



VILLAGE OF SUTTONS BAY
PLANNING COMMISSION MEETING MINUTES
OF APRIL 12, 2023

The meeting was called to order at 5:00 p.m. by Vice-Chair Pontius.

Present: Feringa, Hylwa, Ostrowski, and Pontius

Absent: Hetler, Smith and Suppes

Staff present: Fay and Kopriva, Planner

Approval of agenda

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

Ayes: 4, No: 0.

Approval of minutes

Ostrowski moved, Feringa seconded, CARRIED, to approve the Planning Commission meeting minutes of March 8, 2023. Ayes: 4, No: 0.

Public Comment

Comments received from Lois Bahle.

Review and Request from Peninsula Housing for Text Amendments to the following sections in the Mixed-Use District

Applicant Larry Mawby stated that it seems the easiest way to move forward is to amend the multifamily in the south gateway and make it a special land use rather than permitted by right. He suggested multifamily be added as a special land use in the south business district. Mawby stated the future land use map shows that corridor is identified as general business and that the Village may want to rezone that particular property as multi family.

a. Section 5-2 Table of Uses – to allow for multi-family dwellings

Ostrowski moved, Feringa seconded, CARRIED, to schedule a public hearing at the next Planning Commission meeting for the following amendment:

Amend this section by to allow multi-family dwellings as a Special Land use in the South Gateway. Ayes: 4, No: 0.

It was the consensus of Commissioners to have Kopriva provide proposed motions with criteria based on discussions, for Section 5-3 Spatial Requirements and Section 9-7 Multi-Family Development at the next Planning Commission meeting.

Pontius moved, Feringa seconded, CARRIED, to add special land use for multi-family dwellings to the South Business district under Table 6-2, and to schedule a public hearing at the next Planning Commission meeting. Ayes: 4, No: 0.

b. ADU definition

Ostrowski moved, Feringa seconded, CARRIED, to schedule a public hearing for the next Planning Commission meeting to amend the ADU definition of the Zoning Ordinance, as follows:

Section 9-2 A. Size. Accessory dwellings shall not exceed 800 square feet. Ayes: 4, No: 0.

Add D. Number. Only one (1) accessory dwelling unit shall be permitted per parcel.

Public comment

Public comments were made by Larry Mawby and Lois Bahle.

Reports

The Zoning Administrator Report was submitted to Planning Commissioners.

Good of the Order

Ostrowski voiced concerns that Planning Commissioners reasonings are not being represented well by Suppes during Village Council meetings and request Suppes provide better background to Council members regarding Planning Commission matters.

Pontius stated that he believes joint meetings with other boards are in the works.

Kopriva stated she would not be available for the May 10th meeting.

The next regular meeting will be held on May 10th, at 5:00 p.m.

The meeting adjourned at 6:11 p.m.

Meeting minutes submitted by Shar Fay, Clerk.