

MINUTES
SUTTONS BAY TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
AUGUST 14, 2023
3:00 p.m.

**Special Meeting convened at 3:00 pm at the Suttons Bay Township Offices,
95 W. Fourth Street, Suttons Bay, MI 49682, followed by a tour of the township.**

Call to Order and Notation of Quorum

Tom Koernke, Chair, called the Special Meeting of the Suttons Bay Township Planning Commission to order on Monday, August 14, 2023, at 3:00 p.m. at the Suttons Bay Township Offices, 95 W. 4th St., Suttons Bay, MI

Present: Dennis Rathnaw, Dee McClure, Patti Miller, Doug Periard, Tom Koernke, Don Gregory, John Clark.

Absent and excused: Rhoda Johnson, Andy Brandt (but communicated via cell phone during tour)

Staff Present: Steve Patmore.

The purpose of the meeting was to tour the township in a van, courtesy of Don Gregory and Cherry Bay Orchards. A map of the township and an itinerary was distributed and attached to the approved minutes.

Public Comment: **None**

Conflict of Interest - None

The tour began about 3:05 p.m., with highlights as follows:

1. Peck Rd. – Leelanau Watersports:

- Someone is living in the residence.
- Portable toilet is there.
- Landscaping/buffering/ fence looks nice, but some of the cedars will need to be replaced.

2. Stony Point

- Drake/Hawley Farm may be going up for sale according to Don. Maybe the community will be interested in preserving the open space.
- Reviewed the Korson Farm area and the rezoning area on Lover’s Lane.

3. Richter Road Proposed C-2 Commercial Area

- Noted the existing houses – possible home business area.
- Noted the village waste-water plant.
- Noted the former solid waste station property.

4. South Pineview Road & Herman Road Neighborhood Residential.

- Noted the properties owned by Peninsula Housing.
- Turned around at St. Michael's Highland Drive.

5. Herman Road / Bahle Road Tower Site

- Drove up Bahle Road to see the general location of the proposed tower site.

6. M-204 Governmental Center Tower

- Drove into the Leelanau County Governmental Center to see the new county communications tower.
- There does not appear to be any communications equipment installed on this tower yet.

7. M-204 9 Bean Rows

- Pulled off across the highway from 9 Bean Rows to get a general layout of the facility.
- Drove into the 9 Bean Rows parking lot.

8. Horn Road – 45 North Winery and Wild Cherry Resort

- Drove into 45 North Winery
- 45 North Winery is serving hor duerves from a dedicated food truck.
- Drove through Wild Cherry Resort – this project was quite controversial when it was reviewed and approved years ago.

9. Marek Road – Homestretch Housing Project

- Drove into the Vineyard View Apartment project that appears to be relatively close to completion.
- Road work needs to be completed.
- Drove the back way through the orchards from the end of Marek Rd to Scott Hill Road.
- Reviewed the incomplete Bay View housing project in the village, and noted the deterioration of the homes that were started.

10. Guinan Subdivision (Bayscape Hills Subdivision) Dumas Rd.

- Drove back through the orchards to Dumas Road and Bayscape Hills.
- A number of homes have been built in this subdivision since the last tour.

11. Mork Road Horse Farm

- There is a large horse farm now on Mork Road.

12. Setterbo Road Housing

- Drove by a few housing starts on Setterbo Road.

13. Starry Nights Barn Event Venue – Jacobsen Road

- Drove along the edge of Starry nights barn and through parking lot.
- People may be staying in RV's in the back.
- Owners never came back to get approval of parking in the rear of facility.

14. McKeese Road Housing

- Cherry Bay orchards has seasonal worker housing on McKeese Road, and there is additional property that may be conducive to workforce housing.

15. Tribal Housing – Peshawbestown Rd.

- Drove by the considerable number of housing units built by the GTB in the Peshawbestown Road area.

16. Fox Glove Farms Event Facility – Putnam Road

- Patty Barnes gave the PC a tour of the Barn renovation and grounds at Fox Glove Farms.

17. Jacobsen Road Subdivision

- Due to time constraints, the tour did not include Bluewater Ridge on Jacobson Road.

The tour arrived back at the township office at 5:30 p.m and the meeting was adjourned.

Minutes compiled by Steve Patmore, Zoning Administrator.

Dee McClure, Secretary

Approved as presented on September 5, 2023