

Goal 1: Foster distinctive, attractive communities with a strong sense of place

1.1 Objective: Keep the Village and Township a vibrant community

- i. **Strategy:** Through the zoning code, discourage strip commercial development and isolated commercial uses
- ii. **Strategy:** Through the zoning code, promote development that retains and complements the smaller scale of existing buildings and the pedestrian-friendly environment
- iii. **Strategy:** Continue and increase programming that creates opportunity for community interaction such as outside shopping, art displays, and festivals that celebrate community culture and assets
- iv. **Strategy:** Provide a sufficient number of quality public amenities, such as restrooms and picnic tables, in key locations, such as the marina and Visitor Center
- v. **Strategy:** Install bilingual wayfinding signage in the Village and Township
- vi. **Strategy:** Investigate the creation of a Downtown Development Authority (DDA) and/or a business development function to attract new and needed businesses
- vii. **Strategy:** Work with the Chamber of Commerce, proposed DDA, or other business development function to encourage a diversity of businesses

1.2 Objective: Maintain a high quality visual character throughout the community

- i. **Strategy:** Develop a property maintenance education program to help raise awareness about local codes and ordinances
- ii. **Strategy:** Provide consistent code and ordinance enforcement to ensure the general maintenance and appearance of the community
- iii. **Strategy:** Develop a community-wide form based code
- iv. **Strategy:** Through the zoning code, ensure that new developments are compatible and in character with existing uses
- v. **Strategy:** Incorporate recommendations of the proposed *M-22 Scenic Corridor Guidebook* into the zoning code

1.2 Objective (continued): Maintain a high quality visual character throughout the community

- vi. **Strategy:** Develop a sign ordinance that ensures that signs are compatible with the character of the area
- vii. **Strategy:** Continue existing tree planting program and work with developers to preserve trees during new construction
- viii. **Strategy:** Work with telecommunications companies to minimize the industry's impact on the community's scenic vistas
- ix. **Strategy:** Incorporate concepts from *New Designs for Growth* into the zoning code and encourage developers to take advantage of the *New Designs for Growth* program during the site plan review process
- x. **Strategy:** Require the installation of underground utilities in connection with all new developments and major renovations
- xi. **Strategy:** Through the zoning code, discourage waterfront and shoreline developments (public and private) that will obstruct public access to and the view of the shoreline and waters of the Suttons Bay community

1.3 Objective: Preserve historical sites, buildings and structures that are significant to the community

- i. **Strategy:** Develop a community-wide historical sites inventory
- ii. **Strategy:** Explore the value in becoming a *Certified Local Government* to become eligible for state funding programs
- iii. **Strategy:** Pursue grant opportunities through the Michigan State Historic Preservation Office (MSHPO) to maintain and improve historic sites
- iv. **Strategy:** Utilize *New Designs for Growth* and MSHPO resources to develop appropriate reuse and renovation guidelines of older buildings
- v. **Strategy:** Develop an incentive program to encourage the redevelopment of existing buildings rather than the development of new buildings

- 1.4 Objective:** Create opportunities for residents and visitors to walk rather than relying solely on motorized transportation
- i. Strategy:** Through the zoning code, encourage critical services to concentrate near homes and jobs
 - ii. Strategy:** Through the zoning code and permitting process, require building design that makes commercial areas more walkable
 - iii. Strategy:** Develop a pedestrian plan that connects walkways, parking lots, greenways, and developments
 - iv. Strategy:** Work with the Michigan Department of Transportation (MDOT) to promote pedestrian safety along M-22 in the Village
 - v. Strategy:** As pedestrian facilities are repaired and developed, increase access to sidewalks, parks, and other public and private services to individuals with disabilities
 - vi. Strategy:** Work with the Chamber of Commerce and the Visitor Center to develop and distribute “Walking Maps”
 - vii. Strategy:** Maintain and increase public amenities for non-motorized travelers, such as park benches and bike racks
 - viii. Strategy:** Work with the Chamber of Commerce to attract “daily shopping needs” type businesses (grocery stores, hardware stores, etc.) into locations that are walkable from existing neighborhoods
- 1.5 Objective:** Provide ample and quality recreation opportunities
- i. Strategy:** Follow the *Village of Suttons Bay* and *Township of Suttons Bay Community Recreation Plans*
- 1.6 Objective:** Maintain the tranquil quality of existing neighborhoods
- i. Strategy:** Continually monitor and evaluate measures that help prevent business and tourist traffic and parking intrusions in residential neighborhoods

1.7 Objective: Work to address the social needs of area residents

- i. Strategy:** Conduct an inventory of social service agencies and programs that provide services to the Suttons Bay community

- ii. Strategy:** Develop a communication mechanism to help agencies collaborate, keep informed, and educate residents about their services

Goal 2: Strengthen and direct development towards existing communities

- 2.1 Objective:** Discourage large-scale residential development in rural areas in the absence of a documented demand for such development
- i. Strategy:** Through the zoning code, direct higher density housing to lands that have the capacity to support such development and are adequately served by existing public roads and utilities and located closer to the Village
 - ii. Strategy:** Follow the existing plan for the replacement and repair of the existing water/sewer system lines
 - iii. Strategy:** Follow the existing strategy that outlines if, when, and where water and sewer infrastructure may be extended and how the ongoing costs of these services might be covered (e.g. tax sharing agreement)
- 2.2 Objective:** Provide appropriate opportunities for the establishment of commercial uses which meet the demonstrated market needs of community residents
- i. Strategy:** Work with the Chamber of Commerce, proposed DDA, or business development function to study the commercial needs and desires of residents and visitors
 - ii. Strategy:** Through the zoning code, direct commercial development to lands that have the capacity to support such development and are adequately served by existing public roads and utilities
- 2.3 Objective:** Provide appropriate locations for light industrial uses that are compatible with surrounding land uses and adequately served by public facilities and services
- i. Strategy:** Through the zoning code, direct light industrial development to lands that have the capacity to support such development and are adequately served by existing public roads and utilities
 - ii. Strategy:** Through the zoning code and local ordinances, establish adequate buffering, lighting, and noise regulations to minimize the negative impact on neighboring residents and businesses

2.4 Objective: Create community hubs that provide a combination of living, working, and playing opportunities

i. **Strategy:** Through the zoning code, allow for mixed land uses in appropriate areas

2.5 Objective: Take advantage of compact development design

i. **Strategy:** Further explore the role of accessory dwelling units in the Village and the Township

ii. **Strategy:** Incorporate concepts from *New Designs for Growth* into the zoning code and encourage developers to take advantage of the *New Designs for Growth* program during the site plan review process

iii. **Strategy:** Continue to encourage cluster development through various zoning techniques, such as Planned Unit Development (PUD) districts

Goal 3: Create a range of housing opportunities and choices

3.1 Objective: Increase affordable housing opportunities

- i. **Strategy:** Streamline the development review process when units include affordable housing
- ii. **Strategy:** Create incentive programs for mixed-income development
- iii. **Strategy:** Explore innovative programs to develop affordable housing
- iv. **Strategy:** Pursue affordable housing funding programs such as state and federal grant opportunities

3.2 Objective: Ensure that new residential developments integrate well into the existing landscape and complement the character of existing neighborhoods

- i. **Strategy:** Incorporate applicable concepts from *New Designs for Growth* into the zoning code and encourage developers to take advantage of the *New Designs for Growth* program during the site plan review process

3.3 Objective: Mix residential units with commercial and office uses

- i. **Strategy:** Continue to allow for upper story apartments in the Village

Goal 4: Preserve open space, farmland, natural beauty and critical environmental areas

4.1 Objective: Support the continuation of active agriculture in the community

- i. Strategy:** Through the zoning code, discourage non-agriculture development in agriculture districts and direct this type of development towards areas with infrastructure that can support this type of land use
- ii. Strategy:** Develop and expand local farmland preservation programs
- iii. Strategy:** Assist owners of prime and unique agricultural land to enroll their property in farmland preservation programs
- iv. Strategy:** Allow for the diversification of farming businesses, and businesses that support farming, in the zoning code
- v. Strategy:** Develop an education program for new and existing non-farm residents on right-to-farm issues

4.2 Objective: Preserve the community's scenic and rural character by minimizing the impacts of development on environmental features such as wetlands, woodlands, steep slopes, habitats, night sky, ridgelines, and scenic views

- i. Strategy:** Work with the Leelanau Conservancy and other relevant agencies to identify key natural features in the community
- ii. Strategy:** Develop and enforce a set of natural features ordinances that will protect key natural features
- iii. Strategy:** Direct development away from key natural features through the zoning code
- iv. Strategy:** Preserve the natural characteristics of the gateways to the Village through the Township through the zoning code, natural features ordinances, and site plan review process
- v. Strategy:** Partner with schools, local organizations, public works, business owners, and residents to expand a tree planting and protection program that will maintain and enhance the community tree-lined streetscape and wooded parks

4.2 Objective (continued): Preserve the community's scenic and rural character by minimizing the impacts of development on environmental features such as wetlands, woodlands, steep slopes, habitats, night sky, ridgelines, and scenic views

vi. Strategy: Discourage development in areas with slopes greater than 18 percent and create specific development controls for construction on slopes between 12 and 18 percent through the zoning code, natural features ordinances, and site plan review process

vii. Strategy: Expand ordinances and incentive programs that will encourage developers to establish conservation easements along ridge lines and provide filtered views from building sites

4.3 Objective: Protect the quality of surface and groundwater resources in the community from development related impacts

i. Strategy: Work with the *Watershed Center* to sponsor an education program on best stormwater management practices

ii. Strategy: Support the County in requiring the inspection of septic systems upon the sale of property

iii. Strategy: Develop vegetative and shoreline buffer ordinances that will help protect surface waters from pollutants

4.4 Objective: Discourage development that will negatively impact environmentally sensitive areas or require substantial changes to the natural systems

i. Strategy: Establish environmental protection standards through the zoning code and natural features ordinances

Goal 5: Provide a variety of transportation choices

- 5.1 Objective:** Maintain and improve the existing road system for safe and effective flow of all users
- i. Strategy:** Work with the County Road Commission to develop a roadway Capital Improvement Plan (CIP) that includes a “fix it first” policy
 - ii. Strategy:** Require new private streets to be designed and built to an appropriate scale and to public road standards in terms of minimal subgrade and gravel requirements
 - iii. Strategy:** Through the zoning code and site plan review process, limit the number of access drives along major corridors for individual residential or commercial developments, and encourage shared access drives and parking wherever possible
- 5.2 Objective:** Increase public transportation service between the Suttons Bay community and other regional hubs
- i. Strategy:** Work with the Bay Area Transportation Authority (BATA) to provide and improve service to and from the area as needed
 - ii. Strategy:** Designate a commuter car pool parking lot
- 5.3 Objective:** Expand transportation infrastructure serving pedestrians and bicyclists
- i. Strategy:** Support and help implement the *Safe Routes to School* program
 - ii. Strategy:** Work with TART Trails and follow the *Village of Suttons Bay* and *Township of Suttons Bay Community Recreation Plans* to increase and improve trailway infrastructure
 - iii. Strategy:** Work with MDOT to design and install traffic calming measures along M-22 in the downtown area
 - iv. Strategy:** Develop a non-motorized plan that explores the needs, safety concerns, placement, and routes of non-motorized facilities

Goal 6: Make development decisions predictable, fair and cost effective

6.1 Objective: Encourage community and stakeholder collaboration

- i. **Strategy:** Continue to collaborate on planning and zoning through the *Suttons Bay Community Joint Planning Commission (SBCJPC)*
- ii. **Strategy:** Work with schools to develop an ongoing youth leadership program focused on community planning
- iii. **Strategy:** Develop an outreach program that continues to keep residents and businesses informed and engaged in planning and zoning activities, such as “community walkabouts,” and educational workshops
- iv. **Strategy:** Develop an ongoing communication system between local organizations, businesses, and governments to keep each other informed of community-based initiatives and activities

6.2 Objective: Provide a clear set of guidelines and expectations for developers

- i. **Strategy:** Encourage developers to utilize the *New Designs for Growth* manual and program prior to the site plan review process
- ii. **Strategy:** Include pictures in the zoning code that help illustrate development goals
- iii. **Strategy:** Serve as an “incentives expert” that can help provide information to developers on local incentive programs