

**PENINSULA TOWNSHIP
PLANNING COMMISSION
SPECIAL MEETING MINUTES
13235 Center Road
Traverse City, MI 49686
October 2, 2018**

1. **Call to Order:** 7:00 p.m. by Couture
2. **Pledge**
3. **Roll Call:** Present: Al Couture, Monnie Peters, Laura Serocki, Isaiah Wunsch, Donna Hornberger, Susan Shipman
Also Present: Randy Mielnik, Christina Deeren, Greg Meihn
4. **Approve Agenda: Motion** by Hornberger to approve agenda, second by Serocki
Action: PASSED UNAM
5. **Brief Citizen Comments:** Marilyn Elliot (18811 Whispering Trail) submitted a brief statement concerning her recent (9/17/18) resignation from the Planning Commission. She cited Peninsula Township Ordinance #42 as the reason for her resignation and offered an apology for any inconvenience her service may have caused. She also offered thanks for the opportunity to serve.
6. **Conflict of Interest:** Serocki-conflict on Business(a)Bowers Harbor Vineyard SUP Amendment Request. Her nephew works there. Wunsch working with attorney on an additional project, no conflict.
7. **Consent Agenda:**
 - (a) Correspondence: Cindy Ruzak 9-16-18, Marilyn Elliot 9-17-18
 - (b) Approval of Meeting Minutes: Planning Commission Mtg. 8-20-18
ZO Rewrite Committee Mtg. 9-5-18
ZO Rewrite Committee Mtg. 9-10-18
ZO Rewrite Committee Mtg. 9-19-18

It was decided to move the ZO Rewrite Committee meeting minutes from 9-5-18 to Business (e).

The Planning Commission meeting minutes from 8-20-18 will also move to Business(f).

Motion by Wunsch/seconded by Serocki to approve the consent agenda as amended.

Action: Passed
8. **Reports and Updates**
 - (a) **Township Board** – Wunsch
 1. Approved the amendment for Brys SUP 115
 2. Authorized purchase of software that will give 45 degree views of structures and aerial views. This will be useful for our Planning, Zoning, Parks and Fire departments.
 3. Having ongoing conversations re: PDR Monitoring Contracts. A subcommittee will make a recommendation at the next meeting.
 4. The Township Clerk has resigned effective 12-31-18
 - (b) **Zoning Board of Appeals** – Serocki
 1. A non-conforming dwelling on a non-conforming lot requested a three-season enclosed porch. Work was done without permit. Denied.
 2. A Beach Association on Bluff Rd. was granted two variances to add a retaining wall to protect the road and a boathouse from an eroding bank.

9. Business

(a) **Bowers Harbor Vineyard SUP Amendment Request** – Introduction

Wunsch moved that the board accept the recusal of Serocki from discussion of Business (a). Seconded by Hornberger. Passed.

Brief introduction of request by Randy Mielnik, Township Planner.

Sarah Keever, Northview 22 – Planner for Bowers Harbor Vineyard
P.O.Box 3342
Traverse City, MI 49696

Sarah Keever presented a timeline from 1992 to the present, outlining the different applications, granted SUPs and amendments (granted and not granted) that Bowers Harbor Vineyard and the Township have dealt with in the past. It has been a difficult process, but after working with staff, it was decided to request an amendment to SUP32 and a new SUP.

SUP32 Amendment Request presented to the Board. Packet of materials detailing request introduced. Materials provided cover facility, operation, management, parking, shuttle routes, signage, hours of operation, maps, lighting specs, merchandise for sale, site plan details.

New SUP Request presented to the Board. This addresses many of the same issues in the proposed amendment to SUP32, but specifically addresses events. Ownership concerns are addressed by the provided maps. There will be no commercial cooking. Parking for 150 visitors has been planned and is provided on-site. The designated MLCC area is approx. 20 acres. It does cover the pavilion and “Dining in the Vines”.

Questions concerning MLCC acreage answered by Spencer Stegenga (2896 Bowers Harbor Road), co-owner Bowers Harbor Vineyards. Tom Alward, (7038 Henderson), attorney for Bowers Harbor Vineyards, clarified that there is a 2030 updated lease for the 5 acre parcel. The Planning Director asked for a copy. Linda Stegenga (2896 Bowers Harbor Road), co-owner Bowers Harbor Vineyards answered questions re. wine production.

Further questions concerning parking, events and the storage building were answered by both co-owners, Sarah Keever, and Christina McClellan (16642 Whispering Pines Trail), Director of Operations, Bowers Harbor Vineyards.

Shipman asked Mielnik about the reasoning behind two applications. Though it has been confusing, the intent is to move it forward as we can. There is substantial rise in activity requested.

Discussion.

Mielnik proposed forming a small committee from the Planning Commission to meet with the owners. There is also the possibility of changing the zoning category. There is a need for consistency in policy for applicants.

Couture appointed a committee to liaison with the applicants.

Hornberger and Wunsch to serve. Shipman will assist.

Comments by Tom Alward re. definition of event

(b)Farm Processing Facility Amendment

Mielnik pointed out the small changes to the proposed language and asked if the Board was ready to move on it.

Brief discussion.

Wunsch moved, Peters seconded to bring Serocki back into the meeting. Passed.

Discussion.

Motion to take this to a public hearing at the next meeting made by Peters. Second by Wunsch. Motion carried.

(c)Bylaws and Ordinance 42 – Mielnik

Due to recent changes in the Planning Commission and the Township, it is suggested that we hold off on election of officers until the Planning Commission is set. There are also many corrections to be made in the Bylaws. Couture requested that the lawyer go over the bylaws and Ordinance 42 and make a recommendation.

(d)Master Plan Update -Peters

Marilyn Elliott is no longer on the committee. Hoping to get someone new to serve, may have to wait until new Board settles. Shipman and Peters are looking forward to meeting with the Planning Director. Peters joined the Watershed and is excited to update the Master Plan.

Mielnik commented on need for a Community Survey. Discussion re. the value of an up-to-date survey in improving communication with township residents.

Wunsch will propose to the Town Board that a committee be formed to work on this. He will propose that two members of the Town Board shall serve, and two members of the Planning Commission. Will address at the next Board meeting.

(e)Corrections to the 9-5-18 Zoning Ordinance Committee minutes

On pg.1 – insert “60 definition” between (22)Country Club and (68)Lot Types

Remove “see also site area” from second to last sentence.

(f)Corrections to the 8-20-18 Planning Commission Meeting Minutes

Page 3, under Couture, cross out the word “Board” after “so, under section...”.

Page 7 – halfway down after “Serocki:#5...” correct the word to read “site” not sight.

Also in same paragraph correct “residence” to read “residences”.

Page 9 – under Citizen Comments, John Wunsch – correct the word “jest” to “gist”.

Also on pg. 9 – correct the spelling of Nancy “Heller” to “Heller”.

Pg.5 – Couture name has an extra “r”. Remove one “r”.

Page 7 – bottom – under “Change to read”, there is a typo. Change the word “one” to “on”.

Motion to approve minutes as amended. Moved by Hornberger, second by Serocki

Motion Carried.

10. Citizens Comments

Laura Serocki (6924 Center Rd.) Comments and clarification of 2010 actions re. Bowers Harbor Vineyards. Questions about allowing tents, the number of people for events, capacity of indoor for number of people, can two different events happen on two parcels, what are the specifics about the pavilion, how will number of events affect the neighbors were raised. The parking plan looks better. The biggest question is when does it become commercial?

Harold David Edmondson (12414 Center Road) Comments and concerns about Bowers Harbor Vineyards. Concerned that more documentation needs to happen, particularly concerning ownership and leases. Spoke about reported violation reporting to Christina and Dave Sanger. Claims of violation of Park Ordinances and Code of Ethics. Concerns about alcohol use and related problems. Implored the Board to put the citizens first and follow the rules.

11. Board Comments

Hornberger will not be at the next scheduled meeting.

Peters commented that the process for moving a completed SUP to the Town Board needs to be really thorough. It all needs to be correct before we send one on. Thanks for sending me to Water School. Learned new information about capital improvements plan that will be useful.

Shipman publicly thanked Deb Larimer for her hard work as recording secretary. Welcome to new secretary. Discussion re. next meeting.

Next meeting will be in November.

12. Adjournment – Shipman moved for adjournment. Second by Serocki. Motion Carried. Meeting adjourned at 8:53 p.m.

Sue Crampton
Recording Secretary