

## **MINUTES**

### **SUTTONS BAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING - JUNE 6, 2023 SUTTONS BAY TOWNSHIP OFFICES 95 W. 4TH St., Suttons Bay, MI**

#### **CALL TO ORDER AND NOTATION OF QUORUM**

Chair Koernke called the meeting to order at 6:00 p.m. at the Suttons Bay Township Offices.

Present: Tom Koernke, Dee McClure, Rhoda Johnson, Andy Brandt,  
Don Gregory, ~~Tom~~ **John** Clark, Doug Periard (came in late in meeting)

Absent and excused: Patti Miller, Dennis Rathnaw

Staff: Steve Patmore, Mathew Cooke

Chair Koernke declared there is a quorum of the Planning Commission present.

#### **APPROVAL OF AGENDA**

***Andy Brandt/moved, Dee McClure/supported, to approve the Agenda as amended, adding Peninsula Housing to No. 1 on the Agenda, passed.***

**PUBLIC COMMENT -** None.

**CONFLICT OF INTEREST -** None

#### **APPROVAL OF MINUTES**

1. May 2, 2023 - Correction - Under Public Comment - Nick Welty, 9 Bean Rows  
***Dee McClure/moved, Andy Brandt/supported, to approve the May 2, 2023 Minutes as amended, passed.***

2. May 16, 2023 -  
***Dee McClure/moved, Andy Brandt/supported to approve the May 16, 2023 Minutes, passed.***

**CONFLICT OF INTEREST -** None.

**PUBLIC COMMENT -** None.

#### **ITEMS OF DISCUSSION/CONSIDERATION**

1. Larry Mawby, Peninsula Housing. said he submitted a Letter of Intent to the Department of Agriculture regarding a Rural Readiness Grant. If the letter is accepted and the invitation to make application to the grant is received, the grant application needs to be completed by August 3, 2023. Larry Mawby asked the Planning Commission to entertain a Resolution to Support the Grant Application. The intent is to apply for a \$50,000.00 grant from the Department of Agriculture, with a \$10,000.00 match raised locally. The \$60,000 would be used in a planning

process for two parcels (10 acres in the township and .3 acre parcel in the Village of Suttons Bay) for multiple family affordable housing. Development plans as exist right now are predicated on the proposed zoning ordinance changes that the Planning Commission is working on and will tie into ~~what~~ **whatever** master plan work that will be done in the coming months. Hope to be able to provide housing for young ~~families~~ **families** in the community.

Don Gregory/moved, Dee McClure/supported that the Planning Commission adopt a Resolution of Support for Peninsula Housing's Rural Readiness Grant.

Therefore, be it resolved that Suttons Bay Township Planning Commission supports Peninsula Housing's Application for a MIVARV Rural 'Readiness Grant". Roll call vote: Yes: Koernke, McClure, Johnson, Brandt, Gregory, Clark. No: None. Motion carried. (Doug Periard was not at the meeting when this vote was taken).

Larry Mawby said under current zoning, the parcel in the township would hypothetically accommodate 80 dwelling units. They are in the process with the Village to change the zoning to permit multi-family housing. Multi-year build out process, approval to build 100 units of housing is a \$20 million dollar or more build project and would very likely be done in phases.

2. Zoning Ordinance Overhaul -  
Articles 11, 10, 12 were reviewed. Planning Commission requests revised Articles 4 and 10 before August Planning Commission Meeting.  
Next meeting Articles 14 and 3.

#### **REPORTS**

Zoning Administrator - Steve Patmore submitted his Report.  
Planner - No report.  
Township Board - New Township Clerk, Jean Moe  
Chair Comments - Will there be a township tour?  
Don Gregory - September 19th, 2023 township tour.

**PUBLIC COMMENT** - None.

**NEXT REGULAR MEETING** - August 2023.

**ADJOURNMENT** - Chair Koernke adjourned the meeting at 7:47 p.m.

Minutes recorded by Marge Johnson, Recording Secretary

***Minutes approved as-corrected on August 1, 2023***

Dee McClure, Planning Commission Secretary