PENINSULA TOWNSHIP
PLANNING COMMISSION
AGENDA
13235 Center Road
Traverse City, MI 49686
March 21, 2016
7:00 p.m.

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Approve Agenda**
5. **Brief Citizen Comments – for items not on the Agenda**
6. **Conflict of Interest**
7. **Consent Agenda**

Any member of the Board, staff, or the public may ask that any item on the Consent Agenda be removed and placed elsewhere on the agenda for full discussion.

1. Reports and Announcements (as provided)
2. Correspondence (as provided)
3. Meeting Minutes
   February 22, 2016 (recommend approval)

8. **New Business**

9. **Old Business**
   1. Zoning Ordinance Amendment #190 (Discussion)
   2. Master Plan 5-year review (Discussion)

10. **Citizen Comments**
11. **Board Comments**
12. **Adjournment**

Peninsula Township has several portable hearing devices available for use during this meeting. If you would like to use one, please contact the Chairperson.

PENINSULA TOWNSHIP
FISCAL 2016-2017 REGULAR MEETING DATES

	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	March
Town Board	12th	10th	14th	12th	9th	13th	11th	*15th	13th	10th	14th	14th
Town Board**	25th	23rd	27th	25th	22nd	26th	24th	28th	Holiday	23rd	27th	27th
P.C.	18th	16th	20th	18th	15th	19th	17th	21st	19th	*23rd	*27th	20th
Z.B.A.	14th	12th	9th	14th	11th	8th	13th	10th	8th	12th	9th	9th
Park Commission	6th	4th	1st	6th	3rd	7th	5th	2nd	7th	4th	1st	1st
Fire Board	4th	2nd	6th	*11th	1st	*12th	3rd	7th	5th	2nd	6th	6th

All meetings are held at the Town Hall at 7:00 pm unless otherwise posted. Note: All meeting dates are tentative.

* Meeting changed from originally scheduled date.

** Meetings to be held at 9:00 a.m. in the Conference Room.

Monica A. Hoffman
Clerk

Posted: March 31, 2016

PENINSULA TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
February 22, 2016

Meeting called to order at 7:07 p.m.

PRESENT: Leak, Serocki, Rosi, Peters, Wunsch and Hornberger
ALSO PRESENT: Michelle Reardon, Director of Planning and Zoning; **Claire Schoolmaster**, Planning and Zoning Coordinator; **Peter Wendling,** Township Attorney and **Deb Hamilton,** Recording Secretary
ABSENT: Couture (excused)

APPROVAL OF THE AGENDA
MOTION: Hornberger/Serocki to approve the Agenda as presented. **MOTION PASSED**

BRIEF CITIZEN COMMENTS – FOR ITEMS NOT ON THE AGENDA
None

CONFLICT OF INTEREST
None

CONSENT AGENDA
1. Reports and Announcements
2. Correspondence
3. Meeting Minutes
   January 11, 2016 – Special Meeting
   Serocki - Page 4. – "intended use for" should be "intended kitchen amenities"
   Peters - add Wunsch to present
   Rosi - Page 3 - change "cold drainage" to "air drainage"
   Page 4 - Old Business "." at the end of meeting.

MOTION: Hornberger/Peters to approve January 11, 2016 minutes with corrections.
MOTION PASSED

MOTION: Hornberger/Wunsch the Consent Agenda. **MOTION PASSED**

Rosi said the Fire Chief has opted to leave. The Township Board is having weekly budget meetings. The Presidential Primary Election is March 8, 2016.

NEW BUSINESS
1. Zoning Ordinance Amendment #190 (Public Hearing and possible recommendation to Township Board)
Reardon reviewed Amendment #190. Corrections – remove "Among other things" from and add "but not be limited" to the definition of Structure, (2) Rules (b) "Variance" should be "variance", and remove "zoning" from "zoning fees" under Section 4.3 Escrow. **Leak** said Bed and Breakfast was pretty liberal and would not want a Bed and Breakfast in his neighborhood. **Rosi** said this will allow people to stay on Old Mission Peninsula short term.

Leak opened public hearing at 7:29 p.m.

Cindy Ruzak, 1994 Carrol Rd., Grey Hare Inn, said very involved with committee that developed the amendment. This is a great improvement. Respectfully disagrees with Leak that the Amendment is liberal. There are two operating Bed & Breakfasts are Grey Hare Inn and Overlook Bed and Breakfast and both have significant acreage. She loves that this new proposal will create a varying scale where the more acreage the more allowed to do. There was a big gap between Bed & Breakfasts and winery-chateaus. This will go toward resolving that issue. There are additional clarifications. One, in the definition of Bed & Breakfast – "food and/or beverages can be served at no additional cost to the registered guest". The intent was to allow some flexibility. Maybe it should be food and beverages can be served to the registered guests. It is micro-managing how rooms are charged. Two, "owner-occupied and have on-site owner management when open for business." There needs to be some flexible here. Also an event is when someone goes beyond the normal activities. There is a different way to look at events.

Chuck Goodman, Overlook B & B, 1875 Gray Rd., it would be easy to be insulted by the notion that a B&B is something you would not want next door. There are other B&Bs. They are a section of the winery-chateau ordinance. If do not need B&Bs the best way to get rid of them is to restrict them out of practicality. If no need for B&Bs, why need wineries? The reason to have B&B is to attract people to a beautiful location. B&B should be able to have same amount of rooms that a winery has if they have the acreage. It is a good idea to have some oversight. It is tough to compete with people not paying attention to the Township ordinances. Winery-chateaus solve home owner issue with an on-site manager. His experience working with Township is it has been a top down kind of control situation. Finally fairness is not happening here and equal protection clause cannot discriminate between groups of people doing the same thing. The winery-chateaus and B&Bs have different operating rules.

Ed O'Keefe, 12301 Center Rd., the problem is when you rent rooms you lose your ability to do things you could when you owned your house. He has 50 acres restricted for six rooms. Not sure room size restrictions. Only problem he has had neighbors playing music. Why have B&Bs lose rights of a regular home owner?

Cristin Hosmer, 17593 Shii Take Trl., asked "what use may not be increased" means in Section 7.10.11 Existing Non-Conforming Frontage Roads.

Curt Peterson, 1356 Buchan Dr., said he feels B&Bs could perform important function. Why have people go back to Traverse City and spend their money? The Amendment seems even stricter than it is now. The Township should support this type of business.

Leak closed public hearing at 7:51 p.m.

Reardon said explained the existing non-conforming frontage roads language as an increase of use is an additional parcel being created would trigger an improvement to the road. **Peters** said she had difficulty with the Existing Non-Conforming Frontage Roads language also. Also Ruzak's comment on owner occupied was good. Could Section 8.7.3(6) (b) 3. on-site owner management be tweaked. Need time for the owner to be away and have on-site management. **Reardon** said could change to winery-chateau language which is "on-site residence manager". **Rosi** said the language was on-site owner management because of issues with short term rentals. **Hornberger** would like to see something in (b) 3 so the owner can go on vacation. **Rosi** said they can close.

Hornberger asked if the Commission has an opinion about dropping "at no extra cost" from Bed and Breakfast Establishment definition. **Leak** said the guest can go to other restaurants on the Peninsula. **Reardon** suggested "at an included cost" instead of "at no extra cost".

MOTION: Rosi/ Serocki to bring back Frontage Road and B&B and send the rest on to the Township Board. **MOTION PASSED**

There was discussion about what part of B&B will be brought back. There was consensus that the definition of B&B will be brought back.

2. Master Plan 5-year review (Introduction and discussion)
Reardon reviewed Land Use Series Check List #1H - The Five-Year Plan Review published by MSU Extension. **Reardon** asked the Commission to focus on page 3. **Peters** said the Master Plan background statistics need updating. Peters would like to have to the current Master Plan on the front page of the Township website. **Reardon** said staff will get together a fact book and memo of action items and status. **Rosi** said one of the goals was to develop a capital improvement plan in accordance with State mandates. Schoolmaster and Rosi are going to a class on this.

OLD BUSINESS
1. SUP #32 2nd Amendment – Bowers Harbor Winery (recommend to table)
Reardon said the Township Board declined to take action on this issue. Reardon and Wendling will be meeting with the applicant.

MOTION: Peters/Wunsch to continue items 1 and 2 under Old Business until the March meeting. **MOTION PASSED**

2. SUP #125 – Dining in the Vines/Bowers Harbor (recommend to table)
(See #1 above)

3. **SUP #126 – Mari Vineyards Winery-Chateau (Public Hearing and possible recommendation to Township Board)**
Reardon reviewed the changes. Marty Lagina said he was here almost two months ago and at that time requirements of the ordinance were met. The main concern was the guest house. Lagina reviewed changes - new location of the guest house, the elimination of the path to Underwood Farms and elimination of solar panels. The formal request from Underwood Farms was to put one or two homes and move the guest house. They have reached a tentative deal with Underwood Farms. *Lagina* said he did what the people around us requested. They met the ordinance last time and meet the ordinance now and process has worked. *Lagina* asked respectfully for the Commission to pass this along to the Township Board for approval.

Serocki asked what time the tasting room will close. *Lagina* said will follow WOMP. **Serocki** asked about parking for guest activity uses when the tasting room is open. Lagina said there are flat grassy areas for extra parking. **Serocki** asked if a kitchenette and wet bar will be in all the guest rooms. *Lagina* said yes. **Rosi** asked about the vegetative buffers. *Lagina* explained. **Rosi** asked if maple trees will provide enough syrup. *Lagina* said yes. **Rosi** asked about timing of plantings. *Sean O'Keefe* said the cover crop went in last year, compost and dairy doo. Planting is on track and vines are ordered. **Peters** asked about the vines up to the lots 1-4 and lot 5 and fencing. **Reardon** said fencing is not required.

Leak opened the public hearing at 8:47 p.m.

John Lien, 7945 Underwood Ridge, last time this matter was before the Commission Underwood Farms Association filed an objection to the plan. The objection was primarily the guest house along underwood ridge. Following the last meeting the Association's negotiating team met with Lagina and came to a resolution in principle. There were some subsidiary points that the Association has yet had an opportunity to vote on but feel an agreement will be reached. Lien is here tonight to withdraw Underwood Farms objection to the application. The process has worked.

Scott Phillips, 8348 East Shore Rd., voiced concerns and objections to the application at the January meeting. Following that meeting he contacted Reardon. Reardon forwarded references to the existing ordinance. He was surprised that what being asked for was anticipated by the ordinance. *Phillips* said he rescinds his primary comments that were really his own ignorance of the ordinance. This has been a learning experience. He feels there is a need to reach out to the residents on Township issues.

Ed O'Keefe, 12239 Center Rd., he feels the Commission should know the ordinances.

Cristin Hosmer, 17593 Shii Take Trl., her personal vineyard is close to her house. It is common to have vineyards adjacent to a house. The lesser setback should be granted.

Leak closed the public hearing at 8:59 p.m.

Peninsula Township Planning & Zoning Department
13235 Center Road
Traverse City, MI 49686

SPECIAL USE PERMIT
FINDINGS OF FACT
SUP #126 Mari Vineyards (Winery-Chateau)
February 22, 2016

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1. **General Findings of Fact**

1.1 Property Description-

a. The Board finds that the subject parcels are located in Section 19 of the Township and has approximately 1,200 feet of road frontage on Center Road. (Exhibit 2)

b. The Board finds the total acreage utilized for the Winery-Chateau site is measured at roughly 50.61 acres. (Exhibit 4)

1.2 Action Request-

a. The Board finds that the applicant is seeking site plan and special use permit approval to allow a Winery-Chateau and the associated, permitted accessory uses. (Exhibit 4)

b. The Board finds that the final site plan and special use permit are subject to the requirements of Sections 8.**1.3** Basis of Determination and 8.7.3 (10) Winery-Chateau of the Peninsula Township Zoning Ordinance. (Exhibit 2)

1.3 Zoning/Use-

a. The Board finds that the proposed winery chateau site is zoned A-1, Agricultural District encompassing portions or all of six (6) parcels which are considered conforming to local zoning. (Exhibit 2, 4)

b. The Board finds that the Mari Vineyard Winery was approved as a Farm Processing Facility by Land Use Permit (LUP) #5221 in 2014. (Exhibit 3)

c. The Board finds that the applicant is working with the local permitting agencies to obtain compliance for the proposed site plan. (Exhibits 4)

1.4 Land Use Pattern- The Board finds the following land uses to be in existence per the date of this report adjacent to the amended development.

a. **North-** The land adjacent to the north of the subject properties is zoned A-1, Agriculture and is primarily utilized for large lot single-family residential use. The future land use plan indicates this area will continue to be considered as an agricultural preservation region of the Township.

b. **South-** The properties adjacent to the south are is zoned A-1, Agriculture and are primarily utilized for large lot single-family residential use. The future land use plan indicates this area will be both an agricultural preservation and rural agricultural uses within the Township.

c. **East-** Property to the east is zoned R-1C and is primarily single family residential housing uses. The future land use plan indicates this area will continue to be a low density residential use area.

d. **West-** The property located west of the subject is dual zoned, A-1 & R-1B, and is primarily agriculturally used. The future land use plan indicates this area will continue to be considered as an agricultural preservation region of the Township.

e. The Board finds that the applicant is subject to all local, state, and federal agencies, including but not limited to the Grand Traverse County Health Department, Soil Erosion, Construction Code, Michigan Liquor Control Commission and Department of Environmental Quality.

f. The Board finds that the proposed winery-chateau shall not utilize amplified sound measures in an effort towards minimizing sound generated from any outdoor event.

g. The Board finds that any proposed lighting implemented onsite shall comply with the existing Ordinance found within section 7.14, added by Amendment 175A, Exterior Lighting Regulations. (Exhibit 13)

MOTION: Serocki/Rosi the general findings of fact have been met.
MOTION PASSED

2. Specific Findings of Fact – Section 8.1.3 (Basis for Determinations)

2.1 General Standards- The Board shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

a. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.

The board finds that the proposed winery-chateau is an agricultural use. This type of land use is specifically supported within the 2011 Master Plan as one of the goals in this district to encourage local growers to produce, process, and market agricultural products. The site will preserve and cultivate 15+ acres of sugar maples and also host significant vineyards. All site design requirements shall be met prior to issuance of the Special Use permit. (Exhibit 1, 2, 4)

This standard HAS been met.

b. Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.

The Board finds that the winery structure has been designed in accordance with the Farm Processing Facility site design standards and has been permitted by LUP #5221. The winery structure is 500+ feet from all pre-existing residential structures. The guest house is 300+ feet from all pre-existing residential structures. (Exhibit 3, 4)

This standard HAS been met.

c. Be served adequately by essential facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.

The Board finds that the proposed winery chateau operation shall be accessed via a commercial driveway from Center Rd. as reviewed and permitted by the Michigan Department of Transportation. (Exhibit 7 & 12)

The Board finds that the proposal shall be reviewed by the Grand Traverse County Sheriff's Department, the Peninsula Township Fire Department and shall be required to meet all conditions of approval as outlined in these reviews.

The Board finds that the proposal is subject to the Storm Water Control Ordinance and shall be reviewed and permitted as required. The winery structure permitted by LUP #5221 has been reviewed and permitted as required per this ordinance. (Exhibit 3, 4, 8)

The Board finds that all future approved structures shall be reviewed for compliance with the Storm Water Control Ordinance, and shall receive that permit if necessary, prior to the issuance of a land use permit.

The Board finds that the applicant has constructed a water main for water supply on site in compliance with the Grand Traverse County DPW Standard Water and Sewer Specifications and the Recommended Standards for Water Works. (Exhibit 10)

The Board finds that the well and septic systems proposed as part of this project are subject to review by the Grand Traverse County Health Department. The winery structure permitted by LUP #5221 has been reviewed and permitted as required by these agencies. (Exhibit 9)

The Board finds that all future approved structures shall be reviewed for compliance with the Grand Traverse County Health Department, and shall receive a permit if necessary, prior to the issuance of a land use permit.

The Board finds that wine production waste water disposal is regulated by the Michigan Department of Environmental Quality and a permit shall be issued by this agency and submitted to the Planning & Zoning offices prior to issuance of the Special Use Permit.

This standard HAS been met.

d. Not create excessive additional requirements at public cost for public facilities and services.

The Board finds that the applicant will be responsible for any improvements required as part of this proposal. (Exhibit 4)

The Board finds that the development as presented will not create excessive additional requirements at public cost for public facilities and services given that development of a winery chateau is allowed in the zoning district in which the property is located. The Board further finds that the applicant will be incorporating adequate private roads within the development and there is otherwise no evidence of any excessive additional requirements at public cost for public facilities and services on the record. (Exhibit 4)

This standard HAS been met.

e. Not involve use, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare or odors.

The Board finds that the proposed use of the site shall not involve any uses or activities which produce negative impacts upon the existing neighborhood via fumes, glare, noise or odors. (Exhibit 4 & 13)

This standard HAS been met.

2.2 Conditions and Safeguards- the Board may suggest such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for insuring that the intent and objectives of the Ordinance will be observed. The breach of any condition, safeguard or requirement shall automatically invalidate the permit granted.

2.3 Specific Requirements- In reviewing an impact assessment and site plan, the Board shall consider the following standards:

a. That the applicant may legally apply for site plan review.

The Board finds that the applicant is the owner/operator of the petitioned property and Winery-Chateau operation and may legally apply for said review process. (Exhibit 4)

This standard HAS been met.

b. That all required information has been provided.

The Board finds that the applicant has provided the required information as portrayed within the special use permit application and upon the provided site plans. With the exception of the winery structure, the managers' residence, and the existing agricultural buildings on site, each accessory structure shall require a land use permit to ensure compliance with the approved SUP governing the site as well as the zoning ordinance requirements. (Exhibit 4)

This standard HAS been met.

c. That the proposed development conforms to all regulations of the zoning district in which it is located.

The Board finds that the applicant's proposal meets all of the lot coverage, signage, landscaping and size requirements of the ordinance. (Exhibit 4)

The Board finds that the applicant is working to comply with the Storm Water Control Ordinance standards. Any final approval shall be contingent upon the applicant being in full compliance with the Storm Water Control Ordinance. (Exhibit 4)

The Board finds that the winery structure permitted by LUP #5221 has been reviewed and permitted as required per this ordinance. (Exhibit 8)

This standard HAS been met.

d. That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and other public facilities and services.

The Board finds that the applicant has applied for an MDOT permit regarding the location of the commercial access along M-37/Center Rd. This final permit shall be submitted to the Planning & Zoning Department prior to issuance of the SUP. (Exhibit 4, 7 & 12)

The Board finds that the proposal shall be reviewed by the Grand Traverse County Sheriff's Department, the Peninsula Township Fire Department and shall be required to meet all conditions of approval as outlined in these reviews.

The Board finds that the proposal is subject to the Storm Water Control Ordinance and shall be reviewed and permitted as required. The winery structure permitted by LUP #5221 has been reviewed and permitted as required per this ordinance. (Exhibit 3, 4, 8)

The Board finds that all future approved structures shall be reviewed for compliance with the Storm Water Control Ordinance, and shall receive that permit if necessary, prior to the issuance of a land use permit.

The Board finds that the applicant has constructed a water main for water supply on site in compliance with the Grand Traverse County DPW Standard Water and Sewer Specifications

and the Recommended Standards for Water Works. (Exhibit 10)

The Board finds that the well and septic systems proposed as part of this project are subject to review by the Grand Traverse County Health Department. The winery structure permitted by LUP #5221 has been reviewed and permitted as required by these agencies. (Exhibit 9)

The Board finds that all future approved structures shall be reviewed for compliance with the Grand Traverse County Health Department, and shall receive a permit if necessary, prior to the issuance of a land use permit.

This standard HAS been met.

e. That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.

The Board finds that the applicant is in cooperation with all of the appropriate governmental entities to complete the project. No distinct negative challenges have been brought forth from any of the applicable government agencies. All appropriate permits shall be received by the Township prior to the issuance of the Special Use Permit. (Exhibit 4)

This standard HAS been met.

f. That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se.

The Board finds that the applicant has proposed to the preserve and cultivate 15+ acres of sugar maples. (Exhibit 4)

The Board finds that the applicant shall comply with local permitting agencies, in this case the Grand Traverse County Soil Erosion Department, to ensure that all soil erosion efforts will be maintained onsite and not affect neighboring properties. (Exhibit 4)

The Board finds that the winery structure permitted by LUP #5221 and appurtenant hard surfaces have been reviewed and permitted by the Grand Traverse Soil Erosion and Sedimentation Department. (Exhibit 11)

This standard HAS been met.

g. That the proposed development property respects flood ways and flood plains on or in the vicinity of the subject property.

The Board finds that there is no indication that any existing drains, floodways or flood plains exist on the site; and further that the site shall require review and issuance of a permit as regulated by the Peninsula Township Storm Water Control Ordinance. (Exhibit 3 & 4)

This standard HAS been met.

h. That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.

The Board finds that the winery structure permitted by LUP #5221 and appurtenant hard surfaces have been reviewed and permitted by the Grand Traverse Soil Erosion and Sedimentation Department. (Exhibit 11)

The Board finds that all future approved structures and hardscapes shall be reviewed and permitted by the Grand Traverse County Soil Erosion and Sedimentation Department (SESC) and the Township Engineer. (Exhibit 4)

This standard HAS been met.

i. That the proposed development will not cause soil erosion or sedimentation problems.

The Board finds that the winery structure permitted by LUP #5221 and appurtenant hard surfaces have been reviewed and permitted by the Grand Traverse Soil Erosion and Sedimentation Department. (Exhibit 11)

The Board finds that all future approved structures and hardscapes shall be reviewed and permitted by the Grand Traverse County Soil Erosion and Sedimentation Department (SESC) and the Township Engineer. (Exhibit 4)

This standard HAS been met.

j. That the drainage plan for the proposed development is adequate to handle anticipated storm-water runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.

The Board finds that the proposal is subject to the Storm Water Control Ordinance and shall be reviewed and permitted as required. The winery structure permitted by LUP #5221 has been reviewed and permitted as required per this ordinance. (Exhibit 3, 4, 8)

The Board finds that the applicant will be required to maintain all storm water runoff on site.

The Board finds that all future approved structures shall be reviewed for compliance with the Storm Water Control Ordinance, and shall receive that permit if necessary, prior to the issuance of a land use permit.

This standard HAS been met.

k. That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.

The Board finds that the winery structure permitted by LUP #5221 and appurtenant hard surfaces have been reviewed and permitted by the Grand Traverse Soil Erosion and Sedimentation Department. (Exhibit 11)

The Board finds that all future filling and grading shall be reviewed and permitted by the Grand Traverse County Soil Erosion and Sedimentation Department (SESC) and the Township Engineer. (Exhibit 4)

The Board finds that all proposed grading onsite shall be in compliance with the appropriate County Soil and Sedimentation office and the Township's Storm Water Control Ordinance prior to the issuance of the Special Use Permit. (Exhibit 3 & 4)

This standard HAS been met.

l. That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.

The Board finds that that Michigan State University Extension staff have evaluated the site plan and have concluded that the use is not anticipated to negatively impact the local air drainage system. (Exhibit 5)

This standard HAS been met.

m. That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage or erosion control.

The Board finds that the construction is planned in multiple phases. Each phase shall be subject to review and approval by all jurisdictional agencies to ensure each phase will not be dependent upon a subsequent phase for adequate access, public utility service, drainage or erosion control. (Exhibit 3 & 4)

This standard HAS been met.

n. That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.

The Board finds that the applicant has constructed a water main for water supply on site in compliance with the Grand Traverse County DPW Standard Water and Sewer Specifications and the Recommended Standards for Water Works. (Exhibit 10)

This standard HAS been met.

o. That landscaping, fences or walls may be required by the Board in pursuance of the objectives of this Ordinance.

The Board finds that the guest house is located within the wooded portion of the site and is 371' from the nearest residential structure. (Exhibit 4)

The Board finds that the proposed agricultural acreage and site design shall provide adequate buffering and screening for adjacent parcels. (Exhibit 4)

This standard HAS been met.

p. That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.

The Board finds that the site plan was developed to accommodate the anticipated usage of the site and the proposal should not adversely affect the flow of traffic to or from the public roads. (Exhibit 4)

The Board finds that parking regulations are established and enforced under Section 7.6.3, Parking Space Requirements. (Exhibit 2)

The Board finds that a Winery-Chateau requires one (1) space per one hundred fifty (150) square foot of retail floor space in the tasting room, plus one (1) for each employee of maximum working shift, plus three (3) spaces for tour busses or cars with trailers, plus one (1) space for each one (1) guest room. (Exhibit 2)

The Board finds that the plans indicate 2,151 square feet of retail floor space in the tasting room, nineteen (19) employees on the largest shift and nine (9) guest rooms. This proposed use will require forty-two (42) vehicle and three (3) bus parking spaces. (Exhibit 4)

The Board finds that the site plans propose fifty-six (56) vehicle and three (3) bus parking spaces for the site. (Exhibit 4)

The Board finds that a single family residential use requires two (2) parking spaces per residential unit. (Exhibit 2)

The Board finds that the plans show sufficient area within the residential lots to accommodate this requirement. (Exhibit 4)

This standard HAS been met.

q. That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.

The Board finds that infrastructure servicing onsite pedestrian traffic appears to be adequately designed for the proposed uses. (Exhibit 4)

This standard HAS been met.

r. That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.

The Board finds that all outdoor storage of refuse is proposed to the south of the main winery structure and fully screened within a stone veneer walled area. (Exhibit 4)
This standard HAS been met.

s. That the proposed site is in accord with the spirit and purpose of this ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.

The Board finds that the proposed usage and implementation of the site is consistent with the requirements of the ordinance as it is a use allowed by Special Use Permit and is designed in accordance with the standards of the Ordinance. (Exhibit 1, 2, 3 & 4)

This standard HAS been met.

MOTION: Serocki/Wunsch the specific findings of fact have been met.
MOTION PASSED

3. SECTION 8.7.3 (10) WINERY – CHATEAU REGULATIONS-

The Board finds that under Section 8.7.3 (10), the presented site plan and special use permit request meets the conditions associated with said provision as explained within the following:

1. It is the intent of this section to permit construction and use of a winery, guest rooms, and single family residences as a part of a single site subject to the provisions of this ordinance. The developed site must maintain the agricultural environment, be harmonious with the character of the surrounding land and uses, and shall not create undue traffic congestion, noise, or other conflict with the surrounding properties.

   The Board finds that the proposed site plan indicates that the special use will take place upon a 50.61 acre site within six parcels of land. The site has been designed to host 43.64 acres of land dedicated to crops that can be used for wine production; including grapes, sugar maple trees, berries, crabapple trees and cold air drainage areas that surround the proposed structures. (Exhibit 4)

   The Board finds that the main winery and B&B site access is via an MDOT permitted commercial driveway from M-37/Center Rd. (Exhibit 4 & 12)

   The Board finds that the proposed residential structures shall be accessed via private road from Underwood Ridge Drive; a private road. This access road shall be built to Peninsula Township private road standards as required by Section7.10 of the Ordinance. (Exhibits 4 & 6)

   This standard HAS been met.

2. The use shall be subject to all requirements of Article VII, Section 8.5, Food Processing Plants in A-1 Districts and the contents of this subsection. Data specified in Section 8.5.2, Required Information, shall be submitted as a basis for judging the suitability of the proposed plan. Each of the principal uses shall be subject to the terms and conditions of this ordinance except as specifically set forth herein.

   The Board finds that the applicant's request is in compliance with the requirements under section 8.5 and section 8.5.2 as reviewed below:

Authorization – The Township Board may authorize the construction, maintenance and operation in the Agricultural District of food processing plant related to local agricultural production, by the issuance of a special use permit, subject to the procedures and requirements of Section 8.1 and provided that it has been demonstrated that the operation will not create any nuisance which will be detrimental to the health, safety and welfare of the Township residents or adversely affect adjoining property owners.

The Board finds that the proposal shall be in compliance with the standards found in Section 8.1 of the Ordinance as it pertains to special use permits as has been evaluated above. (Exhibit 2, 4)

Required Information: The following information shall be submitted as a basis for judging the suitability of the proposed operation:

1) A site plan of the property showing the location of all present and proposed buildings, drives, parking areas, waste disposal fields, landscaping, plant materials, screening fences or walls, and other construction features which shall be proposed.

   The Board finds that the application has been submitted with a site plan that shall govern the site in compliance with this standard. (Exhibit 4)

2) A description of the operations proposed in sufficient detail to indicate the effect of those operations in producing traffic congestion, noise, glare, air pollution, fire or safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation.

   The Board finds that the operations shall be in compliance with the ordinance standards for a winery chateau and that a significant portion of the processing activity shall be conducted below grade. (Exhibit 4)

   The Board finds that wine production does not generally produce traffic congestion, noise, glare, air pollution, fire or safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation. (Exhibit 4)

   The Board finds that the biomass alternative heating source has been reviewed by the Township Engineer and does not have the potential for objectionable fumes or discharges. (Exhibit 13)

3) Engineering and Architectural plans for:
   a. The treatment and disposal of sewage and industrial waste or unusable by-products.

      The Board finds that all sewage and waste disposal is regulated by the Grand Traverse County Health Department and the Michigan Department of Environmental Quality. The operation shall be reviewed and permitted by these agencies prior to the issuance of the special use permit. (Exhibit 4)

   b. The proposed handling of any excess traffic congestion, noise, glare, air pollution, fire or safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation.

      The Board finds that wine production does not generally produce traffic congestion, noise, glare, air pollution, fire or safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation. (Exhibit 4)

4) The proposed number of shifts to be worked and the maximum number of employees on each shift.

The Board finds that parking regulations are established and enforced under Section 7.6.3, Parking Space Requirements. (Exhibit 2)

The Board finds that a Winery-Chateau requires one (1) space for each employee of maximum working shift. (Exhibit 2)

The Board finds that the plans indicate nineteen (19) employees on the largest shift.

The Board finds that the site plans propose fifty-six (56) vehicle and three (3) bus parking spaces for the site, including the required nineteen (19) for employee parking. (Exhibit 4)

This standard HAS been met.

3. The minimum site shall be fifty (50) acres which shall be planned and developed as an integrated whole. All of the principal and accessory uses shall be set forth on the approved site plan.

The Board finds that the applicant's site encompasses a total of 50.61 acres of land under common ownership and operation. (Exhibits 4)

The Board finds that the site plan illustrates a winery structure, a guest house, manager's residence, five (5) single family home sites and associated accessory structures to be developed as part of this Winery-Chateau proposal. (Exhibit 4)

This standard HAS been met.

4. The principal use permitted upon the site shall be Winery, Guest Rooms, Manager's Residence, and Single Family Residences shall be allowed as support uses on the same property as the Winery. In additional to the principal and support uses, accessory uses for each such use shall be permitted provided, that all such accessory uses shall be no greater in extent than those reasonably necessary to serve the principal use.

The Board finds that the winery-chateau shall be the principal use onsite. (Exhibit 4)

The Board finds that the existing single family home located to the south of the proposed winery will accommodate the onsite manager's residence. (Exhibit 4)

The Board finds that the applicant is proposing a guest house, five (5) single family home sites and associated accessory structures as additional support uses on site. (Exhibit 4)

This standard HAS been met.

5. For purpose of computation, the principal and each support use identified in sub-section (d) above shall be assigned and "area equivalent" as set forth herein. The total "area equivalent" assigned to the principal uses shall not exceed the actual area of the site.

Refer to the following assessment below.

6. "Area equivalents" shall be calculated as follows:

Winery: five (5) acres or the actual area to be occupied by the winery including parking, whichever is greater;

The Board finds the area equivalent for the winery is five (5) acres. (Exhibit 4)

This standard HAS been met.

Manager's Residence: five (5) acres;

The Board finds that the area equivalent for the manager's residence is five (5) acres. (Exhibit 4)

This standard HAS been met.

Single Family Residences: five (5);

The Board finds that the area equivalent for the proposed five (5) single family home sites is twenty-five (25) acres. (Exhibit 4)

This standard HAS been met.

Guest Rooms: five (5) acres for each 3 rooms, not to exceed a total of twelve (12) guest rooms;

The Board finds that the area equivalent for the proposed nine (9) guest rooms is fifteen (15) acres. (Exhibit 4)

This standard HAS been met.

7. The number of single family residences shall not exceed six (6). The manager's residence shall not contain or be used for rental guest rooms. The number of guest rooms shall not exceed twelve (12).

The Board finds that the applicant is applying for one (1) manager's residence and five (5) single family home sites for a total of six (6) single family residences. (Exhibit 4)

This standard HAS been met.

8. Not less than seventy-five percent (75%) of the site shall be used for the active production of crops that can be used for wine production, such as fruit growing on vines or trees.

The Board finds that the applicant shall preserve and cultivate 15.78 acres of sugar maples for maple syrup production. (Exhibit 4)

The Board finds that the site currently hosts 8.22 acres of existing vineyard. (Exhibit 4)

The Board finds that the applicant is proposing 8.13 acres of vineyard to be planted in 2016. (Exhibit 4)

The Board finds that the applicant is proposing .68 acres of berries to be planted in 2016. (Exhibit 4)

The Board finds that the applicant is proposing 1.19 acres of crabapple trees to be planted in 2017. (Exhibit 4)

The Board finds that the applicant is proposing 4.14 acres of vineyard to be planted in 2018. (Exhibit 4)

The Board finds that the agricultural use on the site is supported by 5.5 acres of cold air drainage areas along M-37/Center Road. (Exhibit 4)

The Board finds that there are 29.74 acres, 59%, currently used for the active production of crops that can be used in the making of wine on site; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the applicant proposes 38.31 acres, 76%, to be used for the active production of crops on site by the end of 2016 and prior to the issuance of the Special Use Permit; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the site must be in full compliance with this standard prior to the issuance of the special use permit. (Exhibit 4)

This standard HAS been met.

9. The facility shall have at least two hundred feet (200') of frontage on a state or county road.

The applicant's site has approximately 1,200 feet of frontage on Center Road. (Exhibit 4)

This standard HAS been met.

10. The winery chateau shall be the principal building on the site and shall have an onsite resident manager.

The Board finds that the proposed winery shall be the principal building onsite and the onsite resident manager shall reside in the existing single family structure located to the south of the winery structure. (Exhibit 4)

This standard HAS been met.

11. All guest rooms shall have floor areas greater than two hundred fifty (250) square feet. Maximum occupancy shall be limited to five (5) persons per unit. No time sharing shall be permitted.

The Board finds that the applicant is proposing a guest house in a future phase of the special use permit. (Exhibit 4)

The Board finds that this structure shall be located within a defined 2.3 acre building envelope, shall have a footprint no greater than 14,000 square feet, shall not exceed a height of 35 feet, and shall have a maximum of 9 guest rooms that shall not exceed 800 square feet in size each. (Exhibit 4)

The Board finds that this structure shall be reviewed and approved through a land use permit process administered by the Planning & Zoning Department and shall comply with the standards of the Ordinance. (Exhibit 4)

This standard HAS been met.

12. No exterior lighting shall have a source of illumination or light lenses visible outside the property line of the site and shall in no way impair safe movement of traffic on any street or highway.

The Board finds that the applicant has submitted examples of lighting fixtures as part of this application and that all exterior lighting shall comply with the dark night sky portion of the Peninsula Township Zoning Ordinance. (Exhibit 4)

The Board finds that the Township Engineer has reviewed the lighting submission, including fixture specifications and the photometric plan, and has determined the site as proposed is in compliance with Section 7.14 of the Ordinance. (Exhibit 13)

This standard HAS been met.

13. Accessory uses such as facilities, meeting rooms, and food and beverage services shall be for registered guests only. These uses shall be located on the same site as the principal use to which they are accessory and are included on the approved Site Plan. Facilities for accessory uses shall not be greater in size or number than those reasonably required for the use of registered guests.

The Board finds that the applicant is proposing a guest house in a future phase of the special use permit. (Exhibit 4)

The Board finds that accessory uses for registered guests may be provided as part of this future phase. (Exhibit 4)

The Board finds that the guest house structure shall be located within a defined 2.3 acre building envelope, shall have a footprint no greater than 14,000 square feet, shall not exceed a height of 35 feet, and shall have a maximum of 9 guest rooms that shall not exceed 800 square feet in size each. (Exhibit 4)

The Board finds that this structure and use shall be reviewed and approved through a land use permit process administered by the Planning & Zoning Department and shall comply with the standards of the Ordinance. (Exhibit 4)

This standard HAS been met.

14. Well and septic system- Proof of evaluation of the well and septic system by the Health Department and conformance to that agency's requirements shall be supplied by the owner.

The Board finds that the Grand Traverse County Health Department shall review and issue permits related to this proposal prior to issuance of the special use permit. (Exhibit 4)

This standard HAS been met.

15. Fire safety-

    I. All transient lodging facilities shall conform to the Michigan State Construction Code section regulating fire safety.

    II. An onsite water supply shall be available and meet the uniform published standards of the Peninsula Township Fire Department.

    III. A floor plan drawn to an architectural scale of not less the 1/8" = 1 foot shall be on file with the Fire Department.

    IV. Each operator of a transient lodging facility shall keep a guest registry which shall be available for inspection by the Zoning Administrator and police and fire officials at any time.

    V. Master keys for all rooms shall be available at all times.

The Board finds that the Peninsula Township Fire Department shall review the application to ensure compliance with this Ordinance prior to issuance of the special use permit. (Exhibit 4)

This standard HAS been met.

16. Fencing or Planting Buffer- In the event that the Board determines that noise generation may be disturbing to the neighbors or that the establishment is in an area where trespass onto adjacent properties is likely to occur, then the Board may require that fencing or a planting buffer be constructed and maintained.

The Board finds that the proposed guest house is located within the wooded portion of the site and is 371' from the nearest residential structure. (Exhibit 4)

The Board finds that no fencing or planting buffers have been proposed at this time however, the agricultural crops and site design shall provide sufficient barrier to trespass and noise generation for neighboring properties. (Exhibit 4)

This standard HAS been met.

17. Rental of Equipment- Rental of snowmobiles, ATVs or similar vehicles, boats and other marine equipment in conjunction with the operation of the establishment shall be prohibited.

The Board finds that rental of equipment has not been proposed by the applicant and shall not be allowed on site. (Exhibit 4)

This standard HAS been met.

18. Activities and Outdoor Gatherings- Activities made available to registered guests shall be on the site used for the facility or on lands under the direct control of the operator either by ownership or lease. Outdoor activities shall be permitted if conducted at such hours, and in such manner, as to not be disruptive to neighboring properties.

The Board finds that the applicant is proposing a guest house in a future phase of the special use permit. (Exhibit 4)

The Board finds that activities and outdoor gatherings may be made available to registered guests on site as part of the guest house use phase. (Exhibit 4)

The Board finds that this structure and use shall be reviewed and approved through a land use permit process administered by the Planning & Zoning Department and shall comply with the standards of the Ordinance. (Exhibit 4)

This standard HAS been met.

19. Signs shall be in accordance with Section 7.2.2 (4) which governs signs in the A-1 Agricultural District.

The Board finds that the application proposes one (1) winery entrance sign, eight (8) interior informational signs, and one (1) residential entrance signs. All signs on site shall be in conformance with Section 7.11 Signs of the ordinance. (Exhibit 4)

This standard HAS been met.

20. A two hundred foot (200') setback shall be maintained between guest accommodations and facilities and agricultural crops, unless it is demonstrated that a lesser setback can be maintained which will provide for an equal level of protection from agricultural activities to residents, visitors and guests of the Winery-Chateau. Upon such demonstration, the Board may permit a lesser setback.

The Board finds that the has requested and is approved for a lesser setback between guest accommodations/facilities and agricultural crops as the management of these crops shall be done using low impact and sustainable techniques; no spray/low spray and ozone, as well as scheduling management activities to accommodate guest and their activities. (Exhibit 4)

This standard HAS been met.

21. Guest Activities Uses- The Board may approve Guest Activity Uses (Activities by persons who may or may not be registered guests) as an additional Support Use, subject to the following:
    1. Intent

i. The current Winery-Chateau section of the ordinance requires 75% of the site to be used for the active production of crops that can be used for wine production such as fruit growing on vines or trees, but does not requires that any of the wine produced on the site be made from wine fruit grown on Old Mission Peninsula. To assure that, in addition to the minimum parcel required for a Winery-Chateau, there is additional farm land in wine fruit production in Peninsula Township if Guest Activity Uses are allowed to take place at a Winery-Chateau facility.

The Board finds that the applicant shall preserve and cultivate 15.78 acres of sugar maples for maple syrup production. (Exhibit 4)

The Board finds that the site currently hosts 8.22 acres of existing vineyard. (Exhibit 4)

The Board finds that the applicant is proposing 8.13 acres of vineyard to be planted in 2016. (Exhibit 4)

The Board finds that the applicant is proposing .68 acres of berries to be planted in 2016. (Exhibit 4)

The Board finds that the applicant is proposing 1.19 acres of crabapple trees to be planted in 2017. (Exhibit 4)

The Board finds that the applicant is proposing 4.14 acres of vineyard to be planted in 2018. (Exhibit 4)

The Board finds that the agricultural use on the site is supported by 5.5 acres of cold air drainage areas along M-37/Center Road. (Exhibit 4)

The Board finds that there are 29.74 acres, 59%, currently used for the active production of crops that can be used in the making of wine on site; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the applicant proposes 38.31 acres, 76%, to be used for the active production of crops on site by the end of 2016; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the applicant proposes 43.63 acres, 86%, to be used for the active production of crops on site by the end of 2018; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the site shall be in compliance with the 75% standard as found in Section 8.7.3 (10) (h) prior to commencement of Guest Activity Uses on site. (Exhibit 4)

The Board finds that the applicant has an additional 82+ acres in wine fruit production on the Old Mission Peninsula. (Exhibit 4)

b) Guest Activity Uses are intended to help in the promotion of Peninsula agriculture by: a) identifying "Peninsula Produced" food or beverage for consumption by the attendees; b) providing "Peninsula Agriculture" promotional brochures, maps and awards; and/or c) including tours through the winery and/or other Peninsula agriculture locations.
c) Guest Activity Uses are limited to (2) below.
d) Guest Activity Uses do not include wine tasting and such related promotional activities as political rallies, winery tours, and free entertainment (Example – "Jazz at Sunset") which are limited to the tasting room and for which no fee or donation of any kind is received.
e) Guest Activity Uses are in addition to accessory uses for registered guests that are otherwise allowed.
f) Overnight stays at the Winery-Chateau are not required for these Guest Activity Uses.
g) Fees may be charged for these Guest Activity Uses.

The Board finds that the Guest Activity Uses shall comply with the standards of this Ordinance. (Exhibit 4)

2. Uses Allowed. Notwithstanding Section 8.7.3 (10) (m); The following Guest Activity Uses may be approved with a Special Use Permit by the Township Board:
   a) Wine and food seminars and cooking classes that are scheduled at least thirty days in advance with notice provided to the Zoning Administrator. Attendees may consume food prepared in the class.
   b) Meeting of 501©3 non-profit groups within Grand Traverse County. These activities are not intended to be or resemble a bar or restaurant use there therefore full course meals are not allowed, however light lunch or buffet may be served.
   c) Meeting of Agriculture Related Groups that have a direct relationship to agriculture production, provided that:
      i. The meetings are scheduled at least one month in advance with the Zoning Administrator given adequate advance notice of the scheduling so that the Zoning Administrator can give prior approval;
      ii. The Zoning Administrator shall use the following types of Agricultural Related Groups as a guide for determining "direct relationship to agricultural production";
         a) Food/wine educational demonstrations;
         b) Cooking show showcasing Peninsula produce and wine;
         c) Farmer's conferences;
         d) Regional farm producers;
         e) Cherry Marketing Institute and Wine Industry Conference;
         f) Farm Bureau Conference;
         g) Future Farmers of America and 4-H;
         h) Michigan State University/agricultural industry seminars.
      iii. These meetings may include full course meals to demonstrate connections between wine and other foods.
      iv. An appeal of the Zoning Administrators determination can be made to the Township Board.

d) Guest Activity Uses do not include entertainment, weddings, wedding receptions, family reunions or sale of wine by the glass.

e) No food service other than as allowed above or as allowed for wine tasting may be provided by the Winery-Chateau. If wine is served, it shall only be served with food and shall be limited to Old Mission Peninsula appellation wine produced at the Winery, except as allowed by Section 6 below.

The Board finds that the Guest Activity Uses shall comply with the standards of this Ordinance. (Exhibit 4)

3. Relation to Agriculture Production in Peninsula Township. In order to offer Guest Activity Uses, the owner of the Winery-Chateau shall, in addition to the agricultural production on the minimum acreage required for the Winery-Chateau, grow in Peninsula Township for the previous growing season equal to 1.25 tons of grapes for each person allowed to participate in Guest Activity Uses up to the maximum number approved by the Township Board in a Special Use Permit. If the amount of grapes cannot be documented by the Zoning Administrator, the numbers of persons allowed to participate in Guest Activity Uses shall be reduced proportionately.

The Board finds that the applicant shall preserve and cultivate 15.78 acres of sugar maples for maple syrup production. (Exhibit 4)

The Board finds that the site currently hosts 8.22 acres of existing vineyard. (Exhibit 4)

The Board finds that the applicant is proposing 8.13 acres of vineyard to be planted in 2016. (Exhibit 4)

The Board finds that the applicant is proposing .68 acres of berries to be planted in 2016. (Exhibit 4)

The Board finds that the applicant is proposing 1.19 acres of crabapple trees to be planted in 2017. (Exhibit 4)

The Board finds that the applicant is proposing 4.14 acres of vineyard to be planted in 2018. (Exhibit 4)

The Board finds that the agricultural use on the site is supported by 5.5 acres of cold air drainage areas along M-37/Center Road. (Exhibit 4)

The Board finds that there are 29.74 acres, 59%, currently used for the active production of crops that can be used in the making of wine on site; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the applicant proposes 38.31 acres, 76%, to be used for the active production of crops on site by the end of 2016; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the applicant proposes 43.63 acres, 86%, to be used for the active production of crops on site by the end of 2018; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the site shall be in compliance with the 75% standard as found in Section 8.7.3 (10) (h) prior to commencement of Guest Activity Uses on site. (Exhibit 4)

The Board finds that the applicant has an additional 82+ acres in wine fruit production on the Old Mission Peninsula which has produced an average of 63 tons of grapes per year from 2009-2014 and therefore the maximum allowed participants shall be 50 per guest activity use. (Exhibit 4)

4. The number of persons allowed to participate in Guest Activity Uses shall be determined as follows:
   a) The Township Board as part of the Special Use Permit approval process shall determine the room(s) provided and a maximum number of attendees for Guest Activity Uses.
      i. The maximum number of attendees shall not exceed one attendee for each fifteen (15) square feet of the room or rooms provided for Guest Activity Uses. These rooms shall exclude guest rooms, rest rooms, hallways, stairways, entries, spaces used in the normal operation of wine making and storage, out of doors areas and any other spaces not usual for guest assembly. In no case will the number exceed one hundred-eleven (111) or the Fire Marshall maximum capacity, whichever is less.

      The Board finds that the applicant shall submit a scaled plan to verify the maximum number of allowed guest per square feet and the Peninsula Township Fire Department shall review the plans for Fire Marshall maximum capacity standards. (Exhibit 4)

      The applicant will need to supply a scaled plan for verification of the submitted square footage calculations to both the P&Z staff and Fire Chief for this purpose. (Exhibit 2)

      ii. The maximum number of attendees may be less than, but not more than, the maximum number described in i above at the discretion of the Township Board based on possible adverse impact on adjacent properties, lack of parking spaces or other site specific conditions.

      The Board finds that there is parking has be designed in accordance with section 7.6 of the Ordinance to accommodate the maximum number of guests. (Exhibit 2, 4)

      The Board finds there is sufficient buffering from adjacent neighbors to allow the maximum of 50 attendees per guest activity use. Further all guest activity uses shall occur indoors. (Exhibit 4)

      iii. A building floor plan showing spaces for all approved uses including the maximum capacity of each shall be attached to the site plan.

      Upon approval this plan will be attached to the site plan in the Special Use Permit #126 file. (Exhibit 4)

5. Requirements for Guest Activity Uses
   a) All Guest Activity Uses shall include Agricultural Production Promotion as part of the activity as follows:
      i. Identify "Peninsula Produced" food or beverage that is consumed by the attendees;
      ii. Provide "Peninsula Agriculture" promotional materials; and
      iii. Include tours through the winery and/or other Peninsula agriculture locations.
   b) Hours of Operation for Guest Activity Uses shall be as determined by the Town Board, but no later than 9:30 PM daily.
   c) No alcoholic beverages, except those produced on site, are allowed with Guest Activity Uses.

d) Sales of wine by the glass or sales of bottles of wine for ON PREMISES consumption are NOT ALLOWED except as provided in Section 2 (e) above.
e) No outdoor food, beverages or temporary structures are allowed except as allowed by 8 (c) below.
f) No sounds related to the guest activity shall be discernable at the property lines.
g) No amplified instrumental music is allowed, however amplified voice and recorded background music is allowed, provided the amplification level is no greater than normal conversation at the edge of the area designated within the building for guest purposes.
h) No outdoor displays of merchandise, equipment or signs are allowed.
i) Kitchen facilities may be used for on-site food service related to Guest Activity Uses but not for off-site catering.
j) No lighting, except the minimum required for safety and sign lighting as allowed by the Ordinance.
k) The Township Board may consider seasonal weighting of the frequency and/or a maximum number of Guest Activity Uses during the year.

The Board finds that the Guest Activity Uses shall comply with the standards of this Ordinance. (Exhibit 4)

6. If crop conditions or natural disaster result in a shortage of locally-grown fruit for a particular year; the Township Board may reduce the requirement for the amount of grapes for that particular year, provided that verification of such conditions are present to the Township Board by a public organization representing the fruit growers of northwest Michigan that is duly recognized by the Township Board.

The Board finds that the Guest Activity Uses shall comply with the standards of this Ordinance. (Exhibit 4)

7. Documentation. The owner of the Winery-Chateau shall provide data and records on an annual basis to the Zoning Administrator showing that:
   a) In addition to the agricultural production on the minimum acreage required for the Winery-Chateau, the winery has grown grapes in Peninsula Township or purchased grapes grown in Peninsula Township equal to 1.25 tons of grapes for each person allowed to participate in Guest Activity Uses.

The Board finds that the applicant shall preserve and cultivate 15.78 acres of sugar maples for maple syrup production. (Exhibit 4)

The Board finds that the site currently hosts 8.22 acres of existing vineyard. (Exhibit 4)

The Board finds that the applicant is proposing 8.13 acres of vineyard to be planted in 2016. (Exhibit 4)

The Board finds that the applicant is proposing .68 acres of berries to be planted in 2016. (Exhibit 4)

The Board finds that the applicant is proposing 1.19 acres of crabapple trees to be planted in 2017. (Exhibit 4)

The Board finds that the applicant is proposing 4.14 acres of vineyard to be planted in 2018. (Exhibit 4)

The Board finds that the agricultural use on the site is supported by 5.5 acres of cold

air drainage areas along M-37/Center Road. (Exhibit 4)

The Board finds that there are 29.74 acres, 59%, currently used for the active production of crops that can be used in the making of wine on site; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the applicant proposes 38.31 acres, 76%, to be used for the active production of crops on site by the end of 2016; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the applicant proposes 43.63 acres, 86%, to be used for the active production of crops on site by the end of 2018; including the air drainage areas indicated on the site plan. (Exhibit 4)

The Board finds that the site shall be in compliance with the 75% standard as found in Section 8.7.3 (10) (h) prior to commencement of Guest Activity Uses on site. (Exhibit 4)

The Board finds that the applicant has an additional 82+ acres in wine fruit production on the Old Mission Peninsula which has produced an average of 63 tons of grapes per year from 2009-2014 and therefore the maximum allowed participants shall be 50 per guest activity use. (Exhibit 4)

b) That all the grapes from a. above plus the production on the minimum acreage required for the Winery-Chateau have been processed in the winery.

The Board finds that the applicant shall provide sufficient documentation of the processing on site to the Planning & Zoning staff prior to the commencement of any guest activity use. (Exhibit 4)

8. Additional Conditions
   a) Special Use Permits approved under this section any number of restrictions or requirements approved by the Township Board such as additional set back requirements, days of the week restrictions, number of guest activity days per year or other requirements deemed beneficial to the township or its residents.
   b) Nothing in this section shall prohibit the Township Board from approving a larger special community event such as Blessing of the Blossoms, harvest days or other community event for which no fee is charged to the participants, except as specifically approved by the Township Board and is open to the public.
   c) No temporary structures including tents or canopies are allowed except that the Township Board may approve the reasonable use of temporary structures tents or canopies in conjunction with community events approved in b. above.
   d) Any violation of the Special Use Permit issued for this use shall in addition to the provision of Section 4.2.1 Violations and Penalties, serve as grounds for closing the Guest Activity Uses use by the Township Board. In the event any such alleged violation is made in writing to the Township Board, the Township shall give written notice of such alleged violation to the Applicant at the last address furnished to the Township by the Applicant. The notice shall state that unless the violation is corrected or resolved to the satisfaction of the Township Board within 30 days from the date of the notice, the Township Board shall Owner to close all Guest Activity uses on the premises, after hearing, until such time as the Township Board removes the restriction. In the event a hearing becomes necessary, the Township Board shall establish the notice

requirements and such other conditions with respect to the hearing as the township Board shall deem appropriate.

The Board finds that the Guest Activity Uses shall comply with the standards of this Ordinance. (Exhibit 4)

MOTION: Serocki/Hornberger standards of Section 8.7.3 have been met.
MOTION PASSED

Motion to Approve the Findings of Fact

MOTION: Hornberger/Peters approve the above findings of Fact for SUP #126, application for a Winery-Chateau, located in Section 19 of Peninsula Township, and as legally described.
MOTION PASSED

Motion to Recommend Approval of SUP #126-
Moved by Serocki, seconded by Hornberger, based upon the general findings of fact and the specific findings of fact under sections 8.1.3 and 8.7.3 (10) of the Peninsula Township Zoning Ordinance, SUP #126 is recommended for approval with the following conditions:

Conditions:

1. Proof of compliance with all Federal, State, County, Township and other governmental regulations relative to the establishment of a Winery-Chateau shall be submitted to the Peninsula Township Planning & Zoning Department prior to issuance of the Special Use Permit.
2. The applicant shall supply a scaled plan floor plan of the Winery structure prior to the issuance of the Special Use Permit.
3. The site shall be in compliance with Section 8.7.3 (10) (h) prior to issuance of the Special Use Permit.
4. The site shall be in compliance with Section 7.11, Signs, of the Ordinance.
5. The site shall be in compliance with Section 7.14, Exterior Lighting Regulations, of the Ordinance.

MOTION PASSED

CITIZEN COMMENTS
None

BOARD COMMENTS
Hornberger asked meeting times for joint meetings. **Peters** asked about public input on zoning ordinance.

ADJOURNMENT

MOTION: Hornberger/Peters to adjourn the meeting at 9:21 p.m.

MOTION PASSED

Respectfully Submitted,
Deb Hamilton, Recording Secretary

These minutes stand to be approved at the next meeting scheduled for March 21, 2016

Bed and Breakfast Establishment: A private residence that offers rental sleeping accommodations to register guests in five (5) or fewer guest rooms. The owner resides in the establishment while managing the renting of the rooms to registered guests. Food and/or beverages can be served at no extra cost/at an included cost to the registered guests.

Section 7.10.11 Existing Non-Conforming Frontage Roads:
Roads existing and used as frontage roads at the time this amendment is approved but the use may not be increased without coming into compliance with frontage road standards under this Ordinance. This shall not prohibit the construction of new structures or improvements to existing structures, including additions, which otherwise meet the requirements of this Ordinance.

To: Peninsula Township Planning Commission

From: Michelle Reardon, Planning & Zoning Department

Re: Peninsula Township Master Plan 5-Year Review
Status of Goals and Action Items

Date: March 14, 2016

Staff has completed an assessment of the Goals and Objectives of the 2011 Master Plan and the progress of the Township in meeting these items. The following summary is provided for your use:

Overlay Districts

Environmentally Sensitive Area Overlay – The goals include protection of wetland areas and steep slopes and the development and use of land management practices that protect environmentally sensitive areas. The actions to achieve these goals are substantially incomplete. The current revision of the Zoning Ordinance (ZO) presents an opportunity for progress in this area.

Shoreline Overlay – The goal is to establish an overlay and implement land management practices that conserve and protect the shoreline. Since the adoption of this goal the Planning Commission has drafted a Shoreline Overlay district zoning regulation. The current revision of the Zoning Ordinance (ZO) presents an opportunity for further progress in this area.

Historic Overlay – The goal is to identify and preserve historic structures and locations that define the historic character of Peninsula Township. The Park Commission, the Old Mission Historical Society and the Peter Dougherty Society are all currently working to achieve this goal. There has been no action to create a Preservation Committee within the Peninsula Township governmental structure. This goal should be revisited to determine if the Township wishes to pursue these activities formally through an Historic District Commission or continue the work in its current form.

Agricultural Districts

Agricultural Production – The goals include preservation of 9,000 acres of prime farm land, retention and attraction of growers and agricultural entrepreneurs, and ensuring harmony between residential and agricultural zones. Staff is working diligently on monitoring and enforcing existing and new special use permits; an action recommended to ensure harmony. However, the actions to achieve these goals are substantially incomplete. The current revision of the Zoning Ordinance (ZO) presents an opportunity for progress in this area.

Rural Agriculture – The goal is to establish a new agriculture district. The actions to achieve these goals are substantially incomplete. The current revision of the Zoning Ordinance (ZO) presents an opportunity for progress in this area.

Residential Districts

The goals of this section include re-evaluating the residential districts, plan residential development to

preserve prime agricultural lands, preserve the single family character of the residential neighborhoods, provide senior housing opportunities, creation of overlay districts for unique neighborhoods, and reconsider the need for a village center. The actions to achieve these goals are substantially incomplete and some of the goals may need to be re-evaluated in terms of relevance for the Township. The current revision of the Zoning Ordinance (ZO) presents an opportunity for progress in this area.

Commercial & Neighborhood Service

The goals of this section include planning for the necessary services/retail needs of Peninsula residents and continue support of agriculture tourism and agribusiness through agriculture related events and commercial opportunities. The actions to achieve these goals are substantially incomplete. The current revision of the Zoning Ordinance (ZO) presents an opportunity for progress in this area.

Industrial

The goal of this section is to ensure that all proposed industrial uses are compatible with the character of Peninsula Township. The actions to achieve these goals are incomplete. The current revision of the Zoning Ordinance (ZO) presents an opportunity for progress in this area.

Public & Semi-Public Land Use

The goals of this section include the establishment of new zoning district, provision of a variety of recreational facilities for all residents, access management of the arterial road systems, encourage access to public transportation, provide pedestrian access in higher density areas, provide efficient township services, assure the availability of electricity and natural gas, enhance Peninsula Township communications for the residents, evaluate the need for future water and sewer service, adopt measure to maintain and monitor septic systems to protect water quality, and provision of solid waste disposal services. There is evidence of policy decision making and fact finding to support some of these action items (i.e. MDOT access management study for M-37, Park Commission planning efforts, single hauler for solid waste in the Township). The Planning Commission should continue to further the efforts of these goals.

Feel free to contact me should you have any questions.

DP05 | ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2010-2014 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Peninsula township, Grand Traverse County, Michigan			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	5,586	+/-18	5,586	(X)
Male	2,493	+/-181	44.6%	+/-3.2
Female	3,093	+/-181	55.4%	+/-3.2
Under 5 years	82	+/-61	1.5%	+/-1.1
5 to 9 years	245	+/-117	4.4%	+/-2.1
10 to 14 years	288	+/-109	5.2%	+/-1.9
15 to 19 years	207	+/-84	3.7%	+/-1.5
20 to 24 years	143	+/-92	2.6%	+/-1.6
25 to 34 years	224	+/-111	4.0%	+/-2.0
35 to 44 years	396	+/-111	7.1%	+/-2.0
45 to 54 years	994	+/-281	17.8%	+/-5.0
55 to 59 years	686	+/-197	12.3%	+/-3.5
60 to 64 years	501	+/-156	9.0%	+/-2.8
65 to 74 years	1,125	+/-232	20.1%	+/-4.1
75 to 84 years	569	+/-166	10.2%	+/-3.0
85 years and over	126	+/-75	2.3%	+/-1.3
Median age (years)	56.5	+/-2.2	(X)	(X)
18 years and over	4,807	+/-160	86.1%	+/-2.8
21 years and over	4,742	+/-172	84.9%	+/-3.1
62 years and over	2,085	+/-309	37.3%	+/-5.5
65 years and over	1,820	+/-267	32.6%	+/-4.8
18 years and over	4,807	+/-160	4,807	(X)
Male	2,113	+/-163	44.0%	+/-3.0
Female	2,694	+/-163	56.0%	+/-3.0
65 years and over	1,820	+/-267	1,820	(X)
Male	804	+/-156	44.2%	+/-5.0
Female	1,016	+/-168	55.8%	+/-5.0
RACE				
Total population	5,586	+/-18	5,586	(X)

Subject	Peninsula township, Grand Traverse County, Michigan			
	Estimate	Margin of Error	Percent	Percent Margin of Error
One race	5,570	+/-30	99.7%	+/-0.4
Two or more races	16	+/-25	0.3%	+/-0.4
One race	5,570	+/-30	99.7%	+/-0.4
White	5,538	+/-42	99.1%	+/-0.7
Black or African American	0	+/-14	0.0%	+/-0.4
American Indian and Alaska Native	0	+/-14	0.0%	+/-0.4
Cherokee tribal grouping	0	+/-14	0.0%	+/-0.4
Chippewa tribal grouping	0	+/-14	0.0%	+/-0.4
Navajo tribal grouping	0	+/-14	0.0%	+/-0.4
Sioux tribal grouping	0	+/-14	0.0%	+/-0.4
Asian	32	+/-23	0.6%	+/-0.4
Asian Indian	0	+/-14	0.0%	+/-0.4
Chinese	0	+/-14	0.0%	+/-0.4
Filipino	13	+/-22	0.2%	+/-0.4
Japanese	0	+/-14	0.0%	+/-0.4
Korean	0	+/-14	0.0%	+/-0.4
Vietnamese	0	+/-14	0.0%	+/-0.4
Other Asian	19	+/-24	0.3%	+/-0.4
Native Hawaiian and Other Pacific Islander	0	+/-14	0.0%	+/-0.4
Native Hawaiian	0	+/-14	0.0%	+/-0.4
Guamanian or Chamorro	0	+/-14	0.0%	+/-0.4
Samoan	0	+/-14	0.0%	+/-0.4
Other Pacific Islander	0	+/-14	0.0%	+/-0.4
Some other race	0	+/-14	0.0%	+/-0.4
Two or more races	16	+/-25	0.3%	+/-0.4
White and Black or African American	0	+/-14	0.0%	+/-0.4
White and American Indian and Alaska Native	0	+/-14	0.0%	+/-0.4
White and Asian	16	+/-25	0.3%	+/-0.4
Black or African American and American Indian and Alaska Native	0	+/-14	0.0%	+/-0.4
Race alone or in combination with one or more other races				
Total population	5,586	+/-18	5,586	(X)
White	5,554	+/-28	99.4%	+/-0.4
Black or African American	0	+/-14	0.0%	+/-0.4
American Indian and Alaska Native	0	+/-14	0.0%	+/-0.4
Asian	48	+/-39	0.9%	+/-0.7
Native Hawaiian and Other Pacific Islander	0	+/-14	0.0%	+/-0.4
Some other race	0	+/-14	0.0%	+/-0.4
HISPANIC OR LATINO AND RACE				
Total population	5,586	+/-18	5,586	(X)
Hispanic or Latino (of any race)	0	+/-14	0.0%	+/-0.4
Mexican	0	+/-14	0.0%	+/-0.4
Puerto Rican	0	+/-14	0.0%	+/-0.4
Cuban	0	+/-14	0.0%	+/-0.4
Other Hispanic or Latino	0	+/-14	0.0%	+/-0.4
Not Hispanic or Latino	5,586	+/-18	100.0%	+/-0.4
White alone	5,538	+/-42	99.1%	+/-0.7
Black or African American alone	0	+/-14	0.0%	+/-0.4
American Indian and Alaska Native alone	0	+/-14	0.0%	+/-0.4
Asian alone	32	+/-23	0.6%	+/-0.4
Native Hawaiian and Other Pacific Islander alone	0	+/-14	0.0%	+/-0.4
Some other race alone	0	+/-14	0.0%	+/-0.4
Two or more races	16	+/-25	0.3%	+/-0.4
Two races including Some other race	0	+/-14	0.0%	+/-0.4
Two races excluding Some other race, and Three or more races	16	+/-25	0.3%	+/-0.4

Subject	Peninsula township, Grand Traverse County, Michigan			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Total housing units	3,337	+/-222	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format)

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

AMERICAN FactFinder

DP-1 | Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/dpsf.pdf.

Geography: Peninsula township, Grand Traverse County, Michigan

Subject	Number	Percent
SEX AND AGE		
Total population	5,433	100.0
Under 5 years	182	3.3
5 to 9 years	297	5.5
10 to 14 years	331	6.1
15 to 19 years	321	5.9
20 to 24 years	137	2.5
25 to 29 years	142	2.6
30 to 34 years	143	2.6
35 to 39 years	183	3.4
40 to 44 years	271	5.0
45 to 49 years	406	7.5
50 to 54 years	486	8.9
55 to 59 years	604	11.1
60 to 64 years	523	9.6
65 to 69 years	462	8.5
70 to 74 years	316	5.8
75 to 79 years	254	4.7
80 to 84 years	216	4.0
85 years and over	159	2.9
Median age (years)	53.4	(X)
16 years and over	4,558	83.9
18 years and over	4,409	81.2
21 years and over	4,260	78.4
62 years and over	1,724	31.7
65 years and over	1,407	25.9
Male population	2,637	48.5
Under 5 years	92	1.7
5 to 9 years	146	2.7
10 to 14 years	163	3.0
15 to 19 years	170	3.1
20 to 24 years	74	1.4
25 to 29 years	73	1.3
30 to 34 years	65	1.2
35 to 39 years	89	1.6
40 to 44 years	132	2.4
45 to 49 years	191	3.5
50 to 54 years	225	4.1
55 to 59 years	296	5.4
60 to 64 years	270	5.0
65 to 69 years	231	4.3
70 to 74 years	147	2.7

Subject	Number	Percent
75 to 79 years	126	2.3
80 to 84 years	76	1.4
85 years and over	71	1.3
Median age (years)	53.2	(X)
16 years and over	2,203	40.5
18 years and over	2,130	39.2
21 years and over	2,041	37.6
62 years and over	821	15.1
65 years and over	651	12.0
Female population	2,796	51.5
Under 5 years	90	1.7
5 to 9 years	151	2.8
10 to 14 years	168	3.1
15 to 19 years	151	2.8
20 to 24 years	63	1.2
25 to 29 years	69	1.3
30 to 34 years	78	1.4
35 to 39 years	94	1.7
40 to 44 years	139	2.6
45 to 49 years	215	4.0
50 to 54 years	261	4.8
55 to 59 years	308	5.7
60 to 64 years	253	4.7
65 to 69 years	231	4.3
70 to 74 years	169	3.1
75 to 79 years	128	2.4
80 to 84 years	140	2.6
85 years and over	88	1.6
Median age (years)	53.6	(X)
16 years and over	2,355	43.3
18 years and over	2,279	41.9
21 years and over	2,219	40.8
62 years and over	903	16.6
65 years and over	756	13.9
RACE		
Total population	5,433	100.0
One Race	5,394	99.3
White	5,251	96.7
Black or African American	3	0.1
American Indian and Alaska Native	24	0.4
Asian	49	0.9
Asian Indian	1	0.0
Chinese	18	0.3
Filipino	3	0.1
Japanese	1	0.0
Korean	14	0.3
Vietnamese	1	0.0
Other Asian [1]	11	0.2
Native Hawaiian and Other Pacific Islander	1	0.0
Native Hawaiian	1	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	0	0.0
Some Other Race	66	1.2

Subject	Number	Percent
Two or More Races	39	0.7
White; American Indian and Alaska Native [3]	12	0.2
White; Asian [3]	12	0.2
White; Black or African American [3]	8	0.1
White; Some Other Race [3]	2	0.0
Race alone or in combination with one or more other races: [4]		
White	5,288	97.3
Black or African American	12	0.2
American Indian and Alaska Native	37	0.7
Asian	63	1.2
Native Hawaiian and Other Pacific Islander	5	0.1
Some Other Race	68	1.3
HISPANIC OR LATINO		
Total population	5,433	100.0
Hispanic or Latino (of any race)	125	2.3
Mexican	97	1.8
Puerto Rican	2	0.0
Cuban	0	0.0
Other Hispanic or Latino [5]	26	0.5
Not Hispanic or Latino	5,308	97.7
HISPANIC OR LATINO AND RACE		
Total population	5,433	100.0
Hispanic or Latino	125	2.3
White alone	48	0.9
Black or African American alone	0	0.0
American Indian and Alaska Native alone	10	0.2
Asian alone	0	0.0
Native Hawaiian and Other Pacific Islander alone	1	0.0
Some Other Race alone	63	1.2
Two or More Races	3	0.1
Not Hispanic or Latino	5,308	97.7
White alone	5,203	95.8
Black or African American alone	3	0.1
American Indian and Alaska Native alone	14	0.3
Asian alone	49	0.9
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	3	0.1
Two or More Races	36	0.7
RELATIONSHIP		
Total population	5,433	100.0
In households	5,427	99.9
Householder	2,354	43.3
Spouse [6]	1,547	28.5
Child	1,269	23.4
Own child under 18 years	988	18.2
Other relatives	94	1.7
Under 18 years	22	0.4
65 years and over	24	0.4
Nonrelatives	163	3.0
Under 18 years	13	0.2
65 years and over	23	0.4
Unmarried partner	82	1.5
In group quarters	6	0.1
Institutionalized population	0	0.0
Male	0	0.0

Subject	Number	Percent
Female	0	0.0
Noninstitutionalized population	6	0.1
Male	2	0.0
Female	4	0.1
HOUSEHOLDS BY TYPE		
Total households	2,354	100.0
Family households (families) [7]	1,706	72.5
With own children under 18 years	516	21.9
Husband-wife family	1,547	65.7
With own children under 18 years	435	18.5
Male householder, no wife present	51	2.2
With own children under 18 years	29	1.2
Female householder, no husband present	108	4.6
With own children under 18 years	52	2.2
Nonfamily households [7]	648	27.5
Householder living alone	552	23.4
Male	201	8.5
65 years and over	70	3.0
Female	351	14.9
65 years and over	225	9.6
Households with individuals under 18 years	530	22.5
Households with individuals 65 years and over	936	39.8
Average household size	2.31	(X)
Average family size [7]	2.71	(X)
HOUSING OCCUPANCY		
Total housing units	3,032	100.0
Occupied housing units	2,354	77.6
Vacant housing units	678	22.4
For rent	21	0.7
Rented, not occupied	2	0.1
For sale only	53	1.7
Sold, not occupied	6	0.2
For seasonal, recreational, or occasional use	517	17.1
All other vacants	79	2.6
Homeowner vacancy rate (percent) [8]	2.4	(X)
Rental vacancy rate (percent) [9]	7.8	(X)
HOUSING TENURE		
Occupied housing units	2,354	100.0
Owner-occupied housing units	2,107	89.5
Population in owner-occupied housing units	4,843	(X)
Average household size of owner-occupied units	2.30	(X)
Renter-occupied housing units	247	10.5
Population in renter-occupied housing units	584	(X)
Average household size of renter-occupied units	2.36	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South

American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.

AMERICAN FactFinder

QT-P11 | Households and Families: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/sf1.pdf.

Geography: Peninsula township, Grand Traverse County, Michigan

Subject	Number	Percent
HOUSEHOLD TYPE		
Total households	2,354	100.0
Family households [1]	1,706	72.5
Male householder	1,379	58.6
Female householder	327	13.9
Nonfamily households [2]	648	27.5
Male householder	256	10.9
Living alone	201	8.5
Female householder	392	16.7
Living alone	351	14.9
HOUSEHOLD SIZE		
Total households	2,354	100.0
1-person household	552	23.4
2-person household	1,126	47.8
3-person household	292	12.4
4-person household	235	10.0
5-person household	110	4.7
6-person household	25	1.1
7-or-more-person household	14	0.6
Average household size	2.31	(X)
Average family size	2.71	(X)
FAMILY TYPE AND PRESENCE OF RELATED AND OWN CHILDREN		
Families [3]	1,706	100.0
With related children under 18 years	529	31.0
With own children under 18 years	516	30.2
Under 6 years only	77	4.5
Under 6 and 6 to 17 years	84	4.9
6 to 17 years only	355	20.8
Husband-wife families	1,547	100.0
With related children under 18 years	442	28.6
With own children under 18 years	435	28.1
Under 6 years only	67	4.3
Under 6 and 6 to 17 years	78	5.0
6 to 17 years only	290	18.7
Female householder, no husband present families	108	100.0
With related children under 18 years	56	51.9
With own children under 18 years	52	48.1
Under 6 years only	8	7.4
Under 6 and 6 to 17 years	5	4.6
6 to 17 years only	39	36.1

X Not applicable.
[1] A household that has at least one member of the household related to the householder by birth, marriage, or adoption is a "Family household." Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. Responses of "same-sex spouse" were edited during processing to "unmarried partner."
[2] "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.
[3] "Families" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couples are included in the families category if there is at least one additional person related to the householder by birth or adoption. Responses of "same-sex spouse" were edited during processing to "unmarried partner." Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households.
Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables P17, P18, P28, P29, P37, P38, and P39.

Center Road (M-37) Corridor Review

Introduction

The Michigan Department of Transportation (MDOT) working with Peninsula Township agreed to conduct an access management study of the section of Center Road (M-37) from Peninsula Drive to McKinley Road. The outcome of the review was that access management is not an issue through this section of road due to pre-existing conditions and limited development potential. Therefore, the report has become an overall review of access management issues and operation and safety concerns.

Center Road is an important north-south highway in northwest Michigan on the Old Mission Peninsula in Grand Traverse County. The 18 mile highway provides access from Traverse City to the Old Mission Peninsula terminating at township and state owned parkland. Center Road as such serves a variety of motorists – residents who use the road on a daily basis, tourists traveling to the areas abundant natural amenities, vineyards and restaurants, commercial traffic and farmers moving goods to market. Center Road in Peninsula Township has also been designated a Scenic Heritage Route.

Overview of Access Management

Access management is a process to regulate access to land use to safely preserve the flow of traffic on the road system.

Access management can provide several benefits to motorists, communities and land uses along the M-37 corridor. Among the benefits, based on experience along other corridors and numerous studies are the following:

- Reduce crashes and crash potential;
- Preserve roadway capacity and the useful life of roads;
- Decrease travel time and congestion;
- Improve access to properties;
- Coordinate land use and transportation decisions;
- Improve air quality; and
- Maintain travel efficiency and related economic prosperity.

In addition to those measurable benefits, the public benefits by reduction in roadway improvement costs and reduced environmental impacts. Land owners and developers benefit by long term enhancement of property values and knowing up front that there are established access criteria thereby reducing the need for redesign and the likelihood of a longer site approval process.

Analysis of Existing Conditions on Center Road

This section of the report provides an inventory of current traffic and access conditions. A brief description of the roadway design and traffic characteristics along the two-mile stretch to be reviewed is outlined below.

Existing Roadway Characteristics

- Center Road has a fairly consistent cross section from Peninsula Drive and McKinley Road. Its cross section is two lanes, with sections of five-foot paved shoulders and sections with five-foot gravel shoulders.

- Rights-of-way are predominantly in the 66' to 75' range. The speed limit is 45 miles per hour from Peninsula Drive to Homestead Court. To the north of Homestead Court, the speed limit becomes 55 miles per hour.

- Traffic counts taken in 2008 indicate that daily traffic volumes along this section of the corridor are approximately 6000 vehicles per day. This includes both northbound and southbound traffic over a typical 24 hour period.

- Control at side roads is all provided through stop signs instead of traffic signals because of the relatively low traffic volumes.

Intersection Crash Histories

Reviews of the crashes on this section of Center Road from January 2005 to May 2010 show a total of 54 crashes. 16 of the crashes were car/animal crashes. 12 were fixed object crashes and 11 were rear end crashes. 10 of the crashes resulted in injury.

Existing Access Conditions

- From Peninsula Drive to McKinley Road there are a total of 65 access points. There are 11 public/private road intersections, 5 commercial approaches and 54 residential approaches.

- Lack of a center turn lane on M-37 at local roads results in safety/capacity issues.

- Spacing follows land division patterns in developed areas, which are primarily residential. There are 47 approaches between Peninsula Drive and Homestead Court tapering off to 22 approaches from Homestead Court to McKinley Road.

- Access to larger traffic generators (church, multi-family and subdivisions) is concentrated to single access points which are generally well-aligned with other side street intersections.

Application of Access Management

The goal behind this study is to improve traffic operations and safety along this stretch of Center Road, while retaining reasonable access to existing and future development. Access management in this situation involves preservation of the road's capacity through limiting the number of access points. Careful placement and spacing of access points, and small scale road improvements to separate turning movements from through traffic while maintaining the characteristics of the Scenic Heritage Route designation that is important to the township and to the community. The resulting improvements can be accomplished for a relatively low cost in comparison to roadway reconstruction.

There are many benefits which are listed below:

- Allow MDOT to plan for improvements with the least disruption to homeowners, businesses and the anticipated development pattern along the roadway.

- Preserve the capacity of the roadway by locating access points where they will pose the least disruption to traffic flow.

- Reduce crash potential through careful placement and spacing of access points.

- Provide landowners with reasonable access to their property from Center Road or connecting roads, meeting the benefits above. In some cases the number of access points will be fewer or more indirect than previously.

- Improved traffic operations and safety will benefit everyone. Access management and other improvements along the Center Road corridor require a partnership between the local units of government and MDOT. One way to promote this collaborative approach is through improved coordination and communication between MDOT and the township when reviewing development proposals. MDOT is an active participant in TC-TALUS, the Grand Vision, the Scenic Heritage Route Committee's and attends township and city meeting throughout the region as needed. See Flowchart Attachment.

- Provide a general background and information on the benefits of access management to assist community officials.

- Provide aesthetic benefits through the reduction in driveway pavement, more opportunities/space for landscaping.

Realization of the benefits listed above can be accomplished through a variety of changes, both physical and regulatory. Key recommendations of this study are listed below.

- Identify changes to existing access points to improve safety and efficiency of the roadway corridor. Such improvements include closure or consolidation of some existing access points to improve spacing. Specific recommendations are illustrated on a series of drawings for some typical sections of the corridor.

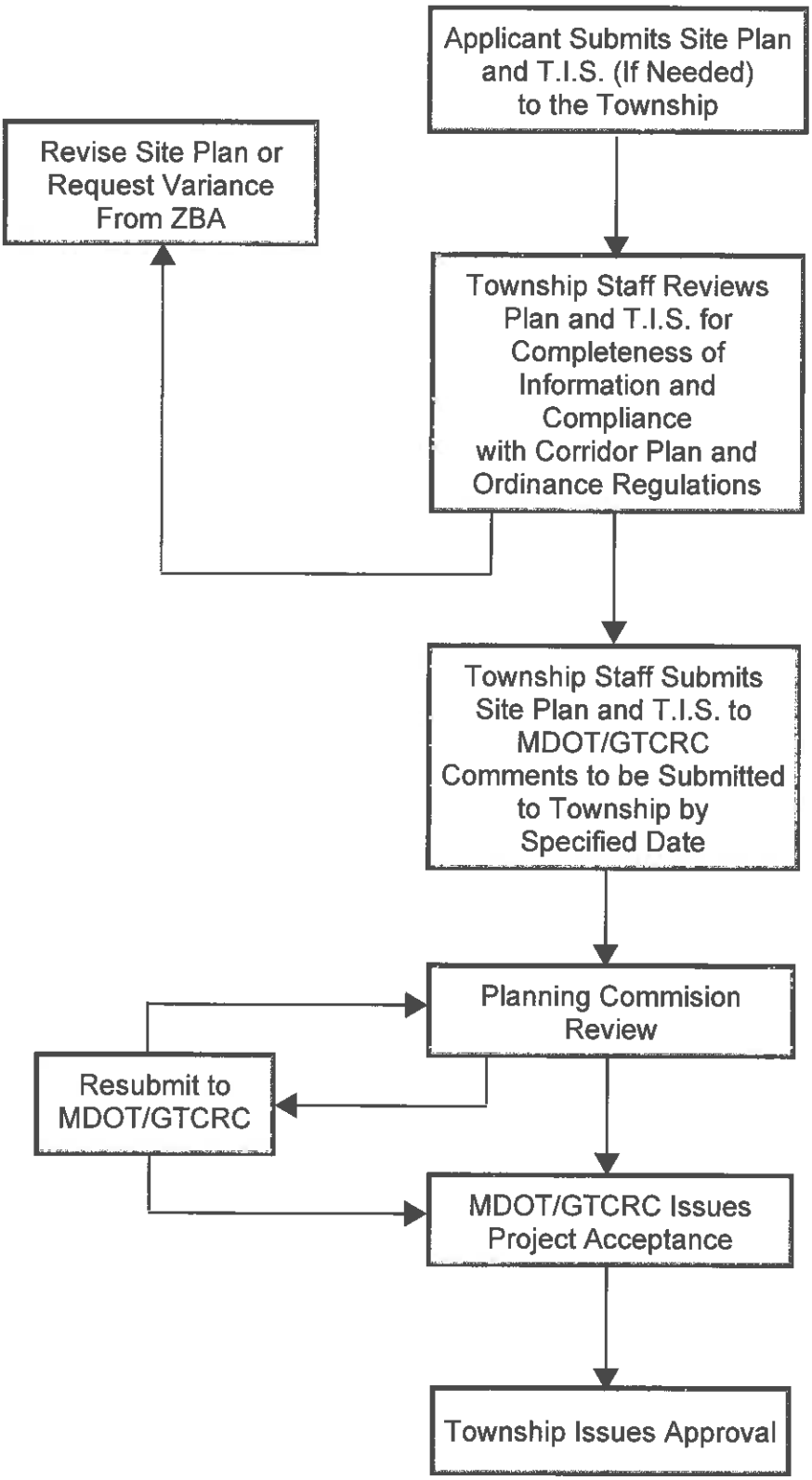
- Gradual replacement of individual direct access points with access through connecting roads, rear service drives or shared driveways.

- Access for new development through consolidated drives on Center Road, side roads and a system of service drives. The plan illustrates options, since the preferred location and alignment will depend upon the intensity of development proposals.

- Establish access standards to help maintain safety and efficiency while still providing reasonable access to adjacent land uses.

These standards should be applied to retrofit existing sites and to new developments. This can be done through consideration of access issues as the township reviews development proposals, through coordination with MDOT, and through adoption of access management standards into their local zoning ordinances.

Recommended Site Plan - Access Approval Procedure



Legend

T.I.S. .....Traffic Impact Study
MDOT .....Michigan Department of Transportation
GTCRC .....Grand Traverse County Road Commission
ZBA.....Zoning Board of Appeals

Mile Point	Location	Residential or Commercial	Driveway Detail	Zoning	TCO	Right-of-Way	Crash Statistics
0.78L	**Beginning at Peninsula Drive**						
0.82R	6010 Center Road	residential	three, paved, with culverts				
0.88R	**Sheridan Drive (public)**						
0.91R	Center Road	residential	one, paved with culvert				
0.94R	6072 Center Road	residential	one, paved with culvert				
0.95 R	**Sterling Drive (public)**						
0.99R	6096 Center Road	residential	one, paved with culvert				
1.02R	6114 Center Road	residential	one, paved with culvert				
1.03R	6136 Center Road	residential	one, paved with culvert				
1.03L		commercial (church/condo)	one, paved with culvert				
1.05R	**Edmar Drive (public)**						
1.12R	6232 Center Road	residential	one, paved with culvert				
1.15L	**Enclave (private)**	commercial - private sub					
1.17L	6307 Center Road	residential	one, gravel, shared 2 homes				
1.19R	**Timberlane Drive (private)**						
1.21L	6393 Center Road	residential	one, gravel				
1.26L	**6359 Center Road**	residential	one, paved with culvert				
1.26R	6362 Center Road	residential	one, paved with culvert				
1.28L	**6387 Center Road**	residential	one, gravel, shared 2 homes				
1.31L	6393 Center Road	residential	one, paved with culvert				
1.32R	**6410 Center Road**	commercial (Cluff's)	two, gravel				
1.34R	6418 Center Road	residential	one, paved with culvert				
1.37R	**Huron Hills (private)**						
1.39L	6453 Center Road	residential	one, paved with culvert, 2 homes				
1.40L	**6461 Center Road**	residential	one, paved				
1.43R	Center Road	residential	one, concrete, steep grade				
1.45L	**6491 Center Road**	residential	one, paved				
1.46R	Center Road	residential	one, paved				
1.47R	**6506 Center Road**	residential	one, paved				
1.47L	6515 Center Road	residential	one, paved steep grade				
1.49R	**6518 Center Road**	residential	one, gravel, with culvert				
1.53R	6530 Center Road	residential	one, gravel, with culvert				
1.56R	**Center Road**	residential	one, concrete, culvert				
1.58R	6566 Center Road	residential	one, asphalt, culvert				
1.59R	**6572 Center Road**	residential	one, gravel, no culvert,2 approaches				

Mile Point	Location	Residential or Commercial	Driveway Detail	Zoning	TCO	Right-of-Way	Crash Statistics
1.62R	Port Mission (private)	commercial	BIT, curb				
1.64L	**MDOT drain**						
1.69R			one, paved, culvert				
1.73R	6674 Center Road	residential?	paved, culvert, 2 approaches				
1.75L		residential	gravel, culvert				
1.81R	6726 Center Road	commercial (Unitarian Unive	BIT, curb,				
1.84L			culvert (new), field access				
1.85R	6780 Center Road	residential	gravel, second approach				
1.85L	**6703 Center Road**	residential	paved, culvert				
1.90R	6780(?) Center Road	residential	paved, no culvert				
1.90L	**Wakulat Drive (public)**		BIT, curb				
1.93R	Homestead drive (public)		BIT, curb				
2.01L	**6867 Center Road**	residential	gravel, culvert				
2.03R		TWP park	BIT, no curb, culvert				
2.11R	**6924 Center Road**	residential	paved, culvert				
2.16R			gravel ?				
2.20L		residential	paved, culvert				
2.22R	Wildwood Meadows	commercial	blvd, paved, curb				
2.22L	**Mathison Road (public)**		paved, curb				
2.30L	TWP Water Tank		gravel, culvert				
2.30R	**Carpenter Hill Road (private)**	commercial	BIT, no curb				
2.35R	7096 Center Road	residential	paved, no culvert				
2.38L	**7141 Center Road**	residential	gravel				
2.43R		residential - farm	2 gravel, no culvert				
2.43L		residential	gravel, no culvert				
2.48L	7193 Center Road	residential	paved, culvert				
2.48R		residential	paved, culvert				
2.50L	7205 Center Road	residential	paved, culvert				
2.54L	**7253 Center Road**	residential	paved, culvert				
2.60L			private road, paved, not to spec				
2.62L	**7345 Center Road**	residential	paved, culvert				
2.67L	7367 Center Road	residential	paved, culvert				
2.69L	**7377 Center Road**	residendial	gravel, no culvert				
2.74	McKinley Road (public)						

Michigan Department of Transportation

CRASH SUMMARY REPORT

Summary Produced from 1/1/2005 to 10/31/2010

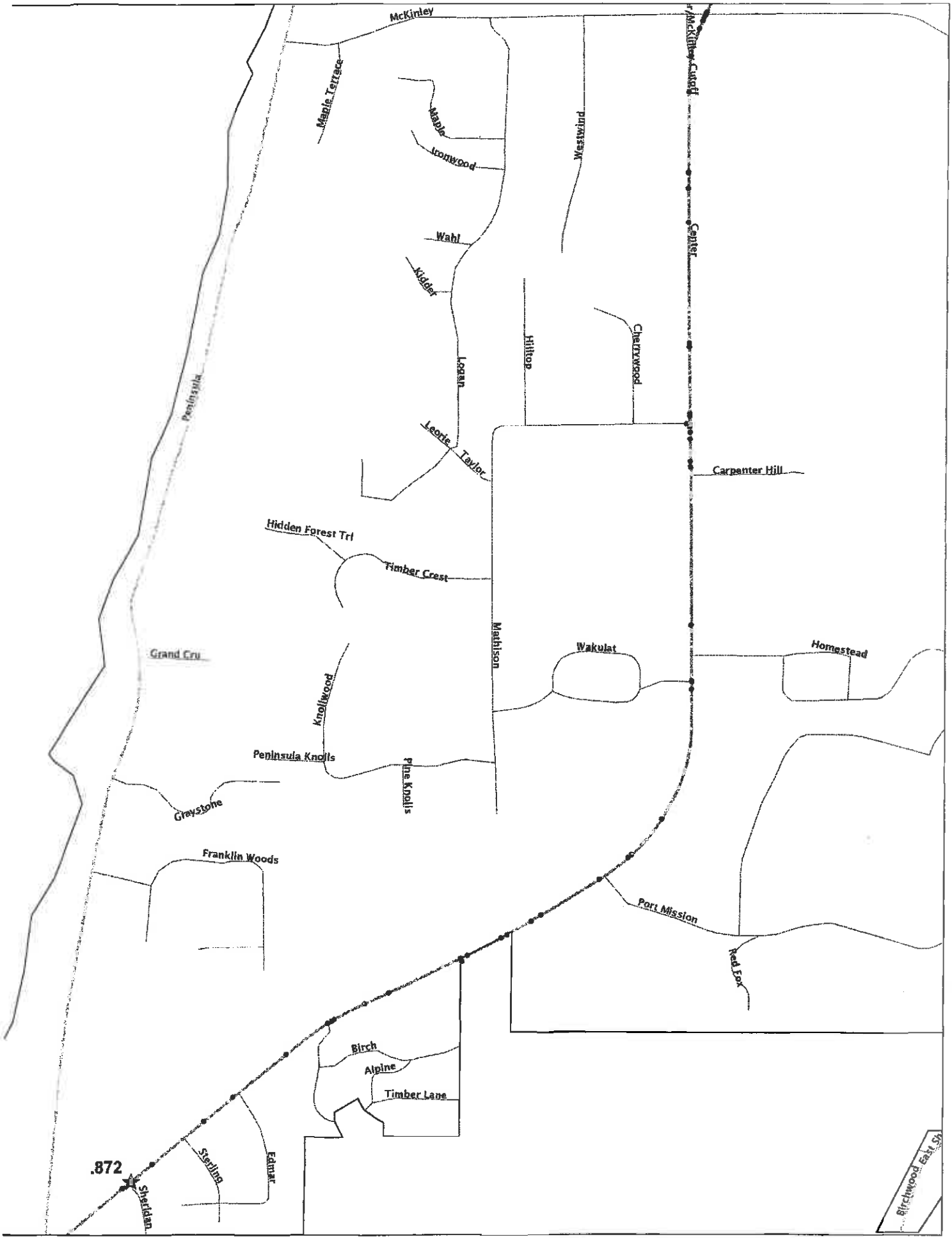
Physical Road Name	Physical Reference Number	BMP	EMP	State Route Name	Direction	Ramp	County
M-37	994703	0.039	1.959	M-37	N/S	NA	Grand Traverse

Crash Type	Count	Rate	%age
Total	59		100
Miscellaneous 1 Vehicle	0		0
Overturn	3		5.08
Hit Train	0		0
Hit Parked Vehicle	0		0
Backing	1		1.69
Parking	0		0
Pedestrian	0		0
Fixed Object	13		22.03
Other Object	0		0
Animal	18		30.51
Bicycle	0		0
Head-On	1		1.69
Angle Straight	3		5.08
Rear-End Straight	13		22.03
Angle Turn	1		1.69
Side Swipe Same	2		3.39
Rear-End Left Turn	0		0
Rear-End Right Turn	0		0
Other Drive	0		0
Angle Drive	0		0
Rear-End Drive	0		0
Side-Swipe Opposite	1		1.69
Head-On Left-Turn	2		3.39
Dual Left Turn	0		0
Dual Right Turn	1		1.69
Miscellaneous Multiple Vehic	0		0
Angle Right Turn	0		0

Crash Type	Rate	Count	%age
ICY		18	30.51
DARK		24	40.68
WET		7	11.86
FATAL		0	0.00
INJURY		8	13.56

Severity	Count	Rate
Fatalities:	0	
Injuries A:	2	
Injuries B:	4	
Injuries C:	5	
Injuries:	11	

Disclaimers: Crash information is conditioned upon your agreement to comply with the requirements of federal law.. MDOT provides access to this information with the understanding that it will be used strictly for scientific research purposes and/or for governmental purposes by governmental units. MDOT authorizes no other use of this privileged information. MDOT does not waive any privilege based on this limited release of information.


McKinley
McKinley Cutoff
Maple Terrace
Maple
Ironwood
Westwind
Center
Wahl
Kidder
Hilltop
Cherrywood
Logan
Peninsula
Leorie
Taylor
Carpenter Hill
Hidden Forest Trl
Timber Crest
Mathison
Wakulat
Homestead
Grand Cru
Knollwood
Peninsula Knolls
Pine Knolls
Graystone
Franklin Woods
Port Mission
Red Fox
Birch
Alpine
Timber Lane
Sterling
Edmar
.872
Sheridan
Birchwood East St

Michelle Reardon

From: Claire Schoolmaster <zoning@peninsulatownship.com>
Sent: Monday, March 14, 2016 12:39 PM
To: Michelle Reardon
Subject: LUP Breakdown

Year	# New Builds	# Additions	# Accessory Structures	# Demos	# Other	Year Total
2011	27	11	37	5	1	**81**
2012	21	19	41	5	0	**86**
2013	40	9	28	7	0	**84**
2014	27	12	33	2	4	**78**
2015	30	13	41	5	3	**92**
2016						
Category Total	**145**	**64**	**180**	**24**	**8**	**421**

Claire Schoolmaster
Planning & Zoning Coordinator

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