

PENINSULA TOWNSHIP

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PENINSULA TOWNSHIP PLANNING COMMISSION

Master Plan 5-year Review Sub-Committee

June 27, 2016

3:00 p.m.

Work Session

Conference Room

AGENDA

1. Master Plan 5-year Review Recommendation (discussion and recommendation)

Posted: June 22, 2016

2:00 PM

Michelle L Reardon
Planning & Zoning Department

Background Information for Master Plan 5 Year Review Work Session

On June 27, 2016, 3:00pm, Township Conference Room

Monnie Peters, Planning Commissioner

6/23/16

Purpose of Meeting: Discussion of possible changes (amendments) to the current Master Plan

From the data update collected over the last few months, we have found that Peninsula Township has not dramatically changed; our population is marginally older, and there are marginally fewer “under 18 year olds” per household. The data still support the current Master Plan. However, a few other changes (not from the data), such as school enrollment, have been identified and warrant more discussion and possible amendments.

Possible ideas of amendments that have been raised to date:

- Add more about School/library/community center: its continued existence and the OMP school property (fits under the 6th Goal under Public and Semi-public Land Use Goals and Actions, p 38)
- Better mapping, updated maps, online maps
- Change in Future Land Use Map for area around Old Mission Estates and Buchan Blueberry Farm (Written proposal sent to Monica Hoffman, clerk, from Curt Peterson, 5/4/16, attached)
- Further issues from Laura Serocki letter (attached)
- Expand the 8th Goal (“Enhance communications within Peninsula Township”) under Public and Semi-public Land Use Goals and Actions, p 38. Ideas include renew the newsletter and devise ways to better use the Website, email, etc.

Attachments:

email from Laura Serocki , Planning Commissioner (April 26, 2016)

email from Curt Peterson of Old Mission Estates to Monica Hoffman (May 4, 2016)

email from David Taft (April 25, 2015)

Note: If you are coming, please re-read the Master Plan (available on the Township website, under the Planning Tab which is under the Department/Services Tab). We are going to focus discussion on specific changes needed to the current Plan, not changes needed in Zoning.

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.

4-28-2016

To Planning Commission members and Michelle Reardon (Peninsula Twp. Planner)

Re: Master Plan Review 4-28-2016 for Twp. Citizens with Comments by Curt Peterson

Hi to all,

Thank you for hosting this meeting last week and future meetings to come. I had an opportunity to speak about the master plan and potential future changes to an area where we reside, in and around Old Mission Estates next door to the Buchan Blueberry Farm. I would like to re-iterate and offer in writing the concerns expressed last week. Also please see the attachments for further clarifications.

We held our annual Old Mission Estates HOA meeting last week and the primary reason was to get a consensus approval of establishing a Special Assessment District to address drainage concerns at Braemar and Peninsula Drive. At the meeting we were able to talk briefly of the pending zoning ordinance updates and master plan discussion. Just as a number of persons spoke at the meeting last week, in general, residents want to learn more.

We are seeing pressures on our area for increased development in our agricultural zoned designation with common area and adjacent areas also zoned agricultural that has us concerned and the current master plan is one of those pressures which will be addressed subsequently. I think our association does not want our neighborhood and surrounding area changed from AG to Residential in zoning or the way the future zoning map is shown in the master plan. I do not want increased density allowed or eventual, down the road paving of Nelson.

We have had a developer, I estimate who is the person selling two 10 to 20 acre lots on Nelson on the unimproved Nelson down the hill from Walt's, get in touch with our association to see if we would allow a paved entrance through our common land to a paved road that comes down the hill to Peninsula Dr. This was within the last 1.5 yrs. Our association declined. So this developer may be looking at other ways to have a paved entrance to the properties offered for sale. He/she could apply pressure to have Nelson paved through to Peninsula Dr., that we do not want. That is a concern because we do not want the traffic that we did not have when we bought our properties and to protect Ben and Julie Buchan's blueberry agricultural business and stay zoned as agricultural. This is most important. Please protect it from paving in the near and forever future.

Another pressure, as mentioned above, is the master plan that forecasts a change in zoning from **Agriculture** zoned for Buchan Blueberry Farm, Old Mission Estates, and property south of OME that includes acreage of an orchard (non producing) that comes up to Peninsula Dr., to **Residential** status. See

the attachement. The master plan does emphasize that goals are to preserve agricultural land. So let's not make this zoning change as agricultural activity is ongoing. I request considering changing the future map in the master plan back to AG for the areas mentioned above, and to approve a future zoning map that retains AG designation for areas mentioned.

While I do not speak for our association, I know that persons in our association do not want Nelson Rd. paved as the next east west road (the next one north of gray). There is already a footprint of a seasonal road which is plowed in the winter by a resident at the top of the hill past Walt's Antiques and the county/township has a right of way all the way from Center to Bluff on the other side. Ben Buchan has told me that paving Nelson through his blueberry farm would be really hurt his agri-business. He two years ago asked our association if we would support an abandonment of the Nelson two track from where it meets Snowfield (a paved road in Old Mission Estates) through his property, such that all Nelson traffic would shunt onto Snowfield from Center Road. Our association declined but we are in agreement with Ben/Julie in that we do not want Nelson paved ever. I want and am guessing our entire neighborhood want Ben and Julie to be our neighbors for a long time with fresh blueberries just a short walk away.

In summary there is no known reason for changing the areas shown in the attachments from Ag to Residential zoning, when in particular the master plan survey shows that respondents overwhelmingly want to retain agricultural areas. There is absolutely no verbiage in the master plan whatsoever that talks about changing these neighborhoods to residential zoning from Ag even though the future zoning map shows it. None- whatsoever. The Master Plan specifically says, "The result of these two (2) public surveys encouraged the preservation of agriculture, natural resources, and the rural character of the peninsula. Specifically, the 2006 opinion survey indicated that the majority of residents determined it is important for the future of Peninsula Township to preserve open space (84.5%), agriculture (84.5%), natural shoreline (81.0%), and to preserve the rural character of the peninsula (78.9%)." Please reverse this and help us protect Nelson Rd. from ever being developed into a major east west paved road in the many years to come. If you as township appointed and elected officials change our neighborhood zoning from Ag to Residential you will have been a catalyst for changing forever our rural characteristic to our detriment. Please change the master plan language and stop a zoning change to residential. Thanks for your consideration.

Regards,

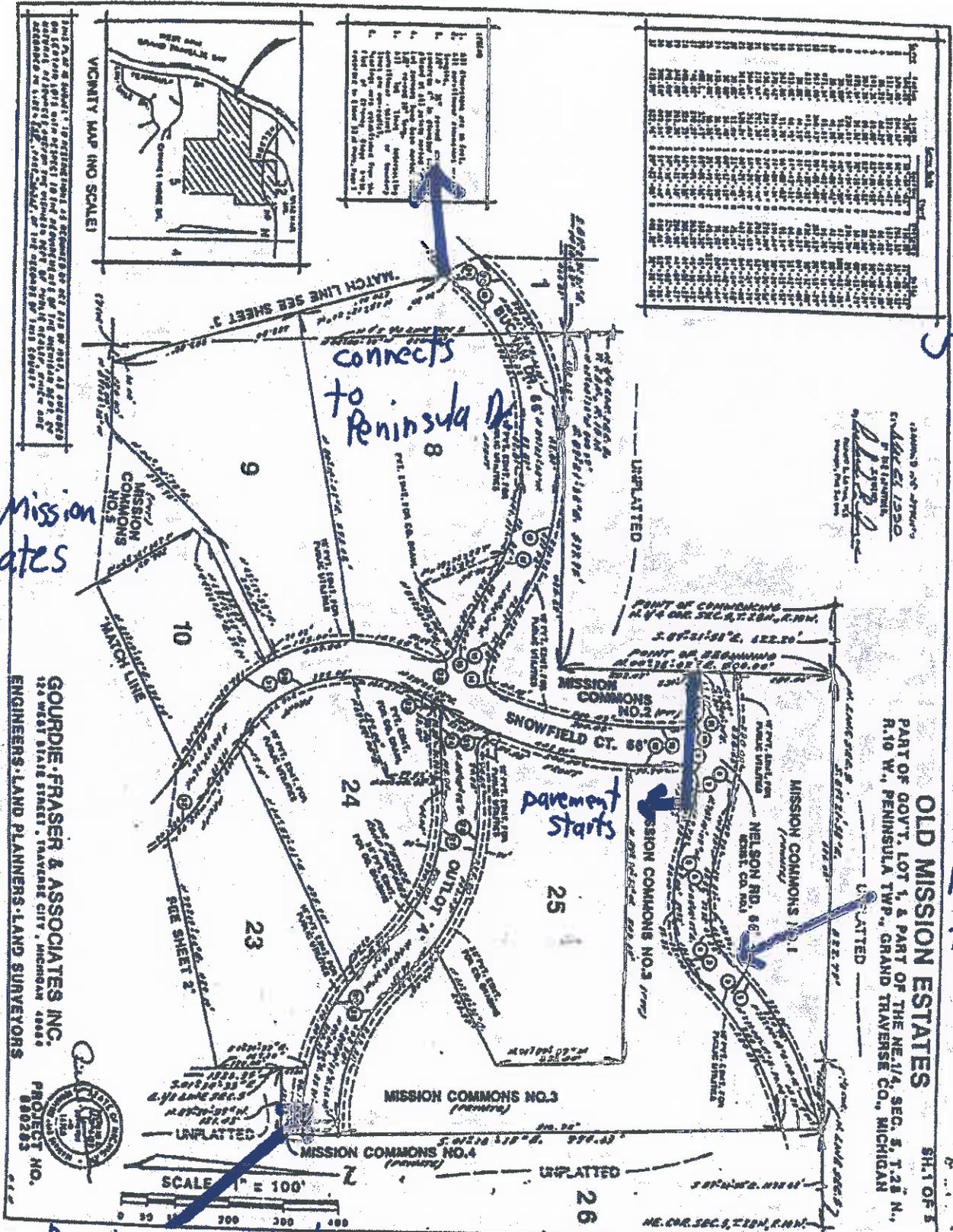
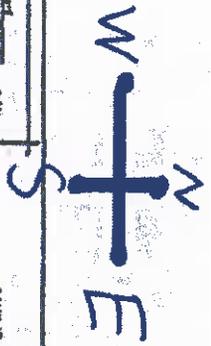
Curt Peterson

1356 Buchan Dr.

Traverse, City, 49686

curtpete@gmail.com

989-245-2758



Lot No.	Area (sq. ft.)	Area (sq. m.)
1	10,000	929
2	10,000	929
3	10,000	929
4	10,000	929
5	10,000	929
6	10,000	929
7	10,000	929
8	10,000	929
9	10,000	929
10	10,000	929
11	10,000	929
12	10,000	929
13	10,000	929
14	10,000	929
15	10,000	929
16	10,000	929
17	10,000	929
18	10,000	929
19	10,000	929
20	10,000	929
21	10,000	929
22	10,000	929
23	10,000	929
24	10,000	929
25	10,000	929
26	10,000	929

Old Mission Estates

connects to Peninsula Dr

pavement starts

Nelson two track

OLD MISSION ESTATES

PART OF GOVT. LOT 1, & PART OF THE NE 1/4, SEC. 5, T.28 N., R.10 W., PENINSULA TWP., GRAND TRAVERSE CO., MICHIGAN

GOURDIE-FRASER & ASSOCIATES INC. ENGINEERS-LAND PLANNERS-LAND SURVEYORS

PROJECT NO. 840223



Developer wanted access through common HOA land to this paved road in Old Mission Estates

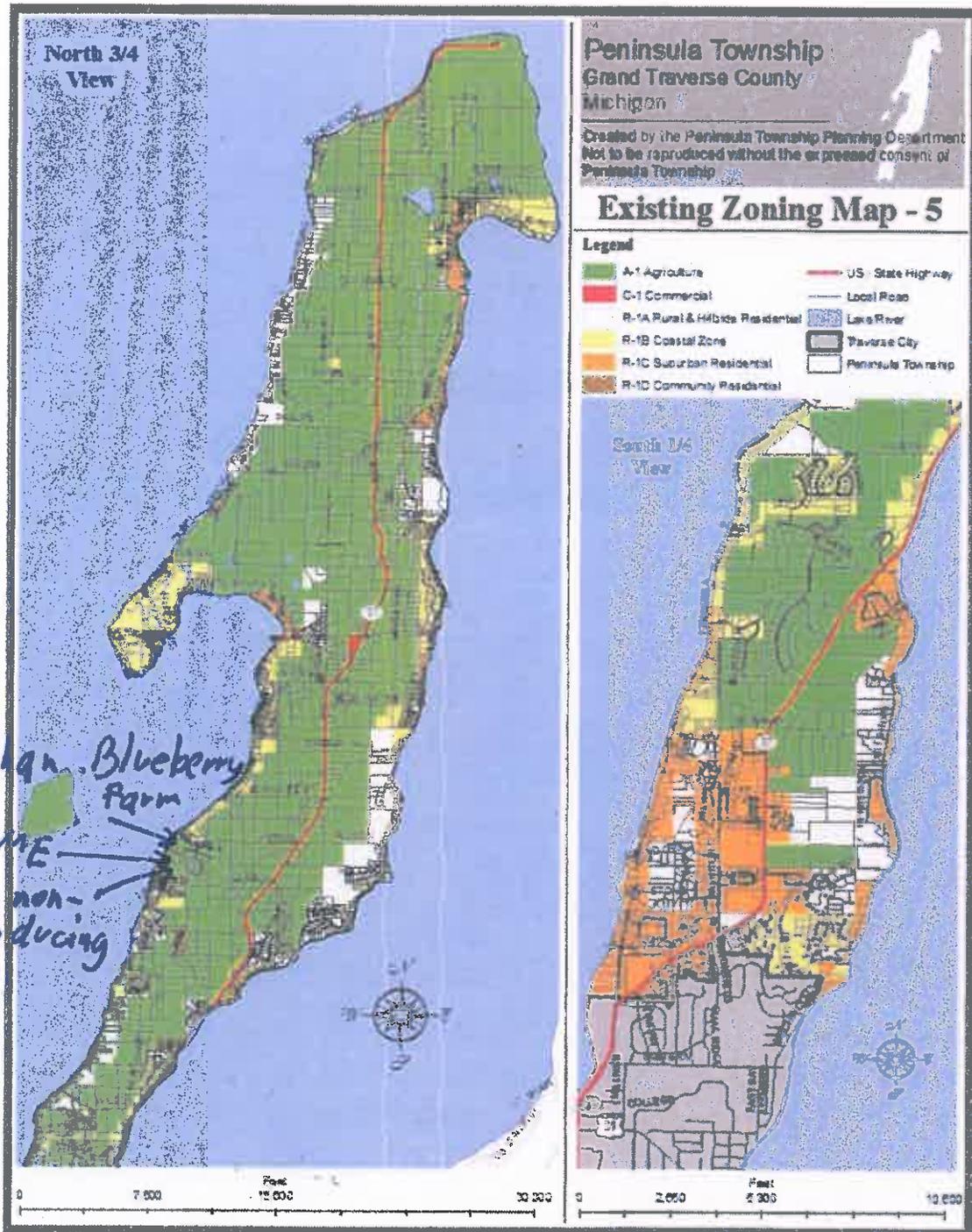
Peninsula Dr.



Ben Buchan asked OMEstates HOA for support in seeking abandonment of Nelson through his orchard.

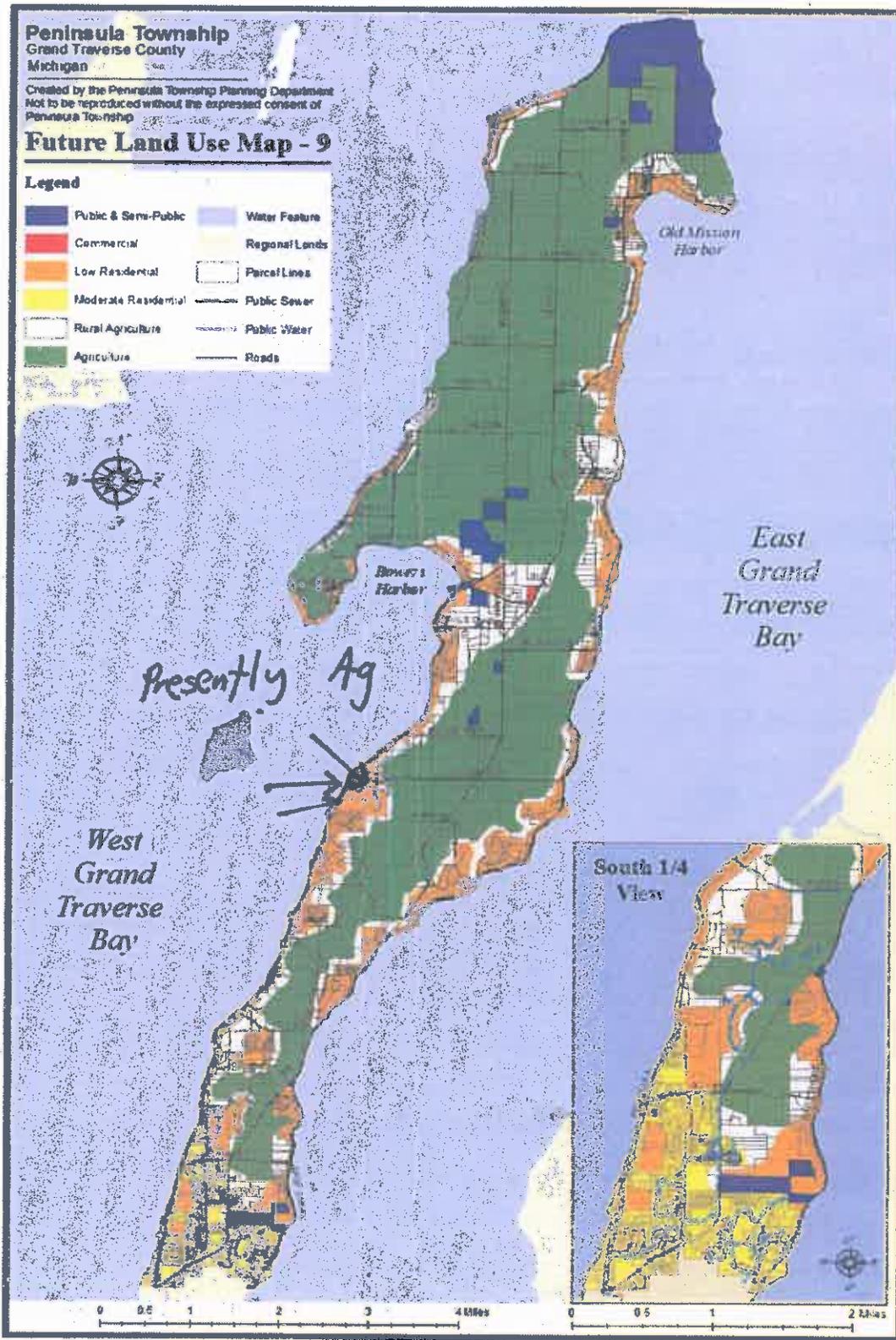
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Chapter 3, Land Use & Zoning – Map #5



* The Zoning Map contained within this Master Plan is a copy of the original and should be used for general information only. Questions regarding specific parcels of land should be addressed by using the original map available in the Peninsula Township Clerk.

Chapter 4, Future Land Use – Map #9



Chapter 4 – Future Land Use

Planning Overview

The future land use map reflects both existing and future land uses within the community. It provides guidance to the general citizens and elected local officials when land use decisions are made. To create such a map, the township gathered information and public opinions through several informational meetings, community work sessions and public surveys. Peninsula Township government was given a clear direction from its population for continued strong planning and zoning principles following the citizen opinion surveys from both 1990 and 2006.



Above: Future Land Use Map from 2003

The result of these two (2) public surveys encouraged the preservation of agriculture, natural resources, and the rural character of the peninsula. Specifically, the 2006 opinion survey indicated that the majority of residents determined it is important for the future of Peninsula Township to preserve open space (84.5%), agriculture (84.5%), natural shoreline (81.0%), and to preserve the rural character of the peninsula (78.9%). The land use classifications and policies reflects the citizenry's desires and are further explained within the Master Plan.

This updated portion of the Master Plan is intended to establish:

- a. **Overlay Districts:** To protect and preserve shorelines, historic sites, environmentally sensitive areas, and the character of certain sub-areas as requested by its residents.
- b. **Agricultural Production land use classification:** Areas where land use is encouraged to be permanently available for growing agricultural crops.
- c. **Rural Agricultural land use classification** to allow uses that are compatible and not in conflict with production agriculture. The uses in this district will be similar to those presently allowed in agriculturally zoned lands. (See Appendix D)
- d. **Consolidated Residential zoning districts** resulting from review and reevaluation of land uses.
- e. **Public & Semi-Public land use classification.**

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 agricultural. 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?

DDT-4/25/2016