




VILLAGE OF SUTTONS BAY  
Special Meeting  
Village Council  
&  
Planning Commission  
420 N. Front Street, Suttons Bay, MI 49682  
Monday, May 22, 2023 8:30 a.m.

Agenda

1. Special Meeting Called to Order
2. Roll Call -Village Council
3. Roll Call -Planning Commission
4. Agenda Approval-Village Council
5. Agenda Approval-Planning Commission
6. Public Comment
7. New Business-Master Plan
  - a. Future Land Use Map
  - b. South Business & South Gateway Districts
  - c. Housing Checklist
8. Public Comment (please limit to no more than three (3) minutes)
9. Adjournment

If you are planning on attending this meeting and are disabled requiring any special assistance, please notify the Village Clerk by calling 231.271.3051 or by email [suttonsbay@suttonsbayvillage.org](mailto:suttonsbay@suttonsbayvillage.org) as soon as possible.

		<b>VILLAGE OF SUTTONS BAY</b>	
		REPORT VSB -2023-31	
Prepared:	May 16, 2023	Pages:	1 of 1
Meeting:	May 22, 2023	Attachments:	<input checked="" type="checkbox"/>
Subject:	Master Plan Discussion		

**OVERVIEW**

The Village Council is thankful for the Planning Commission’s efforts and understands the sacrifices and commitments members made to participate in the Master Plan process. Therefore, rather than sending questions to the planning commission requesting clarifications, the Village Council requested a more personal approach in the form of this joint meeting. As you know, the Planning Commission is an advisory commission to the Village Council and therefore, understanding the reasoning behind any major changes is commonplace when reviewing such a plan.

The concerns were mostly based around the FLUM changes, resulting in the combining of the South Business (SB) and South Gateway district (SG). The results being the introduction of high intensity uses in these districts where they are currently prohibited and the wetlands associated with these districts. Questions on the housing checklist and concerns with keeping the character of the village were also discussion points.

**STAFF COMMENT**

It is important to understand that this isn’t an elected versus appointed discussion, rather, an opportunity for the VC to understand the recommendations of the PC. As with any document, it is important to have it reviewed by those who were not involved in its creation to provide a fresh viewpoint and identify any possible unforeseen concerns. For example, if the intent was to combine these districts to allow gas stations in areas that are mostly comprised of wetlands and floodplains, then understanding why that location or zoning district is best suited for that use would be beneficial. However, if the intent was to allow another use in that zoning district and allowing a gas station was unforeseen, then we worked together to find a glitch.

As we tackle these questions together, with the best interests of the community in mind, we will successfully provide the village residents with a plan that maintains their quality of life, provides a balanced approach to growth and protects our environmentally sensitive areas.

Again, the Village Council appreciates the planning commission’s efforts and looks forward to a productive conversation.

**RECOMMENDATION**

Approach this meeting with the understanding that everyone should be working towards making decisions that are for the good of the community as a whole.

Will Case  
305 St. Joseph Street  
Suttons Bay, Michigan 49682  
231-271-3876

5/18/23

Dear Fellow Council Members, Planning Commissioners, and Guests:

I apologize for being absent from today's master plan discussion. I thank the Planning Commission for developing this proposed master plan. It is insightful, practical and complete. I support its' recommendations with one exception: that being the rezoning within the South Gateway District, a district with considerable wetlands, to allow for commercial and multifamily residential usages.

Suttons Bay is a beautiful and intimate community. People want to come here. People want to live here. They like it as it is. Our residents are observant, articulate and protective of what we have. They have clearly stated in public testimony what they want. They want a clean fresh bay, rolling residential landscapes, a contained commercial district, parks, wetlands, walkways, small individual houses and apartments, friendly and accessible neighborhoods, adequate parking, peace and quiet. They want to keep the charm of the South Gateway District and landscape as a quiet introduction to our vital business district. The mindless sameness of the strip development of Chum's Corners is exactly what they don't want.

Opening the South Gateway District to multi-family housing and commercial development would be a mistake. If done it will then be possible for used car lots, dollar stores, fast food and other national franchises to destroy the intimacy and charm of entering Suttons Bay. In my opinion we would be trading community charm for money and commercial development. Suttons Bay has been built on thoughtful community planning. That is why it is such a sought after place to live.

Our delicate community atmosphere is based upon a thoughtful balance between housing, commercial activity, and protection of our wetlands and other natural resources. Let's not sell our most valuable resources for short term economic gain.

Respectfully,

Will Case

A handwritten signature in black ink, appearing to read "Will Case". The signature is written in a cursive, somewhat stylized font.