PENINSULA TOWNSHIP
SPECIAL MEETING
PLANNING COMMISSION
AGENDA
13235 Center Road
Traverse City, MI 49686
October 17, 2016
5:30 PM
Township Hall

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Approve Agenda**
5. **Brief Citizen Comments – for items not on the Agenda**
6. **Conflict of Interest**
7. **Consent Agenda**

Any member of the Board, staff, or the public may ask that any item on the Consent Agenda be removed and placed elsewhere on the agenda for full discussion.

8. **New Business**

    a. Zoning Rewrite Process Committee Minutes October 3, 2016
    b. October 10, 2016 Report on the Master Plan Goals and Actions Implementation Plans

9. **Citizen Comments**
10. **Board Comments**
11. **Adjournment**

Peninsula Township has several portable hearing devices available for use during this meeting. If you would like to use one, please contact the Chairperson.

_____
Gordon L Hayward
Peninsula Township Director of Planning & Zoning

Posted: October 11, 2016

Peninsula Township
Planning Commission
Zoning Rewrite Process Committee Meeting
October 3, 2016
9:30 a.m.

Meeting called to order at 9:30 a.m.

Present: Chair Monnie Peters, Donna Hornberger, Isaiah Wunsch, Penny Rosi, Laura, Serocki

Also Present: Gordon Hayward, Director of Planning and Zoning; Claire Herman, Planning & Zoning Coordinator
Rob Manigold, Township Supervisor; Joanne Westphal, Township Clerk; as well as approximately 20+ township residents

Approve Agenda
MOTION: Wunsch/Serocki to approve agenda. **MOTION PASSED**

Brief Citizen Comments - for items not on the agenda
Nancy Heller recommended that Claire Herman also attend the meeting and Rob Manigold went to get her. Chuck Goodman asked if this is truly a round table discussion and was told that it is.

Conflict of Interest
None

Consent Agenda
None

Zoning Ordinance Rewrite Process:
Wunsch reported that he, Gordon Hayward and Monnie Peters had met and decided that they would recommend to the full Planning Commission that McKenna do the rewrite so that the things that are easy are done and flag other areas that are controversial for later consideration. The rewritten zoning ordinance could then be sent on to the Township Board. Later the controversial items could be addressed separately. The ordinance that will be worked on will have a good backbone and will be brought into statutory compliance. Later the ordinance can be revisited and can be made to match up with the Master Plan.
Rosi said that the ZBA must be made clear about this direction.
Nancy Heller asked if it would be discussed at the next regular Planning Commission meeting. and Wunsch said yes.
When asked, Wunsch said that overlay districts may have to be delayed.
Gordon Hayward siad McKenna will present a second draft (one copy with annotated changes and one copy that is only the revised wording). A third draft will likely be needed. Both the public and the Planning Commission can see it.

Round Table Discussion

See attached Master Plan Goals and Actions Spreadsheet.

Then the group went through the spreadsheet and discussed items.

The original Master Plan had maps that were inaccurate. The current Master Plan does not have maps showing wetlands and steep slopes. Claire Herman said she can find suitable maps to identify wetlands; however it would be more difficult to create maps showing steep slopes. It was mentioned that we do not want to duplicate what other governmental agencies are doing. What are federal and state requirements? We have asked McKenna to look at this and find out where we fall. The consensus was that more mapping would be good and that Claire would be able to do some of it. Creating minimum setbacks and vegetative buffers require such maps. Different agencies have different maps because of their different standards. We need to decide what our own standards are in defining wetlands. It seems to be a staff task to find or create maps. We need to set appropriate setbacks. A zoning re-write can be used to develop requirements for vegetative buffers. Without a map we are stuck.

Perhaps staff is already overly busy and we need to look for qualified volunteer or intern help. We seem to be able to decide what needs to be done but we stall on implementation.

State and federal regulations vary. Do we need tighter regulations or are we not concerned about that?

The logical next step is to pull existing maps together. USDA soil conservation maps are determined by types of soil. USDA maps are tied to slope too. We are looking for accuracy.

Claire said she can work to find maps but it will take time. Monnie said we need a priority list. Isaiah said we want to get a work plan in place. Claire thinks that getting wetland maps by December is possible.

In terms of slopes, McKenna has said that we need to look at each property and that is too difficult to do.

Claire said that GT County did a fly over, and she is going to download that information showing one-foot gradients maybe today.

In terms of shoreline overlay, we need to identify areas and create overlay maps. Then we can see where we are.

A comment about DEQ was made and that it often is not much help at all. We can make stronger regulations. We need to establish our own regulations.

We need to establish land management practices to protect these areas. We also need a "Cliff's Notes" for people who are purchasing property or who want to develop. This would minimize conflict. There is a gap between zoning and what people expect. The goal of the new zoning ordinance is to get something that is readable by the general public. Let's make it easy for people to understand. Perhaps 3 or 4 people could write an unofficial guide in 3 or 4 months. This could eliminate a lot of conflicts.

Some discussion of enforcement of rules. Do we or do we not have enough personnel for enforcement.

A township newsletter would be good to educate people Also a packet of information to give to people applying for a permit would be good.

A comment was made that additional regulations usually costs money. Rules should be moderate and simple.

Shoreline Overlay

A postcard was sent to all shoreline property owners at one time and the meeting was packed. The sense that the speaker had was that most people wanted more stringent regulations, perhaps a 200' buffer.

The Planning Commission had a robust discussion of the proposed changes to the zoning ordinance and we are waiting for a second draft.

In regard to storm drains, Claire said that she does not know that anyone has that information, at least in a digital format. Someone mentioned that perhaps the GT Road Commission has storm drain information.

It was noted that a lot of what we are discussing depends on McKenna's second draft.

Historic Overlay

We are not interested in state or federally designated historic districts in terms of the zoning ordinance or the Master Plan. We have homes that were built long before zoning regulations went into effect. Perhaps we should call this a Neighborhood Overlay. This would identify different density and setbacks. The 4 areas that we know of are Leffingwell, Neahtawanta, Illini, and the area of Old Mission. The problem is zoning, not preservation. With a Neighborhood Overlay zoning rules would only be put in effect if residents of the Neighborhood wanted them. The re-write would deal with zoning issues and how to deal with some of these action items.

We don't think that we have ever promoted Centennial Farms. The last map of Centennial Farms was done by Michigan State in 2010.

Whatever decisions we make will not affect tax structure.

The 4 areas mentioned are so unique that we want to clarify the issues if they ever come before the ZBA. We are not there yet. Perhaps the creation of homeowners associations would help. We must be very careful not to restrict property rights.

There probably was some work done on this when Dan Leonard was the Planner and that information can be looked at. These areas were developed before people drove cars there. The issue is current zoning. Many houses in these neighborhoods have issues with setbacks and with roads.

Question: Who is going to do the work on this?

Some progress has been made with specific historic structures.

Agricultural Production and Land Use

Skip for the time being, have a meeting focused on Ag

Public and Semi-Public Land Use Goals on page 3 of chart

A 5-year capital improvement plan is required by the state. We need to do this. Blair Township's capital improvement plan was cited.

Center Road is carrying more traffic than it was ever intended to have. People are speeding.Is it inadequate? A meeting between township officials and MDOT is set up for this Thursday. We need to look at how to better count and handle traffic.

Gordon Hayward said that PDR was created to reduce density and preserve farm land.

A land use plan should be used as a bible on where to go.

The township does not control roads but it does control demand. We cannot ignore tourism and we need to encourage it. But we have to be aware of infrastructure and we need a long-term plan to improve traffic flow in Center Road. We need to understand and determine what we want to do.

Penny Rosi said that the township board felt that the sense of the community is that we do not want stoplights on the peninsula. The last survey of township residents was 2006.

Nancy Heller said that farmers need to be heard and questioned whether haulers have noticed increasing problems with traffic. The larger land owners do not want opportunities taken away because of problems on Center Road. You need to keep the rights of property owners in mind.

Final Comments

Monnie Peters said there will be future meetings; perhaps 1 or 2 o'clock in the afternoon.

Gordon Hayward sid McKenna is working on the changes to the zoning ordinance and will have draft 2 ready for the regular Planning Commission meeting in October.

It was agreed that we need to institute a public information program, a newsletter. A survey needs to be done.

Discussion of documents to collect, specifically those kept by Dan Leonard, former Planner.

We think we need to spend a lot more time on getting information out to the public.

Controversial items may require time, amendment of the Master Plan and the ordinance.

A discussion of where we are with the re-write of the ordinance. Parts of three sections have not been discussed.

Motion to adjourn at 11:45 a.m.: Hornberger/Serocki. **MOTION PASSED**

Respectfully submitted,

Donna Hornberger, Secretary
Planning Commission

Report on the Master Plan Goals and Actions Implementation Plans
From the Committee meeting of the Planning Commission, October 3, 2016

Monnie Peters, Planning Commission Member and Chair
October 10, 2016

This memo reports on the progress made on determining Master Plan Goals and Actions implementation only. The minutes (which will be in next week's PC meeting packet) cover the other agenda item, Zoning Ordinance (ZO) Rewrite Process Implementation. However, the ZO Rewrite came up frequently as being a part of what is needed to implement the Master Plan Actions.

As an aside, I want to thank Penny Rosi for noting the missing Action "Establish minimum standards and setbacks" under the Goal of "Protect Steep Slopes and Ridgelines". It has been added to the spreadsheet.

This was a two hour, round-table discussion of five Planning Commission members, two Town Board members, and three incoming Town Board members. Also in attendance were the Planner and the Assistant Planner and about 20 citizens.

We discussed items in only about ¼ of the Goal Areas:

- Environmentally Sensitive Area Overlay(s)
- Shoreline Overlay
- Historic Overlay
- A couple of Action items in Public and Semi-public Land Use Goals/Actions

I have attached a copy of the spreadsheet (an excel file which can be enlarged to read, a larger formatted PDF version will be sent for packet(s)). I have filled in phrases that encapsulate much of the discussion. The minutes elaborate on comments made by all. The spreadsheet is designed to be a continually changing document, and additions, corrections, comments and changes are encouraged.

I will recommend to the Planning Commission at our meeting on October 17th additional meetings: one specifically on Ag issues on an afternoon after harvest in November (per recommendation of a winery owner) and at least one other meeting, more likely two, to work on other areas of Goals and Actions.

I hope as many people can attend future round-table discussions as came to this first one. It is clear there are a lot of interesting ideas and expertise in our community, and (I am guessing) a willingness to work on issues. What is needed now is to channel this expertise and energy to accomplish many of the Master Plan Goals.

PDF Verson
P. 1A

Peninsula Township Master Plan 2011 Goals and Actions — **10/9/2016 (fill-in by MGP)**

Implementation

Area of Concern / Goals / Actions		Progress	What is needed to do this action? Research	Zoning	Other	Who? TB, PC, P-Staff, O-staff	Priority (1 or 2 or 3)
		per Planner, Michelle Reardon memo: 3/14/16					
Environmentally Sensitive Area Overlay	p 22	substantially incomplete					
Protect Wetland Areas							
Identify wetland areas and create an overlay map			different maps by jurisdiction; Fed, DNR,DEQ				high
					Claire doing a lot in the mapping area, also some from McKenna		
Establish minimum setbacks for wetlands			ZO rewrite (25 ft)			PC	
Develop requirements for vegetative buffers			Look for materials from others first			PC w engineer?	
Protect Steep Slopes and Ridgelines							
Establish definitions			Work w Township engineer				high
Identify areas and create overlay map					Claire to get data from county soon, then create map		
Establish minimum standards and setbacks			not in ZO rewrite (?)			PC	
Establish/promote land mgmt practices to conserve and protect these areas							
Promote/implement Low Impact Development (LID) in new development areas			create a "Homeowner's Guide to best practices"				
Develop Educational opportunities for best practices			not addressed			Create committee (largely citizen volunteers)	
			What about environmental issues of chemicals from old Farming Operations?				
Shoreline Overlay	p 23		ENFORCEMENT an issue			manpower, resources,	
Establish and Promote land mgmt practices to conserve/promote shoreline		draft of overlay regulation					
Establish protection criteria/define shoreline overlay area			created in ZO rewrite				High
			more needed?				
Protect shoreline habitats by minimizing artificial shoreline above OHW mark			not addressed				
Develop requirements for vegetative buffers			not addressed				
Adopt ordinances and policies to eliminate invasives			Have Phragmites ordinance, successful program				
			What about other invasives?				
Adopt regulations/policies requiring best land mgmt			Some in ZO rewrite				
Adopt education materials/ regulations for shoreline development /(re-dev)							
Protect wildlife habitat along shoreline			not addressed				
Map and monitor all storm drains and water courses			Find out what available from CountyRoad Com and State DOT				Medium

PDF Version
Page 1B

Historic Overlay p 24

Identify and preserve historic structures/locations

Identify specific structures and areas

Establish Historic Preservation Committee for structures and materials — Park Com, OMHS, PD Soc doing this; no action w/in Twnshp Govt

Establish historic districts w guidelines and stds — ZO creates a process and method to set up Neighborhood Overlay (True Historic Districts not wanted)

Encourage preservation of historic structures — create "Architectural vernacular guideline", fair amt of work done by citizen(s)

Research farms for Centennial Farm Status — citizen volunteers; Use MSU extension interns?

Med-low

Agricultural Production and Land Use pp 26-27 — substantially incomplete

Preserve 9000 acres of prime/unique/contiguous farmland

Continue PDR program

Encourage clustering of new residential developments

Promote utilization of best mgmt practices

Develop refined Agricultural Preservation Zoning District and regs

Retain and attract growers and agricultural entrepreneurs

Encourage growers to produce, process, market ag products

Establish Ag Development Plan w MSU Land Policy Inst

Include AG in capital planning (roads, power)

Raise local profile by communicating ag development, production, to all stakeholders

Ensure complementary harmonious existence between res and ag zones

Establish monitoring schedule to enforce ordinance existing/new SUPs — staff working hard monitoring/enforcing

Remove non-ag related uses from existing ag zone

Do a separate meeting w Ag community, meeting after harvest, afternoon time best
maybe pick up where joint meeting in June left off?

PDF Version
Page 2A

PAGE 2 - Area of Concern Goals Actions		Progress	What is needed to do this action? Research Zoning Other	Who? TB, PC, P-Staff, O-staff	Priority (1 or 2 or 3)
Rural Agricultural Land Use Goals/Actions	p 28	substantially incomplete			
Establish the Rural Ag Zoning District					
Identify and verify parcels within Rural Ag District					
Retain current ag density calculation for new development					
Develop permitted uses in Rural Ag District					
Adopt a zoning ordinance that defines stds for Rural Ag District					
Residential Land Use Goals/Actions	p 30-31	substantially incomplete need to re-evaluate?			
Reevaluate the Residential Zoning Districts					
Identify/verify parcels in each residential district					
Develop permitted/special uses in each residential district					
Adopt zoning ordinance that defines stds in each district					
Plan development to preserve prime Ag land, natural resources, unique character					
Discourage rezoning to higher density zoning districts					
Guide development w conservation development techniques					
Adopt planning tools to direct development away from wetlands, slopes, etc					
Preserve single family character of various residential neighborhoods					
Prevent rentals of less than 30 days					
Encourage cooperation w other govt agencies to monitor home-base businesses					
Enforce and improve noise ordinance					
Enforce and improve junk ordinance					

PDF Version
Page 2B

Provide Senior housing housing opportunities
- Consider ordinance provision for independent, assisted living, etc units
- Consider possible mixed use village centers at Mapleton and Old Mission

Preserve neighborhoods w uniques characteristics w historical overlay district
- Establish guidelines for potential community overlay designation
- Create Neighborhood Pattern Book to establish guidelines
- Address non-conforming parcels w/out increasing density

Reconsider "Village Center" w/in Township
- Designate potential areas that could support village center
- Host community mtgs to gather input
- Create action plan if future land use practices deem one necessary

Commercial and Neighborhood Service Goals/Actions p 33 — substantially incomplete

Plan commercial enterprises to provide needed services
- Investigate mixed-use village centers
- Consider village centers at Old Mission and Mapleton

Consider support of Ag tourism and Agribusiness thru events etc
- Develop Ag econ tools for promotion of Ag industry
- Continue communication efforts in Ag commun to turn things into zoning
- Encourage Ag festivals, Farmers mkts

Industrial Land use Goals/Actions p 34

Ensure current industrial activities are compatible w environment — actions are incomplete
- Establish guidelines for environmental impact study for applicants
- Expand the radius of neighborhood notification

PDF Version
Page 34

PAGE 3 - Area of Concern Goals Actions		Progress	What is needed to do this action? Research Zoning Other	Who? TB, PC, P-Staff, O-staff	Priority (1 or 2 or 3)
Public and Semi-public Land Use goals/Actions	pp 37-39	some work			
Establish Public and Semi-public Zoning District					
Identify/verify parcels w/in district					
Adopt stds for district					
Create Capital Improve Plan for Twnsp services/facilities			CIP plan to be done	TB, Treasurer	Very High
Provide parks,trails, rec facilities to serve all citizens					
Continue to maintain/improve twnsp parks					
Explore appropriate locations to expand parks, water access, rec facilities					
Develop future trails to link to other regional trails					
Maintain/encourage communication between Planning Com and Parks Com					
Maintain integrity of roads to encourage traffic to move safely, smoothly					
Maintain Center Rd as arterial providing free flowing w no stops/signals			Future land use will impact Center Road; need to investigate that interaction need to get statistics on Center Road, much discussion on increased traffic	Brad Bickle, Incoming Treas and Gordon Hayward to have meeting w M-DOT	
Establish access mgmt plan along roadways					
Continue to document road conditions for road projects			more statistics from County Road Commission?	TB take lead?	
Encourage street design to provide efficient traffic in neighborhoods					
Develop additional scenic turnouts and encourage preservation of scenic vistas			Center Road has become Scenic Roadway	TB take lead?	
Encourage secondary access in new developments					
Encourage access to public transportation					
Research feasibility of BATA fixed route					
Provide pedestrian movement in high density and in commercial areas					
Provide system for bike traffic w/out conflicting w vehicles					
Require plan for internal pedestrian movement to adjacent subdivisions					
Keep lakeshore road ends open for ped access, etc					

PDF Version
Page 3B

Provide efficient Township Services

- Develop Capital Improvement Plan (state mandate)
- Continue police protection
- Use existing facilities in many ways to benefit community
- Investigate need for additional or updated fire station
- Maintain township library
- Develop relationships w neighboring govts for partnering to reduce costs, etc

Assure availability of Electricity and natural gas

- Work w companies to create comprehensive future services
- Install electric underground in new developments; bury existing if possible
- Consider alternative energy sources while maintaining character

Enhance communications within Township

- Expand public information on Township web site
- Continue to distribute newsletter
- Encourage communication w other governmental entities

Evaluate need for future water and sewer districts

- Adopt rules so all central systems conform to fed/state/local requirements
- Maintain water/sewer agreements with TC
- Encourage homeowners to hook-up to public sewer systems

Adopt measures to ensure continued use of good septic systems

- Develop plan for individual septic sys maintainance and inspection
- Adopt regs to bring all sewage disposal sys up to current stds
- Encourage residents to correct deficient sys/consider common/cluster systems
- Work w GT DPW to provide collection of septage and holding tank waste

Provide convenient, economical solid waste disposal

- maintain transfer station and do curb-side pickup — done
- Consider additional recycling drop-off areas
- Consider ways to reduce number and frequency of solid waste trucks — done
- Provide locations for lawn and woody material waste to be deposited

Gordon Hayward

From: Patrick Sloan <PSloan@mcka.com>
Sent: Thursday, October 13, 2016 9:16 AM
To: Michelle Reardon
Cc: 'Claire Schoolmaster'; Leslie
Subject: Zoning Ordinance update
Attachments: Northwest Area Zoom In.jpg; Marina Area Zoom In.jpg; DRAFT Peninsula Township Zoning Map.pdf

Gordon,

I am still working on updating the Zoning Ordinance document and we won't have the complete draft ready prior to next Monday evening's Planning Commission meeting. However, on Monday, I will email you a letter that lists:

1. An summary of what has been accomplished so far, including previous revisions made by the PC.
2. A list of items that remain to be accomplished that should be straightforward.
3. A list of items that remain to be accomplished that will be more difficult. Some of these items may be resolved as part of the update. For example, we had made a lot of progress on Shoreline Overlay, so there might be consensus on that.

I will also include an updated schedule of when items were reviewed and how many meetings we have attended to date. With a summary letter and a schedule, the Planning Commission will have something to discuss at its 5:30pm meeting.

I have a few questions as I'm working through the updates to the Zoning Ordinance:

1. In 2011, there were several amendments proposed for "Farm Processing Facility" (proposed to be called "Winery, Use by Right"), Local Food Production Facility, Food Processing Plant, and Winery-Chateau. I understand that Michelle has had meetings with stakeholders in the agricultural community about proposed amendments to the existing ag-related regulations. Do you know if there are any recommended changes, or would you recommend us keeping the current regulations in the Zoning Ordinance? If the current regulations are kept, we can propose a few tweaks to improve the format but we would keep the regulations substantively the same.
2. Although there were proposed changes to Bed and Breakfast regulations in Amendment #190, I don't think they were adopted. Do you know if the Township is satisfied with the current Bed and Breakfast regulations or if it wants to address them in the update?
3. Part of the update process includes revising the Zoning Map. Attached is the draft Zoning Map based on the existing information we used. For the most part, the Zoning Districts follow the parcel boundaries, but there are many areas where they follow section lines or some other feature. Attached are 2 areas where the Zoning District shapefile appears to follow certain features, but we wanted you to review the Zoom In areas (with aerials) to let us know if they are correct. They are:
   - The marina area on the west side of the township that has C-1 zoning and the lot to the north is both R-1B and R-1C. The district lines were a little confusing, but I think we have it close to the existing map.
   - The northwest area appears to follow an agricultural area.

If you have any questions or would like to discuss these in more detail, please let me know.

Thank you.

Patrick

October 17, 2016

Peninsula Township Planning Commission,

As Requested by the Planning Commission at your September 19, 2016 meeting, I am submitting a six point process for adopting the Consultant Proposed rewrite of the Peninsula Township Zoning Ordinance.

Gordon L. Hayward

Gordon L. Hayward

Peninsula Township Director of Planning

Process for adopting the McKenna proposed rewrite of the Peninsula Township Zoning Ordinance.

1. Review current status with the Contract. Per phone contact with Patrick Sloan – McKenna.

   McKenna is to provide two current drafts both clean and edited in searchable format

   Letter update on remaining contractual local meetings by McKenna

   Issues and suggested language that might be added later to the submitted draft by McKenna.

2. Identify Sections that are non-controversial ; not dependent on other sections, and do not require a Master Plan amendment before adoption can take place

3. Identify controversial sections that need additional consideration and establish a timeline for considering them for a future Ordinance amendment.

4. Public Information process

   Newsletters

   Public information meetings of proposed drafts – in addition to required PUBLIC HEARINGS

   Media contacts

   Surveys

5. Obtain a final draft from McKenna

6. Hold Public Hearings; solicit Input from County Planning, and recommend adoption by the Township Board

Gordon Hayward

From: Urtel, Bob <urtelb@centuryextrusion.com>
Sent: Thursday, October 13, 2016 9:26 AM
To: planner@peninsulatownship.com
Subject: FW: Winery ordinance rewrite

Gordon – I'm passing on this recent letter that Michelle received in case you don't have it on your radar yet.

My beef is with Bonobo operating nightly until 9PM as a "wine bar". Another thing that the Ag Ordinance review process should/could address.

Thx – Bob Urtel

From: Urtel, Bob
Sent: Friday, August 26, 2016 4:49 PM
To: 'planner@peninsulatownship.com' <planner@peninsulatownship.com>
Subject: Winery ordinance rewrite

Dear Michelle – I've recently read the minutes from the ZBA meeting regarding the interpretation of Guest Use Activities at the OMP wineries and learned:

Reardon *said the discussions the Zoning Board of Appeals has already had regarding this issue. After those discussions language was crafted to summarize the ZBA conclusions. When that resolution went out we heard from other winery/chateaus. This resolution may impact their business model which is fully in compliance with the ordinance. What the conversation has done is point us to the direction of the Planning Commission so they can solidify this through the new ordinance or an amendment.*

I'd like to request/recommend that the Planning Commission and the Township Board consider adding operating hours limitations to the wineries to ease their impact on neighboring properties and our road systems ***(It is the intent of this section to permit construction and use of a winery, guest rooms, and single family residences as a part of a single site subject to the provisions of this ordinance. The developed site must maintain the agricultural environment, be harmonious with the character of the surrounding land and uses, and shall not create undue traffic congestion, noise, or other conflict with the surrounding properties).*** I also ask that the Township contact their peers in California Wine Country to see if/how they manage the operating times of the wineries and their tasting rooms. I toured Sonoma a couple years back and remember that the wineries all closed relatively early. I've recently done a random selection of a dozen or so wineries in Sonoma and found that 6PM is the latest operating time of those wineries with the exception of certain annually designated events similar to our "Blessing of the Blossoms" when operating times are extended. Further, I found that "wine bars" are only located in commercial districts and, as such, have extended operating hours. No "wine bars" were located at the wineries themselves.

I've brought this issue of controlling operating hours up before and read in the minutes of a prior Township meeting that it was briefly discussed. This topic seems to have "died" at that meeting without any determination made to either pursue controlling operating hours of the wineries or to leave it "as is" (unregulated). The direction to use the Planning Commission vehicle to adopt a new ordinance or amendment is the perfect time to address winery operating hours on OMP while clarifying what constitutes Guest Use Activities should the Township decide such controls are in the best interest of the OMP residents.

Also, I suggest that the Township creates a compliance checklist that easily displays whether or not the wineries are in compliance with the Ordinances governing their operation and require that the wineries annually self-certify their

To: planner@peninsulatownship.com
Subject: Bonobo apple planting

Dear Planner,

I read in the recent Township Meeting Packet that Bonobo has submitted documentation to plant apple trees that cider is produced from on their land. Is this planned planting an action that Bonobo hopes will lead them to coming into compliance with the rules governing Winery-Chateau's and their right to hold Guest Activities? Did the Township accept this proposal during the meeting? From my reading of the Ordinance, it does not unless cider has been determined to be wine and it's been determined that and apple is a grape.

Below is cut and pasted from the current Township Ordinances available through the Township's website.

Please advise –

Bob Urtel
12120 Center Rd.

From the Ordinance –

The current Winery-Chateau section of the ordinance requires 75% of the site to be used for the active production of crops that can be used for wine production such as fruit growing on vines or trees, but does not require that any of the wine produced on the site be made from wine fruit grown on Old Mission Peninsula. To assure that, in addition to the minimum parcel size required for a Winery-Chateau, there is additional farm land in wine fruit production in Peninsula Township if Guest Activity Uses are allowed to take place at a Winery-Chateau facility.

Additionally, from the Ordinance –

Relation to Agricultural Production in Peninsula Township. In order to offer Guest Activity Uses, the owner of the Winery-Chateau shall, in addition to the agricultural production on the minimum acreage required for the Winery-Chateau, grow in Peninsula Township or purchase grapes grown in Peninsula Township for the previous growing season equal to 1.25 tons of grapes for each
ARTICLE VIII 132
person allowed to participate in Guest Activity Uses up to the maximum number approved by the Township Board in a Special Use Permit. If the amount of grapes cannot be documented by the Zoning Administrator, the numbers of persons allowed to participate in Guest Activity Uses shall be reduced proportionally.