

**PENINSULA TOWNSHIP
PLANNING COMMISSION MINUTES**

13235 Center Road Traverse City, MI 49686 (Township Hall)
January 4, 2017 4:00 pm - special meeting

Meeting called to order at 4:30 pm.

Present: Peters, Leak, Couture, Serocki, Hornberger, Wunsch.

Also present: Gordon Hayward and Rachel Mavis (recording secretary).

Absent: none

Approve Agenda

Motion by Peters / Wunsch to approve agenda. Motion passed.

Brief Citizen Comments

none

Conflict of Interest

Serocki - SUP #127

Consent Agenda

none

New Business

a. Authorize a January 23, 2017 Public Hearing on SUP #127 Vineyard Ridge.

Gordon emailed everyone notes that he had from his meeting with engineers, the fire chief, Dusty Christensen, and Rob Manigold. Dusty has provided Gordon with full set of documents, including booklet that he's currently reviewing. He sees no reason to not go ahead and schedule the public hearing.

Motion by Hornberger / Wunsch to authorize a public hearing regarding SUP #127 (Vineyard Ridge) on January 23, 2017. Motion passed.

Peters - what information are we going to get and when are we going to get things?

Dusty - In a meeting yesterday, they discussed a couple of minor revisions to the binder. He will get updated info to Gordon once those revisions are made. His goal is to get everything to everyone 2 weeks ahead of the meeting (by January 9th). Most of the changes discussed yesterday were so small that they will only take a couple of days to get changed in the binder. The only thing that may be delayed is the condo documents, if there's anything that involves the attorneys. Everything else should be in order. The drawings seem to be in good shape already. Full sets of everything should be in the hands of the board by Monday.

Peters: Since this is based on the 10% recreational public use, it would be useful for Gordon to address the audience that comes and speak to what that standard is. They are used to the 65% open space and this one is different. It would be useful for you to walk through a little bit of what this is to help them understand. Gordon agrees.

b. Consider approval of Planning Commission Year End Report to the Township Board.

Wunsch hasn't sent anything out yet, but has a draft ready. **Serocki** just shared some old annual reports with him, which will be helpful.

Leak: Can we hold off on this until January 23rd, so that we have time to review it?

Wunsch: Yes. He will have copies printed.

Peters: Does the work of committees get included in this? (Yes) She will send some updates from the master plan committee and the zoning rewrite committee regarding their work.

Wunsch: Compared to his first year on the PC, there was a smaller number of action items this year. Quite a bit of time this year has been spent reworking the master plan. The only project carrying into this next year is SUP #127. Should we make a note that we may want to look into an ordinance to harmonize the different winery ordinances that were put together?

Hornberger: The winery ordinance became so large that they didn't want to deal with it at the same time as the other things (master plan rewrite, etc.) We definitely need to put that on a to do list. We need to do the same thing with the wineries as we did with ag - talk to winery owners and see what's working and what's not.

Wunsch: If we're going to look at the winery ordinance once we finish up the zoning ordinance rewriting and the master plan rewriting, it might be worth making a note in our annual report that this issue came up (without going into any detail).

Gordon: Part of your annual report is work projects for the upcoming fiscal year and a budget, so those are appropriate things to include in there. The rewrite committee is going to come up with a list Peters: On the master plan, we're having another meeting to separate out the items that need to be addressed sooner than later.

Wunsch: Have we done enough work on the master plan to figure out what our top priorities would be?

Peters: No, they'd like one more meeting to address some things. They did talk to Gordon about creating a baseline review process for environmental things.

Gordon - we have a document used in the past - it covers some of the processes, but some things can be added to it as well. He can talk with Nicole and find out what they recommend as far as an ordinance to do that, but that environmental form with some minor additions would be what the committee is looking for.

Wunsch will print off what he has right now and incorporate some more detail from the committees.

Gordon: Update on Bowers Harbor - they'll be encouraged to apply for a new SUP and essentially do away with the old permit. That would come back to this board if they apply for a new SUP and go through the regular review process. As far as Bonobo - he's met with Todd Oosterhouse. There will be a farm plan presented soon - he'll have that hopefully by the next town board meeting.

Citizen Comments

none

Board Comments

Peters - FYI, she went in and asked Ellen and Joanne about checks - if you had turned in your time sheet and looked at your bank statement and noticed there was no check, just know that the check is in the mail (paper instead of electronic).

Gordon - just an update... they met with the attorney and the two applicants who were prospectively looking at a marijuana growers license on the peninsula. He's still gathering information to be passed along to the board.

Motion by Couture / Serocki to adjourn.

Meeting adjourned at 4:54 pm.