

# Suttons Bay Community Joint Master Plan

Developed by the  
Suttons Bay Community

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The statements, findings, conclusions, and recommendations in this Master Plan are those of the  
Suttons Bay Community and do not necessarily reflect the view of the MDEQ and the NOAA.

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## Prologue

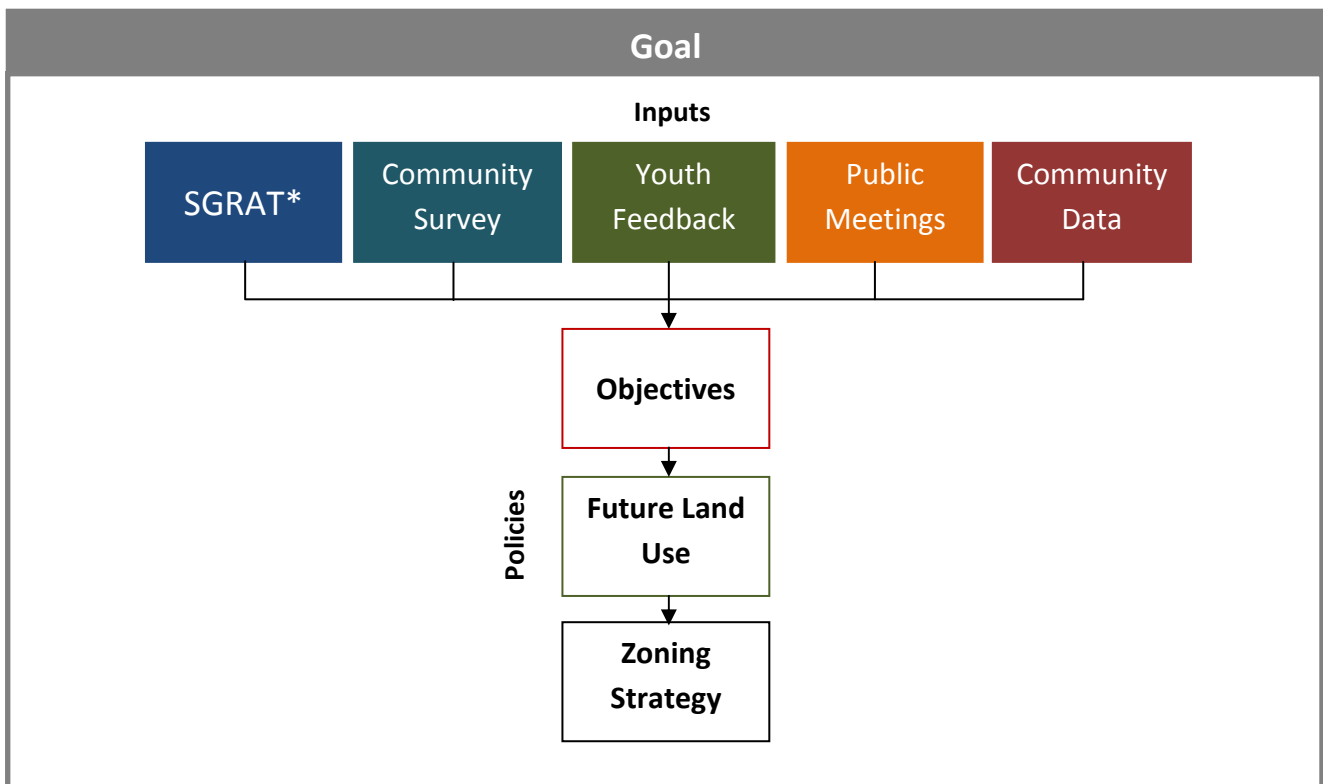
### What to Expect from this Plan

#### *Format of the Plan*

Like the Suttons Bay Community, this Plan is distinctive. It departs from what might be considered a more traditionally formatted plan to help emphasize the link between inputs (community feedback and data) and the policies (objectives, future land use, and zoning strategy) set forth by the Plan, as reflected in Figure 0.1. Traditionally formatted plans often address each topic separately, creating a lengthy and disconnected document, which may not be as readily utilized.

In an effort to avoid the “collecting dust on the shelf” problem, this Plan offers a more holistic approach. Chapters I and II open the document in the customary way by providing a general introduction to the community and an overview of the planning process. However, Chapter III presents the “new model,” using a concise and visual diagram that shows how each goal is supported by data and public input, and how this information feeds into the Plan’s policies. Chapter III gives readers a clear roadmap to the reasoning behind the Plan’s policies.

**Figure 0.1 – Policy Development Process**



\*Smart Growth Readiness Assessment Tool

Chapter IV, the final chapter, provides more information on the Plan's policies and how these policies will be put into action. This Chapter includes Future Land Use Definitions, the Future Land Use Map and how the map was developed, the Zoning Strategy, and a Schedule for Action.

#### *Basis for the Plan*

The legal basis for this Plan is the Joint Municipal Planning Act (Act 226 of 2003), which allows for the formation of a Joint Planning Commission between two or more jurisdictions and the Michigan Planning Enabling Act (Act 33 of 2008), which outlines the requirements for a Master Plan from which zoning is directed. This Plan is intended to serve as:

1. A general statement of the community's goals and policies that provide a single, comprehensive view of the community's desire for the future.
2. The statutory basis upon which zoning decisions are made. The Michigan Zoning Enabling Act (Act 110 of 2006) requires that the zoning ordinance be in accordance with the Plan.
3. A document that helps guide decisions about public improvements, community programs, and private development.
4. An educational tool that gives citizens, property owners, developers, and adjacent communities a clear indication of the community's direction for the future.

The philosophical basis for this Plan is *Smart Growth*. *Smart Growth* emerged out of a nationally growing concern about inefficient land use patterns. Inefficient land use patterns impose financial and quality of life costs on communities by forcing the ongoing expansion of municipal infrastructure: drawing resources from existing urban hubs, damaging important natural features, and urbanizing agricultural lands. In contrast, *Smart Growth* offers a long-term planning approach that promotes a balance between the community's environmental, social, and economic priorities. In short, *Smart Growth* promotes what is known as *livability*. *Livability* involves having a built environment that meets the needs of residents through a mixture of housing, educational, shopping, service, working, and recreational options, all of which are easily accessible through a variety of transportation choices.

As a community that already has a high level of *livability*, Suttons Bay is well poised to apply the principles of *Smart Growth* as a proactive planning tool. Suttons Bay is a community with a thriving village center, first-class natural features, rich agricultural activity, and a very distinct *sense of place* – all qualities that *Smart Growth* aims to achieve. By using *Smart Growth* as the basis for this Plan, Suttons Bay can preserve and enhance the high quality of life that Suttons Bay residents and visitors currently enjoy. As the *Smart Growth Network* explains, “growth is smart when it gives us great communities, with more choices and personal freedom, good return on public investment, greater opportunity across the community, a thriving natural environment, and a legacy that we can be proud to leave our children and grandchildren” – a vision that this Plan is designed to achieve.



## Terms & Related Plans

### Terms

Planning related terms are used throughout this Plan. These words are italicized within the Plan's text and defined in this section.

***Agritourism*** – An agriculturally-based place with products or activities that attract tourists

***Agrommercial*** – A commercial operation that is agriculturally-based.

***Buffers*** – Buffers are relatively small strips of land that separate urban uses from agricultural lands or natural features. Buffers help protect non-urban lands by defining a barrier, providing natural screens, and supplying natural filtration systems.

***Blueways*** – A water path or trail that is developed with publicly accessible launch points, camping locations and points of interest for canoeists, kayakers, and other boaters.

***Cluster Design*** – Cluster design or conservation design refers to the clustering of structures on only a portion of the parcel to preserve the remainder as “open space” or a natural area. As the name implies, the development is “clustered” in one area of the parcel rather than dispersed throughout the property. Often, the remaining undeveloped land of the parcel is preserved with a conservation easement.

***Complete Streets*** – Roadways designed and operated to enable safe, attractive, and comfortable access and travel for all users, including pedestrians and non-motorized vehicles.

***Filtered Views*** – Views of the landscape that are created by minimal and selective trimming of trees and other natural features.

***Form-Based Code*** – Form-based codes are zoning ordinances that focus more on physical form and less on land use.

***Greenways*** (Vaughn, C., *Greenways Gain Public Support, Michigan Society of Planning Officials, Michigan Planner, Volume 16, Fall 1996.*) – A greenway is defined as a linear open space established along either a natural corridor such as a riverfront, stream valley or ridgeline, or overland along a railroad right-of-way converted to recreation (Little, Charles E., *Greenways for America*, the Johns Hopkins University Press, Baltimore MD, 1990). All greenways share the objective of providing access to a variety of amenities and experiences. The types of resources and linkages that connect them will vary depending on the natural landscape and community preferences. Generally, linkages will be linear in nature and can include such features as biking trails, bike paths, city sidewalks, streams, abandoned railroad rights-of-way, utility corridors or scenic roads.

***Infill Development*** – Development that occurs within existing urban areas that usually involve the development of vacant lots or the replacement of dilapidated buildings.

**Low Impact Design (LID)** – A planning and design approach to lowering the negative impact of stormwater runoff. LID promotes the filtering, storing, evaporating, and detaining of runoff water through small, cost-effective landscape features at the lot level.

**Natural Features Ordinance** – A natural features ordinance identifies and regulates the use of natural features that significantly contribute to the area’s ecosystem. For instance, a natural features ordinance can set standards for the types of development permitted in wetlands, forests, ravines, rivers and certain wildlife habitat.

**Open Space** – Fields and prairies that are not developed.

**Pedestrian Friendly Design** – Pedestrian friendly refers to the type of place in which the surrounding environment has been specifically designed around people. According to the *Smart Growth Network*, “places that are designed with people in mind show careful attention to the experience each person will have with the street, sidewalk, building and the surrounding environment.” Most commonly associated with downtowns, pedestrian friendly places can also refer to the surrounding environment around other community amenities such as parks, neighborhoods, and schools.

**Placemaking** – Intentionally creating a *sense of place* through planning, design, and development.

**Prime Farmland Soils** – The Department of Agriculture has described certain soil types as prime farmland because they have the best combination physical and chemical characteristics for the production of food, forage, fiber and oilseed.

**Purchase of Development Rights (PDR)** – PDR programs provide compensation to owners of agricultural land in return for placing a permanent agricultural/conservation easement on their land. The farmer may continue to use the land but voluntarily agrees to restrict all future development. PDR Programs are established by the formal adoption of a PDR ordinance. Once the conservation easement is in place, the land owner retains the right to farm the land. The owner may sell the land on the open market at any time, but the right to develop the land is restricted forever.

**Safe Routes to School** – A program designed to encourage and enable children to safely walk and bike to school.

**Sense of Place** – A *sense of place* refers to the collection of natural, built and cultural characteristics that gives a place its unique identity.

**Smart Growth** – a long-term planning approach that promotes a balance between the community’s environmental, social, and economic priorities by directing growth towards existing urban areas and encouraging new housing opportunities, a variety of transportation choices, and a *sense of place*.

**Steep Slopes (25% or higher)** – The Soils Survey identifies the relative surface of slope characteristics of soils across the county. Slope is an important factor in estimating a location’s limitations for such uses

as construction and on-site wastewater disposal. Highly sloping soils are more subject to erosion and run-off.

***Stormwater Management*** – A system designed to reduce the amount of pollutants found in stormwater runoff from roads and other impermeable surfaces before it reaches rivers, streams, lakes and groundwater passages.

***Traditional Neighborhood Design*** – Traditional neighborhood design is a form of residential development or redevelopment that intentionally reproduces the look and feel of neighborhoods from the late 19th and 20<sup>th</sup> century era. For instance, a traditional neighborhood development would include a mix of housing types (most designed with front porches and other traditional features), sidewalks, street-lighting, parks, schools, and small commercial or office buildings that fit well within the neighborhood.

***Transfer of Development Rights (TDR)*** – The purpose of TDR program is to protect open space, farmland, and sensitive lands. TDR programs allow the transference of development rights from one parcel to another parcel. Typically, the landowner of the first parcel (sending parcel) sells the development rights to the owner of the second parcel (receiving parcel).

***Unique Farmland and Farmland of Local Importance Soils*** – The Department of Agriculture has described certain soil types as unique farmland or farmland of local importance because they have the best combination of physical and chemical characteristics for the production of specialty crops.

***Viewsheds*** – Areas that provide especially scenic views. For example, Stoney Point Farms are spectacular viewshed farms in full view from the Village of Suttons Bay and from Donneybrook Road.

***Wayfinding Signs*** – Signs that help people navigate their way through a community or place. Wayfinding signs often include a distinctive design to help distinguish them from other signs and may include graphics, such as maps, to help convey directional information.

***Workforce Housing*** – Housing that is financially accessible to workers' needs in every community, such as teachers, nurses, and police officers.



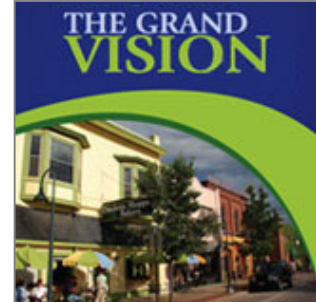
*Suttons Bay*

## Related Plans

There are a number of plans that have helped inform and direct this Plan. These plans have been developed at the regional, county, and local level and include the following:

### *Grand Vision*

The *Grand Vision* ([www.thegrandvision.org](http://www.thegrandvision.org)) document is the result of a visioning process that engaged the residents of Antrim, Benzie, Grand Traverse, Kalkaska, Leelanau, and Wexford counties to address future development of the region. According to the Grand Vision, survey participants expressed their preference for development centered primarily in the region's cities and villages, identifying the following guiding principles for the Grand Vision:



- Improve the region's existing network of roads and public transportation, and provide better infrastructure for bikers and pedestrians.
- Foster public and private investments to strengthen cities, villages and planned growth areas.
- Expand diverse and affordable housing options that fit the region's character.
- Encourage local food, farming and rural development as a vital part of our economy, culture and identity.
- Incorporate sustainable energy principles into building, transportation, power generation, and all aspects of the region's economy.
- Protect, preserve, and restore the water resources, forests, natural areas, and scenic beauty of the region.

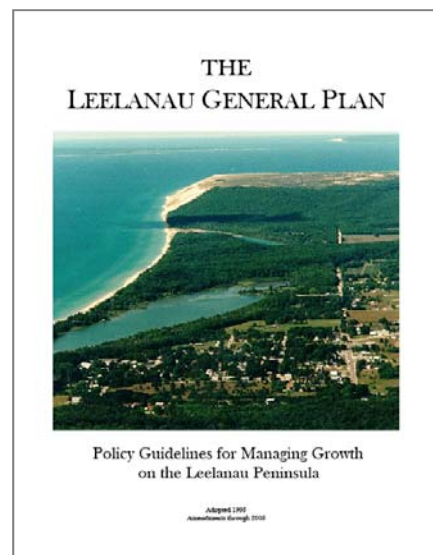
### *New Designs for Growth Development Guidebook*

The *New Designs for Growth Development Guidebook* ([www.newdesignsforgrowth.com](http://www.newdesignsforgrowth.com)) is the current evolution of the *Grand Traverse Bay Region Development Guidebook*. The *Guidebook* offers a range of development guidelines and regulations to developers, townships, cities, and villages to help maintain community character and natural resources in the region.

### *Leelanau General Plan*

The *Leelanau General Plan* ([www.leelanau.cc/generalplan.asp](http://www.leelanau.cc/generalplan.asp)) is a county document that is meant to serve as a resource for citizens and local governments when making land use based decisions. The plan provides information, policy guidelines, and recommendations. The foundation of the plan is the plan's principal goal, which reads,

It is the principal goal of the Leelanau General Plan to establish a strategy for guiding growth that protects and, where possible, enhances the unique character of life on the peninsula. To that end, the General Plan focuses on balancing environmental protection, resource management,



and economic development so as to provide a foundation for a suitable economy that permits long term prosperity for all present and future Leelanau County residents. The balance so achieved should not sacrifice environmental quality when reasonable and prudent development alternatives exist. This plan recognizes that a healthy economy depends on a healthy environment. Achievement of this goal means protecting the integrity of the land base for use by present generations without unnecessarily compromising the options of future generations.

***The Village of Suttons Bay Community Recreation Plan and Suttons Bay Township Recreation Plan***

These plans provide a full recreation inventory, administrative structure, and action program for the Village and Township’s recreational resources.

***M-22 Heritage Corridor Management Plan***

The M-22 Heritage Corridor Management Plan ([www.nwm.org/downloads/m22\\_mgmt\\_plan.pdf](http://www.nwm.org/downloads/m22_mgmt_plan.pdf)) is a document designed to help preserve and enhance M-22. M-22 is the major transportation and commercial artery for Leelanau County and offers the opportunity for viewing some of the county’s most scenic vistas.

The Suttons Bay Community endorsed the designation of M-22 as a Michigan Scenic Heritage Route to ensure that this byway would remain in its current state and would be managed in a manner that highlights the intrinsic qualities of the Leelanau Peninsula. Designation enables county and local governmental bodies to be involved in all management decisions that involve M-22. The designation will allow local communities to work with MDOT to fulfill their management visions for M-22. As outlined in the plan, the M-22 Scenic Heritage Route Corridor Management Plan goals are to:

- Preserve and enhance the natural, historic, and cultural resources along the route.
- Preserve the scenic qualities of the corridor and encourage development that will not detract from these qualities.
- Encourage community involvement in monitoring of the route.
- Encourage interpretive programs that describe the natural, historic and cultural features located along the corridor.
- Promote the maintenance of the unique and rural feel of the villages and countryside along M-22.



In connection with the M-22 Heritage Corridor Management Plan is the Scenic Heritage Route M-22 Leelanau County Guidebook (<http://co.leelanau.mi.us/downloads/guidebook.pdf>), which offers design guidelines related to design principle, signage, buffering, access, and lighting.

***Leelanau County Agriculture Lands Inventory, Leelanau Conservancy***

This report examines the viability of farmland in Leelanau County to help guide farmland preservation efforts by local planning officials, individual landowners, and the Leelanau Conservancy.

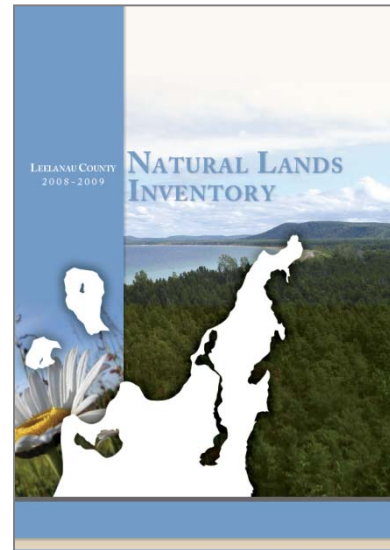
***Leelanau County Natural Hazards Mitigation Plan***

In 2000, the Disaster Mitigation Act shifted the Federal Emergency Management Agency’s (FEMA) scope of work to promoting and supporting prevention, or what is called hazard mitigation planning. FEMA now requires government entities to have natural hazards mitigation plans in place as a condition for receiving grant money, such as hazard mitigation grant program funds.

The *Leelanau County Natural Hazards Mitigation Plan* focuses on drought, wildfires, flooding, shoreline erosion, ground subsidence/landslides, thunderstorms and high winds, and severe winter weather, and was created to protect the health, safety, and economic interests of the residents and businesses by reducing the impacts of natural hazards through planning, awareness, and implementation. Each natural hazard was analyzed from a historical perspective, evaluated for potential risk, and considered for possible mitigation.

***Leelanau County Natural Lands Inventory, Leelanau Conservancy***

This report uses existing information maintained by Leelanau County and applies a tested methodology based on accepted principals of conservation biology to the unique landscapes of Leelanau County. The result is a ranking of the remaining natural lands in the county that can be utilized by local planning officials, by individual landowners, and by the Leelanau Conservancy to guide our efforts in preserving the integrity of the landscape to those areas that provide the greatest environmental benefit. This report is included in Appendix A.



***Regional Greenways Plan***

The Regional Greenways Plan is the result of a collaborative planning effort among several partners of the Grand Traverse Bay Watershed initiative, which took place in the mid 90’s. The effort involved representatives from county planning commissions, local government, business, conservation organizations, trails/recreation groups, sub-watershed steering committees, and historical/cultural interest who indentified areas where it would be beneficial to have linkages between recreational, ecological, cultural, and historical resources in Antrim, Benzie, Grand Travers, Kalkaska, and Leelanau Counties.

*“Suttons Bay is a beautiful place to live,  
and I am proud to call it home”*

*~ Suttons Bay Resident*





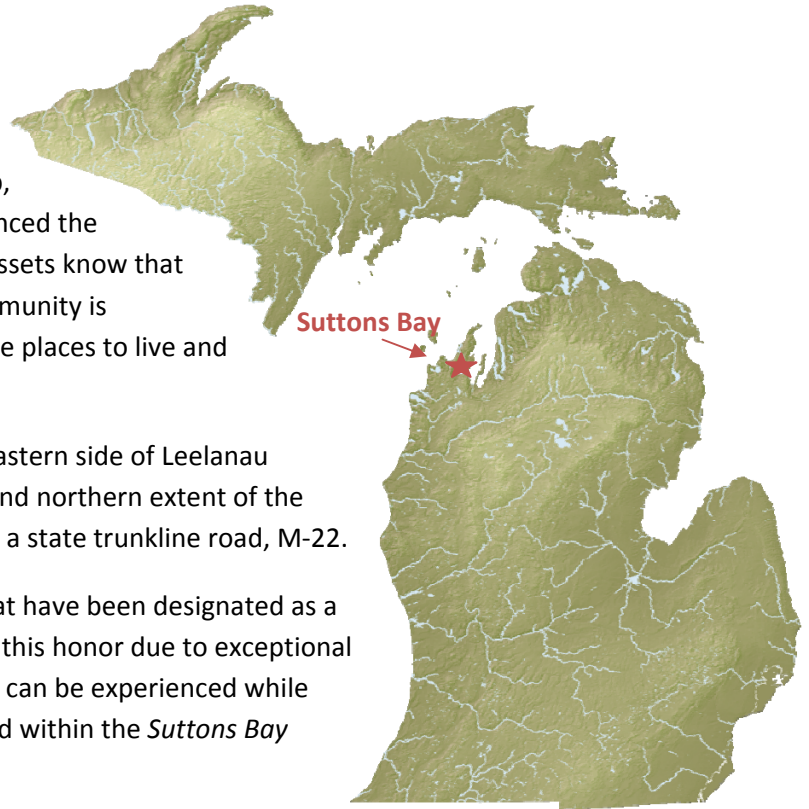
## I. Introduction

### Regional Context

The *Suttons Bay Community*, comprised of the Village of Suttons Bay and Suttons Bay Township, is truly a special place. Those who have experienced the area's outstanding natural beauty and cultural assets know that there is no place quite like Suttons Bay; the community is recognized by many as one of the most enjoyable places to live and visit in the state.

The *Suttons Bay Community* is situated on the eastern side of Leelanau County, almost midway between the southern and northern extent of the county, about 15 miles north of Traverse City on a state trunkline road, M-22.

M-22 is one of only five corridors in the state that have been designated as a *Michigan Scenic Heritage Route*. M-22 received this honor due to exceptional views of the water, woods and open spaces that can be experienced while travelling this road – all features that are enjoyed within the *Suttons Bay Community*.



### History of the Suttons Bay Community

#### *Tribal History*

Prior to European settlement, members of the Odawa (Ottawa) the Ojibwa (Chippewa) and Bodowadomi (Pottawatomi) tribes established a home in the area. Now re-organized as one tribe ("The Tribe"), this community was able to retain land in Suttons Bay Township in an area known as Peshawbestown, named after Chief Peshaba. The Tribe retained this land through a series of purchases and government treaties. However, both the retention of tribal lands and the eventual recognition of the Grand Traverse Band of Ottawa and Chippewa Indians required extensive negotiations and struggle. More detail on the Tribe's history can be found at: [www.gtbindians.org/history.html](http://www.gtbindians.org/history.html).

#### *European Settlement and Development*

The Suttons Bay area is named after Harry Chittenden Sutton who established a camp on the bay in the 1850's. His camp supplied fuel to the wood burning steamboats of the Great Lakes. Prior to being named Suttons Bay, the Village was known as Pleasant City and Suttonsburg. Incorporating Bay into the name reflected the community's strong tie with Leelanau Peninsula's signature harbor. During the early European settlement days, commercial and residential development concentrated in the Village. As stated in the *Suttons Bay Sesquicentennial Celebration* booklet:

According to an early record, "by 1880 the village had grown to be a lively place of about 250 inhabitants and contained four stores, three docks, two hotels, a brick schoolhouse, a sawmill, printing office and a new Catholic church." It was doing an extensive trade in shipping wood

and bark. By this time the town had become known as Suttons Bay. The town was incorporated in 1895.

Meanwhile, land in the township was mostly being used for timber operations, field crops and orchards. In connection with timbering, sawmills were key businesses in the area. One of the first sawmills was established in the 1870's by Carr and Fox and later owned by the Greilick Brothers. This sawmill was on the site where the Inland Seas Education Association is now located.

During the early years of European settlement, farmers did not specialize. However, over the years, agriculture focused on potato production. One local resident recalls "School Potato Vacations during the 1930s and 40s" and states "If you remember, you know it was no vacation! It meant two diligent weeks of picking potatoes for your family or neighbors in an effort to get the crop harvested" (*Suttons Bay Sesquicentennial Celebration*). Following the potato boom, cherries and other fruit became the agricultural focus and remain a strong part of the local agricultural economy today. The growing of wine grapes began in earnest toward the end the 20th century.

As a waterside community, shipping and sailing have also played a strong role in the history of Suttons Bay. In the 1800s schooners were common in the bay. These ships carried lumber, cordwood and tanbark. Later, steamships provided passenger service between Suttons Bay and nearby ports in addition to freight. However, as roads and rail lines were developed and lumbering waned, fewer ships were used to move people and cargo.

In the late 1800s, people started accessing Suttons Bay by the Manistee and Northeastern Railroads, established in southern Leelanau County during 1892. In 1903 the Manistee and Northeastern began daily service through Suttons Bay and Northport. The earliest cut road in the community was a state road that ran from Newaygo to Northport, which passed through Suttons Bay on what is now St. Mary's Street. M-22, the current state highway and the community's main corridor, was once a two-track and is reported to have had a large tree in its center, giving drivers an option on which side to pass.



## Suttons Bay Community Today

### *Suttons Bay Township*

Today, Suttons Bay Township is mainly comprised of farmland and rolling hills of grassy shrub covered fields. The farms produce a variety of agricultural products, but the area is best known for its cherry orchards and vineyards. Both the orchards and vineyards contribute greatly to the area’s pastoral landscape, particularly when the cherry trees are in bloom, decorating the countryside with bouquets of fragrant, white blossoms.



*Local Cherry Blossoms*

The Village of Peshawbestown, the 12.5 acre area that serves as a community center for the Grand Traverse Band of Ottawa and Chippewa Indians, is also located in Suttons Bay Township. The Village of Peshawbestown is part of the original Reservation lands and it was one of the first properties taken into Trust (the Federal Government holds legal title but the beneficial interest remains with the tribe) once the Tribe received Federal Recognition in 1980. Key features of the Village of Peshawbestown are the Leelanau Sands Casino, one of two tribally owned casinos, the *Strongheart Center*, an architecturally striking structure that provides a unique recreation facility and community meeting space, and the Tribe’s *Eyaawing Museum and Cultural Center*, a facility dedicated to increasing the understanding and respect for the Grand Traverse Band’s culture, art, and history. The Tribe owns 800 acres of land in Suttons Bay Township located in and around the Village of Peshawbestown.



*Strongheart Civic Center*

### *The Village of Suttons Bay*

The Village of Suttons Bay is situated on the eastern edge of the Township along the water and has a lively downtown filled with a variety of shops and restaurants. It is a popular destination for tourists who enjoy strolling, window-shopping, and dining in an attractive, casual and inviting atmosphere. A public beach is located behind the library and Village office, just to the east of the main downtown strip. The public beach is also located next to the municipal marina, a 173-slip boat dock. To the west of the beach, on the other side of the downtown, is the Village’s main residential area, primarily composed of mature, traditional neighborhoods with single-family homes.



*Downtown Suttons Bay*



*Suttons Bay Beach*

### *The Suttons Bay Community*

Separately, Suttons Bay Township and the Village of Suttons Bay have their own values and assets. Together, they create what many people consider “the best of up north” – blessed with sun, sand, snow, water, woods, farms, culture, shops, restaurants, and entertainment. In the words of one community member, “Suttons Bay is a beautiful place to live, and I am proud to call it home.”

*“Planning is bringing the future  
into the present so you can do  
something about it now”*

*~ Alan Lakein*



## II. Planning Process

### Introduction

The *Suttons Bay Community* is an exceptional place. The community has much to offer and as a result many residents are concerned with how to handle growth and change. They ask:

- How can we keep what we love about the place?
- What is the best way to make improvements?
- How can we keep this place affordable and friendly?

The purpose of planning is to address questions of this nature and provide a collective guide to managing change. As time management expert Alan Lakein once wrote, “Planning is bringing the future into the present so you can do something about it now.” With this in mind, the Planning Commissions of Suttons Bay Township and the Village of Suttons Bay have teamed together to address these questions from a community-wide perspective.

Collaboration between the Township and Village first began several years ago when the two planning commissions held a joint meeting to discuss mutual concerns. This opened the lines of communication regarding independent efforts that had an effect on the entire community. In addition, the two jurisdictions share a planner and a zoning administrator, which provides an important connection for coordinated land use planning.

In 2007, the two planning commissions took their previous collaboration a step further and formed a *Joint Master Plan Subcommittee*. This committee was charged with the tasks of jointly applying for grants, exploring coordinated planning options, and completing a shared master plan. The group has been successful at securing three key grants to support their cooperative planning efforts, including:

- An MSU Community Planning Initiative grant, which was used for the Land Policy Institute’s *Smart Growth Readiness Assessment (SGRAT)* tool to determine how well the community’s existing policies support Smart Growth;
- The Michigan Department of Environmental Quality, *Coastal Management Program* grant to help fund a public input process and develop land use/land cover data and maps for three time periods (1978, 1998, and 2005); and



*Partnerships for Change – Sustainable Communities is a multi-jurisdictional planning assistance program developed by LIAA, Michigan Municipal League (MML), and Michigan Townships Association (MTA). The mission of the program is to foster new and expanded cooperation between cities, township, and villages in developing and carrying out local land use policies that contribute to the preservation of cultural and natural resources. The program is funded by grants from the Americana Foundation, C.S. Mott Foundation, W.K. Kellogg Foundation, Department of Environmental Quality’s Coastal Management Program, MML and MTA. The Suttons Bay Community received a Partnerships for Change - Sustainable Communities grant given their history of cooperation and their willingness to explore higher levels of collaboration.*

- LIAA’s *Partnerships for Change – Sustainable Communities* grant to form a Joint Planning Commission and complete this document, *the Suttons Bay Community Joint Master Plan*.

*SGRAT (Smart Growth Readiness Assessment Tool)*

The SGRAT process was instrumental to the development of this Plan. Through SGRAT, the community evaluated the effectiveness of existing local policies in supporting Smart Growth principles. Based on the results of SGRAT, Suttons Bay Community officials decided to focus on six of the ten Smart Growth tenets during the development of this Plan. These six Smart Growth tenets are used as the overarching goals of this Plan, and are discussed in more detail in Chapter III.

*Partnerships for Change*

Working under the *Partnerships for Change – Sustainable Communities* grant, in 2009, the community formed the *Suttons Bay Community Joint Planning Commission (SBCJPC)*. The SBCJPC is one of only a handful of joint planning commissions in the state of Michigan and represents a true commitment to cooperation. As stated in the joint planning commission agreement, “the Village of Suttons Bay and Suttons Bay Township find it in their long-term interests to cooperate on planning and zoning issues.” With this in mind, the SBCJPC hopes to work for the benefit of the entire Suttons Bay Community. (See Appendix B for a copy of the agreement.)

Once the SBCJPC was formed, the planning process for this document officially began. The planning process followed a nine-step procedure, shown in Figure 1.1, which involved a significant amount of public input including an interactive website, survey, two public forums, and a special youth initiative, each described in the following paragraphs.

**Figure 1.1 – Planning Process**



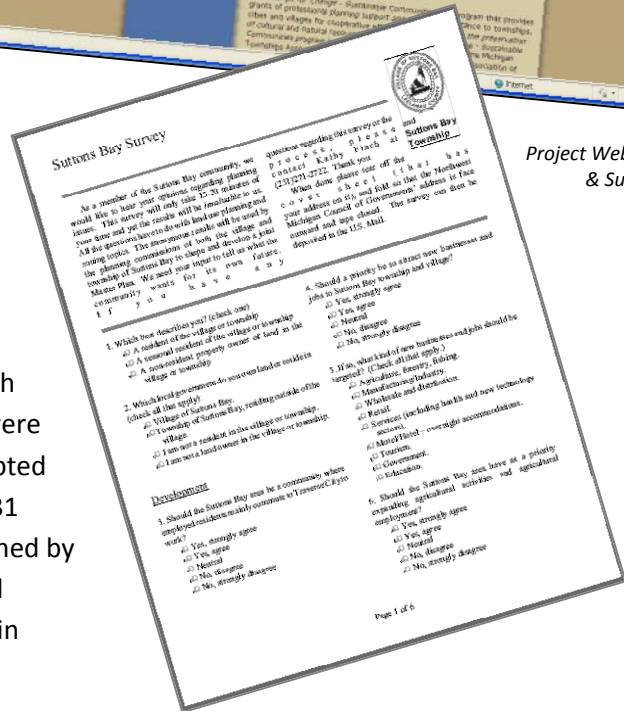
**Project Website**

Project partners developed a website that served as a community resource for the Master Plan development process. Through this website, residents, business owners, local officials, and all other interested citizens have had direct access to project news, information, and an opportunity to provide input. The website is found at: [www.partnershipsforchange.cc/suttons\\_bay/](http://www.partnershipsforchange.cc/suttons_bay/)



**Survey**

The Township and Village planning commissions initiated the survey with the intent of gathering feedback from residents in both municipalities. Michigan State University Extension and Northwest Michigan Council of Governments designed the survey, and it was paid for using grant funds from the Michigan Coastal Zone Management Program.



Project Website & Survey

The survey was conducted by mail, using a random selection from the Leelanau County tax rolls for both the Village and the Township. About 550 surveys were mailed in early August 2008. Responses were accepted until the end of August 2008. Of the 550 mailed, 531 were presumably delivered (as they were not returned by the post office). A total of 243 were completed and returned. A summary of the responses is provided in Appendix C and presented throughout this Plan.

In addition to the mailed survey, community members were invited to complete a drop-off or online version of the survey. Feedback from the drop-off and online surveys is not reflected in the summary statistics provided in Appendix B. However, responses from the drop-off and online surveys that support the mailed survey findings have been considered during the development of this Plan.

**Public Meetings**

The SBCJPC hosted two public meetings. Space for both these meetings was generously donated by the Silvertree Deli in downtown Suttons Bay. The first public meeting was held on April 28, 2009. At this meeting, participants had a chance to review the community survey results, learn about the overarching goals of the Master Plan, provide comments, and ask questions of the SBCJPC. This was accomplished through an open-house format where participants were invited to review and post comments on



*SBCJPC Work Session*



*Public Meeting*



*SBCJPC Work Session*



*Public Meeting*

presentation boards displaying the survey results and proposed goals of the Plan. In addition, students from Suttons Bay High School presented a community focused photography project. Materials and results of the first public meeting are provided in Appendix D.

The second public meeting was held on Tuesday, September 29, 2009. This meeting followed the same open-house format and invited participants to review and post comments on boards displaying the Plan's proposed objectives and strategies. Materials and results of the second public meeting are also provided in Appendix D.

### *Youth Engagement*

The SBCJPC felt that it was important to hear from Suttons Bay youth to gain a perspective on their wishes for the community and what would inspire them to stay or return to the community after college or other life experiences. In addition, project partners wanted to help educate youth about planning processes, and how they can become involved with shaping the future of the community. With this in mind, the SBCJPC teamed with local high school teacher, Scott Tompkins, to engage youth in the planning process. Through his photography class, Mr. Tompkins assigned students the task of capturing images of Suttons Bay in addition to manipulating photographs to convey ideas for the future of the community. Students presented this material to members of the SBCJPC and to the public at the first public meeting. Results of the youth engagement project are provided in Appendix E.

### **Inputs, Policies, and Goals**

The information gathered through SGRAT, the survey, the public meetings, and the youth project, in addition to community data such as census data, are considered as the inputs of this Plan. These inputs are the building blocks of the Plan's policies. The Plan's policies are the Objectives, Future Land Use, and Zoning Strategy. The next chapter explores the Plan's six goals and how these inputs and policies support each goal.



*A Sampling of Suttons Bay Images from the Student Project*



*Clayton Queen*



*Brooke Crandall*



*Sean Patterson*



*Clayton Queen*



*Forest Jarvis*

*“Growth is smart when it gives us great communities with more choices and personal freedom, good return on public investment, greater opportunity across the community, a thriving natural environment, and a legacy that we can be proud to leave our children and grandchildren”*

*~ Smart Growth Network*



### III. Goals

#### Introduction

The goals of this Plan are based on six *Smart Growth* tenets. In combination, these goals will help preserve and enhance the high quality of life already offered by the community. These goals also address key issues related to statewide, national, and global conditions that impact Suttons Bay. For example, the goals respond to concerns raised in the 2003 Michigan Land Use Leadership Council report titled *Michigan's Land, Michigan's Future*.

This report asserted that the conversion of agricultural land, forestland and open space to urban uses can decrease both the visual appeal and the land-based economy of communities. These qualities are often associated with "rural character." At the same time, this pattern of development may result in a decline in urban population as people move out to suburban and rural residences. The loss of population can decrease the tax base and property values in cities and villages, leaving the existing infrastructure without adequate funding for proper maintenance. The outcome can be a diminished "rural character" and suffering urban centers. Meanwhile, the infrastructure that is needed to support new growth along the urban fringe adds costs that can put a strain on local government resources.

The paving, maintenance, expansion, or construction of roads is an example of infrastructure costs that increase as low-density suburban and rural development continues. As the road network expands, fewer funds become available to address maintenance and improvement of existing roads. Likewise, the costs of extending water and sewer services into lower density areas can be excessive. The taxes that pay for these services would be stretched too thin to maintain the expanded infrastructure.

In connection with the impact that unmanaged growth can have on the costs of infrastructure are the negative impacts that it could have on the natural resources of the community. For instance, if intense suburban development occurs in rural areas without access to public water and sewer services, the impact on groundwater can be harmful. This is particularly a problem in areas that have high soil permeability, such as Suttons Bay. The expansion of the road network can also affect water quality by creating more impervious surfaces, increasing runoff and inhibiting natural filtration processes. As a result, fertilizers and other contaminants can flow directly into the area's valued streams and lakes. Anglers, boaters, swimmers, and wildlife would all be affected by pollutants entering the area's waterways.

Uncontrolled growth into agricultural land also presents serious problems. Once agricultural land is developed, it is highly unlikely that it will ever be farmed again. Meanwhile, as rising transportation costs become a growing concern for the state and nation, communities will need to rely more heavily on local food sources. As local farms decrease, so does the opportunity to access local food sources. Unfortunately, keeping farms economically viable is a difficult task. Profit margins are very narrow and the work is hard. Further, the financial assets that can allow a farmer to retire are typically tied up in the land that is being farmed. Often, the only retirement option for farmers is to sell the land. Many farmers would like to see the land continued in agricultural use. However, there are fewer younger

farmers to take their place and to whom they can sell their farm. In addition, the most lucrative land sale may be to a developer. For these reasons, many places are starting to explore ways to support agricultural activity as a community.

The goals presented in this Plan also help to address what the Land Policy Institute (LPI) has termed “dark economic times.” In their 2009 report, *Chasing the Past or Investing in Our Future* the authors suggest that communities across the nation are facing a difficult transition from what is known as the “old economy” to the “new economy.” This is especially true for communities in Michigan, one of the states hit hardest by the recession.

As explained in the report, the old economy is based on industrial activity that emerged in the mid-1800s. At one time, this economic model produced a great amount of wealth for communities. For example, in the automobile industry’s heyday, Detroit was one of the country’s wealthiest cities, and this wealth was reflected in city’s population growth and extensive development of infrastructure, such as roads, museums, and hospitals.

In contrast, the “new economy refers to a global, entrepreneurial and knowledge-based economy where business success comes increasingly from the ability to incorporate knowledge, technology, creativity and innovation into their products and services.” This departs from old economic principles familiar in the manufacturing sector, such as “economies of scale.” Decreases in the U.S. manufacturing economy have accompanied a shift toward an economy built upon creativity and knowledge. The job market is increasingly geared towards people with increased technological skills, higher education, and vast social connections rather than towards skilled laborers.

The shift from the old economy to the new economy has implications for most aspects of Michigan communities. In relation to planning, the new economy requires communities to examine their *placemaking* attributes. While there is no single sure-fire bullet that is expected to fix the economy, *placemaking* attributes, such as cultural amenities and access to nature-based recreation, have a record of attracting, retaining and inspiring new economy workers, otherwise known as “knowledge workers,” as explained below:

Knowledge workers, the talented and entrepreneurs are said to be attracted to quality of life features, which include green infrastructure assets, leisure amenities, cultural amenities and other amenities (Benedict and McMahon, 2002). Venture capital and private equity are expected to follow knowledge workers to these quality places. Therefore, the natural, environmental and social assets of a place may well be important levers for economic developers to pull to position their communities for prosperity in the New Economy.

As part of both *placemaking* and generally responding to difficult economic times, many experts believe that greater access to housing and transportation choices should play a central role in adjusting to the *New Economy*.

As reported by the American Planning Association, “the realization of safe, decent, affordable housing is becoming increasingly difficult for more and more individuals and families.” For instance, “the National Low Income Housing Coalition recently found that in order to afford a market-rate two-bedroom rental unit without spending more than 30 percent of annual income, a full-time worker would need to make \$15.21 per hour.” Meanwhile, as fuel prices increase, transportation costs consume a higher percentage of people’s budgets. These cost burdens, in addition to other quality of life standards, are driving people preferences about how communities should be designed. In connection, findings from *the 2004 National American Community Survey*, conducted by Belden Russonello & Stewart for Smart Growth America and the National Association of Realtors found that “Americans favor smart growth communities with shorter commute times, sidewalks, and places to walk more than sprawling communities” and that “the length of their commute to work holds a dominant place in Americans’ decisions about where to live. Americans place a high value on limiting their commute times and they are more likely to see improved public transportation and changing patterns of housing development as the solutions to longer commutes than increasing road capacities.”

Feedback from the community survey and public meetings echo the above statewide and national concerns; Suttons Bay residents care about retaining rural features, encouraging economic growth, increasing transportation choices, creating new housing opportunities, and generally having a pleasant place to live. While the Suttons Bay Community already offers many of these amenities, the community recognizes that there are a number of opportunities for improvement. To meet these opportunities, the community has embraced the following *Smart Growth* principles as this Plan’s overarching goals:

Create a Range of Housing Opportunities and Choices

Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas

Provide a Variety of Transportation Choices

Make Development Decisions Predictable, Fair, and Cost Effective

Strengthen and Direct Development toward the Village

Foster a Distinctive, Attractive, Community with a Strong Sense of Place

In combination, the goals of this Plan are designed to help make Suttons Bay, an already remarkable community, the best that it can be. The following pages illustrate each of the *Smart Growth* goals by showing how they are supported by community feedback, data, and the policies of this Plan.

# Goal 1: Create a Range of Housing Opportunities and Choices

To help create a range of housing opportunities and choices SGRAT found that the Suttons Bay Community needs to provide more homes and apartments for people of all income levels by providing incentives, and working with agencies on home ownership programs. In addition, SGRAT findings suggested that the Zoning Ordinance be reviewed to ensure that there are development opportunities for single family homes on small lots and there are provisions for multi-family residential areas that are close to job centers, transit, and other access opportunities.

SGRAT<sup>1</sup>

A slight edge of survey respondents favored affordable housing measures for new families, senior citizens and people working in the community. A majority of respondents favored allowing residential housing in commercial areas as one technique for affordable housing.

Community Survey<sup>2</sup>

One student noted that they find beauty in the local architecture in addition to finding the village atmosphere welcoming.

Youth<sup>3</sup>

## Objectives<sup>6</sup>

- 1.1 Objective:** Increase housing opportunities to accommodate young professionals, young families, and others within the lower and medium income range
- 1.2 Objective:** Increase housing opportunities for all stages of life
- 1.3 Objective:** Ensure that new residential developments integrate well into the existing landscape and complement the character of existing neighborhoods
- 1.4 Objective:** Mix residential units with commercial and office uses

## Future Land Use<sup>7</sup>

The proposed Future Land Use categories that most directly support the objectives and strategies of this goal include:

- *Rural Residential*
- *Neighborhood Residential*
- *Shoreline Residential*
- *Mixed Use*
- *Village Growth Management Area*

Between 1980 and 2000, the Suttons Bay Community experienced the greatest increase in the “Mature Family” age category (45-64). The two other age categories that increased the most are the “School” age (5-19) and the “Family Formation” age (20-44) categories. This indicates that housing is needed for growing families as well as “empty nesters” with smaller living space needs.

Housing is one of the key factors to a community’s overall quality of life. Adequate housing is needed by everybody. However, the type and location of housing needed varies based on factors such as income, family size, and age.

Comments from the public meetings generally expressed support for housing that is available to people of all income levels. The public comments also included the suggestion that the community should be sensitive to where and how lower-income housing is developed so that it is: 1) attractive, 2) does not concentrate vulnerable populations, and 3) provides for adequate living space.

In 2007 the Community Research Services, LLC reviewed the Suttons Bay housing market and found that there was a need for more affordable housing in the area. Additionally, 2008 census estimates show that 46% of homeowners in the county are spending above an affordable level on mortgages (30% or more of income according to the U.S. Department of Housing and Urban Development).

Where and how housing is developed also affects how the community, as a whole, functions. Housing style and location influences access to jobs, schools, and other amenities, along with opportunities for people to interact, and the overall feel of a community.

Therefore: ***The community supports meeting this goal by increasing housing choices based on the needs and wishes of the community while directing new housing development in ways that support the viability of the community.***



## Zoning<sup>8</sup>

The proposed Future Land Use categories that most closely correspond with the following existing Zoning Districts.  
(v) = village (t) =township

Future Land Use	Zoning
Rural Residential	Hillside Residential (v) Residential (t)
Neighborhood Residential	Central Residential (v) Newer Village Residential (v)
Shoreline Residential	Single Family Waterfront (v) Waterfront Condominium (v) Residential (t)
Mixed Use	Mixed Uses (v)



## Goal 2: Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas

To help preserve open space, farmland, natural beauty, and critical environmental areas, SGRAT recommends that the Suttons Bay Community develop an inventory of natural features and farmland. Since the SGRAT report was published, the Leelanau Conservancy has completed this type of inventory, which is being used in the Future Land Use portion of this Plan.

SGRAT also found that the community should establish compact development policies, or an urban service line, that directs the use of public funds for roads, sewer and/or water to areas within the boundary and not into agricultural, forest or open space.

SGRAT<sup>1</sup>

Survey respondents strongly supported measures to protect surface and groundwater. For example, a majority of respondents supported regulations like restricting the use of certain fertilizers and point-of-sale septic system inspections. However, survey respondents did not express support for a property regulation regarding the removal of trees in developed areas.

Survey respondents also support expanding agricultural activities and agricultural employment as a priority. Non-traditional agriculture activities that were especially favored include farm markets, tasting rooms, and tourist attractions.

Community Survey<sup>2</sup>

Several students highlighted their appreciation of the water and trees and commented that Suttons Bay is a beautiful place. One student also expressed his concern about the potential for litter to take away from the community's beauty.

Youth<sup>3</sup>

### Objectives<sup>6</sup>

- 2.1 Objective:** Support the continuation of active agriculture in the community
- 2.2 Objective:** Preserve the community's scenic and rural character by minimizing the impacts of development on environmental features such as wetlands, woodlands, steep slopes, habitats, night sky, ridgelines, and scenic views
- 2.3 Objective:** Protect the quality of surface and groundwater resources in the community from development related impacts
- 2.4 Objective:** Discourage development that will negatively impact environmentally sensitive areas or require substantial changes to the natural systems

### Future Land Use<sup>7</sup>

The proposed Future Land Use categories that most directly support the objectives and strategies of this goal include:

- *Working Lands*
- *Conservation*
- *M-22 and M-204 Heritage Corridors*
- *Village Growth Management Area*



A recent land use change analysis that examines data from 1978, 1998, and 2006 reveals that between 1978 and 2006 urban land uses increased from 6% to 12% of the community's total land area. However, the community's two most frequent forms of land cover and land use are forestland and agriculture. Together, these two categories make up 12,046 acres of land, or 75% of the total land mass. Combined with other natural feature categories, about 88% of land uses in the community are typically associated with "rural character." In addition, agriculture plays a prominent role in the local economy. According to the Leelanau County Agriculture Fact Book, Leelanau County agriculture generates over 1,200 full and part time jobs, overall sales of agricultural products from the county are valued at about \$20-30 million per year and the processing and distribution of agriculture products adds an estimated \$16 million of economic activity.

Open space, farmland, and natural resources play a key role in the community's identity and way of life. Agriculture is a cornerstone of the community's economy and adds substantially to the landscape's scenic beauty. Meanwhile, the area's natural resources provide the community with health benefits, recreational opportunities, working eco-systems, and a remarkable landscape. For many people, the area's open space, farmland and natural resources are the main reasons they choose to live in the Suttons Bay Community. These features contribute to the *sense of place* held by many residents.

Therefore: ***The community supports this goal by establishing appropriate regulations and directing development to areas that are better suited for urbanized growth.***

Public meeting comments indicated that residents generally support the preservation of farmland, natural beauty and critical environmental areas. Several meeting participants especially emphasized the need to protect water quality, open space, and trees.

Public Meetings<sup>4</sup>

Community Data<sup>5</sup>

Conclusion

## Zoning<sup>8</sup>

The proposed Future Land Use categories that most closely correspond with the following existing Zoning Districts. (v) = village (t) = township

Future Land Use	Zoning
Working Lands	Agriculture (t)
Conservation	Agriculture (t)



## Goal 3: Provide a Variety of Transportation Choices

To help provide a variety of transportation choices, SGRAT recommended increasing non-motorized transportation, public transit, and ride-share options along with linking land use and transportation planning on a regional level. In addition, SGRAT recommended designing transportation facilities to fit well within the community while meeting current safety and accessibility standards.

SGRAT<sup>1</sup>

There was an almost even split, with an edge of survey respondents favoring the expansion of sidewalks, crosswalks, crossing lights, bike trails, and bike lanes along existing roads. However, there was not a majority supporting a voted increase in property tax millage to pay for these expansions.

Most respondents agreed that traffic in the downtown along M-22 should be slowed. However, a majority only supported clearly marked pedestrian crossings and slightly less than a majority supported “speed reduction.” There was not significant support for pedestrian crossing sidewalks extending out past the parking lane, bike lanes, raised crosswalk (bridge), roundabout, speed humps, and median barrier.

Community Survey<sup>2</sup>

One student thought that Suttons Bay could use a bike lane to help ease traffic. Another student proposed a monorail system that would connect to other regional hubs and attract tourists!

Youth<sup>3</sup>

### Objectives<sup>6</sup>

- 3.1 Objective:** Maintain and improve the existing road system for safe and effective flow of all users
- 3.2 Objective:** Increase public transportation service between the Suttons Bay community and other regional hubs
- 3.3 Objective:** Expand transportation infrastructure serving pedestrians and bicyclists

### Future Land Use<sup>7</sup>

The proposed Future Land Use categories that most directly support the objectives and strategies of this goal include:

- *Neighborhood Residential*
- *Mixed Use*
- *Recreation*

The Leelanau Trail provides a 15.5 mile non-motorized pathway that connects the southern point of Suttons Bay with northwestern Traverse City. The trail's route runs along one of Leelanau County's former railroad corridors. In addition, the Village provides sidewalks along M-22 and most neighborhood streets. Some roadways also provide wide shoulders for bicycle traffic.

The Bay Area Transportation Authority (BATA) out of Traverse City provides Monday-Friday busing service from Traverse City to Northport with scheduled stops, along with some extra stop options, in Suttons Bay. However, BATA's recent survey (administered to both users and non-users of BATA) shows a need and a desire for more frequent stops in the community. The survey also notes a need for more access to transit in the rural areas, especially for person age 60 years and older. In addition, the survey revealed that 32% of respondents are spending \$50-\$100 per month and 21% are spending \$100-\$150 per month on fuel.

The condition and type of transportation facilities available affects how residents and visitors move throughout the community and access places, such as work, school and recreational resources. When transportation facilities overwhelmingly support private car usage, people who do not own a car, children and seniors who cannot drive, and people who simply prefer to walk or bike face a disadvantage. Furthermore, as fuel costs rise, car dependency places a higher financial burden on individuals and families who have no other transportation choice.

Therefore: ***The community supports this goal by improving and increasing multi-modal transportation facilities***

Public meeting responses generally indicated that people support the improvement and expansion of non-motorized transportation facilities, public transit and safer pedestrian crossings on M-22.

Public Meetings<sup>4</sup>

Community Data<sup>5</sup>

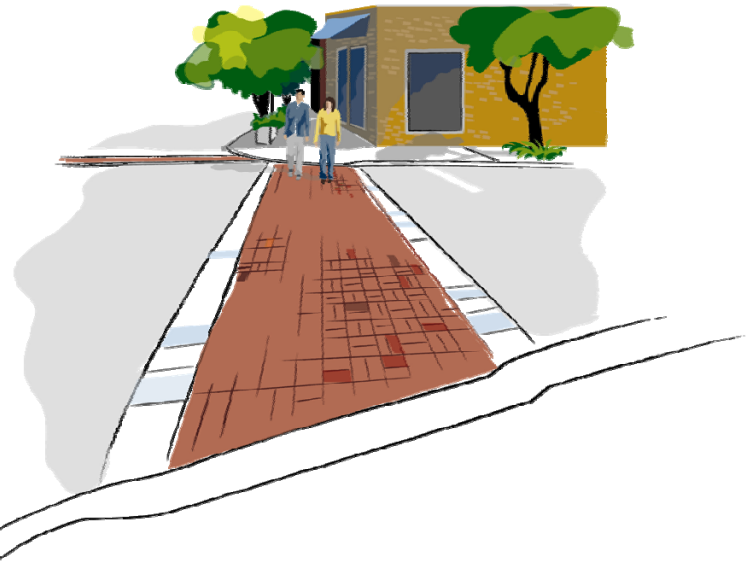
Conclusion

## Zoning<sup>8</sup>

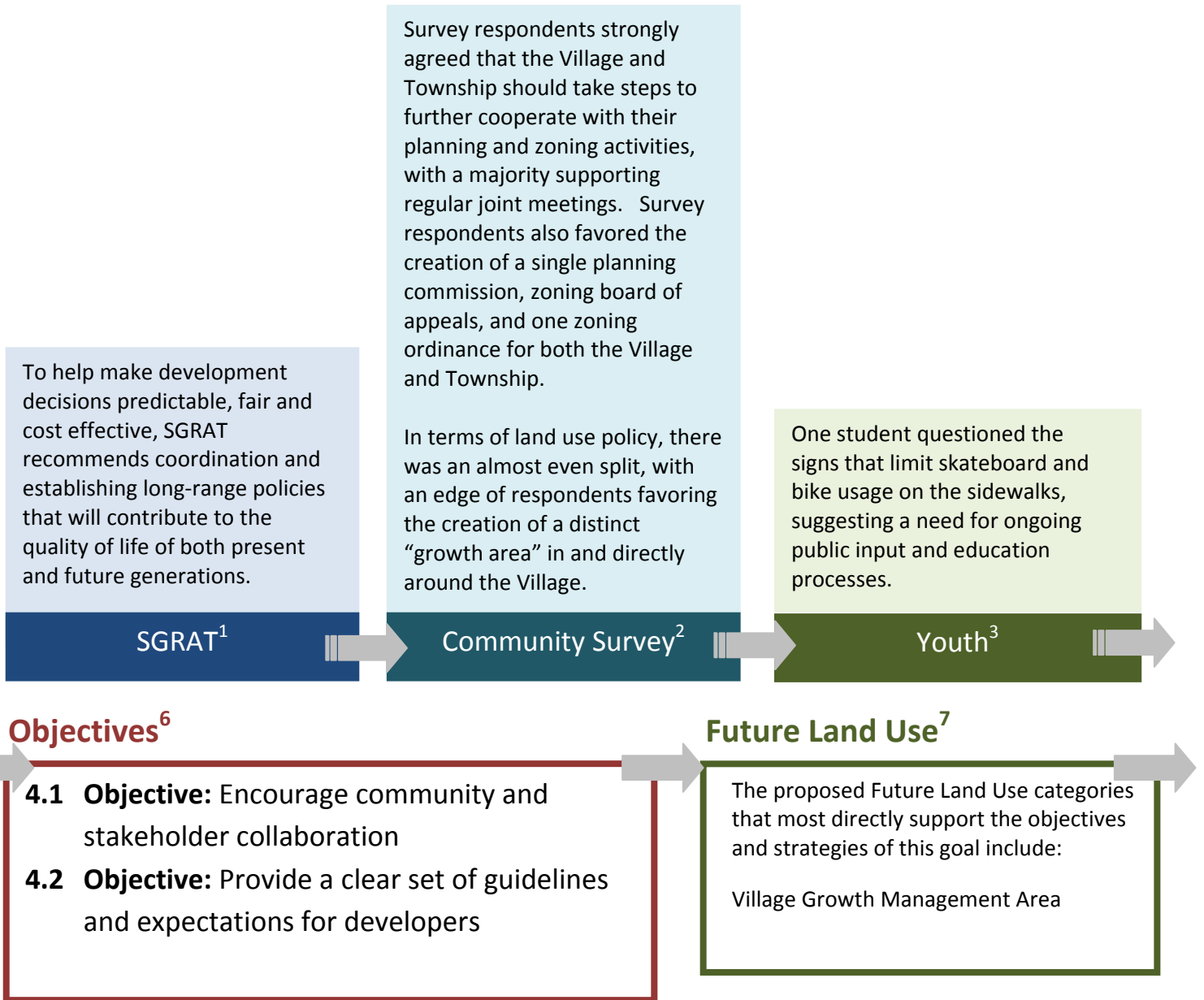
The proposed Future Land Use categories that most closely correspond with the following existing Zoning Districts.

(v) = village (t) =township

Future Land Use	Zoning
Neighborhood Residential	Central Residential (v) Newer Village Residential (v)
Mixed Use	Mixed Uses (v)
Recreation	Public Lands (v)



## Goal 4: Make Development Decisions Predictable, Fair, and Cost Effective



Public meeting comments indicated that people support coordination and collaboration between the Village and the Township. However, there were varying opinions about the level of collaboration that is appropriate.

Public Meetings<sup>4</sup>

The Village and the Township have been coordinating for several years to help keep aware of each other's planning and zoning activities but have maintained separate planning and zoning documents. In 2009, the two jurisdictions agreed to take their coordination a step further and formed the Suttons Bay Community Joint Planning Commission (SBCJPC). The SBCJPC is charged with the development of this joint Plan and a joint Zoning Ordinance. The ultimate goal for these two documents is to provide the landowners and developers with consistent land use policies. The two jurisdictions also share a planner and zoning administrator, which helps support multi-jurisdictional coordination and consistency.

Community Data<sup>5</sup>

What happens in the Village affects the Township and vice-versa. As a closely knit community, it is important for the Village and Township to collaborate so that landowners and developers receive the same information to gain a clear understanding of local policies and what is desired for the entire community. In addition, it is important for the two governments to develop joint policies based on public input while maintaining an ongoing public communication system to help keep people informed and solicit feedback on government activity.

Therefore: ***The community supports this goal through inter-jurisdictional collaboration and strong public education and input mechanisms.***

Conclusion

Zoning<sup>8</sup>

The proposed Future Land Use categories that most closely correspond with the following existing Zoning Districts.

Future Land Use	Zoning
Village Growth	Village Uses
Management Area	



## Goal 5: Strengthen and Direct Development towards the Village

To help strengthen and direct development towards the Village, SGRAT recommended using mechanisms, such as the zoning ordinance, brownfield redevelopment programs, a Downtown Development Authority, and tax incentives, to develop and redevelop in the existing urban area. SGRAT also recommends adopting a fix-it-first policy for upgrading existing facilities and infrastructure before new facilities or infrastructure is built.

SGRAT<sup>1</sup>

A vast majority of survey respondents agreed that public water and sewer systems should only be expanded to areas where development is wanted and/or not constructed where development is not wanted. In conjunction, there was an almost even split, with an edge of respondents favoring the creation of a “growth area” in and directly around the Village to help control infrastructure costs.

A slight majority agreed that no commercial development should be allowed near the new Leelanau County Government Center.

Community Survey<sup>2</sup>

One student commented that “Suttons Bay is a beautiful town surrounded by astonishing nature,” suggesting that the distinct line between town and country is an asset to the community.

Youth<sup>3</sup>

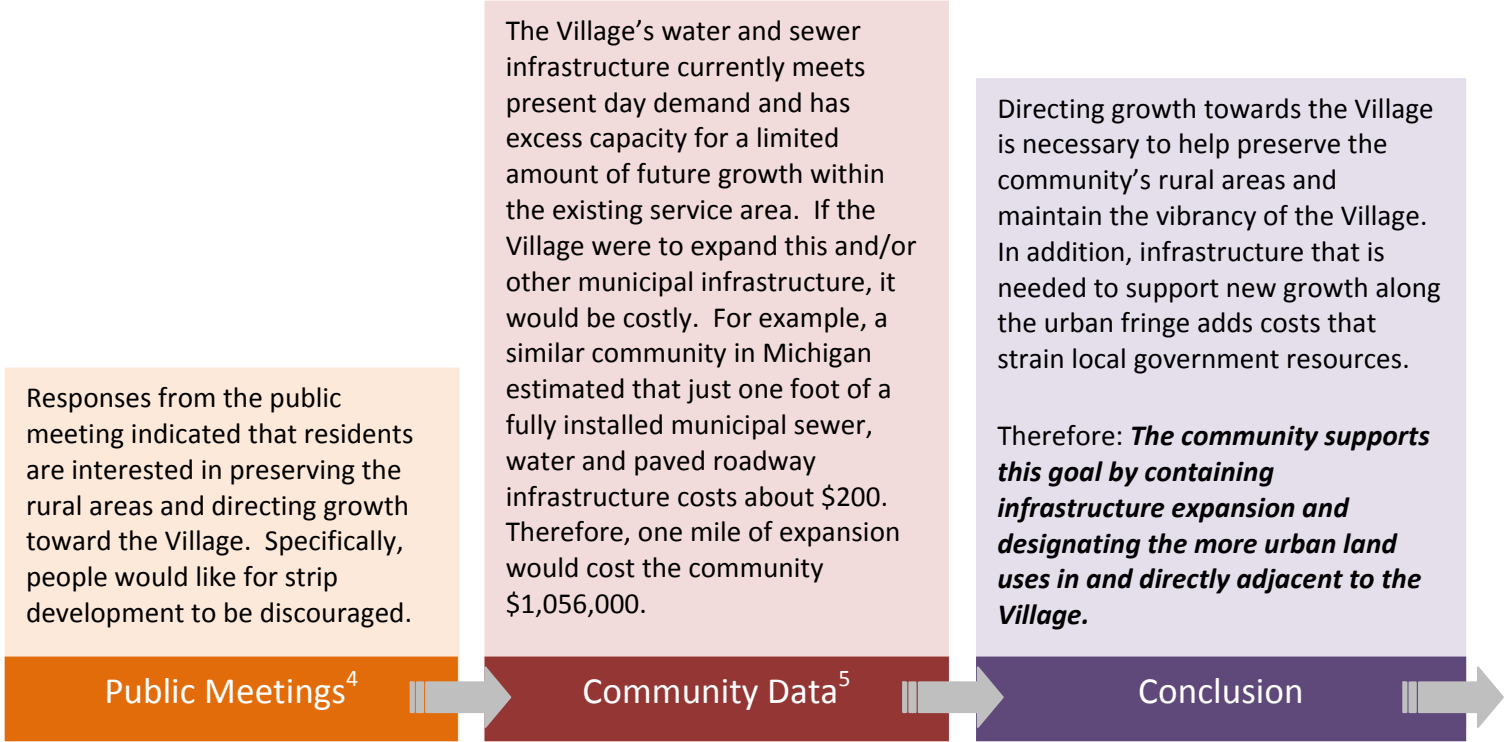
### Objectives<sup>6</sup>

- 5.1 Objective:** Direct higher density housing to lands that have the capacity to support such development and are adequately served by existing public roads and utilities and located closer to the Village
- 5.2 Objective:** Provide appropriate opportunities for the establishment of commercial uses which meet the demonstrated market needs of community residents
- 5.3 Objective:** Provide appropriate locations for low-impact industrial uses that are compatible with surrounding land uses and adequately served by public facilities and services
- 5.4 Objective:** Create community hubs that provide a combination of living, working, and playing opportunities
- 5.5 Objective:** Take advantage of compact development design

### Future Land Use<sup>7</sup>

The proposed Future Land Use categories that most directly support the objectives and strategies of this goal include:

- *Working Lands*
- *Neighborhood Residential*
- *Mixed Use*
- *Public/Semi-Public*
- *Conservation*
- *Village Growth Management Area*



## Zoning<sup>8</sup>

The proposed Future Land Use categories that most closely correspond with the following existing Zoning Districts.

(v) = village (t) =township

Future Land Use	Zoning
Working Lands	Agriculture (t)
Neighborhood Residential	Central Residential (v) Newer Village Residential (v)
Mixed Use	Mixed Uses (v)
Public/Semi-Public	Public Lands (v)
Conservation	Agriculture (t)
Village Growth Management Area	Village Uses



## Goal 6: Foster a Distinctive, Attractive Community with a Strong Sense of Place

To help foster a distinctive, attractive community with a strong *sense of place*, SGRAT recommended establishing policies that promote attractive buildings, landscaping on both public and private properties, and preserving historically significant sites, agriculture lands, and scenic natural features.

SGRAT<sup>1</sup>

Survey respondents expressed great satisfaction with the community's character in terms of how it looks, feels and its general small town/rural atmosphere. In addition, respondents agreed that measures should be taken to retain or enhance the character of Suttons Bay. However there was not strong support for a regulation concerning materials, colors, and other architectural standards on the exterior of buildings.

A majority of respondents indicated support for more recreational resources, such as trails, parks, and a significant number supported more water access.

Community Survey<sup>2</sup>

Most of the student comments focused on the area's *Sense of Place*. Specifically, students noted that they appreciated the art in the downtown, the Village's brightly colored buildings, and the area's recreational resources. Some suggestions to enhance the area's *Sense of Place* included a place to rent jet skis, kayaks, canoes, and water tubes, an amphitheater, a tow rope at Bahle Hill, a waterside driving range, a flea market, a soccer stadium, and a water park.

Youth<sup>3</sup>

### Objectives<sup>6</sup>

- 6.1 Objective:** Keep the Village and Township a vibrant community
- 6.2 Objective:** Maintain a high quality visual character throughout the community
- 6.3 Objective:** Preserve historical sites, buildings and structures that are significant to the community
- 6.4 Objective:** Create opportunities for residents and visitors to walk rather than relying solely on motorized transportation
- 6.5 Objective:** Provide ample and quality recreation opportunities
- 6.6 Objective:** Maintain the tranquil quality of existing neighborhoods
- 6.7 Objective:** Work to address the social needs of area residents

### Future Land Use<sup>7</sup>

The Future Land Use categories that support the objectives and strategies of this goal include all Future Land Uses.



Feedback from the public meetings indicated that people feel a strong *Sense of Place* for the Suttons Bay Community and would like to preserve area-wide assets, such as the community’s rural features and the “small town” atmosphere.

Public Meetings<sup>4</sup>

The Suttons Bay Community enjoys a number of amenities that contribute to the area’s *Sense of Place*. Among these amenities are the area’s natural features, active downtown, unique businesses, traditional neighborhoods, and the vast number of recreational facilities.

To help maintain the community’s *Sense of Place*, the Village has a *Form-Based Zoning Code*, which focuses more on building form than building use.

Community Data<sup>5</sup>

The Suttons Bay Community has a very strong *Sense of Place*, which contributes greatly to area’s quality of life and establishes the community as a key tourist destination.

Therefore: ***The community supports this goal by directing new development to fit well within the community character and continuing to improve and expand quality of life features, such as recreational opportunities and tranquil neighborhoods.***

Conclusion

## Zoning<sup>8</sup>

The proposed Future Land Use categories that most closely correspond with the following existing Zoning Districts. (v) = village (t) = township

Future Land Use	Zoning
All Future Land Uses	See Chapter IV



## Notes

1. The full Smart Growth Readiness Assessment (SGRAT) report can be found in Appendix F
2. The full Community Survey report can be found in Appendix C
3. Youth project statements can be found in Appendix E
4. Public meeting results can be found in Appendix D
5. Community data can be found in Appendix G
6. A complete listing of Objectives and Strategies can be found in Chapter IV
7. Future Land Use Definitions and the Future Land Use Map can be found in Chapter IV
8. The Zoning Strategy can be found in Chapter IV. Excerpts from the zoning ordinance can be found in Appendix H



*Suttons Bay Marina*

## IV. Policies & Action

### Introduction

This chapter provides more detail on the Plan's policies and actions to put these policies into effect. The first part of this chapter defines the Plan's Future Land Use Categories and describes how the Future Land Use map was developed. The second part of this chapter discusses how the proposed Future Land Use will translate into the Zoning Ordinance. The third and final part of this chapter presents an action plan to implement the policies.

### Future Land Use Definitions

The future land use definitions for this Plan were originally developed by compiling language from individual master plans, specialized and regional plans, and planning concepts related to the goals of this Plan. The SBCJPC then refined the language through an extensive review process. The future land use categories are as follows:

#### *Working Lands*

The *Working Lands* category includes land that is being used for resource based industries, such as agriculture and forestry. The purpose of this district is to preserve large, contiguous blocks of productive and potentially productive lands to support *working land* industries. Other uses compatible within this district include farmsteads, *agritourism* facilities, *agrommercial* businesses and a limited number of non-working land uses that match the rural atmosphere.

The following images represent the intended appearance and general feel of the *Working Lands* category:



*Orchards & Fields*



*Farming Structures*



*Farming Related Business*

#### *Rural Residential*

The *Rural Residential* category includes residential developments that provide a transition from the Village to a setting that is comprised of single family dwellings characterized by the presence of natural landscape features and open space. Cluster design is encouraged for new *Rural Residential* developments to help preserve open space, farmland, scenic views, forests, and significant natural features, such as quality wetlands.

The following images represent the intended appearance and general feel of the *Rural Residential* category:



*Single Family Homes*



*Cluster Design*



*Natural Features*

### *Neighborhood Residential*

The *Neighborhood Residential* category includes a variety of residential types including detached single-family homes, duplexes, townhouses, and apartments that generally have the characteristics of traditional neighborhood design, such as a grid street system, sidewalks, small lots, and shallow setbacks. *In-fill* housing is encouraged in existing *Neighborhood Residential* areas. In addition, a modest mix of non-residential uses is allowed in these areas to address the needs of neighborhood residents.

The following images represent the intended appearance and general feel of the *Neighborhood Residential* category:



*Multi-Family Residential (example)*



*Traditional Neighborhood Design (TND)*



*Modest Mix of Uses*

### *Shoreline Residential*

The *Shoreline Residential* category includes residential developments that occur along shorelines. These developments incorporate techniques which help minimize the potential negative environmental and aesthetic impacts on the water resource. For example, shoreline *buffers* that help prevent erosion and filter storm water run-off is an encouraged design feature of new residential developments. In addition, developments that provide visual access to the water, pedestrian paths, public parks, and open space are preferred over developments that “wall off” the community from the water resource.

The following images represent the intended appearance and general feel of the *Shoreline Residential* category:



*Shoreline Path*



*Shoreline Buffer*



*Shoreline Park*

### *Rural Commercial*

The *Rural Commercial* category includes small-scale businesses and other businesses that fit within the character of a rural setting. For example, *Rural Commercial* businesses may include small manufacturing, landscaping operations, plant nurseries, and agrommercial businesses. *Rural Commercial* uses should not compete with the Suttons Bay Downtown District.

The following images represent the intended appearance and general feel of the *Rural Commercial* category



*Plant Nursery*



*Rural Business*



*Rural Business*

### *General Commercial*

The *General Commercial* category includes businesses that provide shopping and services at a regional level, such as a grocery store. New and renovated buildings within this category are subject to standards that support current access management techniques, environmentally sensitive landscaping, quality design standards, and *Low Impact Design*. Typically, *General Commercial* businesses require significant infrastructure needs and are therefore best suited to be in or adjacent to the Villages.

The following images represent the intended appearance and general feel of the *General Commercial* category:



*Regional Market*



*Landscaping*



*Design Standards*

*Mixed Use*

The *Mixed Use* category provides for areas where combinations of employment, housing, shopping, services, and recreational amenities are integrated in a compact, pedestrian oriented form. The Suttons Bay Community has several mixed use areas. However, each area has its own character and key features, which sets the tone for future development. These categories include:

- Mixed Use Center – Key feature: traditional multi-story, downtown buildings
- Mixed Use North – Key feature: existing residential units
- Mixed Use South – Key feature: natural amenities
- Mixed Use Waterfront – Key feature: existing building scale
- Mixed Use – Lake Leelanau Village – Key feature: small village character of Leelanau Village

The following images represent the intended appearance and general feel of the *Mixed Use* category:



*Mixed Use Center*



*Mixed Use Waterfront*



*Mixed Use Center*

*Business Park*

The *Business Park* category provides for industrial activities that pose minimal environmental impacts and/or office uses. Support uses such as child care, community center, and technical training/educational facilities would also be appropriate in these areas. Ideally, *Business Park* areas will be of a campus-style character, with pedestrian amenities, attention to landscaping, and environmental protection. In addition, unified signage, entrances, *streetscaping*, and an effective road system are desired.

The following images represent the intended appearance and general feel of the *Business Park* category:



*Environmental Protection*



*Pedestrian Amenities*



*Landscaping & Road System*

*Recreation*

The *Recreation* category includes existing and future recreational facilities identified in the Suttons Bay Township and Village of Suttons Bay Recreation Plans. In general, this includes active and passive parks in addition to specialty parks, regional facilities, water access, trails and other unique recreational facilities based on physical features or community focus.

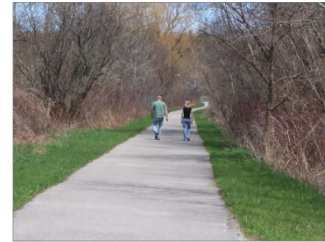
The following images represent the intended appearance and general feel of the *Recreation* category:



*Neighborhood Park*



*Public Beach*



*TART Trail*

*Public/Semi-Public*

The *Public/Semi-Public* category includes facilities that are designed to serve the public interest, such as educational, governmental, religious, health, correction, military, cemeteries, airports, and public safety.

The following images represent the intended appearance and general feel of the *Public/Semi-Public* category:



*Marina*



*School*



*Library*

*Conservation*

The *Conservation* category includes lands that have extremely sensitive natural systems, significant public/semi-public land holdings, or managed forest preserves. Permanent alterations to the natural landscape and the development of infrastructure are discouraged in these areas.

The following images represent the intended appearance and general feel of the *Conservation* category:



*Forestland*



*Scenic Views*



*Wetlands*

### *M-22 and M-204 Heritage Corridors*

The *M-22 Heritage and M-204 Corridors* category includes lands adjacent to the M-22 and M-204 Corridors, as identified in the respective *Heritage Corridor Plans*. As indicated in these plans, roadside properties will be subject to access management, landscaping, and other aesthetic standards to help preserve the natural character of the roads.

### *Peshawbestown*

The *Peshawbestown* category includes federally recognized lands that are owned by the Grand Traverse Band of Ottawa and Chippewa Indians. This area is serviced by independent sewer and water systems and these lands may be subject to high densities and commercial uses.

### *Village Growth Management Area*

The *Village Growth Management Area* defines where more intense development will be directed, if and when this type of development is approved. A key purpose of the Village Growth Management Area is to contain costs on the potential extension of services, such as water, sewer, and roadways. In addition, it is anticipated that the growth management area will help preserve rural areas while contributing to a more vibrant village core. For example, the downtown business area is designated for businesses that support daily operations.

## **Future Land Use Map**

The Future Land Use Map is meant to be a geographical reflection of the policies presented in this Plan. To accomplish this, the SBCJPC applied an overlay methodology in a Geographical Information System (GIS) program. Overlay methodology involves displaying several layers of information to help evaluate the geographic relationship between various natural and cultural features. For example, it is important to know where prime agricultural soils are in relation to areas designated for agricultural uses. Using the overlay methodology provides a scientific basis for the location of Future Land Use categories. That, coupled with the SBCJPC's first-hand knowledge of the community, has helped create a well-reasoned Future Land Use Map for this Plan.

Data sources for the map layers include the Soil Survey, a 2006 Land Use analysis, Leelanau Conservancy Priority Lands, National Wetland Inventory, TART Trail Maps, Tax Maps, Leelanau County Recreational Land Files, and Tribal Trust and Non-Trust Lands, Michigan Geographic Framework, and Zoning Maps.

The following paragraphs explain these data layers.

### *Soil Survey<sup>1</sup>*

The Soil Survey for Leelanau County was conducted by the United States Department of Agriculture's Soil Conservation Service in cooperation with the Michigan Agricultural Experiment Station. The process for developing the Soil Survey involved the collection, examination and mapping of soils by soil scientists. As stated in the Soil Survey, the purpose of this work was to provide information "that can be applied in managing farms and woodlands; in selecting sites for roads, ponds, buildings, and other structures; and in judging the suitability of tracts of land for farming, industry, and recreation." For the Future Land Use Map in this Plan, the SBCJPC specifically considered *prime farmland*, *unique farmland*, and *farmland of local importance* soils along with soils that had *steep slopes* (25% or more).



### *2006 Land Use Analysis<sup>2</sup>*

A land use change analysis for the community was recently completed by Michigan State University. This analysis examines data sets from 1978, 1998, and 2006. The 1978 data set was created by the Michigan Department of Natural Resources (MDNR) as part of its Michigan Resource Information System (MIRIS). The 1998 and 2006 data sets were developed by Michigan State University using a version of MDNR methodology. In general, the methodology involves interpretation of aerial photography into a multilevel system of land use categories. In broad terms, the land use change analysis examines the conversions between urban, agriculture, grass/shrub, forests, lakes, wetlands, and barren land uses. For the purposes of the Future Land Use Map, the SBCJPC relied on the 2006 Land Use Analysis to help determine the location of existing land uses.



*Suttons Bay Community Joint Planning Commission  
Discussing Future Land Use Options*

### *Leelanau Conservancy Priority Lands<sup>3</sup>*

In 2008/2009, the Leelanau Conservancy engaged in a process that delineated and ranked natural lands in the county. The strategy behind this process was based on landscape ecology principles and included a scoring system that examined the natural area's total size, core area, length, connectivity, wetlands, biological rarity, vegetation quality, landscape restorability, roadedness, and proximity to protected lands (see Appendix A). Through the scoring system, the county's natural lands were classified into five rankings, with one representing the highest priority natural lands to preserve. In total, less than one percent of the county's natural lands were ranked priority-one and only 13% were ranked priority-two. The Suttons Bay Community contains several of these high priority lands. These lands were considered during the development of the Future Land Use Map.

### *National Wetlands Inventory<sup>4</sup>*

In 1986, the Emergency Wetlands Resources Act mandated that the U.S. Fish and Wildlife Service complete the mapping and digitizing of the Nation's wetlands. The mapping of these wetlands is based on aerial photo interpretation.

### *TART Trail Map<sup>5</sup>*

TART is a non-profit organization that builds trails, including a trail system that extends through the Suttons Bay Community. The TART Trail Map shows the location of this trail system.

### *Commercial Forest Lands<sup>6</sup>*

Commercial Forest Lands listed by the Michigan Department of Natural Resources (MDNR) include lands enrolled in the Commercial Forest program. This program provides a property tax reduction to private landowners as an incentive to retain and manage forestland for long-term timber production.

### *Tax Maps<sup>7</sup>*

Tax Maps reflect property assessment data, which codes properties based on their land use, such as residential, commercial, industrial, and agriculture.

### *Leelanau County Recreational Lands File<sup>8</sup>*

In 2008, Leelanau County partnered with the Northwest Michigan Council of Governments (NWMCOG) to develop a Recreation Plan. As part of the development of this plan, NWMCOG created a map layer showing the county's existing parks.

### *Tribal Trust and Non-Trust Lands<sup>9</sup>*

The Tribal Trust and Non-Trust lands show lands that are owned by The Tribe and generally within the area known as Peshawbestown. Trust Lands are lands that have been acquired by the secretary of the Department of the Interior and held "in trust" for a Native American tribe or members of a tribe. Trust Lands are governed by The Tribe and are exempt from certain state and local laws. Non-Trust lands are lands that are owned by The Tribe, but not held "in trust" and therefore may continue to be subject to state and local laws. Many of the Non-Trust Lands are likely to be converted Trust Lands, but must first go through an application procedure with the Federal government.

### *Michigan Geographic Framework (MGF) Roads<sup>10</sup>*

The Michigan Center for Geographic Information runs the Michigan Geographic Framework (MGF), which is a program designed to maintain a map layer clearinghouse for the state. MGF provides road map layers that include data on state and Federal road classification systems. The Future Land Use Map uses the state classification system derived from Public Act 51 of 1951 or more commonly referred to as Act 51. Under this classification system, roads are categorized as state trunklines, county primary, county local, city major, or city local. About 11 miles of road in the Suttons Bay Community are not classified and are likely to be private roads.

### *Zoning Map<sup>11</sup>*

The Zoning Map shows the location of the zoning districts listed in the existing Zoning Ordinance.

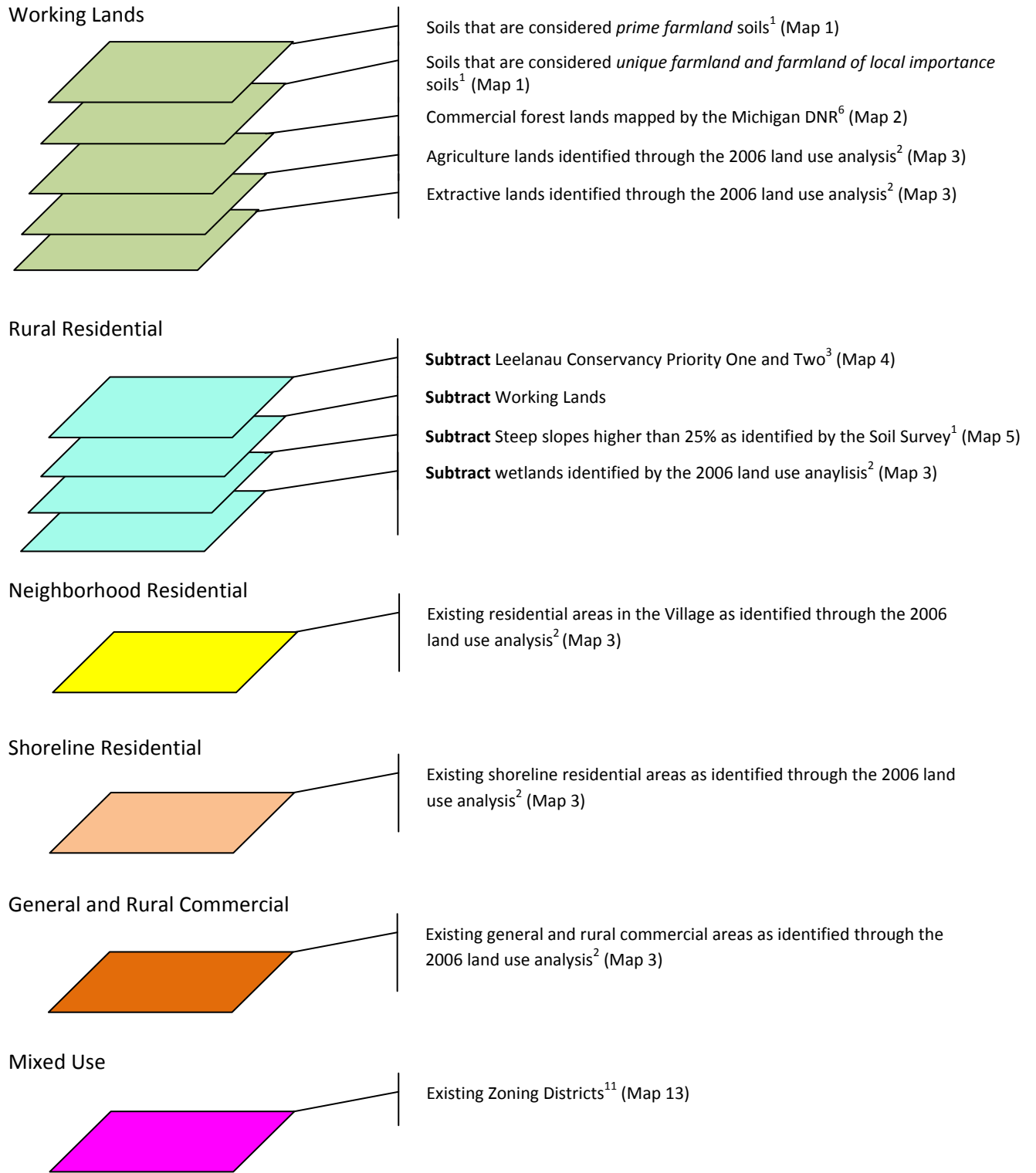
### *Existing Sewer and Water<sup>12</sup>*

The Suttons Bay Department of Public Works maintains this map layer which shows the location of the existing sewer and water systems.

### *Land Use Layers Map Development*

Figure 4.1 illustrates how the above data layers were used to develop each Future Land Use layer and how, when compiled together, in addition to changes based on first-hand knowledge of the community, has created the final Future Land Use Map for this Plan.

**Figure 4.1 – Future Land Use Map Layers**

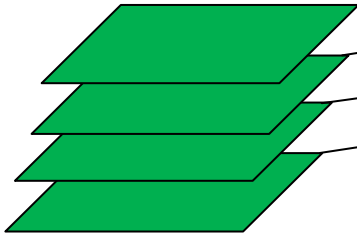


Business Park



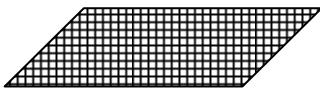
Existing business park areas as identified through the 2006 land use analysis<sup>2</sup> (map 3)

Recreation



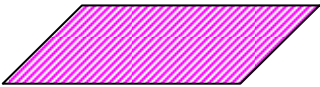
Recreation lands identified through the 2006 land use analysis<sup>2</sup> (Map 3)  
 TART Trails mapped by TART<sup>5</sup> (Map 7)  
 Tax Maps showing parks<sup>7</sup>  
 Leelanau County Recreation Lands File<sup>8</sup>

Peshawbestown



Trust and Non-Trust Lands provided by the Tribe<sup>9</sup> (Map 9)

Conservation Overlay



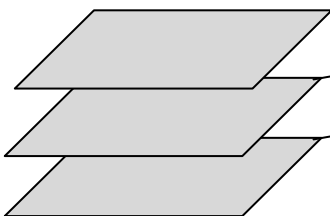
Leelanau Conservancy Priority One and Two<sup>3</sup> (Map 4)

Public/Semi-Public



Public/Semi-public lands identified through the 2006 land use analysis<sup>2</sup> (Map 3)

Heritage Corridors & Village Growth Management Area

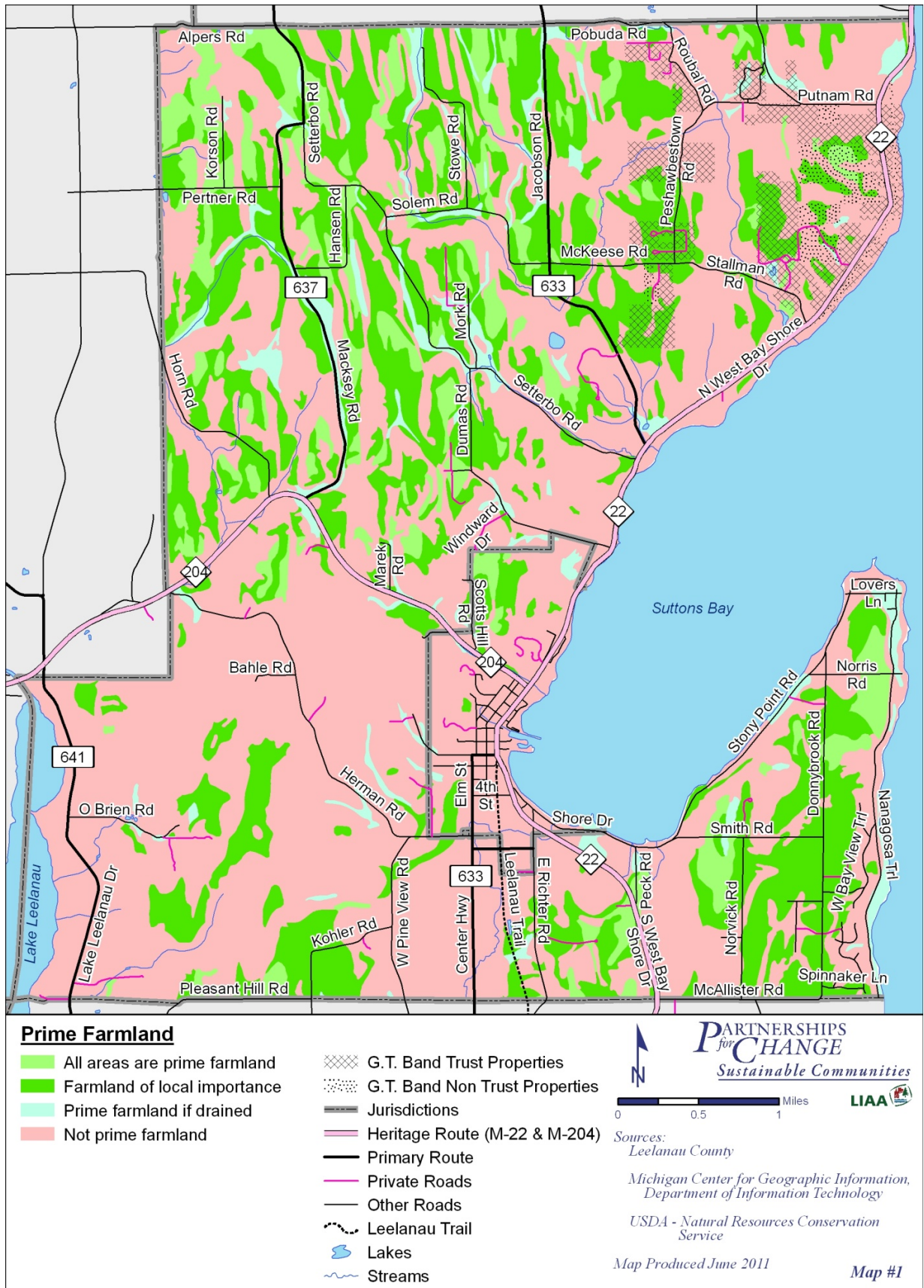


Act 51 Roadway System and National Functional Classification System with 400' buffers along Heritage Corridors<sup>10</sup> (Maps 7 & 8)  
 Existing Sewer and Water Infrastructure<sup>12</sup> (Map 10)  
 Existing land use based on 2006 land use inventory<sup>6</sup> (Map 3)

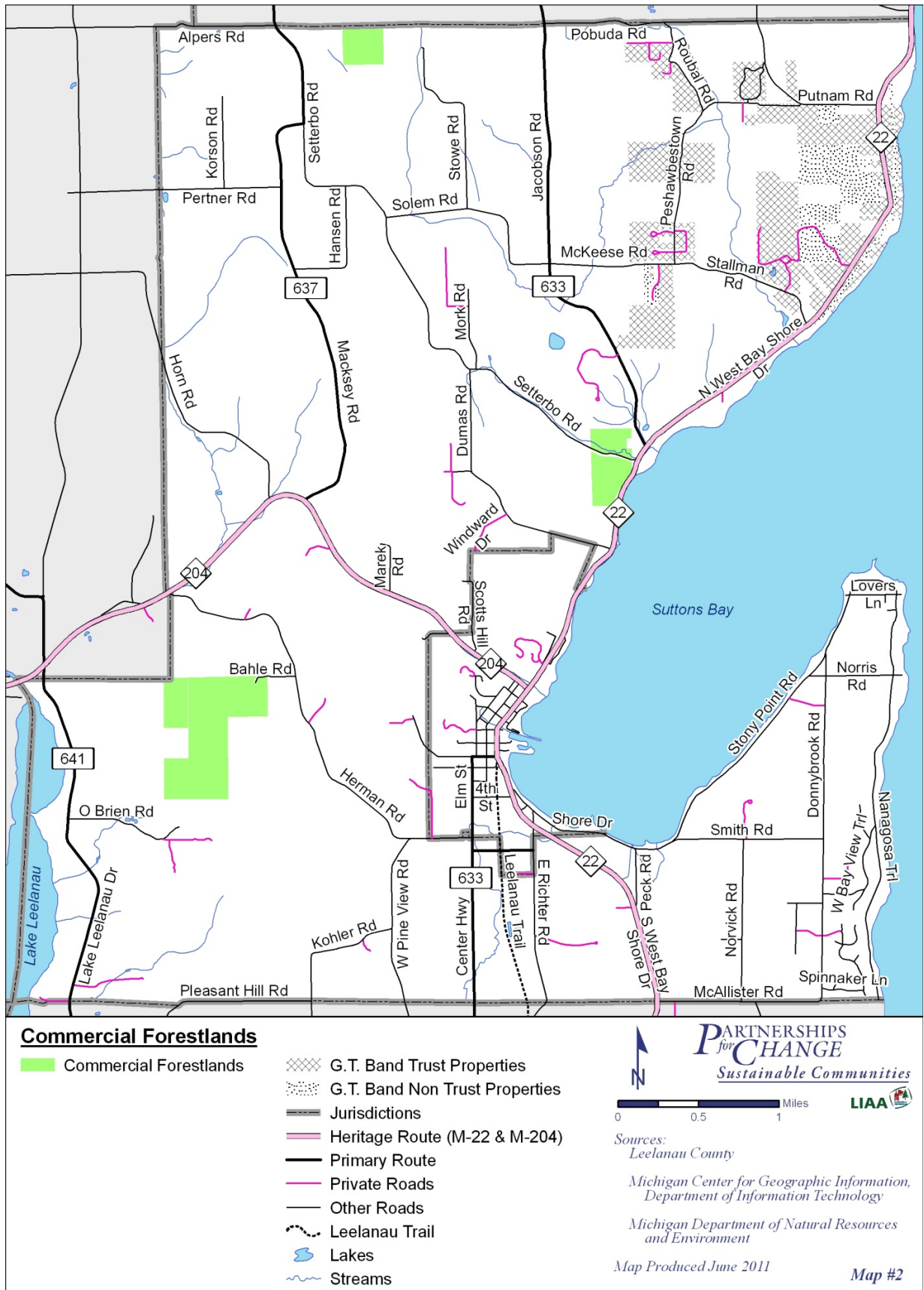
Final Future Land Use Map



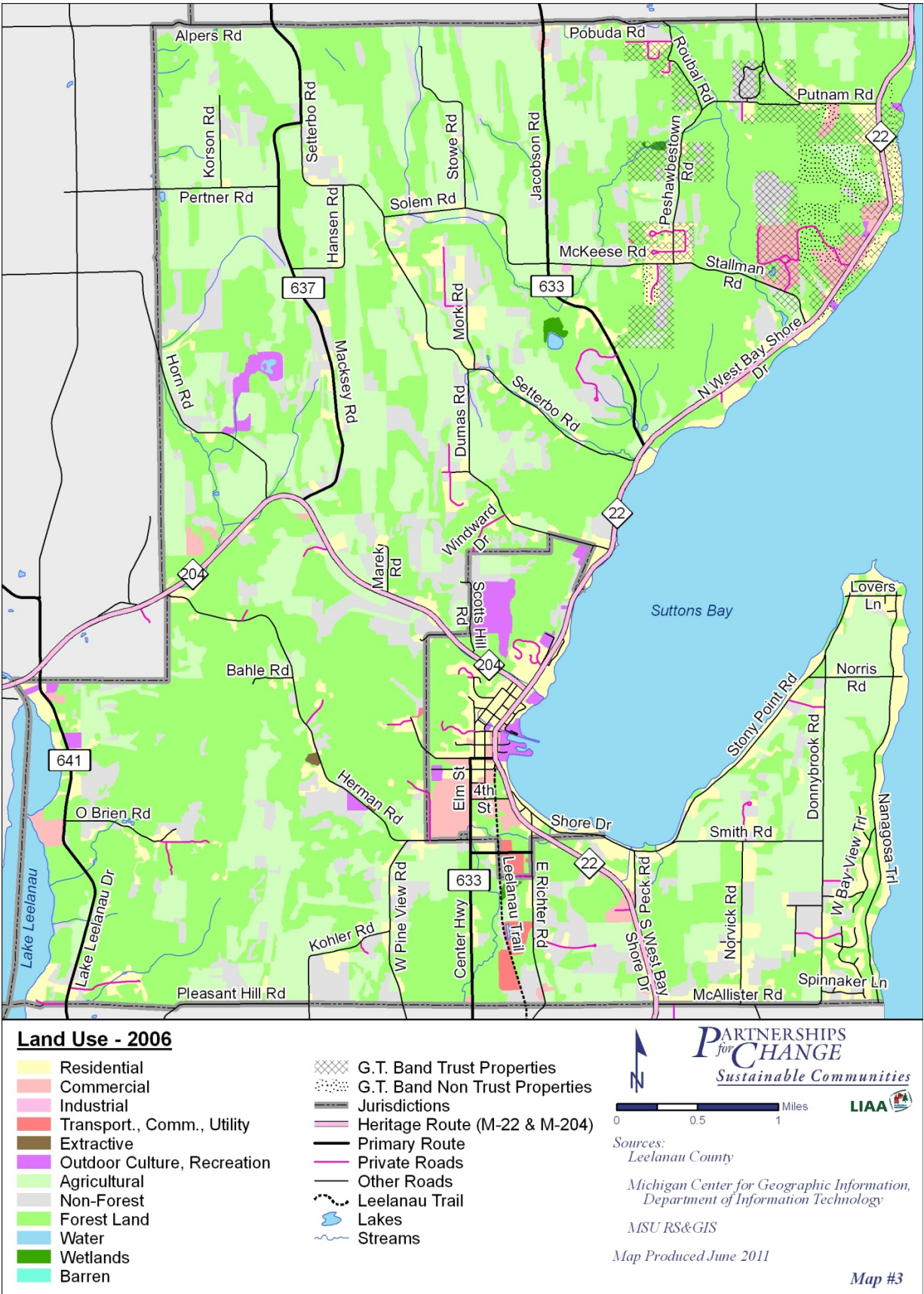
All the above maps  
 Edits and inclusions based on first-hand knowledge of the Community



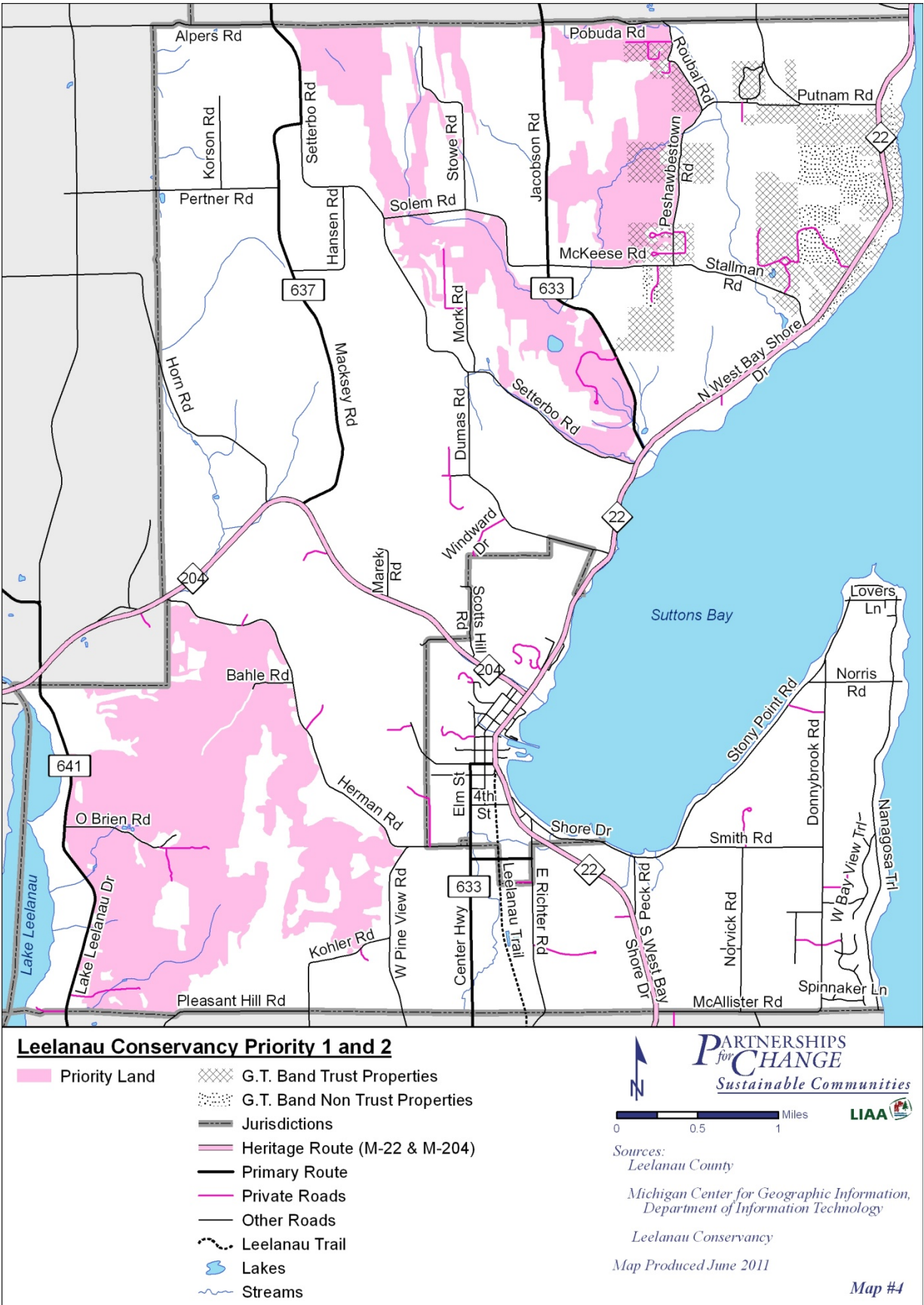
This map is used for general planning purposes only. The map layers are compiled from a variety of sources and should not be used for site specific decision making. No liability is assumed for the accuracy of the data delineated herein either expressed or implied.



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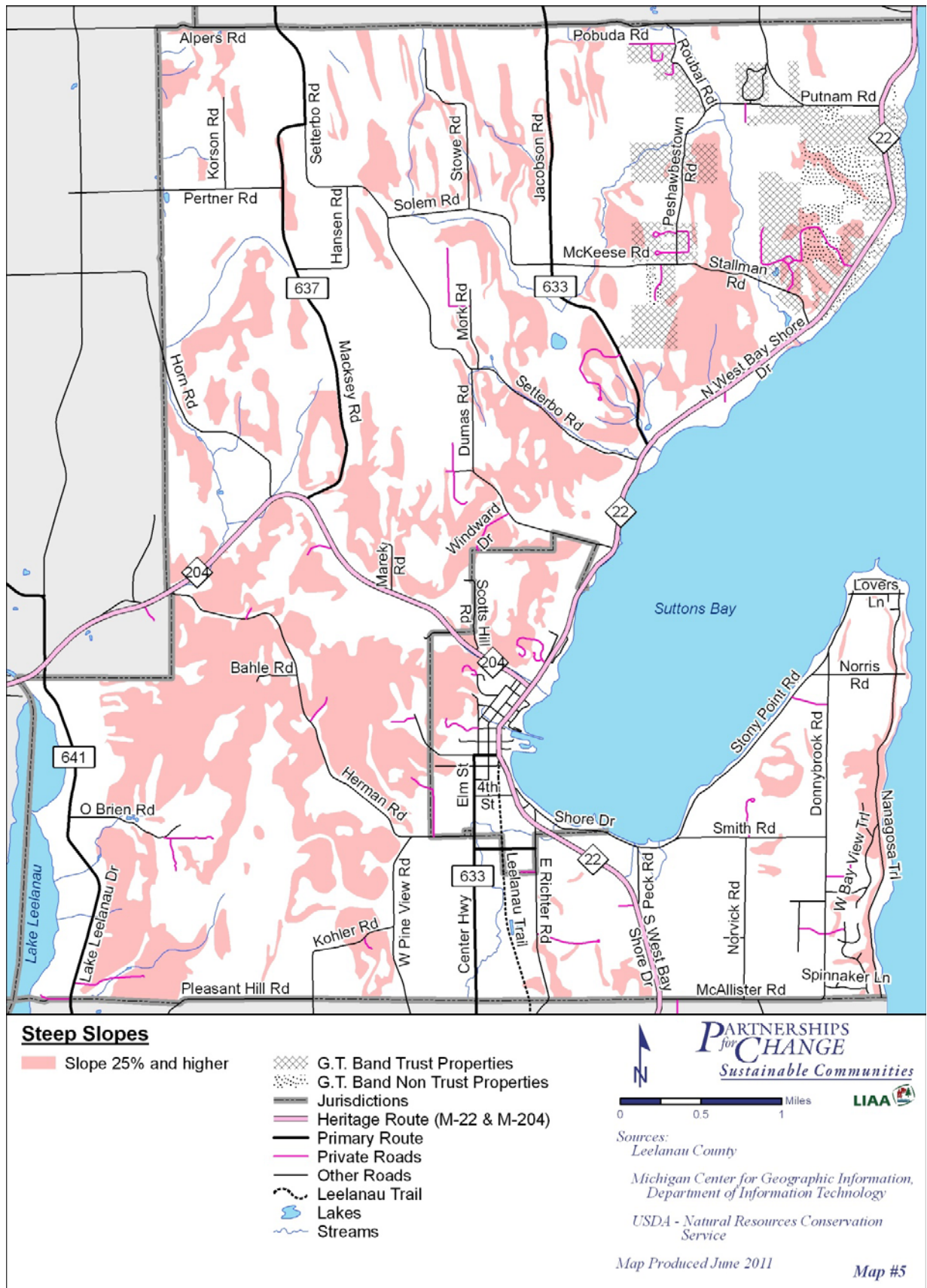


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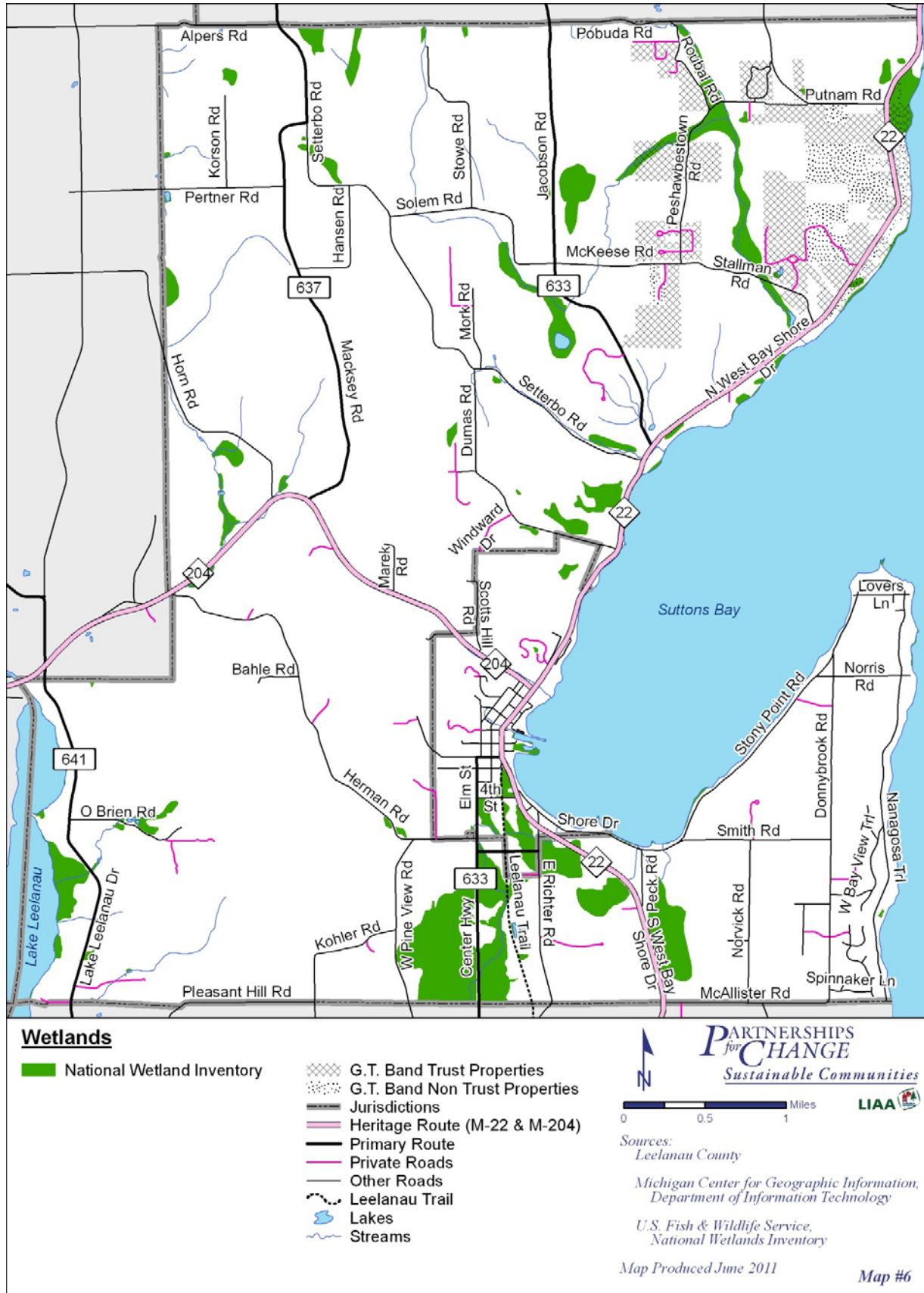


This map is used for general planning purposes only. The map layers are compiled from a variety of sources and should not be used for site specific decision making. No liability is assumed for the accuracy of the data delineated herein either expressed or implied.

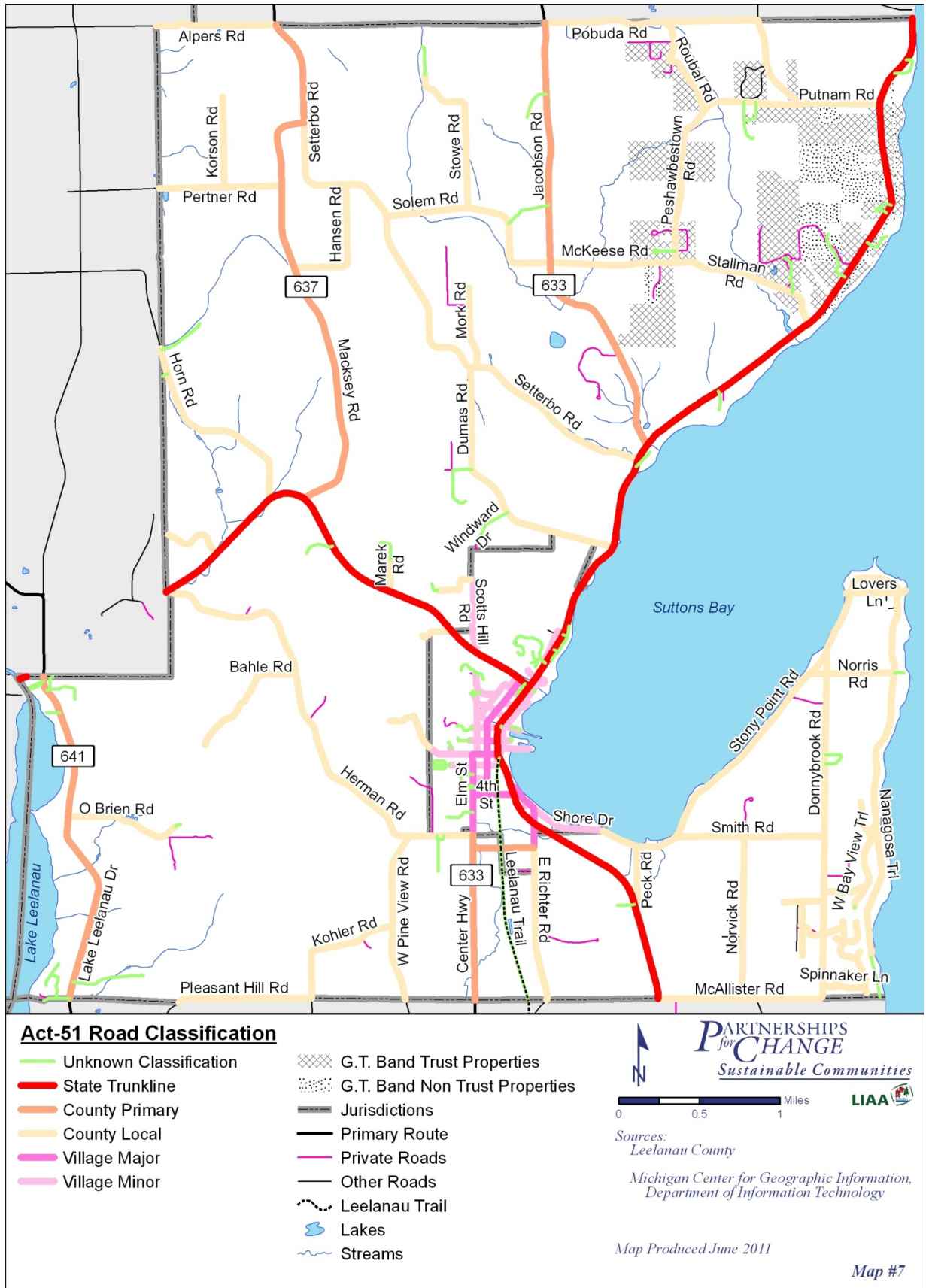




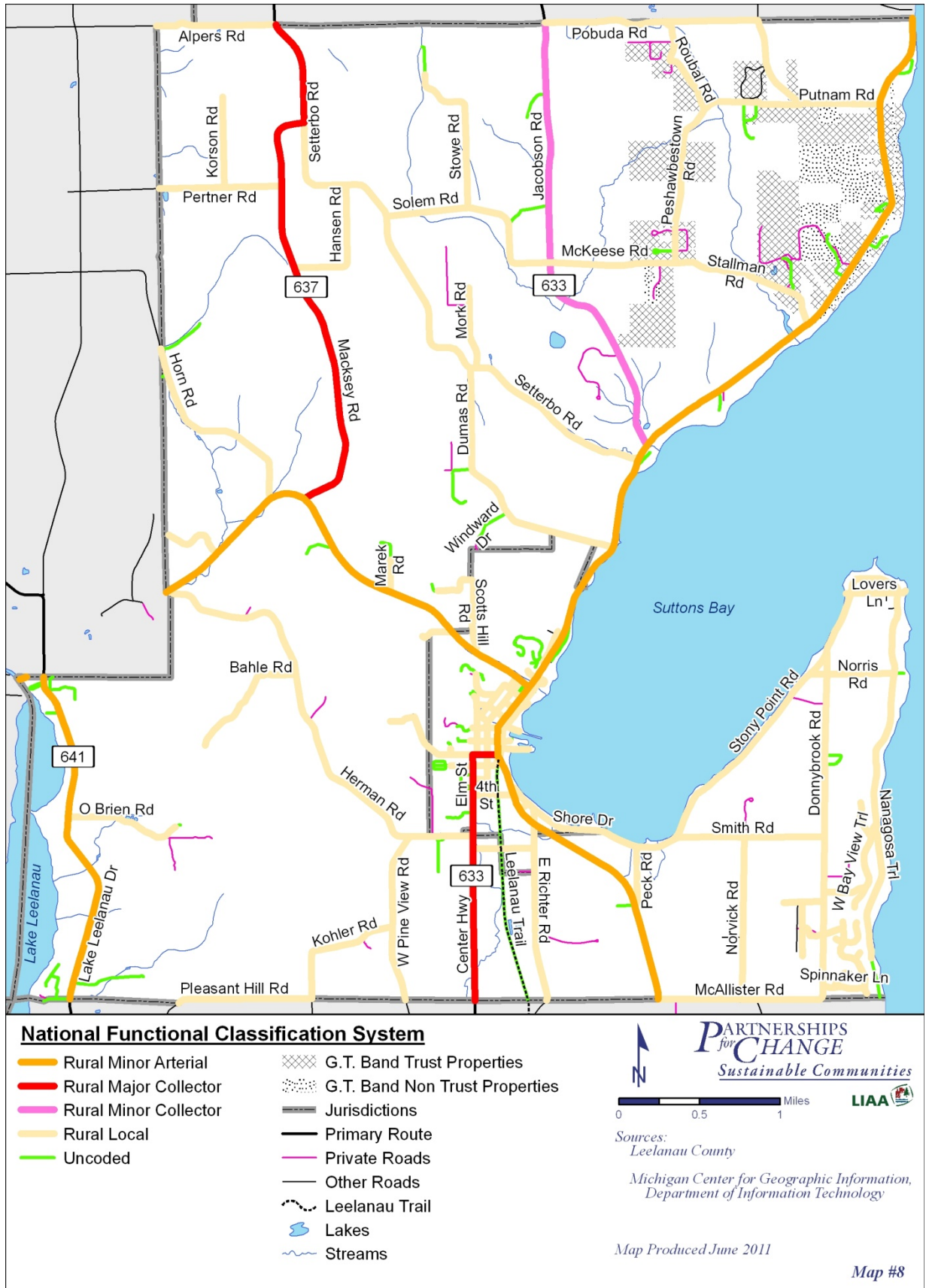
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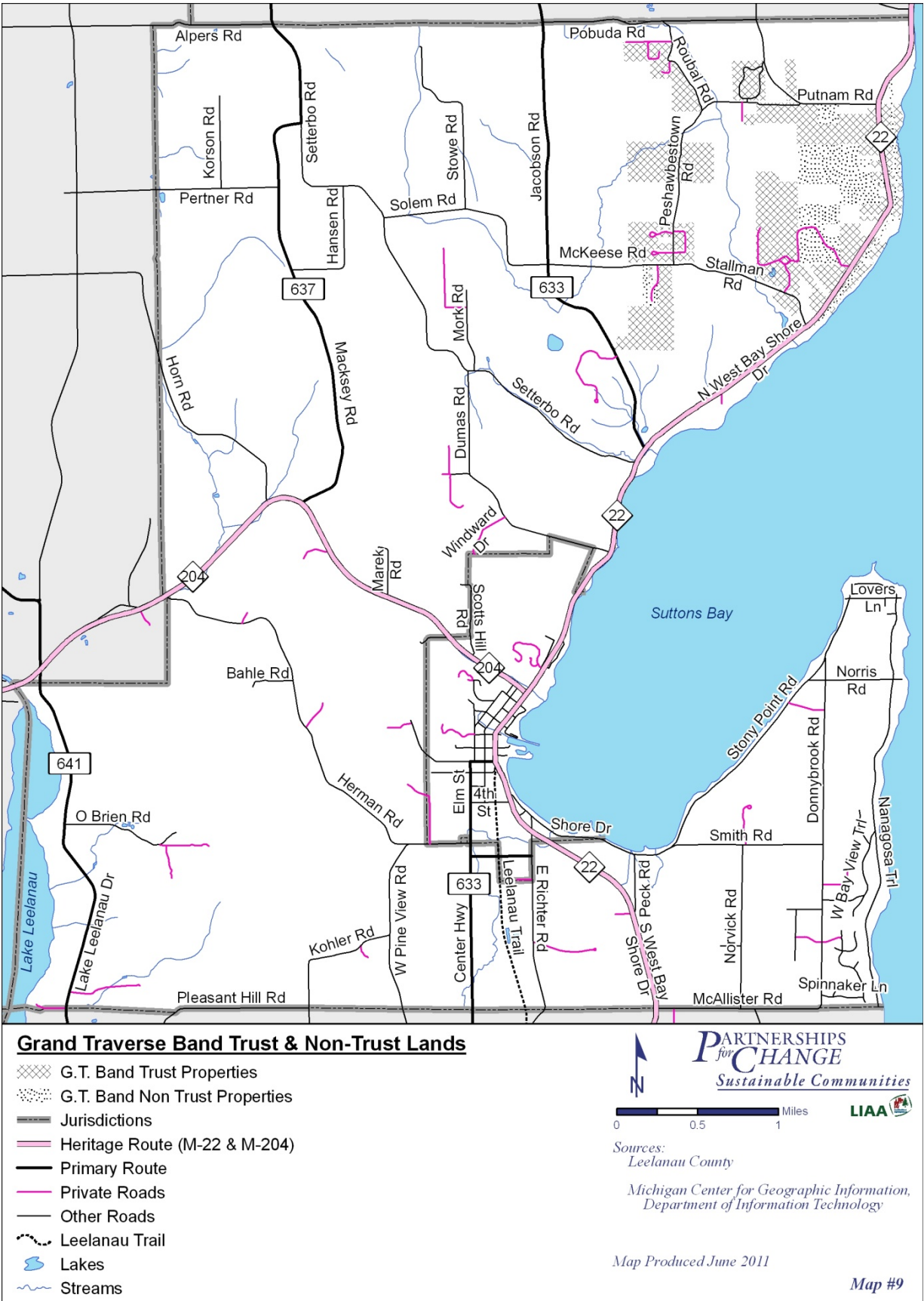
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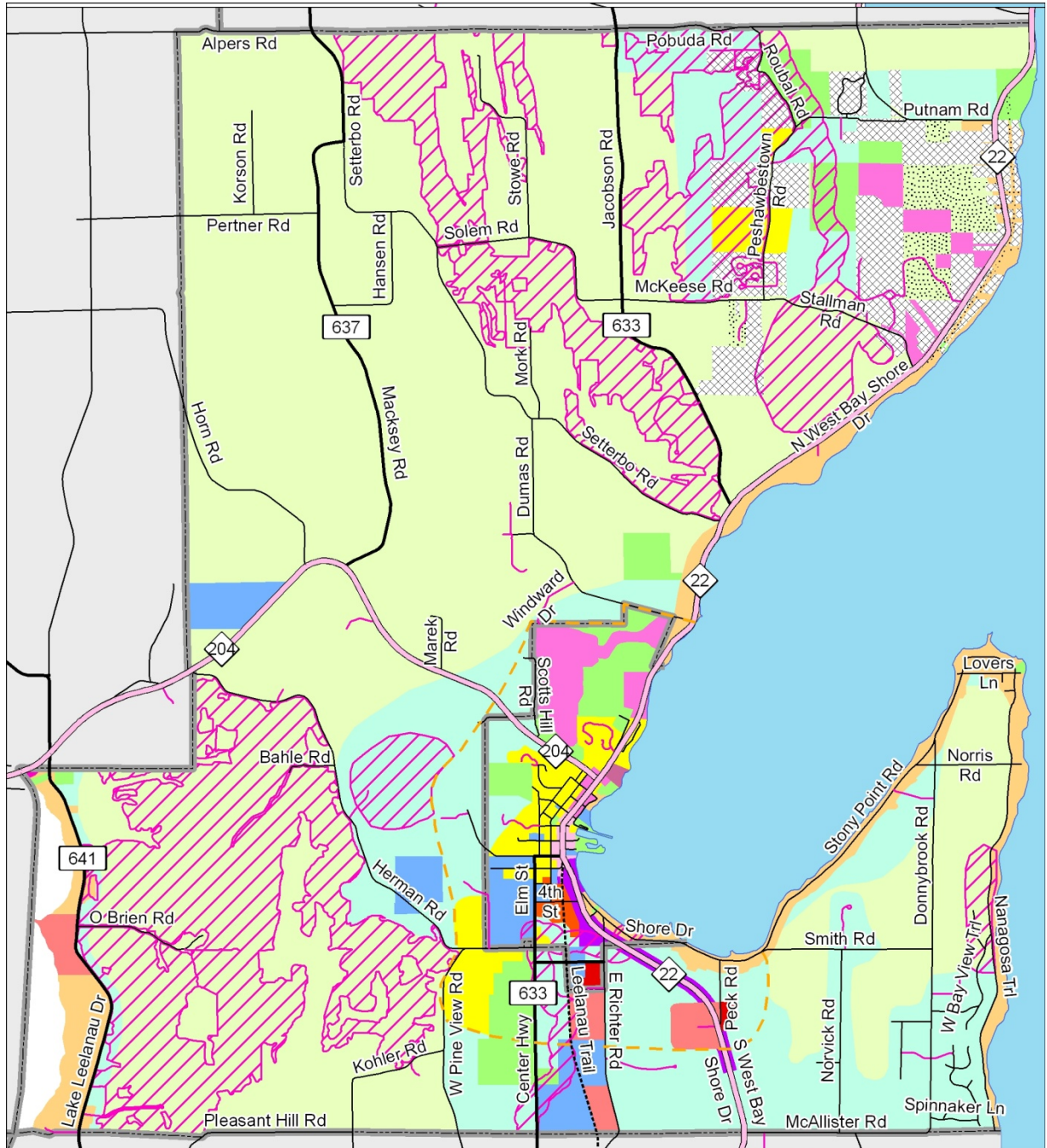
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**Future Land Use - Township**

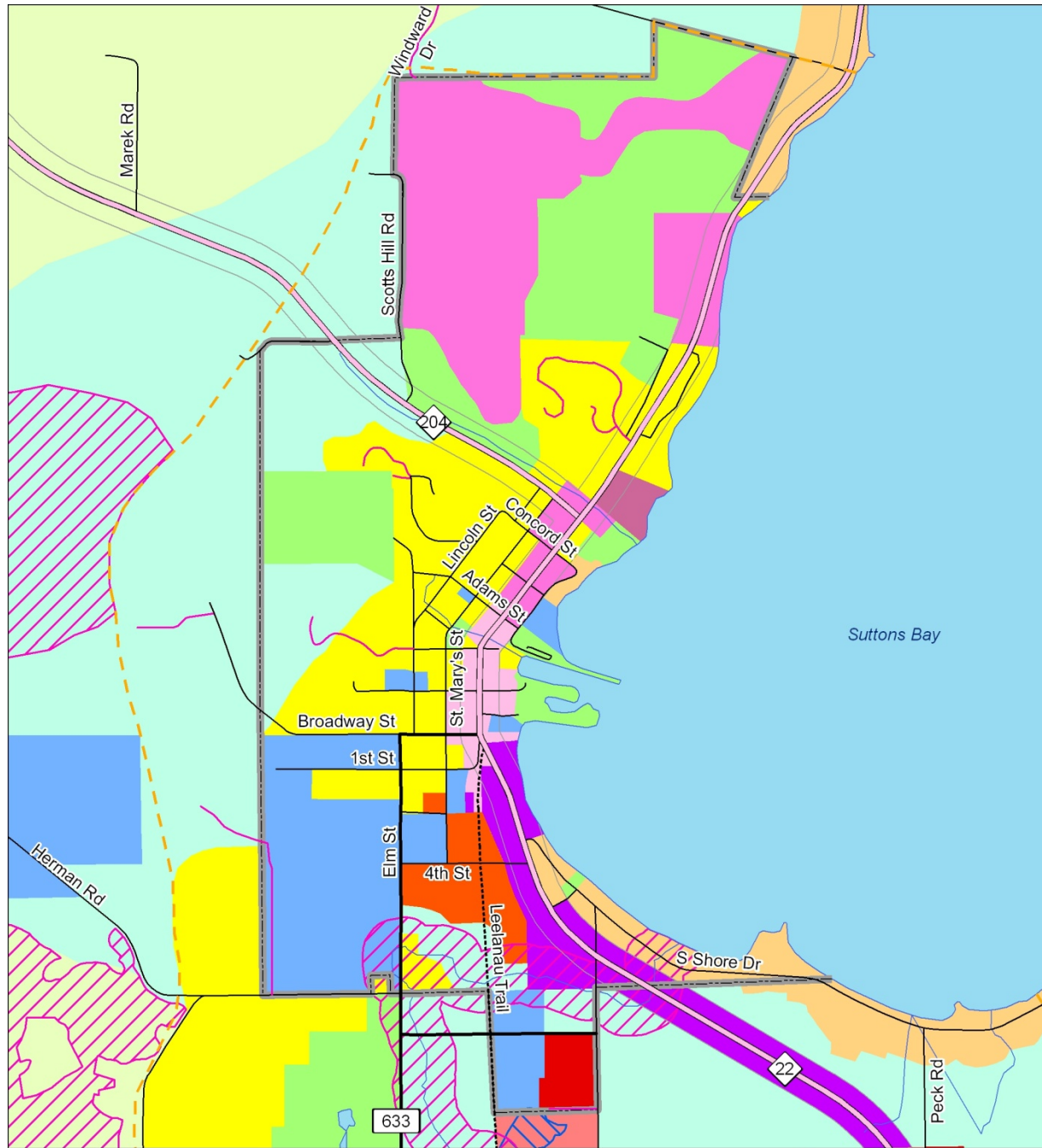
- |                                |                                |
|--------------------------------|--------------------------------|
| Village Growth Management Area | Public/Quasipublic             |
| General Commercial             | Recreation                     |
| Shoreline Residential          | Commercial Forest              |
| Neighborhood Residential       | G.T. Band Trust Properties     |
| Conservation (overlay)         | G.T. Band Non Trust Properties |
| Lake Leelanau Mixed Use        | Jurisdictions                  |
| Mixed Use Center               | Heritage Route (M-22 & M-204)  |
| Mixed Use North                | Primary Route                  |
| Mixed Use South                | Private Roads                  |
| Mixed Use Waterfront           | Other Roads                    |
| Rural Residential              | Leelanau Trail                 |
| Working Lands                  |                                |
| Business Park                  |                                |
| Rural Commercial               |                                |

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*Sources:*  
 Leelanau County and Leelanau Conservancy  
 Natural Resources and Conservation Services  
 Michigan Center for Geographic Information,  
 Department of Information Technology  
 Grand Traverse Band of Ottawa and  
 Chippewa Indians  
 MSU RS&GIS and TART Trails

Map Produced June 2011 Map #11

*This map is used for general planning purposes only. The map layers are compiled from a variety of sources and should not be used for site specific decision making. No liability is assumed for the accuracy of the data delineated herein either expressed or implied.*



**Future Land Use - Village**

- Village Growth Management Area
- General Commercial
- M-22 & M-204 Heritage Corridors (overlay)
- Shoreline Residential
- Neighborhood Residential
- Conservation (overlay)
- Lake Leelanau Mixed Use
- Mixed Use Center
- Mixed Use North
- Mixed Use South
- Mixed Use Waterfront
- Rural Residential
- Working Lands
- Business Park
- Rural Commercial

- Public/Quasipublic
- Wetlands
- Recreation
- Commercial Forest
- G. T. Band Trust Properties
- G. T. Band Non Trust Properties
- Jurisdictions
- Heritage Route (M-22 & M-204)
- Primary Route
- Private Roads
- Other Roads
- Leelanau Trail
- Lakes
- Streams

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Sources:  
Leelanau County and Leelanau Conservancy  
Natural Resources and Conservation Services  
Michigan Center for Geographic Information,  
Department of Information Technology  
Grand Traverse Band of Ottawa and  
Chippewa Indians  
MSU RS&GIS and TART Trails

Map Produced June 2011 Map #12

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### Relationship between the Plan and Zoning

The Zoning Ordinance is a regulatory tool to manage land use that is enabled by the Michigan Zoning Enabling Act (MZEA), PA 110 of 2006. Section 203 (1) of the act requires that zoning be based on a plan, given that a plan describes the vision and policies for the future and the zoning ordinance provides the regulatory tool to achieve these policies. For instance, the Zoning Ordinance will help direct land uses to appropriate areas through zoning districts and promote community attractiveness through the dimensional standards designated for each land use.

### Zoning Districts and Dimensional Standards

A description of each zoning district and dimensional standards for these districts are outlined in the Village's and Township's respective Zoning Ordinances. However, because the Village is currently using a form based code format, this information is presented differently between the two jurisdictions. Appendix H provides the Village's districts and dimensional standards and Appendix I provides the Township's districts and dimensional standards. These descriptions and standards may change as the zoning ordinances are revised to reflect this Plan.

### Proposed Changes to the Zoning Ordinance

Upon the adoption of this Plan, SBCJPC hopes to develop a joint zoning ordinance that will uphold the goals, objectives, strategies, and future land use descriptions and map that are included in this Plan. To accomplish this, a new zoning ordinance will:

- Be *form-based* and include pictures that help illustrate development goals
- Discourage strip commercial development and isolated commercial uses
- Promote development that retains and complements the smaller scale of existing buildings and the pedestrian-friendly environment
- Ensure that new developments are compatible and in character with existing uses
- Incorporate recommendations of the proposed *M-22 Scenic Corridor Guidebook* into the zoning code
- Incorporate concepts from *New Designs for Growth*
- Discourage waterfront and shoreline developments (public and private) that will obstruct public access to and the view of the shoreline and waters of the Suttons Bay Community
- Encourage critical services to concentrate near homes and jobs

### Questions to ask when confronted with a rezoning decision

From *Michigan Planner*  
July/August 2010

Was the type of project or land use being proposed anticipated when the plan was prepared?

Was it adequately addressed through the analyses conducted?

What goals relevant to the proposal were articulated by the plan?

What specific policy recommendations were articulated?

Were the policies recommended by the plan reasonably derived from the plan's stated goals given the local and regional conditions and trends identified in the plan?

Is the zoning code consistent with the plan policies with regard to the zoning decision at issue?

Is the proposed development project or change in land use consistent with relevant plan policies and the corresponding zoning code?

Has the locality consistently used its plan to inform its zoning and other regulatory decision making in the past?

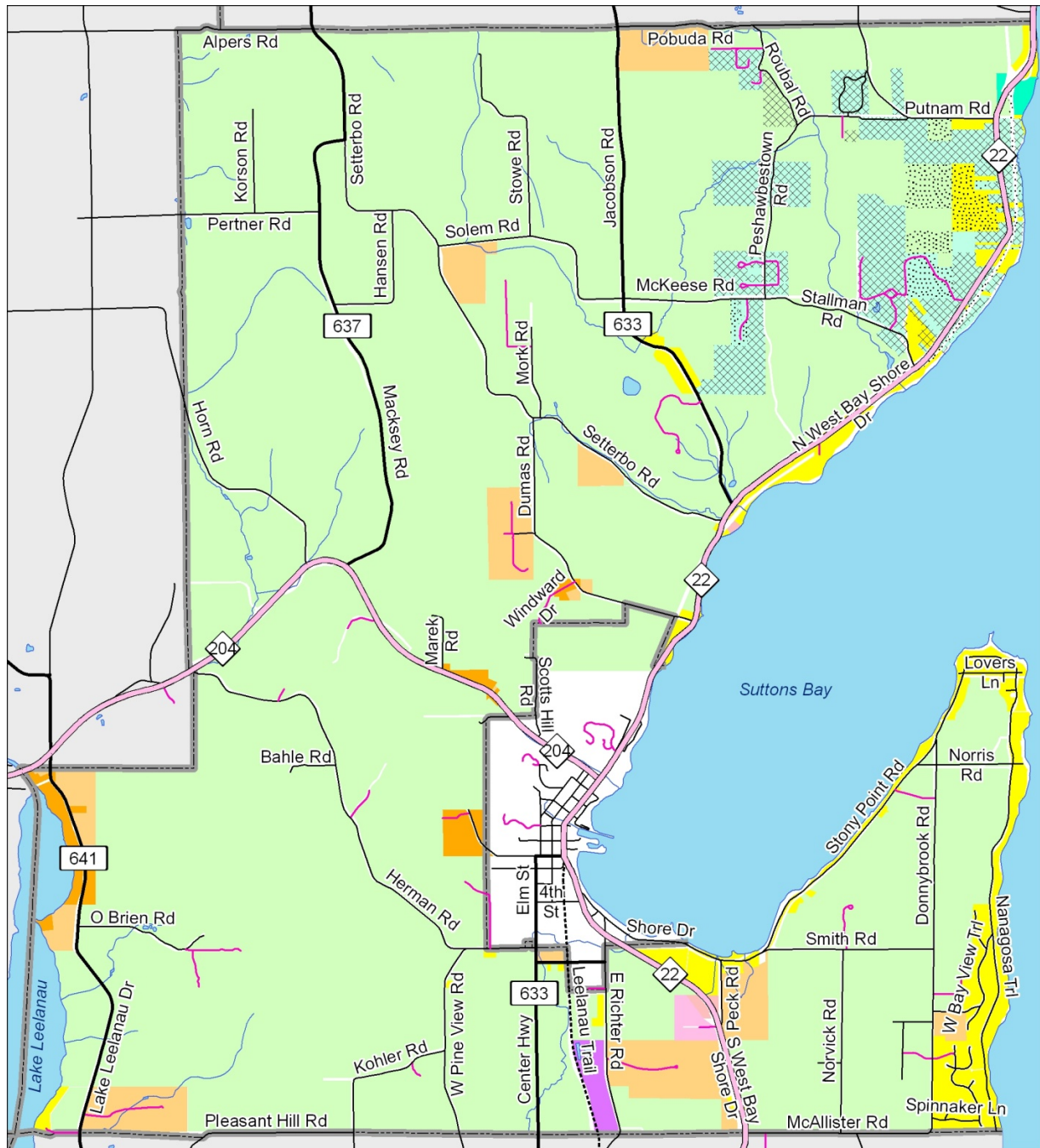


- Direct commercial development to lands that have the capacity to support such development and are adequately served by existing public roads and utilities
- Establish adequate buffering, lighting, and noise regulations to minimize the negative impact on neighboring residents and businesses
- Allow for mixed land uses in appropriate areas
- Continue to encourage cluster development through various zoning techniques
- Allow for the diversification of farming businesses, and businesses that support farming
- Direct development away from key natural features
- Preserve the natural characteristics of the gateways to the Village through the Township
- Discourage development in areas with slopes greater than 18 percent and create specific development controls for construction on slopes between 12 and 18 percent
- Establish environmental protection standards
- Limit the number of access drives along major corridors for individual residential or commercial developments, and encourage shared access drives and parking wherever possible

Furthermore, to link the zoning ordinance to the Plan, the zoning districts will need to connect to the future land use districts described in this chapter and displayed on the Future Land Use Map. The chart below, Figure 4.2, shows how the existing zoning districts may correspond with the future land use districts. Map II displays where the current zoning districts are located.

**Figure 4.2 - Future Land Use Districts in Relation to Existing Zoning Districts**

Future Land Use District	Village Zoning Districts	Township Zoning Districts
<b>Working Lands</b>		Agriculture
<b>Rural Residential</b>	Hillside Residential	Residential
<b>Neighborhood Residential</b>	Central Residential Newer Village Residential	
<b>Shoreline Residential</b>	Single Family Waterfront Waterfront Condominium	Residential
<b>Rural Commercial</b>		Commercial
<b>General Commercial</b>	South Business	Commercial
<b>Mixed Use</b>		
<b>Center</b>	Central Business	
<b>North</b>	North Gateway North Village Area	
<b>South</b>	South Gateway	
<b>Waterfront</b>	Bay View Area	
<b>Lake Leelanau</b>		Commercial
<b>Business Park</b>	Warehouse/Industrial	Commercial
<b>Recreation</b>	Public Lands	Included with Agriculture
<b>Conservation</b>		Included with Agriculture
<b>Peshawbestown</b>		Residential
<b>M-22 and M-204 Heritage Corridors</b>		
<b>Public/Semi-Public</b>	Public Lands	
<b>Greenway</b>		



**Current Zoning**

- A-1 - Agricultural
- C - Commercial
- I - Industrial
- OLA - Agricultural Overlay
- OLR - Residential Overlay
- R-1 - Residential
- TL - Federal Trust Lands
- TP - Township Park
- W - Waste Management

- G.T. Band Trust Properties
- G.T. Band Non Trust Properties
- Jurisdictions
- Heritage Route (M-22 & M-204)
- Primary Route
- Private Roads
- Other Roads
- Leelanau Trail
- Lakes
- Streams

**Partnerships for CHANGE**  
Sustainable Communities

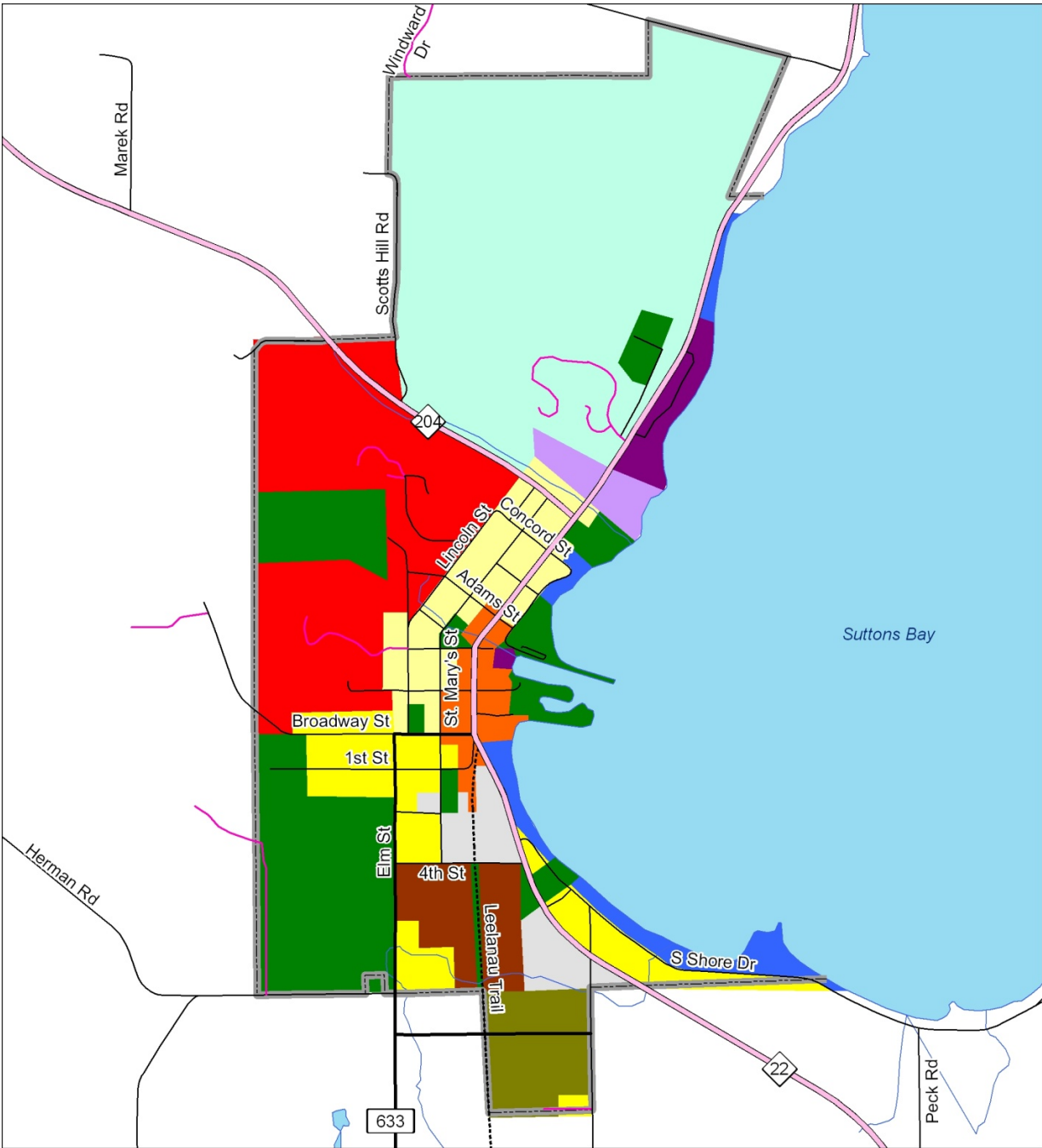
LIAA

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Sources:  
Leelanau County  
Michigan Center for Geographic Information,  
Department of Information Technology  
Suttons Bay Township  
Map Produced June 2011

Map #13



This map is used for general planning purposes only. The map layers are compiled from a variety of sources and should not be used for site specific decision making. No liability is assumed for the accuracy of the data delineated herein either expressed or implied.



**Current Zoning - Village**

- Bay View Area
- Central Business
- Central Residential
- Hillside Residential
- Newer Village Residential
- North Village Area
- Public Lands
- Single Family Waterfront
- South Business
- South Gateway
- Warehouse/Industrial
- Waterfront Condominium

- G.T. Band Trust Properties
- G.T. Band Non Trust Properties
- Jurisdictions
- Heritage Route (M-22 & M-204)
- Primary Route
- Private Roads
- Other Roads
- Leelanau Trail
- Lakes
- Streams


  
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 Sustainable Communities  


Sources:  
 Leelanau County  
 Michigan Center for Geographic Information,  
 Department of Information Technology  
 Village of Suttons Bay  
 Map Produced June 2011

Map #14

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**Action**

The SBCJPC recognizes that working together on an inter-jurisdictional basis is necessary to accomplish the goals and objectives of this Plan. Furthermore, the SBCJPC understands that collaboration among organizations, businesses, and citizens is crucial to making this Plan a reality. With this in mind, the following chart provides an action plan that includes a set of strategies, possible partners, a proposed timeline, and potential resources. In essence, Figure 4.3 presents the “how to” of the Plan.

**Figure 4.3 – Action Plan**

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
<b>Goal 1: Create a Range of Housing Opportunities &amp; Choices</b>				
1.1 Objective: Increase housing opportunities to accommodate young professionals, young families, and others within the lower and medium income range			Housing Policy. Org: <a href="http://www.housingpolicy.org/index.html">http://www.housingpolicy.org/index.html</a>	MacArthur Foundation Window of Opportunity: Preserving Affordable Rental Housing is a \$150 million initiative to preserve and improve affordable rental housing across the country. <a href="http://www.macfound.org/site/c.1kLXJ8MQKrH/b.943349/k.E82F/Domestic_Grantmaking_Affordable_Housing_Grantmaking_Guidelines.htm">http://www.macfound.org/site/c.1kLXJ8MQKrH/b.943349/k.E82F/Domestic_Grantmaking_Affordable_Housing_Grantmaking_Guidelines.htm</a>
i. Strategy: Streamline the development review process when units include <i>workforce housing</i>	Area Contractors, County Construction Code	Short/Ongoing		
ii. Strategy: Create incentive programs for developments that include a variety of housing sizes	Area Contractors, Developers, County Housing Program	Short/Ongoing		
iii. Strategy: Explore innovative programs to develop <i>workforce housing</i>	County Housing Program, Northwest Michigan Council of Governments (NWMCOG)	Short/Ongoing		
iv. Strategy: Pursue affordable housing funding programs such as state and federal grant opportunities	County Housing Program, Economic Development Authority	Short/Ongoing		

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
1.2 Objective: Increase housing opportunities for all stages of life			Aging in Place: <a href="http://www.aginginplaceinitiative.org/">http://www.aginginplaceinitiative.org/</a>	National Aging in Place Council Federal, State, and Local Grant Program Resources: <a href="http://www.ageinplace.org/financial_options/federal_state_and_local_grant_programs.aspx">http://www.ageinplace.org/financial_options/federal_state_and_local_grant_programs.aspx</a>
1.3 Objective: Ensure that new residential developments integrate well into the existing landscape and complement the character of existing neighborhoods				
i. Strategy: Incorporate applicable concepts from <i>New Designs for Growth</i> into the zoning ordinance and encourage developers to take advantage of the <i>New Designs for Growth</i> program prior to the site plan review process	Area Contractors, Developers	Short/Ongoing	New Designs for Growth: <a href="http://www.newdesignsforgrowth.com">http://www.newdesignsforgrowth.com</a>	
1.4 Objective: Mix residential units with commercial and office uses				
i. Strategy: Continue to allow for upper story apartments in the Village	Contractors	Ongoing	Housing Policy. Org: <a href="http://www.housingpolicy.org/index.html">http://www.housingpolicy.org/index.html</a>	
<b>Goal 2: Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas</b>				
2.1 Objective: Support the continuation of active agriculture in the community				MSU Listing of Agriculture Funding Sources: <a href="http://staff.lib.msu.edu/harris23/grants/3agri.htm">http://staff.lib.msu.edu/harris23/grants/3agri.htm</a>
i. Strategy: Through the zoning ordinance, encourage non-agriculture uses towards areas with infrastructure that can support this type of land use	Area Contractors, Developers, Farmers, Michigan Association of Planning (MAP)	Short	Frankenmuth Growth Management Plan: <a href="http://www.frankenmuthcity.com/World%20Docs/Joint%20Growth%20Management%20Plan%2005.pdf">http://www.frankenmuthcity.com/World%20Docs/Joint%20Growth%20Management%20Plan%2005.pdf</a>	

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
ii. Strategy: Support local farmland preservation programs	County Farmland Preservation, NWM Horticulture Station, Leelanau Conservancy, MSU Extension, Michigan Land Use Institute	Ongoing		
iii. Strategy: Support potential partners encourage owners of prime and unique agricultural land to enroll their property in farmland preservation programs	Area Farmers, County Farmland Preservation, Leelanau Conservancy, NWM Horticulture Station, Michigan State University Extension, Michigan Land Use Institute	Mid/Ongoing	Farmability Program, Leelanau Conservancy Agricultural Lands Inventory, County Agriculture Land Inventory PA 116 Brochure: <a href="http://www.michigan.gov/documents/MDA_PA_116_Benefits_132644_7.pdf">http://www.michigan.gov/documents/MDA_PA_116_Benefits_132644_7.pdf</a>	FarmAbility Program, PA 116, Federal Farm and Ranchland Program
iv. Strategy: Allow for the diversification of farming businesses, and businesses that support farming, in the zoning ordinance	Area Farmers, Farmland Preservation, NWM Horticulture Station, MSU Extension, Agriculture Alliance, Michigan Association of Planning	Short	Agriculture Tourism: <a href="http://www.michigan.gov/mda/0,1607,7-125-1571---,00.html">http://www.michigan.gov/mda/0,1607,7-125-1571---,00.html</a>	
v. Strategy: Support expanding market for local agricultural products	Area Farmers, Farmland Preservation, NWM Horticulture Station, MSU Extension, Agriculture Alliance, Michigan Association of Planning, Michigan Land Use Institute, Fresh Food Partnership	Short	Agriculture Tourism: <a href="http://www.michigan.gov/mda/0,1607,7-125-1571---,00.html">http://www.michigan.gov/mda/0,1607,7-125-1571---,00.html</a>	

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Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
vi. Strategy: Support state laws that help preserve agriculture land	Area Farmers, Farmland Preservation, NWM Horticulture Station, MSU Extension, Agriculture Alliance, Michigan Association of Planning, Michigan Land Use Institute (MLUI)	Ongoing		
v. Strategy: Support the availability of an education program for new and existing non-farm residents on right-to-farm issues	County Planning Commission, NWM Horticulture Station, MSU Extension	Ongoing	Leelanau Conservancy FarmAbility Program: <a href="http://www.theconservancy.com/Land%20and%20Water%20Protection/farmlandprotecto.html">www.theconservancy.com/Land%20and%20Water%20Protection/farmlandprotecto.html</a> PA 116 Brochure: <a href="http://www.michigan.gov/documents/MDA_PA_116_Benefits_132644_7.pdf">http://www.michigan.gov/documents/MDA_PA_116_Benefits_132644_7.pdf</a>	FarmAbility Program, PA 116, Federal Farm and Ranchland Program
2.2 Objective: Preserve the community’s scenic and rural character by minimizing the impacts of development on environmental features such as wetlands, woodlands, steep slopes, habitats, night sky, ridgelines, and scenic views				
i. Strategy: Work with the Leelanau Conservancy and other relevant agencies to identify key natural features in the community	Leelanau Conservancy, Heritage Route Committee	Short/Ongoing	Existing Natural Lands Inventory	

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
ii. Strategy: Develop and enforce a set of natural features ordinances that will protect key natural features	Leelanau Conservancy, Heritage Route Committee, Michigan Association of Planning, New Designs for Growth	Long	Smart Communities Network, Bucks County Pennsylvania example <a href="http://www.smartcommunities.ncat.org/codes/bucks.shtml#Article%20IV.%20Natural%20Resource%20Protection%20Standards">www.smartcommunities.ncat.org/codes/bucks.shtml#Article IV. Natural Resource Protection Standards</a>	
iii. Strategy: Direct development away from key natural features through the zoning ordinance	Leelanau Conservancy	Short		
iv. Strategy: Preserve the natural characteristics of the gateways to the Village through the Township through the zoning ordinance, natural features ordinances, landscaping, signage, and site plan review process	Leelanau Conservancy, Scenic Heritage Route Committee, MDOT, Michigan Association of Planning	Mid/Ongoing	The Conservation Fund - Gateways Communities: <a href="http://www.conservationsfund.org/products_product_list/129">http://www.conservationsfund.org/products_product_list/129</a>	
v. Strategy: Partner with schools, local organizations, public works, business owners, and residents to expand a tree planting and protection program that will maintain and enhance the community tree-lined streetscape and wooded parks	Schools, Local Organizations, Public Works, Business Owners, Residents, NWM Horticulture Station, County Chamber of Commerce, Arbor Foundation, USFS - Community Forestry Program	Mid/Ongoing	Oakland County, Global ReLeaf of Michigan: <a href="http://www.globalreleaf.com">http://www.globalreleaf.com</a>	
vi. Strategy: Discourage development in areas with slopes greater than 18 percent through the zoning ordinance, natural features ordinances, and site plan review process	Area Farmers, Developers, Contractors, Realtors, The Watershed Center, Leelanau County	Short		



Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
vii. Strategy: Expand ordinances and incentive programs that will encourage developers to establish conservation easements along ridge lines and provide filtered views from building sites	County Planning, Area Developers, Contractors, Realtors	Mid	Livingston County Example Overlay Ordinance: <a href="http://www.co.livingston.mi.us/drain/p/hasell/DEQ/App_S/Overlay_District_Model_ordinance.pdf">http://www.co.livingston.mi.us/drain/p/hasell/DEQ/App_S/Overlay_District_Model_ordinance.pdf</a>	
viii. Strategy: Blend ridgeline developments into landscape so horizon lines are protected	Developers, Contractors	Mid		
2.3 Objective: Protect the quality of surface and groundwater resources in the community from development related impacts				
i. Strategy: Work with organizations such as the <i>Inland Seas Education Association</i> and the <i>The Watershed Center</i> to sponsor an education program on best storm water management practices	Inland Seas Education Association, The Watershed Center, NWM Horticulture Station	Mid/Ongoing	EPA Storm water Program <a href="http://cfpub.epa.gov/npdes/home.cfm?program_id=6">http://cfpub.epa.gov/npdes/home.cfm?program_id=6</a>	
ii. Strategy: Support the County in requiring the inspection of septic systems upon the sale of property	Realtors, County Health Department, The Watershed Center	Mid	Thurston County Example: <a href="http://www.co.thurston.wa.us/health/ehoss/pdf/TimeofTransfer/ToT_FactSheet.pdf">http://www.co.thurston.wa.us/health/ehoss/pdf/TimeofTransfer/ToT_FactSheet.pdf</a>	
iii. Strategy: Develop vegetative and shoreline <i>buffer</i> ordinances that will help protect surface waters from pollutants	Shoreline Homeowners, Business Owners, Leelanau Conservancy, The Watershed Center	Mid	University of Wisconsin Shoreline Buffer Power Point: <a href="http://www.uwsp.edu/cnr/uwexplakes/ecology/shorelands/maintenance_tips/pdf_docs/lakescaping_ppt.pdf">http://www.uwsp.edu/cnr/uwexplakes/ecology/shorelands/maintenance_tips/pdf_docs/lakescaping_ppt.pdf</a>	

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
<p>iv. Develop a plan that recognizes and enhances the bay as a community asset. This plan may include addressing water quality, recreation opportunities, viewsheds, and shoreline properties.</p>	<p>The Watershed Center</p>	<p>Mid/Long</p>	<p>San Francisco Bay Plan: <a href="http://www.bcdc.ca.gov/laws_plans/plans/sfbay_plan">http://www.bcdc.ca.gov/laws_plans/plans/sfbay_plan</a></p>	<p>MDNR Natural Resources Trust Fund</p>
<p>2.4 Objective: Discourage development that will negatively impact environmentally sensitive areas or require substantial changes to the natural systems</p>				
<p>i. Strategy: Establish environmental protection standards through the zoning ordinance and <i>natural features ordinances</i></p>	<p>Leelanau Conservancy, The Watershed Center</p>	<p>Mid</p>	<p>Burt Township Ordinance: <a href="http://www.burttownship.org/zoningfiles.html">http://www.burttownship.org/zoningfiles.html</a></p>	
<p>ii. Strategy: Require cluster development in Rural Residential areas through the zoning ordinance</p>	<p>Developers, Contractors</p>	<p>Mid</p>		
<p>iii. Strategy: Encourage developers to utilize the <i>New Designs for Growth</i> manual and program prior to the site plan review process</p>	<p>Developers, Contractors</p>	<p>Mid</p>		

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
<b>Goal 3: Provide a Variety of Transportation Choices</b>				
3.1 Objective: Maintain and improve the existing road system for safe and effective flow of all users by applying <i>complete street</i> principles			Low Impact Development Manual for Michigan: <a href="http://library.semco.org/InmagicGenie/DocumentFolder/LIDManualWeb.pdf">http://library.semco.org/InmagicGenie/DocumentFolder/LIDManualWeb.pdf</a>	Village Complete Streets Policy
i. Strategy: Work with the County Road Commission to develop a roadway Capital Improvement Plan (CIP) that includes a “fix it first” policy	County Road Commission	Ongoing	Washtenaw County Road Commission CIP: <a href="http://www.wcrowd.s.org/services/planning/capitalimprovementsplan.htm">http://www.wcrowd.s.org/services/planning/capitalimprovementsplan.htm</a>	
ii. Strategy: Require new private streets to be designed and built to an appropriate scale and standards	County Road Commission, NWMCOG, Fire and Rescue Department	Ongoing	Bridgewater Township Private Road Ordinance: <a href="http://twp-bridgewater.org/publications/ordinances/private_road_ordinance.pdf">http://twp-bridgewater.org/publications/ordinances/private_road_ordinance.pdf</a>	
iii. Strategy: Through the zoning ordinance and site plan review process, limit the number of access drives along major corridors for individual residential or commercial developments, and encourage shared access drives and parking wherever possible	County Road Commission, Developers, Contractors, Area Architects, Leelanau Conservancy, MDOT	Short/Ongoing	Planning & Zoning Center Access Management Resources: <a href="http://www.pzcenter.msu.edu/access.php">http://www.pzcenter.msu.edu/access.php</a>	
3.2 Objective: Increase public transportation service between the Suttons Bay community and other regional hubs				

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
i. Strategy: Work with the Bay Area Transportation Authority (BATA) to provide and improve service to and from the area as needed	BATA, Schools, Chambers of Commerce	Ongoing		
ii. Strategy: Designate a commuter car pool parking lot	MDOT, County Road Commission, Schools	Short	VDOT Commuter Parking Lot Standards: <a href="http://www.extranet.vdot.state.va.us/locdes/electronic%20pubs/TEDM/TEDM(PDF)/Section%20VI%20-%20Rest%20Areas/Sect%20VI%20-%20Chap%204/Section%20VI%20Chap%204.pdf">http://www.extranet.vdot.state.va.us/locdes/electronic%20pubs/TEDM/TEDM(PDF)/Section%20VI%20-%20Rest%20Areas/Sect%20VI%20-%20Chap%204/Section%20VI%20Chap%204.pdf</a>	
<b>3.3 Objective: Expand transportation infrastructure serving pedestrians and bicyclists</b>				
i. Strategy: Support and help implement the <i>Safe Routes to School</i> program	Schools, PTO, Police, TART, Michigan Trails and Greenways Alliance	Short/Mid	Michigan Safe Routes to School website: <a href="http://saferoutesmichigan.org/">http://saferoutesmichigan.org/</a>	
ii. Strategy: Work with TART Trails and follow the <i>Village of Suttons Bay and Township of Suttons Bay Community Recreation Plans</i> to increase and improve trailway infrastructure	MDOT, Schools, TART, Michigan Trails and Greenways Alliance	Ongoing		
iii. Strategy: Work with MDOT to design and install traffic calming measures along M-22 in the downtown area	MDOT, County Road Commission, Engineering consulting firm	Mid/Ongoing	Traffic Calming.Org: <a href="http://www.trafficcalming.org/">http://www.trafficcalming.org/</a> Federal Highway Administration Traffic Calming Information: <a href="http://www.fhwa.dot.gov/environment/tcalm/">http://www.fhwa.dot.gov/environment/tcalm/</a>	

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Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
iv. Strategy: Develop a non-motorized plan that explores the needs, safety concerns, placement, and routes of non-motorized facilities	TART, MDOT, NWMCOG, Greenways Collaborative	Mid	City of Saline Nonmotorized Plan: <a href="http://www.ci.saline.mi.us/?module=Home">http://www.ci.saline.mi.us/?module=Home</a>	
<b>Goal 4: Make Development Decisions Predictable, Fair, and Cost Effective</b>				
4.1 Objective: Encourage community and stakeholder collaboration				
i. Strategy: Continue to collaborate on planning and zoning through the <i>Suttons Bay Community Joint Planning Commission (SBCJPC)</i>	LIAA	Ongoing		
ii. Strategy: Work with schools and others to develop a curriculum and/or an ongoing youth leadership program focused on community planning	Schools, Parent Teacher Organizations, 4-H, Jr. Citizen Planner	Mid	APA Washington Chapter Youth Planning Program: <a href="http://washington-apa.org/programs/kidsinplanning/">http://washington-apa.org/programs/kidsinplanning/</a>	
iii. Strategy: Develop an outreach program that continues to keep residents and businesses informed and engaged in planning and zoning activities, such as “community walkabouts,” and educational workshops	Chamber of Commerce, Library, Friendship Center, Rotary	Mid/Ongoing	Active Living Resources: <a href="http://www.activelivingresources.org/assets/walkabouts.pdf">http://www.activelivingresources.org/assets/walkabouts.pdf</a>	
iv. Strategy: Develop an ongoing communication system between local organizations, businesses, and governments to keep each other informed of community-based initiatives and activities	Chamber of Commerce, Schools, Community Groups	Short/Ongoing		
4.2 Objective: Provide a clear set of guidelines and expectations for developers				

**Figure 4.3 – Action Plan**

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
i. Strategy: Encourage developers to utilize the <i>New Designs for Growth</i> manual and program prior to the site plan review process	Area Developers, Contractors, Architects	Short/Ongoing	New Designs for Growth: <a href="http://www.newdesignsforgrowth.org/">http://www.newdesignsforgrowth.org/</a>	
ii. Strategy: Include pictures in the zoning ordinance that help illustrate development goals	Schools, Community, MSU Extension, MAP	Short/Ongoing	City of Grand Island Illustrated Zoning and Building Codes: <a href="http://grand-island.com/Modules/ShowDocument.aspx?documentid=264">http://grand-island.com/Modules/ShowDocument.aspx?documentid=264</a>	
iii. Strategy: Serve as an “incentives expert” that can help provide information to developers on local incentive programs	Area Developers, Contractors, Realtors, MSU Horticulture Station	Mid		
<b>Goal 5: Strengthen and Direct Development Towards the Village</b>				
5.1 Objective: Direct higher density housing to lands that have the capacity to support such development and are adequately served by existing public roads and utilities and located closer to the Village				
i. Strategy: Follow the existing plan for the replacement and repair of the existing water/sewer system lines	Chamber of Commerce, Committee Groups	Ongoing		
ii. Strategy: Follow the existing strategy that outlines if, when, and where water and sewer infrastructure may be extended and how the ongoing costs of these services might be covered (e.g. tax sharing agreement)	Public Works	Ongoing		
5.2 Objective: Provide appropriate opportunities for the establishment of				

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
commercial uses which meet the demonstrated market needs of community residents				
i. Strategy: Work with the Chamber of Commerce, proposed DDA, or business development function to study the commercial needs and desires of residents and visitors	Chamber of Commerce, DDA, Economic Development Authority	Mid	Elk Rapids, Kingsley	
ii. Strategy: Through the zoning ordinance, direct commercial development to lands that have the capacity to support such development and are adequately served by existing public roads and utilities	Developers, Realtors, Architects, NWMCOG, MAP	Short/Ongoing		
5.3 Objective: Provide appropriate locations for low-impact industrial uses that are compatible with surrounding land uses and adequately served by public facilities and services				
i. Strategy: Through the zoning ordinance, direct low-impact industrial development to lands that have the capacity to support such development and are adequately served by existing public roads and utilities	Developers, Realtors, Architects, Economic Development Authority	Short/Ongoing		
ii. Strategy: Through the zoning ordinance and local ordinances, establish adequate buffering, lighting, and noise regulations to minimize the negative impact on neighboring residents and businesses	Developers, Realtors, Architects	Ongoing	International Dark Sky Association Model Lighting Ordinance: <a href="http://www.darksky.org/mc/page.do?sitePageId=58880">http://www.darksky.org/mc/page.do?sitePageId=58880</a>	
5.4 Objective: Create community hubs that provide				

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
a combination of living, working, and playing opportunities				
i. Strategy: Through the zoning ordinance, allow for mixed land uses in appropriate areas	Developers, Realtors, Architects	Ongoing, Short	Smart Growth Network Mixed Land Uses Resources: <a href="http://www.smartgrowth.org/about/principles/principles.asp?prin=1&amp;res=1024">http://www.smartgrowth.org/about/principles/principles.asp?prin=1&amp;res=1024</a>	
5.5 Objective: Take advantage of compact development design				
i. Strategy: Further explore the role of accessory dwelling units in the Village and the Township	Realtors, Residents, Farmers, County Housing Program	Ongoing	Municipal Research and Services Center of Washington Accessory Dwelling Units Information: <a href="http://www.mrsc.org/Publications/textadu.aspx">http://www.mrsc.org/Publications/textadu.aspx</a>	
ii. Strategy: Incorporate concepts from <i>New Designs for Growth</i> into the zoning ordinance and encourage developers to take advantage of the <i>New Designs for Growth</i> program during the site plan review process.	Developers, Architects	Short/Ongoing	New Designs for Growth: <a href="http://www.newdesignsforgrowth.org/">http://www.newdesignsforgrowth.org/</a>	
iii. Strategy: Continue to encourage cluster development through various zoning techniques.	Developers, Architects	Ongoing	University of Minnesota Extension Cluster Development Information: <a href="http://www.extension.umn.edu/distribution/naturalresources/components/7059-01.html">http://www.extension.umn.edu/distribution/naturalresources/components/7059-01.html</a>	



**Figure 4.3 – Action Plan**

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
<b>Goal 6: Foster a Distinctive, Attractive Community with a Strong Sense of Place</b>				
6.1 Objective: Keep the Village and Township a vibrant community				MSU Small Town Design Initiative: <a href="http://www.spdc.msu.edu/la/smalltowns/">http://www.spdc.msu.edu/la/smalltowns/</a>
i. Strategy: Through the zoning ordinance, discourage strip commercial development and isolated commercial uses	Developers, Architects	Short/Ongoing		
ii. Strategy: Through the zoning ordinance, promote development that retains and complements the smaller scale of existing buildings and the pedestrian-friendly environment	Developers, Architects	Short/Ongoing	Smart Growth Network Pedestrian Friendly Design: A Primer for Smart Growth: <a href="http://www.epa.gov/smartgrowth/pdf/ptfd_primer.pdf">http://www.epa.gov/smartgrowth/pdf/ptfd_primer.pdf</a>	
iii. Strategy: Continue and increase opportunities for community interaction such as outside shopping, art displays, and festivals that celebrate community culture and assets	Chamber of Commerce, Community Groups, Visitors Bureau	Mid/Ongoing		
iv. Strategy: Provide a sufficient number of quality public amenities, such as bike racks, restrooms, and picnic tables, in key locations, such as the marina and Visitor Center	Chamber of Commerce, Community Groups, Visitors Bureau	Ongoing		
v. Strategy: Install wayfinding signage throughout the Village and Township	MDOT, Heritage Route Committee	Mid		

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
vi. Strategy: Investigate the creation of a Downtown Development Authority (DDA) and/or a business development function to attract and retain needed businesses	Chamber of Commerce	Mid	Downtown Development Authority Act: <a href="http://www.legislature.mi.gov/(S(ywtqfuz2bwwozuf1okddu2fn))/mileg.aspx?page=getObject&amp;objectname=mcl-act-197-of-1975">http://www.legislature.mi.gov/(S(ywtqfuz2bwwozuf1okddu2fn))/mileg.aspx?page=getObject&amp;objectname=mcl-act-197-of-1975</a>	
vii. Strategy: Work with the Chamber of Commerce, proposed DDA, or other business development function to encourage a diversity of businesses	Chamber of Commerce, DDA, Businesses, Economic Development Authority	Mid/Ongoing	Grand Rapids DDA Website: <a href="http://www.grand-rapids.mi.us/index.pl?page_id=1657">http://www.grand-rapids.mi.us/index.pl?page_id=1657</a>	
viii. Strategy: Expand year-round tourism opportunities	Chamber of Commerce, DDA, Businesses, Economic Development Authority, Visitors Center, Wineries, Travel Michigan, Pure Michigan	Mid		
<b>6.2 Objective: Maintain a high quality visual character throughout the community</b>				
i. Strategy: Develop a property maintenance education program to help raise awareness about local codes and ordinances	Property Owners, Library	Mid	8 Mile Boulevard Association Corridor Keeper Program: <a href="http://eightmile.org/demo/demo/Html/8MBA_corridor_keeper_program.html">http://eightmile.org/demo/demo/Html/8MBA_corridor_keeper_program.html</a>	
ii. Strategy: Provide consistent code and ordinance enforcement to ensure the general maintenance and appearance of the community	Property Owners, Chamber of Commerce	Ongoing		
iii. Strategy: Develop a community-wide form based code	Citizen's Groups	Short		

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
iv. Strategy: Through the zoning ordinance, ensure that new developments are compatible and in character with existing uses	Developers, Architects	Short		
v. Strategy: Incorporate recommendations of the proposed <i>M-22 Scenic Corridor Guidebook</i> into the zoning ordinance	Scenic Heritage Route Committee, County Road Commission, MDOT	Short	NWMCOG Leelanau Scenic Heritage Route webpage: <a href="http://www.nwm.org/lshr.asp">http://www.nwm.org/lshr.asp</a>	
vi. Strategy: Develop a sign ordinance that ensures that signs are compatible with the character of the area	Heritage Route Committee, MDOT	Mid	Citizens for a Scenic Wisconsin Model Sign Ordinance: <a href="http://www.scenicwisconsin.org/modelord.htm">http://www.scenicwisconsin.org/modelord.htm</a>	
vii. Strategy: Continue and expand existing tree planting program and work with developers to preserve trees during new construction	Developers, Architects, Public Works	Mid/Ongoing		
viii. Strategy: Develop a relationship with various utility companies to minimize the industry's impact on the community's scenic vistas	Cherryland Electric Co-op, Charter Comm., Consumers Energy, ATT, CenturyTel, Michcon/ DTE	Mid/Ongoing		
ix. Strategy: Incorporate concepts from <i>New Designs for Growth</i> into the zoning ordinance and encourage developers to take advantage of the <i>New Designs for Growth</i> program during the site plan review process	Developers, Architects	Mid/Ongoing	New Designs for Growth: <a href="http://www.newdesigndeforgrowth.com">http://www.newdesigndeforgrowth.com</a>	
x. Strategy: Continue to require the installation of underground utilities in connection with all new developments and major renovations	Developers, Architects, Utility Groups, Realtors, Public Works, Consumers Energy, DTE, Phone Companies	Short/Ongoing	San Diego Underground Utility Program: <a href="http://www.sandiego.gov/undergrounding/">http://www.sandiego.gov/undergrounding/</a>	

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
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xi. Strategy: Through the zoning ordinance, discourage waterfront and shoreline developments (public and private) that will obstruct public access to and the view of the shoreline and waters of the Suttons Bay community

Heritage Route Committee, Leelanau Conservancy, Inland Seas

Short

6.3 Objective: Preserve historical sites, buildings and structures that are significant to the community

i. Strategy: Develop a community-wide historical sites inventory	Area Generational Families	Mid	Independence Charter Township Historic Sites Inventory: <a href="http://www.twp.independence.mi.us/Community/History/HistoricalSitesSurvey.asp">http://www.twp.independence.mi.us/Community/History/HistoricalSitesSurvey.asp</a>	
ii. Strategy: Pursue grant opportunities through the Michigan State Historic Preservation Office (MSHPO) to maintain and improve historic sites	Leelanau Conservancy, area library, MSHPO, Leelanau Historic Museum	Long	MSHPO Website: <a href="http://www.michigan.gov/mshda/0,1607,7-141-54317---,00.html">http://www.michigan.gov/mshda/0,1607,7-141-54317---,00.html</a>	
iii. Strategy: Utilize <i>New Designs for Growth</i> and MSHPO resources to develop appropriate reuse and renovation guidelines of older buildings	Chamber of Commerce, Realtors	Long	New Designs for Growth: <a href="http://www.newdesignsforgrowth.com">http://www.newdesignsforgrowth.com</a>	
iv. Strategy: Develop an incentive program to encourage the redevelopment of existing buildings rather than the development of new buildings	Brownfield Redevelopment Authority, Contractors	Long	City of Grand Rapids Building Reuse Program: <a href="http://www.grandrapids.mi.us/index.pl?page_id=2599">http://www.grandrapids.mi.us/index.pl?page_id=2599</a>	

6.4 Objective: Create opportunities for residents

**Figure 4.3 – Action Plan**

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
and visitors to walk rather than relying solely on motorized transportation				
i. Strategy: Through the zoning ordinance, encourage critical services to concentrate near homes and jobs	Developers, Chamber of Commerce	Short		
ii. Strategy: Through the zoning ordinance and permitting process, require building design that makes commercial areas more walkable	Developers, Architects, Chamber of Commerce	Short		
iii. Strategy: Develop a pedestrian plan that connects walkways, parking lots, greenways, and developments	Chamber of Commerce, Citizen Groups	Mid		
iv. Strategy: Work with the Michigan Department of Transportation (MDOT) to promote pedestrian safety along M-22 in the Village	MDOT, PTO, TART, County Road Commission	Ongoing		
v. Strategy: As pedestrian facilities are repaired and developed, increase universal access to sidewalks, parks, and other public and private services to all individuals	Chamber of Commerce, Recreation Committees, Public Works	Ongoing		
vi. Strategy: Work with the Chamber of Commerce and the Visitor Center to develop and distribute walking and bike route maps	Chamber of commerce, Visitor's Center	Ongoing	City of Chelsea Walking Map: <a href="http://chelseacitymanager.blogspot.com/2006/01/chelsea-walking-map.html">http://chelseacitymanager.blogspot.com/2006/01/chelsea-walking-map.html</a>	
vii. Strategy: Maintain and increase public amenities for non-motorized travelers, such as park benches and bike racks	Chamber of Commerce, TART	Mid		

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
viii. Strategy: Work with the Chamber of Commerce to attract “daily shopping needs” type businesses (grocery stores, hardware stores, etc.) into locations that are walkable from existing neighborhoods	Chamber of Commerce	Ongoing		
6.5 Objective: Provide ample and quality recreation opportunities				MSU Listing of Recreational Funding Sources: <a href="http://staff.lib.msu.edu/harris23/grants/2rec.htm">http://staff.lib.msu.edu/harris23/grants/2rec.htm</a>
i. Strategy: Follow the <i>Village of Suttons Bay</i> and <i>Township of Suttons Bay Community Recreation Plans</i> and subsequent future plans		Short/Ongoing		
ii. Strategy: Combine the township's and the village's recreation plan into one joint recreation plan	Park Committees, Recreation Board	Mid		
iii. Strategy: Work with local entities to promote area recreation opportunities	PTO, Schools, Township Recreation Board, Local Sport Leagues	Ongoing		
iv. Strategy: Expand and promote the available marina services	Boaters	Long		
v. Strategy: Explore the possibility of developing a performance venue in one of the parks	art support organizations	Mid	City of Fremont Veteran's Memorial Park & Amphitheater: <a href="http://www.cityoffremont.net/web/community_parks.htm#veter">http://www.cityoffremont.net/web/community_parks.htm#veter</a>	
vi. Strategy: Develop a comprehensive plan to broaden organized sports opportunities that take advantage of community parklands	Park Committees, Schools, Township Recreation Board	Mid		

Figure 4.3 – Action Plan

Goal, Objective, Strategy	Potential Partners	Proposed Timeline Short: (0-12 months) Mid: (1-5 years) Long: (over 5 years) Ongoing	Informational Resources	Potential Funding Resources
vii. Strategy: Explore ways to better utilize the water front (e.g., blueway trails, charter fishing, and leisure boating)	The Watershed Center, TART Trails, Leelanau Conservancy	Mid		
6.6 Objective: Maintain the tranquil quality of existing neighborhoods				
i. Strategy: Continually monitor and evaluate measures that help prevent business and tourist traffic and parking intrusions in residential neighborhoods	Chamber of Commerce, Police	Ongoing		
6.7 Objective: Work to address the social needs of area residents				
i. Strategy: Conduct an inventory of social service agencies and programs that provide services to the Suttons Bay community	Chamber of Commerce, Schools, Churches, Friendship Center, Share Care	Short	Timmons-James Bay Community Services Inventory: <a href="http://www.timminschildfamily.org/inventory/index.asp">http://www.timminschildfamily.org/inventory/index.asp</a>	
ii. Strategy: Participate in a communication mechanism to help agencies collaborate, keep informed, and educate residents about their services	Chamber of Commerce, Leelanau Enterprise	Short	Government on Facebook: <a href="http://www.facebook.com/government">http://www.facebook.com/government</a>	
iii. Strategy: Improve and update local websites	Schools	Ongoing		