

To: Township Planning Commission and Township Residents

From: Monnie Peters, Planning Commissioner

RE: Background/Materials for Master Plan work session 4/26/16

Date: April 26, 2016

A Master Plan is an official document authorized by Michigan Law (M.C.L. 125.3801 et seq.). And the Plan must be reviewed at five year intervals (or less). The job before the Planning Commission (and then the Township Board) is to determine whether the plan

- Does not need to be changed at his time;
- Needs to be updated with amendments; or
- Needs to be completely redone.

The first steps are a review of the data in the Master Plan (the “fact book”) and an update of that data. This is one of the purposes of this meeting: to look at the data provided in this packet and determine if more is needed. A parallel step is a review of progress made on the current Master Plan: this has been done. Then there is the question of whether there have been major developments that have occurred or is there a new issue that should be addressed in the Master Plan.

We want to hear from the residents, and so we will be inviting comments on

- do we need more data, and if so where do we get it
- are there major developments/issues that have occurred that should be addressed in the Plan
- whether the current Plan is fine as is, needs amendments, or more

If you wish to comment, please do your homework and make sure you have read or re-read the current Master Plan recently. You can find it on the Township web-site. And make your comments brief and succinct; bringing your comment in writing will help immensely. If you cannot attend the meeting, please send comments to the Planner, Michelle Reardon, at the Township, planner@peninsulatownship.com We welcome all comments.

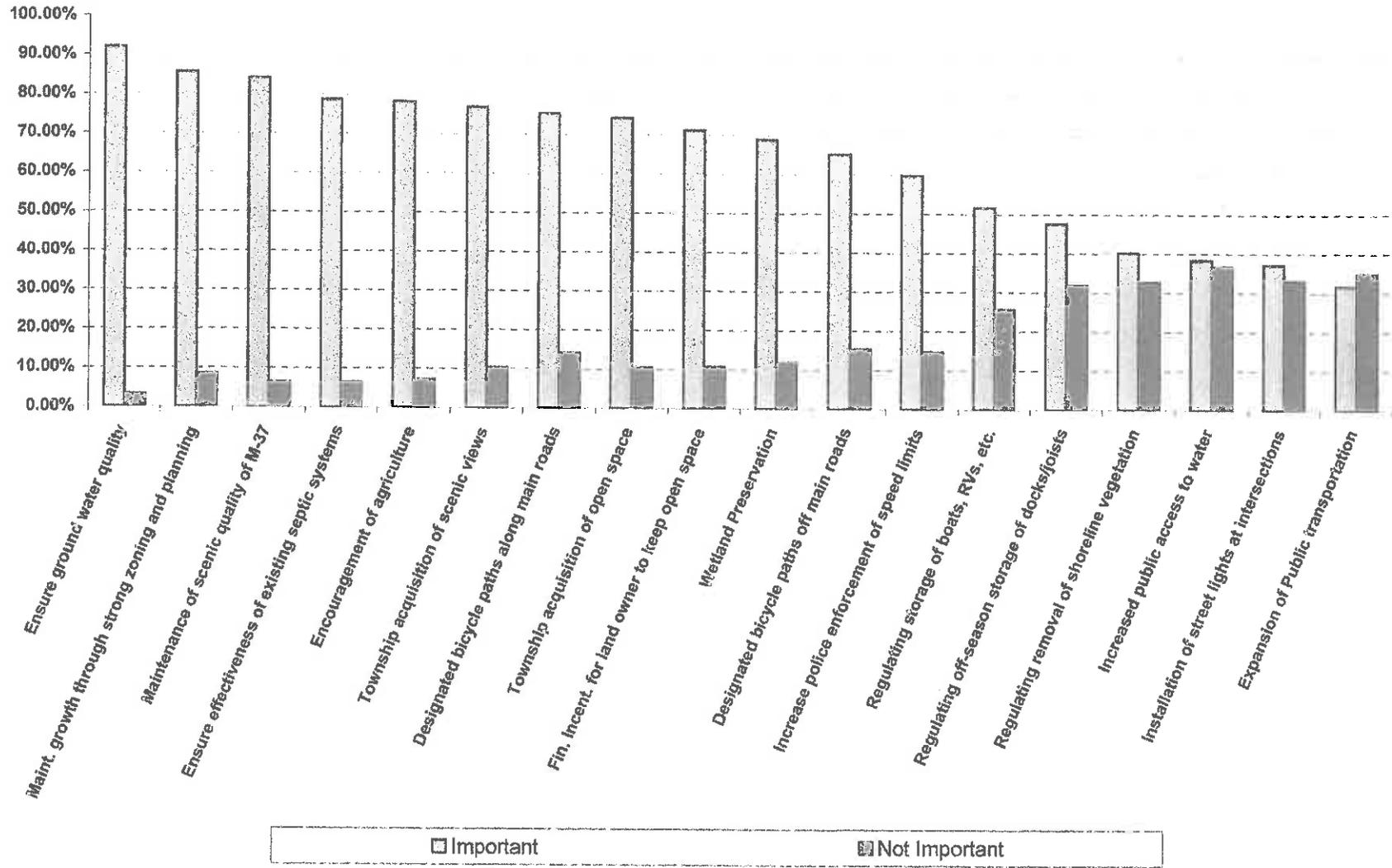
Township survey 2006: Observations from bar charts

by MGP

all percentages approximate

Should the Township support ...	YES	NO	
More publicity of community events	75%	12%	
Community Information meetings	68%	13%	
 Population Planning (estimate of future population +/- 14,000 in 40 years)			
	<14,000	14,000	> 14,000
What should the Township plan for	55%	32%	11%
 Should Residential Development be Discouraged in ...			
	YES	NO	
wetlands	79%	13%	
steep slopes	64%	19%	
shorelines	52%	35%	
ridgelines	38%	36%	
 Should these initiatives be pursued ...			
	YES w tax	YES w/o tax	NO
Preserve open space (non farmland) thru purchase	44%	41%	11%
Maintain ag productive land	39%	52%	7%
More zoning enforcement	33%	38%	18%
Expansion of township park facilities	23%	44%	26%

Importance of Potential Township Initiatives



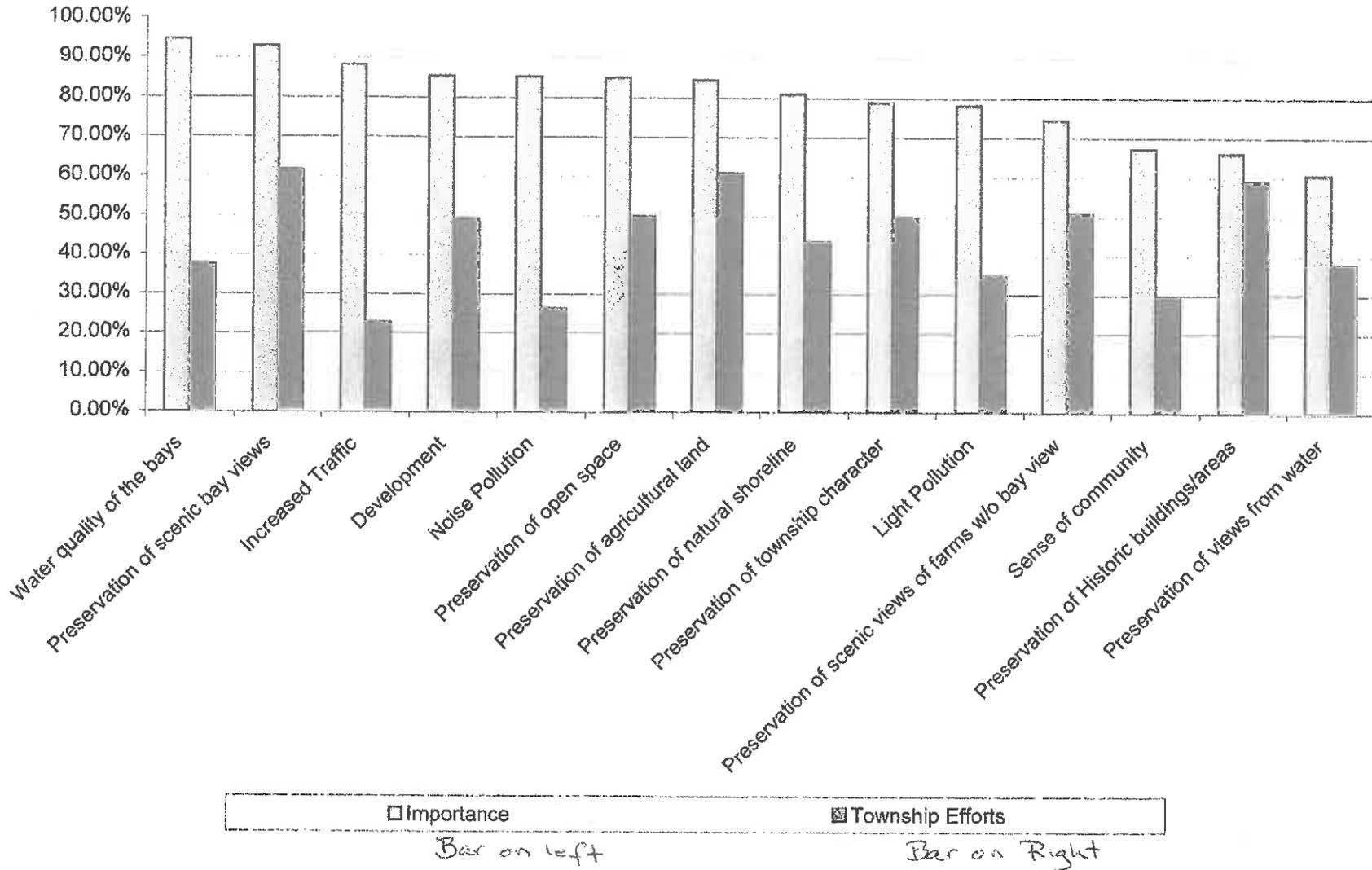
Important
 Not Important

Bar on left

Bar on Right

From Master Plan - 2011

Township Effort Level Vs Importance Level



Population in Peninsula Township

year	Population	numerical difference from previous census	% change from previous census	median age	average household size	total housing units
1960	2013					
1970	2642	629	31.2%			
1980	3883	1241	47.0%			
1990	4340	457	11.8%			
2000	5265	925	21.3%		2.45	
2010	5433	168	3.2%	53.4	2.3	3032
			4 year difference			
2014	5586	153	2.8%	56.5		3337 +/- 6.6%

Housing Occupancy in 2010

total housing units	3032		
occupied	2354	77.6%	
vacant	678	22.4%	
Seasonal, recreational, or occasional use	517	17.1%	

source: U.S. Census Bureau Decennial Census for all years except 2014*

2014: American Community Survey (ACS) by U.S. Census Bureau

data differs from one to another survey/census,

* The Census is conducted in March and therefore does not capture our summer population, or those who "winter" elsewhere

Land Use Permits

data from Peninsula Planning and Zoning

	New Builds	accessory structures
2011	27	37
2012	21	41
2013	40	28
2014	27	33
2015	30	41
total	145	180

Enrollment at Old Mission Peninsula School (TCAPS)

	2012-13	2013-14	2014-15	2015-16*
	179	178	168	171

* October Count Day data

Voter Registration

	Nov 2000	Nov 2010	Nov 2014	May 2015
Ward 1	2234	2422	2617	2534
Ward 2	2317	2433	2590	2537
total	4551	4855	5207	5071

Vehicle Counts on Center Road

0.1 mile south of Island View Road

	Car/cycle/pickup		Bus/Truck-4 axle or more		Total
Mon 7/9/12 (for 24 hours starting 5:00pm)					
northbound	2401	97.5%	61	2.5%	2462
southbound	2358	97.6%	59	2.4%	2417
Tue 7/10/12 (for 24 hours starting at 5:00pm)					
northbound	2373	97.1%	71	2.9%	2444
southbound	2421	97.3%	68	2.7%	2489
Mon 6/23/14 (for 24 hours starting at 5:00pm)					
northbound	2157	97.4%	57	2.6%	2214
southbound	2123	97.3%	60	2.7%	2183
Tue 6/24/14 (for 24 hours starting at 5:00pm)					
northbound	2100	96.8%	69	3.2%	2169
southbound	2122	97.3%	61	2.7%	2183

notes: more traffic in July than late June; there was no cherry crop in 2012

Replies to the posting by Monnie Peters (*posting at bottom of replies*) on NextDoor Old Mission Peninsula North (a social network of residents)

Marcia Gest

Driveway cuts and road accesses should definitely be considered; especially those involving main roads and junctions with other drive cuts.

Tony Andrus

We need low income housing. For the people the work out here but can not afford to rent or own a house out here. We have fire fighters that work out here but none of them can afford to live out here. You can not keep got help with out good affordable housing.

Tony Andrus

Diveways should be to county road specifications. We have driveways out here the ambulances and fire trucks can not get up.

Megan Blackmer

Hi Tony, while I 100% agree that affordable housing is hard to come by on Old Mission. Grant Blackmer and I do live close to the Bowers Harbor/Mapelton neighborhood. He's been serving the department for 15 years. Cory Reamer also is a longtime peninsula resident and fire department member. So there are a few on our department that are in fact Peninsula residents. (Thanks again for supporting our department). Just wanted to clarify for everyone.

Nikki Sobkowski

There is a difference between being a volunteer and being a paid employee of the fire department. I believe the point Tony was making is that firemen cannot live here on a Peninsula Township fire department salary

Megan Blackmer

Hi Nikki, completely agreed for the work they do the pay is minimal. The housing on Old Mission is on average much higher than surrounding areas. We'd love to see more friends in our age group be able to afford living out here and start families. Small side note - we don't have any volunteers on the peninsula and haven't for a number of years. Everyone falls into two categories: a few are full time and the remainder are part time. All are paid employees. It's frustrating that salaries and property costs are limiting many from moving to the peninsula. I'd love seeing more of our fire department family being able to live in the community they protect and serve! They're a truly amazing group!

Original Posting by Monnie Peters (4/22/16)

Township Master Plan Work Session – 4/28

The State of Michigan requires jurisdictions to review their Master Plans at 5 year intervals. Our Township's current Master Plan was approved in 2011. The Planning Commission (PC) is currently reviewing the Plan, updating the data on which that 2011 plan was based, and then will make a recommendation to the Town Board either to keep the Plan as is, or make amendments to it, or completely re-do it.

At the PC meeting last Monday Evening, the Commissioners agreed to a working/discussion session on the data we were getting and to specifically invite the public to come and participate. We agreed on meeting on Thursday, April 28th at 8:00 AM. The meeting has been posted on the Township website as below:

Master Plan 5-Year Review

"The Planning Commission is hosting a working session related to the Master Plan 5-Year Review. We invite public participation in this work session. Please plan to attend on Thursday, April 28, 2016 at 8 AM at the Township Offices. Click [HERE](#) to review the current Master Plan." (Sorry, the link to the Master Plan does not work here. Go to the Township website)

I agreed to chair the meeting and will invite all audience members to participate that morning plus to "please" send in comments on the Master Plan. If we need more time, we will schedule a second meeting.

So, I encourage all to read or reread the Master Plan (it is on the Website) and come, or write something if you can't come...send it to the Planning Commission at the Township. Do bring thoughts and ideas on whether we need to look at specific data and whether the Master Plan needs any amendments.

Monnie Peters, Township Planning Commissioner

Michelle Reardon

From: laura serocki <rocki1323@yahoo.com>
Sent: Tuesday, April 26, 2016 12:17 PM
To: Michelle Reardon; Claire Schoolmaster; Susan Piehl
Subject: Master Plan

Hello! As I reviewed the Master Plan, some of the items I would like to see discussed are listed below. Thank you. Laura

Page 3--McKenna has proposed looking at the three new planning mechanisms and incorporating them into the Zoning Ordinance. Then this paragraph could be removed or updated.

Page 8 and 9--The data on these pages is from the 2000 Census as 2010 data was not available. An addendum to the Master Plan should incorporate the 2010 data.

Page 29--The reclassification of residential based land was questioned at the Public Hearing for the Master Plan. By changing to two residential districts from three districts, density will increase in the Township. I believe at that time, the discussion on increased density would be discussed at the time of rezoning. McKenna has also pointed out that it will increase properties with nonconformities.

Page 30 and 31--Goal--"Provide senior housing opportunities for residents". The Planning Commission worked on an ordinance for Senior Housing for a year and determined that a development with independent, assisted living and long-term care units should occur in commercial districts. The infrastructure needed, increased traffic and noise was not conducive to residential areas. It was suggested that adult foster care facilities might be allowed in residential areas, as they are now only allowed in agricultural areas. This has been incorporated into the Zoning Ordinance by McKenna. Should we include Senior Housing in the commercial district?

Page 36--Scenic Heritage Road name has been changed by the State.

Page 37--Goal--Encourage access to a public transportation system that offers an alternative to private vehicular traffic. BATA was contacted about a fixed route bus service (possibly in Mapleton or at the South End) and they were not interested. At the time they were restructuring, but if they are still not interested we might not want to include this.

Maps

Existing Land Use and Zoning (Page 17 and 18)--Update this for additions to parks. Include all overlay districts.
Future Land Use (Page 43)--Update this for additions to parks. Should a change be made regarding rural ag and residential zoning?

Scenic Viewshed (Page 41)--I agree with Penny that this needs to be reviewed.

Tart Cherry (Page 12)-- needs to be reviewed for reliability.

Steep Slopes (Page 40)--needs to be reviewed for reliability. Map in previous Master Plan showed Steep Slopes and Wetlands and there were many instances when the map was incorrect when the Planning Commission conducted site visits.

Michelle Reardon

From: Monnie Peters <mgpeters@acegroup.cc>
Sent: Friday, April 22, 2016 1:33 PM
To: Linda Wagner
Cc: Michelle Reardon
Subject: Re: Planning Commission Input for Meeting

Thank you, Linda, for your comments. I will be sure they are added to the record from our session next Thursday. Please continue to stay involved.

Monnie Peters

On 4/22/16 8:07 AM, Linda Wagner wrote:

> Hello Monnie,

>

> This is in response to an email I received from James Komendera asking for comments regarding the Township Master Plan.

>

> I think the Plan should include an air quality element. I'd like our air quality to be measured and monitored. I think the Township should move toward discouraging or even prohibiting yard waste burning in residential areas. I understand that it is necessary in agricultural situations.

>

> I'd like to see more done to discourage fertilization and pesticide use in residential areas, especially along the shore areas.

>

> I also would like the hunting regulations to be reviewed and reconsidered for our park areas, specifically at Old Mission Lighthouse area. I don't think all hunting should be allowed in areas where we are encouraging public hiking. These areas are really tourist areas now rather than areas where hunting can be done safely. I understand that the deer population must be controlled but perhaps deer hunting could be allowed for specific short time periods (with clear signage for hikers who show up expecting to enjoy a relaxing walk) and other hunting be prohibited.

>

> Thank you for the opportunity to provide comments.

>

> Linda Wagner

> 2373 Harbor Reach Drive

> TC

>

> Sent from my iPad

Michelle Reardon

From: David D Taft <ddtaft@mac.com>
Sent: Monday, April 25, 2016 7:04 PM
To: planner@peninsulatownship.com; Monnie Peters
Subject: Review & Comments on Master Plan for Peninsula Township
Attachments: PeninsulaTownship.MasterPlan.4.25.16.docx

Monnie/Michelle:

Here are some suggestions/comments after review of the Master Plan.

I wanted to pass these on to you in view of the important meetings on April 26 and 28—both of which I am unable to attend.

Thank you,

David

I read the Master Plan, a tight, outlined, well thought out directive that should drive our Zoning Ordinance. I am unable to attend the meeting on 26th and will be out of town on the 28th—and have collected my thoughts in the following:

Master Plan needs only tweaking/updating - The Master Plan is a great document that needs a few tweaks and details to reflect changes in technology, demographics and activity on the peninsula. More importantly, it should drive the zoning ordinance with respect to meeting the major goal of the community—as stated in the current Master Plan of 2011 – page 3:

Preserve and protect the unique and scenic character of Old Mission Peninsula.

Pressure of Land Value on PDRs/Conservation Easements - Because of higher land values and need for tax revenues elsewhere (for example, fire/emergency), it is difficult to see how a renewed PDR program to enable more agricultural land preservation will be acceptable to voters. We need to look at three options: 1) A renewed PDR program (somewhat unlikely), greater emphasis and tighter standards. Conservation Easements with winery restrictions (likely, with more resident interest in land preservation), and better zoning definition and enforcement to discourage development (Like 81 on East Bay Project).

View Sheds – Ridgeline and Shoreline – We enjoy an extraordinary peninsula – with viewing from shore and viewing into peninsula from offshore on the water and from Leelanau and Acme, etc. We essentially are blessed with three view sheds—the border view sheds of the shorelines and ridgelines and the land vistas in between that express the unique and scenic rural character of our peninsula. Create a Shoreline View Shed in the revised Master Plan (essentially protecting filtered views) - With shorelines becoming more valuable, new residences on shorelines are becoming more expensive and larger. We need to tighten zoning on these parcels. Master Plan can speak to this in terms of survey results to maintain shorelines for ‘from-lake’ and ‘from-shoreline’ viewing. If we cannot define filtered views, we can define shoreline view sheds: The Shoreline. A restriction, for example, could be applied to both shoreline and ridgeline view sheds: Total elevation cannot exceed 35’ from any portion of a structure and land elevations in ridgeline and shoreline view sheds and cannot be altered from natural grade levels without a special use permit. Ridgeline and shoreline view sheds can be incorporated in Zoning Ordinance (with specific language relative to any portion of a structure to not exceed 35’ in elevation from the lowest natural grade level portion of structure). For example, the back of Bonobo is approx. 45’ in elevation from the original ground level of this ridgeline view shed. Same for new house under construction at Bowers Harbor— where back grade level was reduced and front increased to enable walkout structure of approx. four floors and 45’ in back of house. In other words, allow change of natural grade level in ridgeline and shoreline view sheds to occur by SUP, only, and the building elevation cannot exceed 35’ from lowest natural grade level. This will correct a loophole that allows 45’ structures, highly visible and offensive from lake and normal ridgeline viewing. There are two in Neahtawanta Point with this issue—highly visible from Leelanau Peninsula. The Villa Mari building is an amazing change of natural grade ground level to accommodate a wine cave and elevate building to oversee vineyard and East Bay. The 81 on East Bay Project will alter significantly the shoreline view shed and enable large home structures and a large dock area—altering a pristine shoreline view shed that now exists.

Goal Setting – In establishing goals for rural/agricultural character, be specific and with knowledge that we have approx. 68% today in agriculture—approximately 12000 acres. Establish 12000 acres

as the preservation goal, in that residences can be established on agricultural acreage—the one dwelling per 5 acre rule—in our Zoning Ordinance today. The rural character is maintained by the acreage in agriculture. Maintain a goal of 12000 out of 18000 acres in agriculture. Also, establish a goal for PDR (now approximately 3000 acres—page 26 of 2011 Master Plan), and conservation easements to maintain in perpetuity acreage in agriculture. I believe close to 6000 acres are now either in the PDR or conservation easements. Set a goal in next 5 years to increase that to 9000 acres and ultimately long term to 12000 acres. As wineries can exist on many grandfathered properties, assert a desire to establish future PDR and conservation easements without the rights for creating additional wineries. Wineries increase tourism and traffic. Traffic is a critical concern of residents and our fragile peninsula has only three access roads for traffic—Peninsula Road, M-37, and East Shore Road—today already heavily travelled.

School/Library/Culture/Community Center – With the threatened TCAPS decision on school that impacts the library, I think the Master Plan should speak of current school zone and the need to maintain this school zone either through public or charter schooling. If the school is not feasible for the demographics of the community, then Master Plan should assert careful preservation of this important ridgeline view shed of the peninsula and prevent residential development on this property. Instead the community should maintain this critical ridgeline view shed for public use – Library/Culture Center/Nature Center/Community Center -without additional structures.

Tighten and emphasize existing goals in new Master Plan – As residents, we all wish the Master Plan is preserved through implementation of the Zoning Ordinance. Tighten the goals of the current Master Plan with slight adjustments and tweaks as mentioned and then detail strategic goals and actions to drive a Zoning Ordinance that speaks the new Master Plan. Preserve open space, agricultural, natural shoreline, rural character of OMP. This includes natural shoreline, historical buildings, Township character, wetlands, steep slopes. View sheds—both ridgeline and shoreline and the vistas in between - should be included in the goals as survey emphasizes these as important. Goals should be specific to each of these: Protect wetlands. Preserve ridgeline and shoreline view sheds. Maintain steep view shed slopes (81 on East Bay e.g.). Maintain wildlife habitats (wetlands, marsh areas, etc.) Incorporate these goals into Zoning Ordinance to reflect the desires of the Master Plan as indicated by community in hearings and surveys. Maintain filtered views (same as shoreline view sheds). Maintain Ridgeline View Sheds, Wetlands, Steep Slopes. This can be done in Z.O. by not allowing grading/re-contouring to raise or lower natural grade elevation of residential development and restricting to 35' elevation from lowest exposed portion of residential structure at the natural grade level.

Impact of Technology – Several technology issues should be recognized in the Master Plan:

- a) **Utility Structures** – Establish guidelines for communication towers.
- b) **Wind Energy** - No Wind Towers or Wind Farms on ridgelines, offshore or on residences.
- c) **Solar Energy** - Encourage solar paneling on new structures.
- d) **Communication** - Newsletter becomes a part of expanded township website. Use email and 'by-request' only mailing to assure circulation throughout the community.
- e) **Community Septic Systems** - Do not allow community septic systems—as the community will eventually have to run them. Our Z.O. specifies development on 1 & 5 acre lots with wells/septics. Therefore, no community septs are necessary. If the township believes it can disown responsibility for community septs, lawyers may argue that the township is abdicating its responsibility to govern as the State and Federal authorities have sanctioned it to do.

Recognize Change – Higher density and new lifestyle changes require adjustments:

- a) **Commercial** - Tighter control on two business areas: Mapleton and Old Mission.
- b) **Roadside Stands** – With greater traffic, need better parking and road entry/exit for safety.

- c) Yard Waste - Lawn/Brush waste collection area—possibly at recycling area.
- d) Bike Lanes – Accommodate bikers with safe shoulders and signage. However, do not destroy shoreline view sheds—filtered views – to create bike lanes.
- e) Rentals - Recognize that the 30-day rental limitation is violated. Reduce to two weeks.
- f) Bathrooms – Public bathroom access at some public areas and Mapleton/Old Mission commercial areas.
- g) Overnight Accommodations - Examine overnight facility types—B&Bs, winery rooms, guest houses— and determine a posture and strategy.
- h) Senior Living/Assisted Living – Where located, if any, and sizing, zoning.
- i) Public Parks – No more public parks. Complete Bower’s harbor expansion. No more boat launches.

Public Services – As density increases, and industry dynamics change, develop a plan for public services: an updated fire and emergency service with consideration of improvement or redesign of current locations. Expanded Sheriff coverage.

Ford/Power Island – This is a hot potato. County wants to give it to somebody—Conservancy, Peninsula Township, State DNR, whatever. Every summer, traffic at Ford Island increases. Will it become a Torch Lake sandbar? Boats in excess of 150 in number anchor on several summer weekend days and holidays. An island caretaker is grandfathered there—but he will not live forever. The Island is a unique property. What is the township position on this property as its value will increase and the traffic affecting our peninsula will increase yearly to this wildlife refuge? Our role to either control in some way what happens at Ford/Power Island should be discussed during this Master Plan review.

Wineries – How many wineries can our Peninsula accommodate? There are now over a dozen. If you look at patterns in California, growth of wineries has surprised all forecasters. In 10 years in Paso Robles (population = 30,000), a small community in Central California, wineries have increased from less than 50 to more than 300 in the community and surrounding county area. Napa is a commercial disaster—with solid traffic jams, commercial tours and serious traffic safety issues in summer and fall weekends. Sonoma is expanding rapidly. Our current Z.O. enables guest quarters and guest activities—essentially creating mini-Inns and B&Bs. How many do we want in our community? One of the biggest concerns of residents today is traffic and safety. More wineries increase traffic and create safety issues on the Peninsula. How do we adapt our winery/chateau section in the current Z.O. to reflect the wishes of the community? The Master Plan should address this issue—as the Z.O., as now written, enables many, many more wineries and mini-inn/guest activity locations on OMP. Is this what the community wants?