

**Town Board Meeting
April 4, 2018, 7:30 am
Special Town Board
Meeting Minutes**

1. Call to Order by Manigold at 7:30 a.m.

2. Pledge

3. Roll Call Present: Manigold, Westphal, Bickle, Achorn, Wunsch

Absent: Sanders, Wahl.

Also present: Christina Deeren, Director of Zoning; Jennifer Hodges, Township Engineer Gordie Frazer Associates

4. Approve Agenda Bickle moved to approve the agenda; Westphal seconded. **Passed unam**

5. Conflict of Interest None

6. Business:

A. Consider Approval of Special Use Permit #128 Peninsula Community Library

Manigold: A week ago at the regularly scheduled Town Board Meeting, the Board had its first review of the Special Use Permit. Upon review of it, the board members had some concerns about some of the language contained in the Special Use Permit, Findings of Fact. Wunsch is on the Planning Commission, and in tracking this SUP, he found that some things were missing. We could have passed it with conditions, but it would have been a piece-meal approach at the board level. We chose to table it.

This background to this action lies in the Wednesday, 9:00 am, Joint Study Sessions with the Planning Commission and Town Board. These sessions began by going through the Special Use Permit process, where we noticed some irregularities that needed to be changed. This was not a reflection of the Library's effort—they had gotten most of their permits, but some were not recorded. We worked with Gosling-Cuzback to get the soil erosion permit through the County, and we got our Engineer to review the Storm Water permit which should have been in place a week ago.

Because of these efforts and the review process, we have come up with what we think is a very good project. This will be on-line right after the meeting. You will find Peninsula Community Library Special Use Permit #128. This is something we have been working on for the past several months. It is a punch list of all the things that have to happen as part of the Findings of Fact for the Special Use Permit. It also identifies the steps afterwards that need to occur. As you can see (referring to the Requirement/Status sheet), this is filled in now and some have conditions that will have to be met at the next approval stage.

We also worked on the Findings of Fact; Marge, Isaiah and JoAnne worked yesterday afternoon to complete the Findings of Fact. They incorporated all of the resident's concerns and documented all of the recordable data for this approval. At 6:00 pm last night, the last version of the packet went out to the Board, of which we have all reviewed. It is important to note that we also have had changes in the Planner, Engineer and Attorney since the beginning of this project, and that complicates things. What we have before the Board as a Special Use Permit, we all feel is a very good product.

Moved by **Westphal** to remove the Special Use Permit #128 from the table, seconded by **Wunsch**

Passed Unam

Manigold: The new Findings of Fact incorporates the four previous Findings of Fact.

(The Board reviewed each page of the Findings of Fact for any questions.)

Achorn: On page six, it lists three conditions. Instead, we were going to incorporate the conditions listed under each of the Findings of Fact from the packet, rather than list them all separately.

Manigold: We are going to adopt the entire packet.

Westphal: There are a few things that should be noted for the Library group. One of them deals with page 5 under “q” in the Findings of Fact. It states: “The vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient. The Commission Finds – The traffic circulation on site and access from the streets to serve the proposed library is appropriate. Sidewalks are provided to direct users in a safe and convenient manner from the parking area to the building. ADA parking and access to the library is well located, convenient and includes a covered entrance to the library. **It is anticipated that pedestrian footpaths with the sit will not require additional permitting.**” The last sentence was added. We also added a sentence dealing with landscaping, so the applicant would not be required to secure additional permitting if they wanted to have footpaths or more trees/shrubs on the site.

Moved by Wunsch to incorporate the Exhibit List and Findings of Fact and incorporating the additional information from the packet for Special Use Permit #128, seconded by Bickle

Roll Call: Manigold-Yes; Westphal-Yes; Achorn-Yes; Wunsch-Yes; Bickle-Yes **Passed Unam**

Moved by Wunsch to approve the General Standards, Specific Standards and Requirements for SUP #128 for the Peninsula Community Library; seconded by Westphal.

Achorn: Wanted clarification if this is where they would incorporate the conditions.

Manigold: We put that in with the Findings of Fact.

Roll Call: Manigold-Yes; Westphal-Yes; Achorn-Yes; Wunsch-Yes; Bickle-Yes **Passed Unam**

Public Comments:

Kevin O'Grady; 9491 Peninsula Dr., Traverse City, MI 49686; Peninsula Township resident. My wife and I own 81 acres in Peninsula Township known as the 81 on East Bay. The soils at the Church [editor thinks he means Library] as we are all aware in this whole community were agricultural-similar to some of the property on the 81, and I find that the substantial difference in how we were treated and continue to be treated by my community and my community leaders. For example, Ms. Westphal on

November 17, 2016 at the Town Board meeting asked if an environmental study been done on my property. That delay in over an excess of a year, has cost me and my family countless night sleep and millions of dollars. I do support the Library as we have bought several bricks in memory of grandma and grandpa that lived on the Peninsula and brought us to the Peninsula. I just want to put on the record that it has cost me millions of dollars, this Township has, the Town Board has and we have been treated very unfairly it is great that the Church excuse me the Library was approved and it is business as usual in my opinion just as it was with Vineyard Ridge. The 81 has been targeted for a long time now unfairly and that is what I wanted to say that we have been treated unfairly as Peninsula Township residents. I do support the Church or the Library, I call it the Church as it is by the Church, the Library I think it is fantastic. I wanted to put that on the record. Thank you folks have a great day. I wish you all the best.

Lorraine Brickman; 14610 Pyatt Rd., Traverse City, MI 49686; Wanted to thank Vicky Shurly for her efforts from beginning to end, but particularly this week, when she has run all over to make sure the board had what they needed. Without Vicky, we would not be here today. Just wanted to end this on a positive note.

Nancy Davy; 14713 Shipman Rd., Traverse City, MI 49686; Wanted to share some other information with the public. In my capacity with the Friends of the Peninsula Community Library, part of our responsibility is to act as a “pass-through” for monies that come in that cannot go directly to the library building fund. In that capacity, I deposited some rather large checks recently, and we are proud to announce that we have reached \$1.9 million. This means that we are one step closer in the funding that we need to move forward. I wanted to share this good news.

Vicky Shurly; 1156 Lin Dale Dr., Traverse City, MI 49686; Wanted to thank the Board for coming out on a day like this, and I wanted to thank the community for their support.

Adjournment: 7:45 am