

To: Peninsula Township Zoning Board of Appeals  
From: Michelle Reardon, Planning & Zoning Department  
Re: Request No. 847, Interpretation – Section 8.7.3 (10) (u)  
Date: May 5, 2016

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Peninsula Township Zoning Administrator requests interpretation of Section 8.7.3 (10) (u) – What constitutes a “guest activity use” as opposed to what is allowed in the tasting room of a Winery Chateau without a guest activity use permit?

Section 8.7.3(10)(u)1(d) states “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.”

Section 8.7.3(10)(u)2 defines the uses allowed as part of Guest Activity Uses as:

- (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) Meetings of 501- (C)(3) non-profit groups within Grand Traverse County. These activities are not intended to be or resemble a bar or restaurant use and therefore full course meals are not allowed, however light lunch or buffet may be served.
- (c) Meetings of Agricultural 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.**

**Staff is requesting clarification and definition of the activities that are permitted in a Winery-Chateau tasting room not as part of a Guest Activity Use.**

To: Peninsula Township Zoning Board of Appeals

From: Michelle Reardon, Planning & Zoning Department

Re: Request No. 848, Interpretation – Section 8.7.2 (3) and 8.7.3 (3), Special Open Space Uses

Date: May 5, 2016

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Peninsula Township Zoning Administrator requests interpretation of Section 8.7.2 (3) and Section 8.7.3 (3) – What uses/activities are allowed as part of a special open space use as provided under the Ordinance?

Section 8.7.2 (3) permits “Special Open Space uses, such as public beaches, bath houses, recreational camps, and other open space uses operated for profit within any agricultural zone district” as a use permitted by Special Use Permit.

Section 8.7.3 (3) regulates the use:

**Special Open Space Uses:**

- (a) The proposed site shall be at least two (2) acres in area.
- (b) The proposed site shall have at least one (1) property line abutting a major or secondary thoroughfare. All ingress and egress to the site shall be directly from said thoroughfares.
- (c) All buildings and structure shall be set back at least two hundred (200) feet from any property or street line. Whenever the installation abuts upon property within a residential district, this two hundred (200) foot setback shall be landscaped with trees, grass, and structural screens of a type approved by the Township Board to effectively screen the installation from surrounding residential properties.
- (d) No more than twenty-five (25%) percent of the gross site shall be covered by buildings.

Staff is requesting clarification and definition of the activities and uses that are permitted by a Special Open Space Uses permit.