

Apartment complex proposed in S-B for 'workforce housing'

By Eric Carlson
Of The Enterprise staff

Another new multi-family residential development has been proposed for construction just outside the Suttons Bay Village limits that could increase the stock of "workforce housing" in the community.

Developer Richard Baldwin of Suttons Bay, who is best known for building homes on lots on Stony Point in Suttons Bay Township, has submitted his latest plan to the Suttons Bay Township Planning Commission.

Baldwin hopes to build four two-story, four-plex buildings on a two-acre parcel on Herman Road close to Herman Community Park, which is located across from the Suttons Bay Public Schools campus. The development would contain 16 two-bedroom

residential units that would be available to rent on year-long leases.

Preliminary plans call for each unit to be approximately 1,200 square feet in size. In a letter to planners, Baldwin wrote that he hopes to create a "green development" that will be energy efficient and may rely on solar energy. Units will be built on insulated concrete slabs.

"The exteriors will be designed to a more modern standard and will include a permanent car port for two cars per unit," according to Baldwin's introductory letter to township planners.

The proposed development is close enough to the Village of Suttons Bay that it could hook up to the village sewer system. However, it would likely operate off a community well system.

According to township zoning

administrator Steve Patmore, the extension of the village sewer system to Baldwin's proposed development could also benefit nearby Herman Park where portable toilets are currently being used. A community well system could also serve the park.

The Planning Commission has taken no formal action on Baldwin's proposal, but will conduct a public hearing at its next regular monthly meeting on Oct. 2 when more details will likely be available.

Patmore said Baldwin's introductory presentation, made at the planners' Aug. 21 meeting, was "very well received" by members of the Planning Commission. He added that the developer appears "very serious" about moving ahead with the project.



THE PADELLAS, Frank and Micheline, present a site plan to the Suttons Bay Township Planning Commission for a 13-unit residential development off Richter Road. Planners approved the project Tuesday night.

Padellas get OK to move ahead with development off Richter Rd.

Developers Frank and Micheline Padella can move forward with a project that could result in construction of 13 new homes in Suttons Bay Township following action this week by the township Planning Commission.

Township planners agreed Tuesday evening to approve a special use permit for a "clustered" development of 13 homes on a 36-acre parcel zoned for agriculture. It's located off Richter Road just south of the Village of Suttons Bay.

The homes would be built on lots of about one-half acre each, clustered on between seven and eight acres. The remainder of the property would remain as wooded open space with walking trails for residents.

Frank Padella said he expected that lots and homes in the development would be valued somewhere beginning in the \$250,000 price-range, depending on options.

Earlier this year, the Padellas also presented plans for a multi-family residential project nearby off Richter Road just south of M-22. However, they have since split off the roughly 6.5 acres planned for that project and are trying to sell it or find a partner to help in its development.

Originally, they had proposed building several "four-plex" buildings on the property and marketing residential units there as more affordable "workforce housing." Those plans have been put on hold, however.

But plans are moving ahead for the 13-unit single family home development to the south. Township zoning administrator Steve Patmore explained that a special use permit was required because zoning for the agricultural district requires a minimum lot size of two acres. However, the ordinance also allows for "clustered" housing with smaller lots that preserve open space with a special land use permit.

Township planners authorized Patmore to issue that permit when several routine conditions are met. Conditions include the issuance of soil erosion control permit, and a permit for well and septic systems for each unit

from the Health Department.

The new development has been named "Oak Rise." The new cul-de-sac on which the 13 new home sites will be located has been named Ora Lee Lane.

Micheline Padella said she and her husband plan to begin work on the road soon and break ground on the first of the homes sometime this fall. The Padellas have been responsible for several major developments in the region.

"We plan to market lots and homes as a package to assure architectural consistency in the neighborhood and hope to get this project moving forward fairly quickly," Micheline Padella said.

Village rearranges meeting schedule

The Village of Suttons Bay has published a new meeting schedule that was updated in part to accommodate the needs of interim village administrator Richard Lewis and the Village Council's need to hire a new village administrator in the months ahead.

Regular monthly Village Council meetings this month and next month will be held on Sept. 17 and Oct. 15 at 5 p.m. instead of the usual time at 5:30 p.m. Both dates fall on Mondays. Lewis, who also serves as member of the Traverse City Board of Commissioners, must attend

meetings later those same evenings.

In addition, the Village Council set a special meeting for next Thursday, Sept. 13, at 5 p.m. A special session will also be held Monday, Sept. 24, for the council to interview candidates for the Village Manager position.

Committee meetings slated for today, for October 4, and for the mornings of November 6, 7, and 8 have also been canceled. The Village Council will conduct a "Committee of the Whole" meeting on the morning of Thursday Nov. 8.

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