

**AGENDA  
SUTTONS BAY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
95 W 4<sup>th</sup> Street, Suttons Bay  
Tuesday, October 3, 2023  
6:00 PM**

THE MEETING WILL BE HELD AT SUTTONS BAY TOWNSHIP OFFICE at 95 W 4<sup>th</sup> Street, Suttons Bay. The public may participate in person or by remote access through Zoom access by computer and smart phone using the following link:

Join Zoom Meeting

<https://us02web.zoom.us/j/86565876547?pwd=VUlvNnhNQTBUS3ZuemZDT0h2MDBBUT09>

Meeting ID: 865 6587 6547    Passcode: 094484    +1 312 626 6799

**Call to Order and Notation of Quorum**

**Approval of Agenda**

**Public Comment**

**Conflict of Interest**

**Approval of Minutes:**        September 5, 2023 Meeting Minutes

**Items of Discussion/Consideration:**

1. Zoning Ordinance Overhaul Project-Review

**Reports:**

Zoning Administrator	Steve Patmore
Planner:	Mathew Cooke, Networks Northwest
Township Board:	Doug Periard
Chair Comments:	Tom Koernke

**Commissioners' Comments**

**Public Comment**

**Next Regular Meeting – November 7, 2023**

**Adjournment (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.*

# Status

TeleSite Wireless / Verizon Wireless Communication Tower  
Verizon Wireless Project #3250 "Lake Leelanau"

Special Land Use Permit

October 3, 2023 Regular Meeting  
SUTTONS BAY TOWNSHIP PLANNING COMMISSION

We are still gathering information and working on the reports and findings necessary to complete the review of the tower project.

Therefore, in order to get everything to you in a timely manner, we will schedule the continuation of the review for a Special Meeting on October 17<sup>th</sup>.

**Steve Patmore, Zoning Administrator**

# ZONING ADMINISTRATOR'S REPORT

## SUTTONS BAY TOWNSHIP

SEPTEMBER 2023 (to-date)

For October 2023 PC Meeting

Prepared by Steve Patmore, September 25, 2023

### LAND USE PERMITS ISSUED

DATE	TOTAL	NEW HOMES	ADDITIONS	ACCESSORY STRUCTURES	OTHER
September 2023	2	0	0	2	0
Year To Date	27	9	7	10	1
Year to date 2022	44	21	11	12	0
Year to date 2021	36	14	8	13	1
Year to date 2020	32	9	5	17	1
Year to date 2019	26	14	7	5	0
Year to date 2018	33	17	6	10	0
Year to date 2017	29	8	4	14	3
Year to date 2016	24	6	8	8	2
Year to date 2015	20	10	4	5	1

LUP 23-026 11637 E. Belanger Hills Dr.

LUP 23-025 10351 E. Solem Rd.

Revisions to existing permits.

Extensions to existing permits.

Pole Barn/Workshop

Ground Mounted Solar Arrays

### Land Divisions:

- Several inquiries on potential splits.

### Zoning Board of Appeals:

- No Activity

### Short Term Rentals:

- 47 short term rental permits issued for 2023
- Starting renewals for 2024.

### Other:

- Follow up on Site Plan Reviews and Special Land Use Permits.
- Inquiries from owners on potential land uses and new zoning ordinance
- Research for Zoning Ordinance Overhaul.
- Site Plan Review – Wireless Communications Tower