PLANNING COMMISSION
MEETING MINUTES OF AUGUST 9, 2023

The meeting was called to order at 5:00 p.m.

Present: Feringa, Hetler, Hylwa, Pontius, Smith and Suppes

Absent: Ostrowski

Staff present: Fay and Kopriva, Planner

Approval of agenda

Hylwa moved, Smith seconded, CARRIED, to approve the agenda as presented.

Ayes: 6, No: 0.

Approval of minutes

Smith moved, Suppes seconded, CARRIED, to approve the Planning Commission meeting minutes of July 12, 2023, as presented. Ayes: 6, No: 0.

Public comment

Public Comment received from Lois Bahle.

Public Hearing – Amendment to Section 9-7A. Multi Family Development

Hetler noted a typo in Kopriva's report dated 8-4-23 and under Section 9-7, #2 should read, No more than 18 units per acre gross density.

Larry Mawby, applicant on behalf of Peninsula Housing, urges recommendation to Village Council of this proposed amendment.

The public hearing opened at 5:05

The public hearing was closed at 5:06

Commissioners considered the Findings of Facts found in Sara Kopriva's report dated 08-04-23. Following consideration, Smith moved, Suppes seconded, CARRIED, to recommend approval to Village Council of the zoning ordinance amendment, to increase number of units per building to 18 in Section 9-7, as it meets the criteria of

Section 18-3 (c) of the Zoning Ordinance. Commissioners stated the amendment does not increase density, but rather keeps the gross units in a single building per acre.

Ayes: 6, No: 0.

Review and Recommendation on Draft Master Plan – Future Land Use Map and Text recommended changes

Commissioners reviewed the proposed Future Land Use Descriptions, the Future Land Use Map changes, the Zoning Plan changes, and the Implementation/Housing changes of the proposed Master Plan presented at the meeting, and made the following comments, further requesting changes/corrections to Jill Bahm.

Future Land Use Plan

- Page 33, under Commercial; add the word “Community” preceding the word “Commercial.” Also under this section, add language similar to what is in the Central business district that would encourage, or give the opportunity to expand, 2nd floor residential (commercial on the ground floor and residential on the 2nd floor).

Future Land Use Maps

- Confirm the colors on the map are correct, are easily differentiated, and make changes if necessary.

Commissioners requested a Zoom meeting with Jill Bahm as soon as possible, if necessary, to confirm the FLUM is correct and in accordance to the Planning Commission meeting minutes of July 12, 2023.

Wetland Protection Language/Ordinance Discussion

Commissioners reviewed proposed language for Section 2-6 Environmental Protection and requested Kopriva to continue to work on this section. Commissioners requested integrating an overlay of the wetlands in the Zoning ordinance, and adding language concerning the removal of invasive species in the wetlands.

Commissioners requested Kopriva to work on clarifying the language regarding the setback from Lake Michigan to all districts and define the high-water mark as the historical high-water mark.

Commissioners further requested continued work on Section 4-3 Spatial Requirements (Residential District) and Section 5-3 Spatial Requirements (Mixed Use Districts).

Public comment

Public comments received from Larry Mawby and Lois Bahle.

Reports

Zoning Administration Report - The ZA report was submitted by Patmore and can be found in this meeting packet.

Village Council updates – Suppes stated Village Council has scheduled a joint meeting with the DDA for September 13th.

Good of the order

Pontius asked why Village Council wanted Planning Commissioners to look at the definition of an ADU? Kopriva stated she is working on clarifying language for the September meeting.

Adjournment

Feringa moved, Hylwa seconded, CARRIED, to adjourn the meeting.
The meeting adjourned at 6:27 p.m.

Meeting minutes submitted by Shar Fay, Clerk.