

AGENDA
SUTTONS BAY TOWNSHIP PLANNING COMMISSION
REGULAR RE-SCHEDULED MEETING

Tuesday, June 29, 2025
6:00 PM

This meeting of the Suttons Bay Township Planning Commission has been re-scheduled from the previously scheduled August meeting to **Tuesday, July 29, 2025** at 6:00 p.m. at the **Suttons Bay Township Offices** located at **95 W. Fourth Street**, Suttons Bay, MI 49682.

The public may participate at designated times during the meeting, including via Zoom Remote Access.

Join Zoom Meeting

<https://us02web.zoom.us/j/89001686791?pwd=Pzu0K1lGu9lxzMecannv4AEtFOcJC7.1>

Meeting ID: 890 0168 6791 Passcode: 963543

Call to Order and Notation of Quorum

Approval of Agenda

Conflict of Interest

Approval of Previous Minutes: May 7, 2025
 June 3, 2025
 July 1, 2025 Special Meeting

Public Hearing: On the Revised Application for Site Plan Review and Open Space Development submitted by Mark & Karen Drake, for the proposed Cherry Beach Orchards, a 20 Lot Open Space Residential Development in the Agricultural Zoning District at 855 S. Stony Point Road, Suttons Bay Township. Parcel No. 45-011-027-039-00.

Public Comment (For items other than the Public Hearing)

Items of Discussion/Consideration:

1. Review and Consideration of the revised Application for Site Plan Review and Open Space Development submitted by Mark & Karen Drake, for the proposed Cherry Beach Orchards, a 20 Lot Open Space Residential Development in the Agricultural Zoning District at 855 S. Stony Point Road, Suttons Bay Township. Parcel No. 45-011-027-039-00

Reports:

Zoning Administrator	Steve Patmore
Township Board:	Eric Carlson
Chair Comments:	Tom Koernke

Commissioners' Comments

Public Comment

Next Scheduled Regular Meeting – September 2, 2025

Adjournment (No new business after 8:00 PM unless extended by a motion) *Commission Packets can be viewed at: <https://www.leelanau.gov/suttonsbaytwppln.asp>*

This meeting is a session of the Suttons Bay Township Planning Commission held in public for the purpose of conducting the Commission's business and is not to be considered a public community meeting. There is time set aside for public comment during the meeting as noted on the Agenda, and the Planning Commission welcomes the public's input at that time.

DRAFT MINUTES
SUTTONS BAY TOWNSHIP PLANNING COMMISSION
RE-SCHEDULED REGULAR MEETING

Wednesday, May 7, 2025 @ 6:00 PM

This meeting took place at the Suttons Bay Schools Board Meeting Room
500 S. Elm Street, Suttons Bay, MI, 49682.

CALL TO ORDER AND NOTATION OF QUORUM:

Chair Tom Koernke opened the meeting at 6:01 pm, Wednesday, May 7, 2025

ROLL CALL VOTE OF COMMISSIONERS: Chair Tom Koernke, Vice Chair Andy Brandt, Eric Carlson, Rhoda Johnson, Patti Miller, Tom Nixon, Gary Thornton and Kevin Weber.

Absent: John Clark

Staff: Zoning Administrator Steve Patmore, Recording Secretary Mary Kuznicki

APPROVAL OF AGENDA: Motion by Tom Nixon to approve the agenda as presented, 2nd by Carlson, motion passed.

CONFLICT OF INTEREST: Tom Koernke

PUBLIC COMMENT:

Mr. Cionto, 11170 S Shore Rd, Suttons Bay

- Blind curve @ intersection of South Shore and Smith Rd.
- Consider a traffic study before approving the Drake proposal
- Offered 3 photos showing a 20' tire skid mark on S Shore from June 2022, claimed cars are driving too fast
- Suggested a 4-Way Stop intersection to solve the problem

Jeanne Aldrich, 721 S Nanagosa Trail, Suttons Bay

- Questioned the Zoning Laws, 150' to 200' lot sizes
- One of the top 5 lethal intersections in the county
- The proposal says the intersection/roadway will be reconfigured after Phase II, What about Phase I?
- The Road Comm & the Drakes are paying to reconfigure the intersection. Why should our tax dollars – OURS- pay for it?

Cathy Dinkel, 400 S Stony Point Rd, Suttons Bay

- Site plan looks like cluster housing
- Proposal does not fit the area

Approval of Minutes: Because of the late submission of the minutes and packet provided to the board prior to this meeting, the April 01, 2025 minutes will be reviewed for edits/corrections and voted for approval at the June 3rd meeting.

Items of Discussion/Consideration:

I. Application for a Special Land Use Permit in the Waste Management Zoning District for the Richter Road Storage Units submitted by Tony Biddix. The Richter Road Storage units are a 25-unit building project at 1800 S. Richter Road, Suttons Bay Township.

Commissioners discussed topics including:

1. Landscape on Richter Rd.
2. The SB Twp PC has heard from the Road Commission on the proposal
3. No communication from the Health Dept.
4. Governing Standards for Special Land Use permits can be handled by stipulating conditions
5. The proposal was limited to personal use, now includes personal, commercial, work storage and services - such as heating & cooling
6. The storage container will be moved to the back of property during Phase I to hold construction supplies. After Phase III, it will be moved off-site.
7. Patmore reviewed all the Governing Standards points A. through L with commissioners
8. Commissioners questioned the water treatment plant needing additional land in the future

Carlson made a motion to approve the proposal with conditions, Nixon 2nd the motion. Miller said she did not have time to review the new plans that were distributed on May 6. Patmore clarified that only the green belt was changed from the February plans. Motion passed.

Chair Koernke recused himself from the next item for discussion.
Vice Chair Andy Brandt acted as Chair.

II. Application for Cherry Beach Orchards Site Plan Review and Open Space Development of a 20 Lot Open Space Residential Development submitted by Mark & Karen Drake in the Agricultural Zoning District at 855 S. Stony Point Road, Suttons Bay Township. Patmore clarified the state law regarding Open Space. The proposal is not a Special Land Use Permit; it is an Open Space Development.

1. 2011 State law requires that every ordinance must have an "Open Space" Land Development. It is enforceable through article 16 and Article 19, site plan review of private road and landscape standards, article 3 also applies
2. New intersection - plan is not available
3. Definition of parcel - does not include portion of the road, discussed gross acreage with the road, net acreage without the road, parcel can be broken by the road/street, see article for review
4. Village View parcel has some land violations. Was originally a 7-Lot split, one lot was further split after the first 7.
5. Preliminary review can be done in phases 1 and phase 2 which includes the final review for the site condo/land division
 - a. Phase 1 would have 9 land divisions

- b. Phase 2 would be the site condominium divisions
- c. The land division committee can approve 2-acre lots, they cannot approve clustering as they are smaller than 2-acre parcels
- d. Planning Commission discussion of the lot splits
- 6. Shared Waterfront
 - a. Zoning Ordinance Article 3.10 to avoid key-holing
 - b. Patmore calculated 400' of frontage is needed which the Drake property does not have
- 7. Is intersection going to change & how? - this is a major issue
 - a. Site Standards – section 16.6
 - b. Design Objectives – for siting lots

The Project Planner for the Drake's property shared several points:

- 1. Parcels- cannot cross public roads
- 2. Subdivision lots- can cross public roads
- 3. Site Condominiums- can cross public roads
- 4. The Drakes cannot fund the intersection revision, but they can fund the Road Commission; only the Road Commission can fund the intersection.
- 5. Open Space State Law- Only the landowner can decide to use the Open Space option

Commissioners' comments:

- 1. Questioning View Sheds and protecting the water views & site lines
- 2. Suggested the Planning Commission do an On-Site View of the Drake's property to see if the view shed will be destroyed/damaged/alterd during the proposed Cherry Beach Orchard development.

Mr. Drake agreed to a Site Review of the property. Several commissioners planned to meet at the SB Twp offices and carpool to the Drake's property at 855 S Stony Point Rd., Suttons Bay on Tuesday, May 20th at 6:00pm. Other commissioners will arrive onsite. The public is welcome as this is an open Planning Commission meeting.

It was noted that the SB Twp legal counsel will review and offer a definition of a Lot based on the Zoning Ordinance, Article 16.

Vice Chair Any Brandt stepped down.

Chair Tom Koernke then continued conducting the meeting.

III. Update on the Suttons Bay Township Master Plan project-

The survey postcards have been ordered. Koernke will organize a group of volunteers outside of the commissioners to help with labeling and postage for mailing the 2500 postcards. Paper copies of the survey will be available at the township offices. Need to publicize survey option of paper copies.

Reports:

Zoning Administrator: Steve Patmore- Leelanau Physical Therapy has submitted an application. They will have a Public Hearing in June.

Township Board: Eric Carlson- The May 6th election process was successful. The Township Board next meeting is scheduled for Wednesday May 14. The Road Commission will give its annual report at the May meeting.

Chair Comments: Tom Koernke- Next regular SB Twp PC meeting is scheduled for Tuesday, June 3, 2025 at 6:00pm. The meeting will be back at the township offices.

Commissioners' Comments:

Commissioners thanked Suttons Bay Schools for opening their meeting room for tonight's meeting.

Public Comment:

Dee McClure, N Stony Point Rd- regarding the Drake Proposal

- Letter submitted on 4/29/25 with many points
- Referred to Section B - Shared Water frontage/usage
- ZO Article 16.6- Leave scenic views & vistas & water shed uninterrupted
- Master Plan Page 6- has a picture from Stony Point as an example of the area
- Chapter 3- Proposal does not meet requirements
- View Shed Analysis has not been completed, questioned height of proposed homes
- traffic impact study required and has not been done

Jennifer Rogers of Village View-

- offered commissioners to visit her home/road to see the current view
- is concerned about water shed and water views being altered

Jeannie Alderich, S Nanagosa Trail

- Verbiage in the proposal is unclear
- Additional Structures mentioned, will animals be allowed?
- Road reconstruction is slated for after Phase 2. Why are they waiting? Why not do the road during Phase 1?

Adjournment: Next Regular Meeting is Tuesday, June 3, 2025 at 6:00pm in the Suttons Bay Township offices. Chair Koernke adjourned the meeting at 8:07 pm.

Minutes submitted by Recording Secretary, Mary Kuznicki
SB Twp PC Secretary Gary Thornton

MEETING MINUTES - DRAFT
SUTTONS BAY TOWNSHIP PLANNING COMMISSION
Suttons Bay Twp Offices, 95 Fourth St., Suttons Bay, MI 49682
Tuesday, June 3, 2025 @ 6:00 PM

Call to Order and Notation of Quorum- Chair Koernke called the meeting to order at 6:00pm. Quorum noted. Koernke informed the commissioners that he received a resignation notice from Commissioner Patti Miller from the SB Twp Planning Commission.

Rollcall- Chair Tom Koernke, Vice Chair Andy Brandt, Comm Eric Carlson, Comm Tom Nixon, Comm Gary Thornton, Comm Kevin Weber, and Comm John Clark.

Absent- Rhoda Johnson, Patti Miller (resigned)

Staff- Zoning Admin Steve Patmore, Recording Secretary Mary Kuznicki

Approximately 35 community members attended the meeting.

Approval of Agenda- Koernke suggested due to the number of guests, he would like to reverse the order of items for discussions, making #2, the number 1 item and #1, the number 2 item. Thornton made a motion to approve the agenda with edit of order, 2nd by Brandt, motion approved.

Conflict of Interest- As previously stated, Chair Koernke has a conflict with (the new) item #2, the Drake Property Proposal.

Public Comment

Margo Beuhler asked for corrections to be made from her public comments recorded at the April 1st, 2025 SB Twp PC Meeting Minutes.

Approval of Minutes.

-Regular Scheduled Meeting April 1, 2025- Thornton made a motion to accept the minutes with edits by Patmore and Koernke, 2nd by Brandt, Motion passed.

- Regular Scheduled Meeting May 7, 2025- draft minutes were not available at the meeting for commissioners to adopt.

- Special Meeting May 20, 2025- Motion by Carlson to accept the minutes as presented, 2nd by Thornton, motion passed.

Public Hearing: Opened at 6:10 pm by Chair Koernke. Application for a Special Land Use Permit submitted by Leelanau Physical Therapy to operate a health clinic in the Agricultural Overlay Zone at 1878 S West Bayshore Dr, Suttons Bay Michigan 49682. Parcel #45-011-034-035-00.

Dusty Christensen said the proposal has been reviewed by the PC and no changes have been made to the site plan. He asked the commissioners for their questions. Commissioners questioned the on-site dumpster, Dusty replied that once the move to the new building has

been completed, it would be removed from the property. The permit is simply asking to change the use the day care building to a health clinic building. No public comments noted. Public Hearing was closed by Koernke at 6:13 pm.

Items of Discussion/Consideration:

1. Application for a Special Land Use Permit submitted by Leelanau Physical Therapy to operate a health clinic in the agricultural overlay Zone at 1878 S. West Bay Shore Drive, Suttons Bay, Michigan 49682. Parcel No. 45-011-034-035-00.

Patmore reviewed his findings with regards to Change of Use from a Day Care Facility to a Health Care Clinic and finds no objections to changing the use of the building with a few conditions. Nixon made a motion to approve the application with conditions the for a Special Land Use Permit to change the use of the exiting building and site at 1878 S. West Bayshore Dr, Suttons Bay, MI to a Health Clinic with edit to dumpster language and conditions, 2nd by Thornton, all ayes, motion approved.

2. Application for Site Plan Review and Open Space Development submitted by Mark & Karen Drake, for the proposed Cherry Beach Orchards, a 20 Lot Open Space Residential Development in the Agricultural Zoning District at 855 S. Stony Point Road, Suttons Bay Township. Parcel No. 45-011-027-039-00.

Steve Patmore:

Revised Phase I plan, traffic study was forwarded to Road commission, received a letter from the Drakes' attorney.

Steve Morgan:

- Traffic study is not required but they had one completed and submitted
- Attorney gave definitions of "Parcel" vs "Lot"
- Min. size lot, open space development is at the owner's discretion
- Siting of the Lots
 - o Distance from Stony Pt Rd to envelope requirement is 100' but site plans have it at 200'
 - o The Drakes agreed to a Site visit at the May 7th meeting

Observations from the May 20th Site meeting feedback:

- Parcels on Village View will not be able to see the development
- Stakes were defined by Mr. Drake - this was very helpful
- Elevation of the houses, seeing the slope of the land means less impact
- View from Smith Rd is unobstructed
- Proposed exit road from Cherry Beach Orchard development will be approx. 100' – 120' closer to Stony Point Rd
- View Shed Analysis – is a separate document required in the application,
 - o can be waived, but in this case, it is needed
 - o can be required, generated by the applicant

- Ridgeline projecting out (topography of orchard)
- Uncertain about view lines when homes are built & obstruction to have a view of the bay
- Traffic Survey - needs to hear comments from the Road Commission
- Max height for a home per ZO is 30'
- Riparian Interest & who will own moorings?
- SB Twp attorney needs to offer a clarification of the term "Lot"
- The Survey Certificate shows property at 52 acres/ gross of parcel. Site plan shows 62 acres on proposed project but is not surveyed at 62 acres.
- 18% topography grades – some areas are larger & should be defined
- How is open space conveyed? Ownership? Usage? Nothing is in writing at this point
- Can define what is not allowed vs what can be done
- Site plan needs to show the 100' buffer (ZO 16.6D)
- Setbacks (only at 10') are part of the approval, setbacks can be changed/mandated on a clustered land project
- No greenbelt/screening/buffer on site plan
- ZO 16.6 & 16.7 Ordinance- siting standards (height of homes as well)
- Maximum size of house vs lot coverage – there is no limit
- There is an issue of compatibility- could size of home or setback apply to limit the sq ft w/home in the surrounding neighborhood? Compare to Old Mission development

Steve Morgan:

- Staggering homes causes loss of view to those set further back on the lots
- Deed restriction states envelope cannot be less than 50' towards water
- Gazebo/pool options can be built between Stony Pt Rd and the home (located in the 100' setback. There is a 10' elevation limit
- The building envelope is 150' x 80'
- ZO 16.6 I: Leave scenic view & vistas unblocked/ focal point per siting objectives
- Define envelope, protect things in development

Andy Brandt:

- Steve Morgan needs to get all requested paperwork and information to the PC Board by June 20 for their review (10 days before the Special Meeting)
- Tuesday, July 1 @ 6:00pm the SB Twp PC will have a special meeting to solely review and discuss the Drake proposal of the Cherry Beach Orchards.

7:13pm- Tom Koernke resumed the regular meeting.

Reports:

Zoning Administrator Steve Patmore submitted a written report. No other comments. Township Board, Eric Carlson—the Road Commission attended the Township Board's last meeting. Suggested getting a gift for Patti Miller for her years of service. The next Twp meeting is June 10 at 6:00pm.

Chair Comments, Tom Koernke-

- The Chair acknowledged Patti Miller's years of service on the SB Twp Planning Commission board.
- The Chair thanked Leelanau Physical Therapy for their patience. They were very cooperative to work with, and we wish them well in their new location.
- Received the first interim report from Giffels Webster. There are 80-89 partial or fully completed surveys. Koernke invited everyone in the township to take the survey. Expect between 20% - 25% return, and even up to 30%, which is considered a good response.

Commissioners' Comments

- Tom Nixon thanked Recording Secretary Mary Kuznicki for her work during these past several challenging meetings. He also asked commissioners if they had seen or picked up a lost writing implement that is a match to a set he owns.

Public Comment

Chuck Day, 180 S Stony Point

Has sent 3 letters to PC concerning Drake project:

- Compatibility of Project – Size of the houses
- View shed analysis – court to look at
- Missing Documents- Condominium Act
- Reviewed letter from their Attorney, cases stated are not relevant

Margo Beuhler, Stony Point Neighbor

- ZO Article 16.3- says 50% open space designation
- PC does not have to grant 1-Acre parcels
- Development boundaries, existing fields
- Phase II? No plans available
- 100' buffers
- Cherry Beach Orchard homes will impact the view from Village View Court
- Urged commission not to turn Stony Point into similar Old Mission Peninsula development
- Property owners are allowed to develop on 2-acres, urged PC to stick to Zoning Ordinance

Madeline Korson, Nanagosa Trail

- Buffer to keep rural character
- Aesthetics of the "McMansions?" What will they look like?
- She is a biker & walker, there is no shoulder on Stony Point, concerned for other pedestrians
- With 62 acres, why are lots sizes so narrow?
-

Amy Lopez, Suttons Bay

- Disagrees with Steve Morgan regarding the view shed definition

- ZO 16.6 I: Focal point from the water, disagrees with Steve's point of view, there will be a big change in the vista
- She agrees with Margo's opinion that if this project is approved, it will set a precedent for the rest of the county. Other large farms will also want to develop 1-acre parcels.

Katherine Linenger, Stony Point

- Read her written letter of observation including responsible growth and preserving the landscape of Stony Point

Jeannie Aldrich, 721 S Nanagosa Trail

- Houses are the last crop for farmers
- 1-acre parcels set a dangerous precedent
- Proposal of building homes will cause inhibited views
- Where are the plans for Phase II?
- Surprised the Drakes are pushing the envelope
- Why modify the intersection after Phase II? The change should happen before Phase 1.

Kathryn Dinkle, 400 Stony Point

- Concerned about waterfront properties
- Low & High-Water mark changes every year

Chair Koernke closed the Public Hearing at 7:42pm.

Next Special Meeting (Unscheduled) - Tuesday, July 01, 2025, at 6:00pm, which will be a special meeting to discuss the Drake property proposal, Cherry Beach Orchards.

Adjournment- Hearing no objections, Chair Koernke adjourned the meeting at 7:45pm

SUTTONS BAY TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING
Tuesday, July 1, 2025, 6:00 PM
Suttons Bay Township Offices 95 W. Fourth Street,
Suttons Bay, MI 49682

This Special Meeting of the Suttons Bay Township Planning Commission was called for the purpose of continuing the review and consideration of the proposed Cherry Beach Orchards Open Space Residential Development.

The public may participate in person at designated times.

Call to Order and Notation of Quorum- Chair Koernke called the meeting to order with a quorum noted.

Rollcall Attendance- Chair Tom Koernke, Commissioner Andy Brandt, Commissioner Eric Carlson, Commissioner John Clark, Commissioner Rhoda Johnson, Commissioner Tom Nixon, Commissioner Gary Thornton, Commissioner Kevin Weber
Staff- Zoning Administrator Steve Patmore and Recording Secretary Mary Kuznicki

Public Attendance- approximately 30 residents were in attendance at the meeting.

Approval of Agenda- Motion to approve agenda as presented by Gary Thornton, 2nd by Eric Carlson, motion passed.

Conflict of Interest- Chair Tom Koernke has a previously stated conflict of interest, no others noted.

Public Comment- question posed from the public to Steve Patmore as to whether the property in question is defined as *Shoreline* or *Residential*? In the documents presented it has been described as both.

Patmore: The short answer is both. We have to ask the question what rules does the property follow? The property is being treated as agricultural based on the answers provided by the Drakes. Village Ordinance was not mentioned.

6:15 pm - Chair Tom Koernke turned the meeting over to Commissioner Andy Brandt.

Review of the Cherry Beach Orchard Proposal was opened by PC Vice Chair Andy Brandt who assumed order of the meeting.

Items of Discussion/Consideration:

1. Review and Consideration of an Application for Site Plan Review and Open Space Development submitted by Mark & Karen Drake, for the proposed Cherry Beach Orchards, a 20 Lot Open Space Residential Development in the Agricultural Zoning District at 855 S. Stony Point Road, Suttons Bay Township.

Parcel No. 45-011-027-039-00.

Steve Patmore was asked to offer comments regarding the responses to last month's meetings discussions and questions by the Drake's developers:

- Clustering from Article 16: The 2011 Ordinance on clustering + Open Space development helps to preserve open space and not divide the property into less lots. It is not a re-zoning of the property and not a variance.
- Commissioners need to understand and be clear, a parcel cannot be split to get more lots with clustering. Owners can split the property into the same number of lots when they choose to cluster. Patmore gave examples of clustering in township neighborhoods vs not clustered.
- Properties under the Ag zoning- there is much less ability to regulate, 2-acre parcels and no open space.
- The PC cannot force a developer/property owner to cluster, it is their option

Steve Morgan was given time to answer questions and concerns from the public and the PC Commissioners:

- Traffic Impact statement provided
- Shows areas where there is an 18% slope
- View Shed Analysis- he is prepared to discuss (Sections 16.6.I and 16.7.B.6)
- In order, he will provide a Site Plan for Phase 1, then Site Plan for Phase 2, which is a site condo
- Who will have ownership of the open space? The Drakes will retain ownership, and they will continue to farm it.
- Adjacent Properties are Shoreline Residential
- Setbacks are defined in current Village/Township Combined Master Plan
- The Road Commission was contacted early - official commitment has to come from the Township and the Road Commission
- RE: Attorney Zach Stewart letter
 - o #1 - Procedural handling of the application
 - o #2 - Substantive compliance with application regulations
 - o Preliminary Approval is for both Phase 1 and Phase 2
 - o #3 & 4 View Shed Analysis – limits of the building envelope size seen in the Drake's plan are 75% less than the township's restrictions. Dwelling units will be in a - 70' x 100' envelope, which includes the garage and parking.
 - o #5 Traffic study shows 2 points-
 - Shows impact of traffic
 - Shows quality of the road. The road (S Stony Point) is 6 x under the threshold to increase the quality of the road

Commissioners' discussion points:

- Regarding View Shed, letter "B", side yard setbacks are set at 30'- whether 15' on each side of the property line or 10' on one side and 20' on the other side. 30' between homes is quite close.
- Deed Restrictions are different from envelope on the site plan.

- Bldg. envelope of 70' x 100' – Site view estimates homes at 2500 – 3000 sq ft
- The 7 lots in Phase 1: Lots #2 thru #9, Lot #1 is a keyhole lot on the corner. During Phase 2- the first 8 homeowners that want to have shared access of Lot #1 will be granted.
- Phase 2 = Site Condominium, contiguous by proximity
- Phase 2 = Dock for boats will happen
- Preliminary approval by the Planning Commission is acceptance of the whole proposal, Phases 1 & 2. The timeline after approval is 1-2 years.
- Greenbelt & Buffering, Landscape to maintain scenic views, vistas and rural character of the existing neighborhood
- The 1st 50 feet from the road can have landscape, the next 200' landscaping is not allowed – under deed restriction. If it falls under Article 16.5, aesthetically yes, the PC can mandate landscaping in approval.

The commissioners agreed that an additional Public Hearing is needed. Commissioners proposed Tuesday, July 29th at 6:00pm in place of the August 5th meeting. All agreed.

Steve Morgan thanked the PC for giving his team a date to submit additional documentation for this meeting and would like to have a target date proposed prior to the July 29th meeting. The PC said they want all supporting documentation by July 18 for review.

Per Steve Patmore- In order to vote on the proposal, the PC needs:

- Application
- Procedurally
- Specific Sections of the Zoning Ordinance that apply to the request

And the options to vote on the proposal:

- Approve the proposal as is
- Approve the proposal with restrictions/conditions
- Or deny the proposal

Steve Patmore will provide a Findings of Facts for Commissioners.

All reports and supporting documentation must be submitted by July 17th for commissioners to review

Comm Carlson made a motion to hold an additional public hearing for the purpose of reviewing the Cherry Beach Orchards Proposal and the additional information with the intent of a vote on its contents on Tuesday July 29th at 6:00pm. The August 5th meeting will be cancelled in light of the request for an additional July meeting. Motion 2nd by Comm Clark, motion carried.

7:20pm – Chair Koernke resumed order of the meeting.

Commissioners' and Staff Comments

Carlson- ZA Patmore has been very clear that if the Drake's proposal meet all of the standards, the PC will have to approve the application.

Thornton- commented on the Zoning Ordinance

Weber- shared water frontage is contiguous with phase 2 properties. "Contiguous" needs to be defined for clarification.

Public Comment

Chuck Day

- offered a 3D depiction of property with homes. Clarifies obstructed views and height of homesites from various angles, views and positions.

Margo Beuhler

- developer said Road Commission has approved it. But this is not so. Traffic survey shows Old Mission nightmare.
- If Ordinance says 2-acres – then keep to the 2-acres for Ag district and enforce it.
- Agrees that adding trees would be a benefit.

Madeline Korson, N Nanagosa Trail

- encourage to have a greenbelt on both roads, 20' tall trees.
- What is the number of docks in the short area of water frontage?
- Are the septic systems downhill (towards the water)?
- Consider neighborhood to hook-up to the Suttons Bay septic.

Pete Scott, Nanagosa Trail

- Unclear about what happens to Lot #1
- Clarify condominium
- Docks? DNR requires permit, may not be enforced to the number and length of docks and where will they be stored in the off season?
- Tightening of the convenance
- View Shed could be resolved in a 3D rendering, overall design of the property

Grace Linenger, S Stony Point Rd

- Read a prepared letter to the PC
- Phase 2 will never come to be
- Plan shows 16 docks in submitted proposal
- Violates open space

Mr. Drake

- Minimum amount of land is being sold
- His family needs to sell the land so they can continue to farm, to help finance the farm
- He owns 300 acres but is doing the minimum to make enough on investments
- Property is being taxed at development rates, even though it is zoned Agricultural

Bill Peterson, 220 S Stony Point

- Is there Conservancy interest?

Kathy Dinkle

-question for Mark- Why doesn't the proceeds from sales of the 2-acre lots /parcels make enough money?

Amy Lopez, Suttons Bay

-Is there an obligation to vote for the proposal? How can we help Mr. Drake? How, as a community, can we help?

Pete Scott

-Will Mr. Drake realize the same profitability for 2-acre lots?

Next Scheduled Regular Meeting — ~~August 5, 2025~~ Commissioners agreed to hold an additional meeting in July to receive and review additional information for the proposed Cherry Beach Orchards. The next SB Twp PC meeting will be on Tuesday, July 29 at 6:00pm. The August 5th meeting will not take place.

Adjournment- Chair Koernke adjourned the meeting at 7:59PM

AGENDA ITEM 1

SUTTONS BAY TOWNSHIP PLANNING COMMISSION JULY 29, 2025 PC MEETING

July 21, 2025

Update on Application for Site Plan Review & Open Space Development Cherry Beach Orchards – Mark & Karen Drake Property, 855 S. Stony Point Rd. – Property No. 45-011-027-039-00

- Public Hearing on the revised Application scheduled during the Regular re-scheduled PC meeting on Tuesday, July 29, 2025. (notice enclosed)
- The enclosed photographs were submitted by the Applicant.
- The staff review on the revised Application will be sent out on Tuesday the 22nd, a week before the meeting as promised.

We repeat our earlier caution about avoiding discussing this project with other commissioners, the applicants or the public outside of the public meetings.

Steve Patmore,
Zoning Administrator
July 21, 2025

NOTICE OF RESCHEDULED MEETING AND PUBLIC HEARING
SUTTONS BAY TOWNSHIP PLANNING COMMISSION

Please take notice that the Regular August 2025 Suttons Bay Township Planning Commission Meeting has been re-scheduled to Tuesday, July 29, 2025 at 6:00 p.m. at the Suttons Bay Township Offices, 95 W. Fourth St., Suttons Bay, MI 49682. During this meeting, a Public Hearing will be held for the following:

Public Hearing and Consideration of a revised Application submitted by Mark & Karen Drake on the proposed Cherry Beach Orchards, a proposed 20 lot Open Space Residential Development at 855 S. Stony Point Rd, Suttons Bay, MI, 49682. This property is located in the Agricultural Zoning District in Suttons Bay Township. Property No. 45-011-027-039-00.

The complete Application including the Site Plans can be viewed at the Suttons Bay Township Offices, 95 W. Fourth St., Suttons Bay, MI 49682 during regular office hours, or on-line at https://www.leelanau.gov/townships/suttons_bay/index.php

The public will be given the opportunity for public comment in-person at specific times during the Hearing and Regular Meeting, including via Zoom Remote Electronic Access. The link to the Zoom access will be posted on the Meeting Agenda.

Written comments will be accepted at and prior to the meeting.

A copy of the Meeting Agenda, meeting materials, and Zoom link will be posted on the website.

The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting upon 72 hour advance notice by contacting Jean Moe, Township Clerk, (231) 271-2722 ext. 1, or clerk@suttonsbaytwp.com.

Suttons Bay Township, 95 W. Fourth Street, PO Box 457, Suttons Bay, MI 49682
Phone (231) 271-2722

SUTTONS BAY TOWNSHIP

Office of Planning & Zoning

P.O. Box 457
95 W. Fourth Street
Suttons Bay, MI 49682
231-271-2722

To: Property Owner / Occupant

Re: Public Hearing on the revised Application for a 20-lot Open Space Land Development
Cherry Beach Orchards
Submitted by Mark & Karen Drake
Property Number 45-011-027-039-00
855 S. Stony Point Rd.
Suttons Bay Township

As a Property Owner or Occupant whose property is within 300' of the subject property, you are being notified of this additional Public Hearing.

The Suttons Bay Township Planning Commission will conduct a Public Hearing, and review and consider preliminary approval of the revised request for a 20-lot Open Space Land Development.

The date, time, and location of this hearing is as follows:

Date: Tuesday, July 29, 2025
Time: 6:00 p.m.
Location: Suttons Bay Township Offices
95 W. Fourth Street (Hansen's Plaza)
Suttons Bay, MI 49682

The public may also view and participate in the Hearing via Zoom remote electronic access at the link listed on the township website: https://leelanau.gov/townships/suttons_bay/index.php.

The complete revised application may be reviewed during normal office hours at the Planning & Zoning Office located at the Suttons Bay Township Office, 95 W. Fourth Street (Hansen's Plaza), Suttons Bay, MI 49682, phone 271-2722, and on the township website: https://leelanau.gov/townships/suttons_bay/index.php

The public will be given the opportunity for public comment in-person at specific times during the Hearing and Regular Meeting, and written comments will be accepted by the township prior to and at the meeting.

Questions may be directed to the Zoning Administrator via email at zoning@suttonsbaytownship.gov

From: Scott Bohlen <scott@scottbohlen.com>
Sent: Friday, July 11, 2025 2:08 PM
To: Steve Patmore
Cc: smorgan4432@gmail.com; manndrake@aol.com
Subject: Cherry Beach Orchard - Updated view documents for July 29th meeting
Attachments: View B - Updated.jpg; Additional View A.jpg

Steve,

Please find attached the following items:

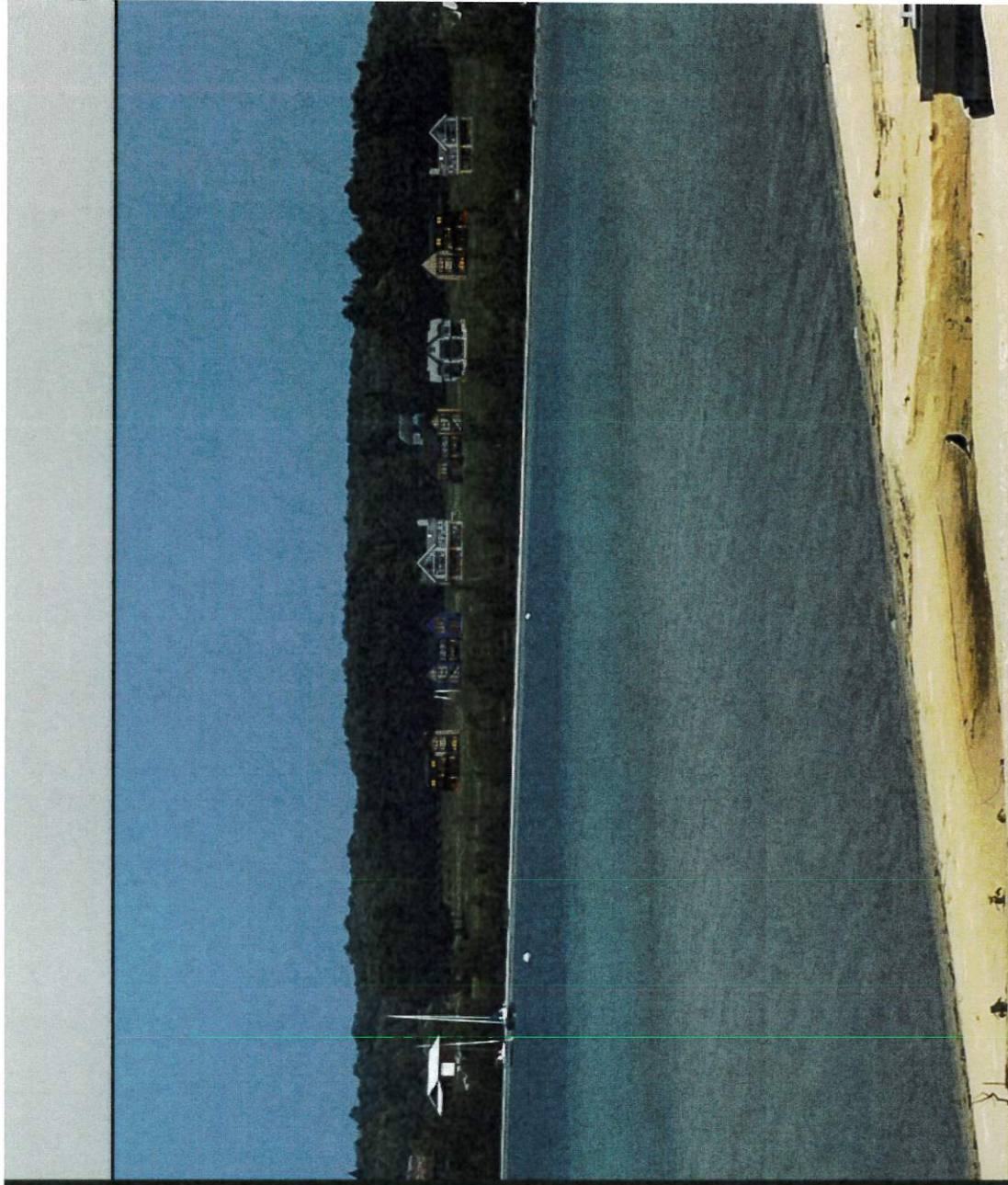
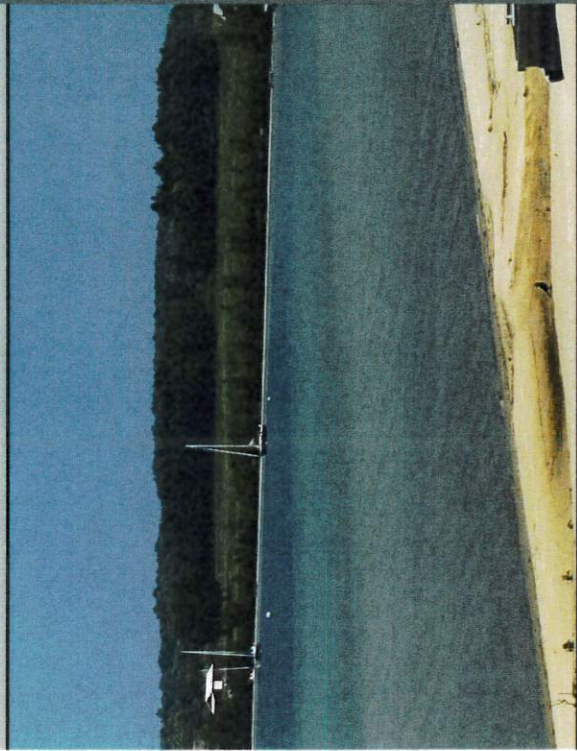
1) Updated view photo from across the bay - this is updated with distances between the homes at 30' and the homes shown are 60' wide.

2) The additional view document provided shows 3 different views as you drive west on Smith Road, view #1 was taken approx. 150' east of the Drake property line, view #2 is from approx. where Drake Ct. will be located and view #3 is looking northwest once you get past the building envelope of the houses.

Look forward to seeing you on July 29th at the meeting, please let Steve or I know if you have any questions or further information that we can provide,

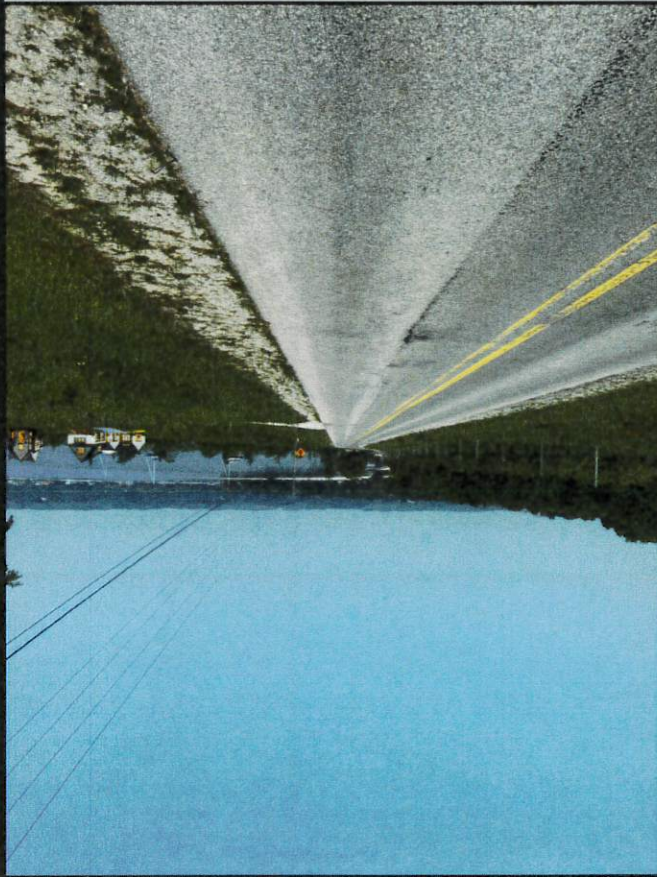
Scott Bohlen
Preview Properties
(586) 709-0354
scott@scottbohlen.com



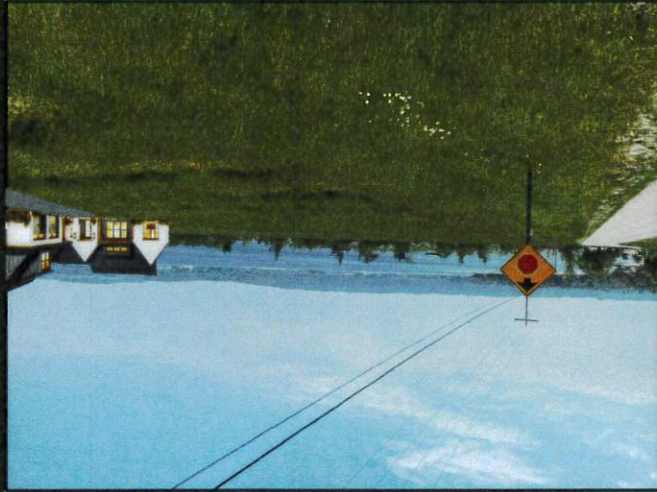


RECEIVED
JUL 14 2025
BY:

RECEIVED
JUL 14 2025
BY: _____



EXPECTED VIEW



EXPECTED VIEW
towards bay



ZONING ADMINISTRATOR'S REPORT

SUTTONS BAY TOWNSHIP

JUNE/JULY 2025

For Re-scheduled August 2025 PC Meeting

Prepared by Steve Patmore
July 21, 2025

LAND USE PERMITS ISSUED

DATE	TOTAL	NEW HOMES	ADDITIONS	ACCESSORY STRUCTURES	OTHER
June/July 2025	14	2	2	8	2
Year To Date	18	3	2	10	3
Year to date 2024	24	8	8	7	1
Year to date 2023	23	8	6	8	1
Year to date 2022	35	18	9	8	0
Year to date 2021	25	13	5	6	1
Year to date 2020	15	4	4	6	1
Year to date 2019	23	12	7	4	0
Year to date 2018	25	12	5	8	0
Year to date 2017	24	6	4	11	3
Year to date 2016	19	5	6	6	2

LUP 25-005	1950 N. Bluewater Ridge Ct.	New single-family dwelling
LUP 25-006	Leelanau Physical Therapy - SLUP	Change of Use
LUP 25-007	1656 N. Dumas Rd.	Attached Garage Addition
LUP 25-008	S. Stony Point	Detached Garage
LUP 25-009	667 S. Nanagosa	Deck Addition
LUP 25-010	3880 N. Jacobson Rd.	Renovate Accessory Building
LUP 25-011	1807 S. Kohler Rd.	Accessory Building
LUP 25-012	11909 E. McAllister Rd.	Accessory Building
LUP 25-013	357 S. Lake Leelanau Dr.	Accessory Building
LUP 25-014	800 S. Herman Rd.	Accessory Building
LUP 25-015	2678 N. West Bayshore Dr.	Accessory Building
LUP 25-016	11170 S. Shore Dr.	Two Accessory Buildings
LUP 25-017	2164 N. Jacobson Rd.	New single-family dwelling
LUP 25-018	Leelanau Physical Therapy	Sign

Revisions to existing permits

Land Divisions:

- One Application Received

Zoning Board of Appeals:

- One Application Received

Short Term Rentals:

- 51 short term rental permits issued so far for 2025.

Other:

- Inquiries on potential land uses.
- Site Plan Review for Open Space Development.
- Complete Site Plan Review for Leelanau Physical Therapy