

**MINUTES**  
**SUTTONS BAY TOWNSHIP BOARD**  
**REGULAR MEETING**  
**APRIL 12, 2023**

(There will be a ZOOM site for remote access)

**CALL TO ORDER**

Tom Nixon, Supervisor, called the regular meeting of the Suttons Bay Township Board to order on Wednesday, April 12, 2023, at 5:15 p.m. at the Township Offices.

Roll Call of Board Members Present: Quorum Present

Present: Tom Nixon, Sandy VanHuystee, Dorothy Petroskey, Doug Periard,  
Debbie Slocombe

Absent: None

Staff: Steve Patmore, Marge Johnson

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE AGENDA**

***Dorothy Petroskey/moved, Sandy VanHuystee/supported, to approve the agenda as presented, passed.***

**PUBLIC COMMENT**

None.

**CONFLICT OF INTEREST**

None.

**REPORTS**

- Treasurer
- Zoning Administrator & Planning
- Park Supervisor Report
- Parks & Recreation Committee
- Fire Authority - Elected officers, approved office upgrades, Special Meeting - April 19th.

**OLD BUSINESS**

1. Approval of the Minutes  
***Dorothy Petroskey/moved, Sandy VanHuystee/supported, to approve the March 8, 2023 Regular Board Meeting Minutes as presented, passed.***
  
2. Payment of the Bills  
***Sandy VanHuystee/moved, Debbie Slocombe/supported, to pay the bills as presented in the amount of \$45,313.34, passed.***

**NEW BUSINESS**

1. Approve Final Reconciliation of 2022-2023 Budget

Final Reconciliation of 2022-2023 Budget was reviewed by the Board.  
***Dorothy Petroskey/moved, Debbie Slocombe/supported, to approve Final Reconciliation of 2022-2023 Budget as submitted by the Clerk, passed.*** (Document attached to the Minutes)

2. Discuss Gloria Korson's Rezone Property Request

Application of Gloria Korson to rezone 2.854 acres of a 56 acre parcel of land on Stoney Point Rd from agricultural to residential.

The Township Board was provided with documentation regarding the requested rezoning.

Steve Patmore summarized the requested rezoning. This is not a conditional rezoning. Under current zoning the rezoning would allow two - one acre lots. The Planning Commission held a public hearing on the rezoning and recommended to the Township Board that the rezoning not be approved (5-3 vote to recommend denial of the requested rezoning.) The rezoning was reviewed by the Leelanau County Planning Commission who prepared a Staff Report, and recommended the rezoning be approved (Vote 6-0 with 1 abstain). The rezoning factors were reviewed by the Township Board at its April 12th Meeting and discussion was held regarding the rezoning.

***Sandy VanHuystee/moved, Doug Periard/supported, to approve Ordinance No. 1 of 2023 to rezone 2.854 acres of land, Parcel Nos. 45-011-023-002-00, and 45-011-023-004-00 with the legal description and land survey, from the agricultural zoning district to the residential zoning district based upon the Board's review of the rezoning considerations contained in the Suttons Bay Township Zoning Ordinance, the General Findings of Fact, the Leelanau County Planning Commission recommendation, and staff report, and the Suttons Bay Township Planning Commission recommendations and facts presented by the public.***

***Roll call vote: Yes: Dorothy Petroskey, Sandy VanHuyste, Tom Nixon, Doug Periard. No: None. Abstain: Debbie Slocombe. (Vote: Yes - 4 No: 0, Abstain - 1). Motion carried.***

3. Rescind Old Ordinance and Approve New Ordinance Addressing Flood plain Management Provisions of the State Construction Code

Steve Patmore reviewed the new FEMA Flood Plain Ordinance, including attachments, background and requested Board action.

The Board reviewed Steve Patmore's Memo of April 12, 2023.

***Dorothy Petroskey/moved, Debbie Slocombe/supported, to adopt Suttons Bay Township Ordinance No. 2 of 2023, an Ordinance Addressing Flood Plain***

***Management provisions of the State Construction Code and rescinding Suttons Bay Township Ordinance No. 2 of 2018 as presented.***

***Roll call vote: Yes: Tom Nixon, Sandy VanHuystee, Debbie Slocombe, Dorothy Petroskey, Doug Periard. No: None. Motion carried.***

4. Discuss Request from Friendship Community Center

Bekah TenBrink represented the Friendship Community Center who is requesting to use the Ice Rink Park on June 10 and 11, 2023 for a Cultural Festival 2023. Ms. TenBrink submitted copies of the Mass Gathering Application to the Village of Suttons Bay, Cultural Festival 2023 Information Schedule and drawing of the Ice Rink Park, showing how the Ice Rink Park would be used.

Bekah said she doesn't know how many people will be attending the event, wants Mass Gathering Ordinance in place so that if more than 300 people are in attendance, would be covered by the Ordinance. She chose the Ice Rink Park because of its close proximity to the Friendship Community Center. Parking would be on smaller roads and side streets, family event, no alcohol, will be food, etc., hope to use the side street for extended vendors and Friendship Center to indoor seating and food.

Board member comments and concerns -

Parking is a concern. The Village has an interest in the event. A lot of people would be drawn to this event, are there other parks in the area that would be better for a neighborhood setting. Not sure having 300 people on the ice rink site would be desirable, are other parks in the area that could be used for the event. If the Township doesn't grant approval, it sends signal that number of people on this parcel is a concern. Rendering not detailed enough to allow the event on Ice Rink Park parcel. Needs to be something that the Township is okay with in reviewing this application. Would delay the decision based on the rendering, not detailed enough to be assured that what is being planned will fit on the property. Don't have to be concerned about soil being disturbed. Having the event from 12:00 noon to 5:00 p.m. is good idea.

Bekah agreed to redraw the rendering as requested by the Board.

Bill Drozdalski said he reviewed the plan. Topography is an issue, large oak trees, recommends the Board visit the property.

The Village will review the request next Wednesday to determine what impact this event would have on that area. Tom Nixon will represent the Township at this meeting and will say the concept very well received, but question, will the number of people proposed be appropriate, and consider topography issues.

Bill Drozdalski agreed to meet with Bekah on the Ice Rink Property.

Bekah thanked the Township Board for its input on the proposed event.

**PUBLIC COMMENT**

Jim Muennich addressed the Board that he is working with Bill regarding the dog park.

**BOARD MEMBER COMMENTS**

Tom Nixon is working with Pete Ostrowski on the pump track, is upcoming discussion on Tart Trail Extension, Trash Pickup Day - Sat., May 20 from 9 a.m. to 12 noon.

**ADJOURNMENT**

The meeting was adjourned at 6:48 p.m.

Minutes by Marge Johnson, Recording Secretary  
Sandy VanHuystee, Clerk

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**Minutes Approved as-presented on May 10, 2023**