

**PENINSULA TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
March 21, 2016**

Meeting called to order at 7:05 p.m.

**PRESENT: Leak, Serocki, Rosi, Peters, Wunsch, Couture and Hornberger**

**ALSO PRESENT: Michelle Reardon, Director of Planning and Zoning; Claire Schoolmaster, Planning and Zoning Coordinator; and Deb Hamilton, Recording Secretary**

**ABSENT: None**

**APPROVAL OF THE AGENDA**

**Serocki** asked to add SUP 32 2<sup>nd</sup> amendment and SUP 125 to Old Business.

**MOTION: Serocki/Peters** to approve the Agenda as amended. **MOTION PASSED**

**BRIEF CITIZEN COMMENTS – FOR ITEMS NOT ON THE AGENDA**

None

**CONFLICT OF INTEREST**

None

**CONSENT AGENDA**

1. Reports and Announcements
2. Correspondence
3. Meeting Minutes - February 22, 2016

**Serocki** Page 2 – “Reardon said explained...” should be “Reardon explained..”

Page 3 – add after Lagina said yes. “Serocki asked Wendling if this is rented for seven days, would that be considered a short term rental and set a precedent. Wendling said he assumes what they are doing is renting these guest rooms on a daily basis. It does not prevent people from renewing their daily rental but it is not the same thing. Serocki asked it would not set a precedent.

Wendling said no, it is just like someone in a hotel room that decides to rent it.”

Page 4 - “underwood ridge” should be “Underwood Ridge”

**Rosi** Page 2 – add “she has been” to Cindy Ruzak comment.

**Hornberger** Page 2 – “flexible” should be “flexibility”.

**MOTION: Wunsch/Rosi** to approve February 22, 2016 minutes as amended. **MOTION PASSED**

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

**NEW BUSINESS**

None

**OLD BUSINESS**

**1. Zoning Ordinance Amendment #190 (Discussion)**

**Reardon** said she would defer to Wendling’s letter regarding Section 7.10.11. Wendling also provided a definition for Bed and Breakfast Establishment.

Bed and Breakfast Establishment: A private residence that offers sleeping accommodations to ~~paying,~~ registered guests in five (5) or fewer guest rooms in the same structure ~~with each guest room having a maximum occupancy of two (2) persons.~~ An owner resides in the establishment while managing and renting the rooms to ~~paying,~~ registered guests. Food and/or beverages may be served ~~at no extra cost to the paying,~~ registered guests.

**Serocki** said she thought that some of the rooms could have two people and some of the rooms could have four. **Reardon** said there is a maximum capacity for any B&B and that is 12 regardless of the number of rooms and a maximum occupancy of each room being four. **Serocki** asked to strike “with each guest room having a maximum occupancy of two (2) persons”. **Serocki** asked about the “,” after “paying”. **Couture** asked why “paying” is needed. **Reardon** said “registered guest” is defined. **Hornberger** asked to drop the “paying”. **Reardon** said the Commission did say they want to discuss further “Food and/or beverages may be served at no extra cost to ~~the paying,~~ registered guests.” **Couture** said Wendling’s letter states “at no extra cost” can be eliminated. **Hornberger** said her preference would be to drop “at no extra cost”. **Serocki** asked to either have “to registered guests” or “to the registered guests” but not both. There was Commission consensus to drop “the”.

**MOTION: Hornberger/Couture** that the definition be approved and sent to the Township Board. **MOTION PASSED**

**Rosi** said she may have a conflict of interest because her family owns 450 ft. on West Bay with one cottage and her brother-in-law owns 450 ft. with one house. It is the intent what one day their children may build a cottage or house. Rosi does not like the way Wendling proposed Section 7.10.11 because she did not think she had a conflict. **Reardon** said when the Commission had the discussion the Commission wanted to continue to be able to issue Land Use Permits without a variance so long as density is not increased on legal non-conforming roads. Increase density comes into play when there is an increase in parcels that are serviced by a legal non-conforming road. There was consensus to table this issue until Wendling can advise.

**MOTION: Wunsch/Hornberger** to table Section 7.10.11 until the April meeting.  
**MOTION PASSED**

## **2. Master Plan 5-year review (Discussion)**

**Reardon** reviewed the information provided to the Commission regarding the Master Plan 5-year review. **Peters** reviewed the information she provided the Commission. **Peters** asked if there is a traffic count along Center Rd. **Reardon** said she can get that information. Network Northwest should be putting something together for transportation planning here in the region. There was discussion about connectivity between subdivisions. **Reardon** asked the Commission to look at some of the presumptions that the Master Plan is based. Is there anything else besides Land Use Permits, demographics and traffic counts that are used as presumptions? If yes, let staff know so the Commission can have immediate information about those presumptions. **Reardon** also asked the Commission to go back to the MSU Extension Guide Book and make sure all of the fact book information is in front of the Commission and look at the 10 or so questions in the Guide Book. **Peters** recommended the Commission look over the statistics from the previous Master Plan. **Peters** would also like to figure out how to get some public input. **Reardon** said the five year review of the Master Plan is not a rewrite. There will be less interaction unless the Commission feels the Master Plan needs to be cracked wide open. **Peters** said must offer people the opportunity to comment on this. **Reardon** said it

may be as simple as getting the Master Plan review on the front page of the website. **Wunsch** said as the ordinance is being rewritten it is important to look at the information in the Master Plan.

### **3. SUP 32 2<sup>nd</sup> Amendment**

**MOTION: Hornberger/Wunsch** to un-table SUP 32 2<sup>nd</sup> Amendment. **MOTION PASSED**

**Reardon** said it has been determined that the properties need to be in compliance before any amendments will take place. The deadline is April 1, 2016 for information as to how they intend to comply with the ordinance. If there is no communication or work toward compliance, a citation or enforcement action will occur. **Serocki** asked is the issue the seasonal portion. **Reardon** said yes.

**MOTION: Serocki/Hornberger** to table SUP 32 2<sup>nd</sup> Amendment until the Planning Commission's April 18, 2016 meeting. **MOTION PASSED**

### **4. SUP 125**

**MOTION: Hornberger/Wunsch** to un-table SUP 125. **MOTION PASSED**

**MOTION: Hornberger/Wunsch** to re-table SUP 125 until the Planning Commission's April 18, 2016 meeting. **MOTION PASSED**

### **CITIZEN COMMENTS**

*Nancy R. Heller, 3091 Blue Water Rd.* thanked the people responsible for having packets online and asked when possible for the last minute handouts to be available to the audience.

*Marilyn Elliott, 18811 Whispering Trail,* said looking for congruity with the Master Plan and the Zoning Ordinance. She feels there is a need for public input and it is important that people are involved.

### **BOARD COMMENTS**

**Serocki** reminded the Commission when per diems are due. **Peters** asked about Capital Improvement Plan workshop Rosi and Schoolmaster attended. **Rosi** gave a review of the class. **Peters** said Elliot and she went to Site Plan Review. **Peters** said classes are wonderful and suggests others on Commission attend. **Wunsch** gave ZBA report. **Rosi** gave Township Board report.

### **ADJOURNMENT**

**MOTION: Hornberger/Peters** to adjourn the meeting at 8:18 p.m. **MOTION PASSED**

Respectfully Submitted,  
Deb Hamilton, Recording Secretary

These minutes stand to be approved at the next meeting scheduled for April 18, 2016