

## MINUTES

### SUTTONS BAY TOWNSHIP PLANNING COMMISSION REGULAR MEETING - APRIL 4, 2023

#### CALL TO ORDER AND NOTATION OF QUORUM

Tom Koernke, Chair, called the Regular Meeting of the Suttons Bay Township Planning Commission to order on Tuesday, April 4, 2023, at 6:02 p.m. at the Suttons Bay Township Office, 95 W. 4th St., Suttons Bay, MI.

Present: Tom Koernke, Dee McClure, Rhoda Johnson, Patti Miller, Doug Periard,  
Don Gregory, **Andy Brandt, John Clark**  
Absent: ~~Andy Brandt, John Clark~~, Dennis Rathnaw  
Staff: Steve Patmore arrived at 6:20 p.m., Marge Johnson

#### APPROVAL OF THE AGENDA

*Dee McClure/moved, Patti Miller/supported, to approve the Agenda as submitted, carried.*

CONFLICT OF INTEREST - None.

#### APPROVAL OF MINUTES

*Doug Periard/moved, Dee McClure/supported, to approve the February 7, 2023 Minutes as amended, passed.*

*Don Gregory/moved, Rhoda Johnson/supported, to approve the March 7, 2023 Minutes as amended, passed.*

PUBLIC COMMENT - None.

#### ITEMS OF DISCUSSION/CONSIDERATION

1. Update on the Application for Housing at 1054 S. Herman Road - Richard & Michele Baldwin

Steve Patmore submitted a written report describing the proposed changes to the Baldwin project. He added that this was not a new application, only an idea. He noted that while the current zoning ordinance allows up to 16 multi-family units on this property as a Special Land Use, (Agricultural Zoning District), the current ordinance only allows one (1) single-family dwelling per lot, and the minimum lot size is two (2) acres. Therefore, under current zoning, this parcel could have one single-family dwelling. In addition, the Draft Zoning Map indicates that this parcel could be zoned Neighborhood Residential in the future.

The Neighborhood Residential language (Article 8) does not have a density for single-family dwellings, but does have a minimum lot width of 60 feet and a minimum depth of 100' (6000 square feet). Steve suggested that maybe during the upcoming review of Article 8, the PC could have discussion on the

potential to allow clustering within this zoning district under certain conditions. The Master Plan does encourage a mixture of various housing types.

Richard and Michelle Baldwin made a presentation to the Planning Commission and addressed questions from the planning commission. The commission stated they would take this into consideration during the review of draft zoning ordinance.

## 2. Zoning Ordinance Overhaul Project

Staff update and research- Patmore provided potential language for adult day care and stated he was working on clarifications for definitions of duplex, accessory dwelling units and owner occupied based upon other zoning ordinances, research, and discussions with agencies such as Housing North. The planning commission continued Review of Article 6 – Shoreline Residential. Mathew Cooke will take the comments and make the required changes

### **REPORTS:**

- Zoning Administrator - Steve Patmore submitted his Report.
- Planner – No Report
- Township Board – No Report
- Chair Comments – No report
- Commissioner's Comments

### **PUBLIC COMMENT:**

Michelle Baldwin commented regarding timeline for Ordinance changes and Accessory Dwelling Units. Rachel Peplinski asked why comments from the commissioners were not reflected in the minutes regarding the denial of the rezoning.

**NEXT MEETING:** Special Meeting scheduled for April 25, 2023, 6 pm for Zoning Ordinance Review

**ADJOURNMENT:** The meeting was adjourned at 8:11 p.m.

Marge Johnson, Recording Secretary  
Dee McClure, Secretary

***Minutes approved as-corrected on May 2, 2023***