



*NEWS YOU CAN USE!*

# PENINSULA TOWNSHIP

Winter 2006

[www.peninsulatownship.com](http://www.peninsulatownship.com)

## **HOT TOPICS**

### ▶ **Health Care Benefits Program**

The employee long-term retirement health care benefit which ended in October has entered the legal process. The Township is asking the judge to issue declaratory relief. All parties will have an opportunity to state their positions and then the judge makes a decision as to how the case will be resolved. This process appears to be the most cost effective way to settle the disagreement minimizing the legal fees.

### ▶ **Septage Treatment Plant Aftermath**

Gourdie Fraser/Cristman, LLC have guaranteed that they will rebuild/repair the damaged septage treatment plant to the highest standards required for this type of facility. A 15 year warranty on the reconstruction was recently negotiated among all parties. In the meantime, septage is being collected and treated at the wastewater treatment plant in Traverse City.

### ▶ **Law Suit on Migrant Labor/Housing on PDR Land**

The terms of the settlement agreement from the law suit concerning migrant labor/housing on PDR land have been accepted by both parties (Township and litigant). The Township reserved its right to define what migrant labor is and what it is not.

### ▶ **Planning Commission**

- The Commission is considering an enforcement officer ordinance which would allow the Zoning Administrator to more easily enforce the current ordinances.
- The Orchards at Bowers Harbor PUD/Site Condominium Subdivision with 39 units located on Devil's Dive Road adjacent to Bowers Harbor Park has been tabled until the owner finds a water source.
- The Westwind Site Condominium has been tabled because of road access issues.
- The Planning Commission is reviewing and scheduling two Public Hearings. One is on placing accessory structures on Site Condominium Subdivision property. The second hearing is on road connections between subdivisions.

### ▶ **Town Board**

- Approved Peninsula Self Storage facility located at the former Big John site - 14393 Peninsula Drive.
- Approved Walnut Ridge Condominium Subdivision - 10 residential units located at the base of Peninsula Drive.
- Approved the purchase of development rights for two large agricultural parcels: Thompson property, 106 acres at 12368 Center Road and Springer property, 101 acres at 1800 Gray Road.

**Town Board (cont.)**

- Approved Armond Roth Food Processing Plant for wine production (no wine tasting) located at 10664 Craig Road.
- Chateau Chantel has submitted petitions and a request to examine the possibility of hosting expanded guest activities as a part of the Master Plan revision process (see story below).

**THE DOUGHERTY HISTORIC HOME SITE**

Phase I fundraising to protect the 15 acre Dougherty Historic Home Site has been accomplished with the assistance of the Grand Traverse Regional Community Foundation, the Old Mission Historical Society, the Band of Ottawa and Chippewa Indians and concerned citizens. On December 15, 2005, the Grand Traverse Regional Land Conservancy officially exercised their option to purchase the entire site. A permanent historic preservation easement prohibits residential or commercial development on the site and the property can not be subdivided. The easement allows the property to be used for historical and educational purposes. The Conservancy expects to complete the purchase documents by the summer of 2006 and will convey the property to Peninsula Township for an Interpretive Center.

**WE HAVE A NEW WEB SITE**

The staff has redesigned the Township's web site with the assistance of a young man from the TBA Tech Center. More features have been added, content increased and the layout reorganized to make it easier to use. Please let us know what you think about it and any additional items you would like us to include. The web site will be updated daily. Contact the Office Manager on 223-7322 with your comments. To keep up with notices, agendas, reports, minutes and meetings, check the web site regularly at [www.peninsulatownship.com](http://www.peninsulatownship.com).

**MASTER PLAN**

Our current Master Plan is based on citizen concerns described fifteen years ago. The state now requires that master plans be reviewed every five years. At that time, citizens met in focus groups to discuss the key issues facing Peninsula Township. Questions for a survey were generated from those discussions and the responses from the community eventually resulted in our Master Plan.

Today, the Planning Commission is embarking on a similar procedure by conducting focus groups and creating a survey which addresses current issues. An outside consultant will administer this survey and the results of the survey will be implemented in a new master plan. If you are asked to be in a focus group or receive a random survey, please participate. We want to assure representation of all perspectives and groups. Your thoughtful responses matter in the development of the Master Plan.

**KUDOS**

- ▶ To Rich and Pam VanderMey who donated the beautiful Christmas tree, Rob Manigold who donated the wreath and to an anonymous donor for the garland. The office was festive and cheery throughout the holidays.
- ▶ To all who contributed time, energy and money in support of the Dougherty House project to save a unique historic landmark on Old Mission Peninsula.

## DID YOU KNOW?

- ▶ The Planning Commission, Town Board and Zoning Board of Appeals have been working together to streamline the permit process to get citizen input on the front-end of development projects.
- ▶ The Township recently received \$269,000 from a State grant to be used for farmland preservation. This helps extend your tax dollars and protects more land.
- ▶ Governor Granholm signed a new law which allows Michigan wineries (and those in other states) to ship up to 1,500 cases of wine annually to consumers. Some fear it is in conflict with a Supreme Court ruling. Stay tuned to hear how this important issue plays out for our local wine industry.
- ▶ The parks at the tip of the peninsula (136 acre Lighthouse Park and 513 acre Old Mission Point Park) are open from dawn to dusk during the winter months for cross country skiing and snow shoeing. Snowmobiles are prohibited in the Old Mission Point Park. It is a beautiful time of the year to enjoy the vistas as the leaves have fallen and the views are wide-open. The walking path at Bowers Harbor will not be plowed to minimize wear and tear on the path.

## OPERATING INFO

- ▶ The 2006 budget is being prepared and gets approved in the March Town Board meeting. Our fiscal year runs April 1 though March 31.
- ▶ The compactor station on Devil's Dive is open all winter. You cannot pay with cash. Only prepaid punch cards or checks made out to the Peninsula Township Treasurer are accepted. Stop by the station or the Township Office to get a punch card. The station drop-off hours are noon to 6:00 pm on Wednesdays and 9:00 am to 5:00 pm on Saturdays.
- ▶ Assessment Change Notices will be sent in February indicating a 3.3% increase in the Taxable Value of your home. This reflects the State's CPI for the 2005 year. Property values in Peninsula Township remain strong. While the number of sales is down, sale prices are still twice the State Equalized Value. If you have questions, please call the Assessor. The Board of Review will hear Valuation Appeals in March.
- ▶ The next scheduled elections are the school election (May 2), state primary (August 8) and general election (November 7). You need to register at least 30 days in advance of any election to be eligible to vote. Contact the Clerk's Office or go the Secretary of State's web site, [www.michigan.gov/sos](http://www.michigan.gov/sos).
- ▶ The winter tax bills mailed in November are payable to the Peninsula Township Treasurer. To avoid penalty charges, please pay no later than February 14, 2006.

## DIRECTORY

### Office Manager:

Wendy Witkop 223-7322  
 Fax 223-7117  
[officemanager@peninsulatownship.com](mailto:officemanager@peninsulatownship.com)

### Supervisor:

Rob Manigold 223-7322  
[supervisor@peninsulatownship.com](mailto:supervisor@peninsulatownship.com)

### Clerk:

Monica Hoffman 223-7321  
[clerk@peninsulatownship.com](mailto:clerk@peninsulatownship.com)

### Treasurer:

Dave Weatherholt 223-4484  
[treasurer@peninsulatownship.com](mailto:treasurer@peninsulatownship.com)

### Trustees:

Jill Byron 932-1339  
 Jed Hemming 223-7396  
 Jim Horton 223-4282  
 Penny Rosi 223-7560

### Assessor:

Sally Akerley 223-7313  
[assessor@peninsulatownship.com](mailto:assessor@peninsulatownship.com)

### Planner:

Gordon Hayward 223-7314  
[planner@peninsulatownship.com](mailto:planner@peninsulatownship.com)

### Zoning Administrator:

Gordy Uecker 223-7318  
[zoning@peninsulatownship.com](mailto:zoning@peninsulatownship.com)

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Compactor/Recy. Station	223-4446
Fire Department (non-emergency)	223-4443
Old Mission Penin. School	933-7420
Park and Meeting Room Reservations	223-7322
Peninsula Comm. Library	223-7700
Sheriff (non-emergency)	223-4525

**SCHEDULES and EVENTS**

**Town Board Meetings**  
(second Tuesday at 7:30 pm)  
January 10  
February 14  
March 14

**Planning Commission**  
(third Monday at 7:00 pm)  
January 16  
February 27 (note date change)  
March 20

**Zoning Board of Appeals**  
(second Thursday at 7:00 pm)  
January 12  
February 9  
March 9

**Park Board**  
(first Wednesday at 7:00 pm)  
January 4  
February 1  
March 1

**Board of Review Valuation Appeals**  
March 13 from 9 am until noon and 1 pm until 4 pm  
March 14 from 2 pm until 5 pm and 6 pm until 9 pm

**Peninsula Community Library at Mapleton Market**  
Story Hour (first and third Thursdays - 11 am)  
Book Discussion (second Thursday of the month - 7 pm)  
Friends of the Library (January 10 at 10 am )

**American Legion Dinners**  
(first and third Tuesday at 6:30 pm)  
American Legion Hall, Swaney Road

**Computer Station Hours**  
Noon to 6 pm Wednesdays and 9 am to 5 pm Saturdays

**The Township Office is open:**  
Monday through Friday  
8:00 am - noon and 1:00 - 4:30 pm.

The office is **closed** Monday, January 2, in observance of New Year's Day and Monday, February 20 in observance of Presidents' Day.

Peninsula Township  
13235 Center Road  
Traverse City, MI 49686

