

PENINSULA TOWNSHIP  
Special Meeting  
April 28, 2016

Meeting called to order at 8:00 a.m.

Present: Leak, Chair; Hornberger, Peters, Serocki, and Wunsch.

Also present was *Michelle Reardon*, Director of Planning and Zoning.

Approve agenda

Motion: Hornberger/Peters to approve the agenda. MOTION PASSED

BRIEF CITIZEN COMMENTS - FOR ITEMS NOT ON THE AGENDA

None

CONFLICT OF INTEREST

None

CONSENT AGENDA

1. Correspondence (as provided)

Motion: Hornberger/Wunsch to approve the Consent Agenda. MOTION PASSED

NEW BUSINESS

1. Master Plan - 5 Year Review (discussion)

Monnie Peters led the discussion. She stated that a review of the Master Plan must be conducted every 5 years. Reardon explained that the Master Plan is a 20-year vision which is used for the basis of the Zoning Ordinance, which is currently under significant review. We need to ask ourselves, "Did we complete what we set out to do? What is significant to us and should we keep it or not."

We have three choices to make in regards to the Master Plan: do not change it since it is satisfactory; make some updates to it; or completely re-do it.

We received some compiled data on which to base our decisions. There was discussion of the data and whether it is all we need and if it is helpful. Census data has its weaknesses because it does not capture people who are here seasonally. The most recent population figures we have are from the 2014 American Community Survey. One thing the population data tells us is that the population in Peninsula Township is getting older (from average age of 53 in 2010 to 56 in 2014). There is also an reduction in household size. We were provided information on 1) land use permits , 2) Old Mission School enrollment, 3) voter registration and 4) a Vehicle Count (done in the summer in 2012 and 2014 by MDOT).

Wunsch suggested that we look at the same data for Grand Traverse County and compare the Township figures to that (how we are divergent and how we are similar). It was recommended that the county data be put in the Master Plan.

Leak suggested that Leelanau County data also be gathered. Reardon said, since the land mass is bigger in Leelanau County, we look at per capita data.

The question was asked if MDOT would be doing a vehicle count this year.

The survey that was done professionally for the Township in 2006 was discussed and whether or not we wish to do another survey of our residents. It was mentioned that it will cost money but it needs to be done well if it is done at all. It takes about a year from the decision to do the study to finally doing it. Serocki asked if an ideal time to have a survey would be 2019. Reardon: yes.

Purchase of Development Rights (PDR) was discussed. The survey would be a good time to find out if residents want to continue the PDR program. Residents could weigh in on whether or not they wish to continue the millage or increase the tax to support the PDR.

The process of evaluating the Master Plan was explained. The Planning Commission will send it to the Township Board for its approval if any changes are recommended by the Planning Commission. The Township Board would have the ultimate say on whether or not to approve the amended Master Plan.

Peters asked for comments on areas of the Master Plan that people felt needed to be updated and for comments on the Master Plan itself. At this point all people in attendance were urged to speak up.

Tom McMann asked if the Township could incorporate the Master Plan into the ordinances. Reardon said that the zoning ordinances are guided by the Master Plan and the Master Plan creates standards on which the Zoning Ordinance is based.

Margaret Achorn said that that these meetings are going so fast that we need to make sure the public can easily follow what is going to happen at meetings. Reardon said that each meeting will take a part of the Zoning Ordinance and it will be clear which part we are working on. The packets should be informative in this regard. They will be on the Township website before each meeting.

Brad Bickle asked will there be a resolution for adoption to the Township Board and the reasons why the Planning Commission is recommending changes be articulated. The answer is: Yes.

Nancy Heller asked about public hearings and the process for them. Reardon explained the public hearing process and that it and board comments are used to direct staff.

Leak said that residents have to be involved and that we want what is best for the Peninsula.

Andy Valdmanis said that 90% of the people are shocked when they find out what they can and cannot do under zoning ordinances. The phrase "Buyer beware" was used. He was speaking from 30 years of experience as a contractor. The "Dark Night Sky" ordinance and its effect on lighting limitations was an example given. It was suggested that the Township reach out to realtors and builders.

We then discussed the items in the e-mail that Serocki sent to Reardon (in the packet). Do we need to take a look at and update maps? The map on page 43 of the Master Plan was discussed and whether or not it needs to be changed at this time.

Heller commented that we need to be aware of the impact on property owners if changes are made.

The Shoreline Overlay and the ease of working with it were discussed. Much of the work on this had been done over a period of time.

Bern Kroupa talked about the 800 ag acres that are not in production.

Wunsch suggested that the future land use map add granularity. Schoolcraft is looking into that. Rick Kane likes the granularity aspect. It would tell us where environmentally sensitive areas are. It would tell developers what these areas are. Peters asked about steep slopes and where they are. Schoolcraft is seeing if we can use 2' intervals for GIS to map and where steep slopes are. Staff is looking at a digital update to some, but not all, maps in the Master Plan.

The property on which the Old Mission Elementary School is sited was discussed. Kroupa, who was on the committee which created the current Master Plan, said this topic was not discussed in depth at that time. The trend nationally is for families to move closer to population centers (town centers) rather than to more rural areas. We need to be aware of that trend. Kroupa characterized the Peninsula as an "island economy."

Wunsch talked about the importance of local institutions for residents. What are high priorities for our residents?

The school property is zoned ag and the land use is "state sanctioned education." It would be subject to our zoning ordinance if TCAPS closes the school and decides not to use the property.

Curt Peterson, who lives in Old Mission Estates (Buchan Road), talked about current vs future land use maps and that the ag area that is currently Buchan Blueberry Farm is zoned residential in the map for future use. He would like the current land use of ag to remain the same.

Reardon said we have one year to do any updates to the Master Plan. We need findings to support any changes we wish to recommend.

There was no decision made to have another special meeting but it will be discussed at our May 16 regularly scheduled Planning Commission meeting.

MOTION: Peters/Wunsch to adjourn the meeting at 10:05 a.m. MOTION PASSED

Respectfully submitted,

Donna Hornberger, Secretary