

PENINSULA TOWNSHIP
MASTER PLAN SUB-COMMITTEE JUNE 27, 2016

Present: M. Peters, L. Serocki, (Planning Commissioners) M. Reardon, C. Schoolmaster (Staff)
Also Present: N. Heller, D. Fogarelli-Fisher, B. Bickle, L. Santucci, M. Achorn, S. Taft, D. Taft,
F. Woodruff, L. Labonte, M. Cornell, A. Griffiths, B. Eaton, C. Peterson

Meeting called to order at 3PM.

Agenda: Master Plan 5-year Review Recommendation

Started with a summary of the State requirement to evaluate a Master Plan every five years. The review results in one of the following recommendations: Leave it as written, discard and start a new Master Plan process, amend the Master Plan to include any new data or any specific areas that need to be revised. Reference was made to three letters in packet that discussed topics that should be reviewed. Topics discussed included:

Census: 2010 Census data was not available at time of publication of the current Master Plan. There is not much difference in numbers between 2000 and 2010. The population is slightly older and the number of children 18 years and under decreased. Data from 2014 American Home Survey show the same.

Communications: Discussed if there was a need to include newer forms of communication; electronic communication will continue to change. If get too specific will have to be changed every five years. There is a goal and actions to support that goal. If create a work plan, that would be a place to set policy change.

Work Plan: A work plan could include things in the Master Plan that could be tweaked, specifically action items. Recommend a work plan that would look at all goals and actions. Will look at all Action items that are brought up by public; some will get in to Master Plan and some will not.

Roads: Discussion concerning Center Road and that increased traffic might result in more lanes or stoplight. How can we slow development to keep Center Rd as it is? The Township should continue to talk with MDOT to insure that Center Rd stays a two-lane highway. Designation as a "Scenic Byway"; does that have an impact on widening? Complaints regarding marathons and other races held on the Peninsula. Discussed poor conditions of Bluff and East Shore roads. Could a shoulder be put on them so that bicyclists and pedestrians could safely get off roads? When roads are improved with or without shoulders, speed usually increases. There are places in the Township where speeding is an issue. Haserot Beach and new boat launch--parking is a problem. Cars are blocking road. **Survey:** Survey is ten years old; should be redone to make sure residents are still concerned about the same issues. A new professionally conducted survey will be time-consuming and expensive, but anything less is unlikely to give accurate data. Survey in 2006 was all mostly about aesthetics and not about health, safety, and welfare. In an earlier Master Plan meeting, it was recommended that a survey be contracted for 2019 in time for the 10 year review of the Master Plan. Survey should include questions regarding affordable housing and

institutional (school, library,etc) services.

PDR: Pros and cons of PDR program were discussed. One result of PDR may be that land prices are too high and do not allow for a younger generation of farmers. What will happen when this generation of farmers can no longer farm and do not have family to take over? Land prices are rising throughout the country. Policy of the Township is “to preserve, protect and promote agricultural and open space lands”. The character of the Peninsula has been preserved by PDR. How soon should another round of PDR be put before voters?

Old Mission School: We need more affordable housing to attract younger citizens, but cannot accomplish with only 1 house per 5 acres in Ag zoned property, and no apartments allowed. Without affordable housing, young families will not be able to move here, and there will not be enough children to keep the school open. Redistricting to include all of the Peninsula would increase Old Mission enrollment. Master Plan supports educational institution. School/Library property belongs to TCAPS. It is zoned Ag and will remain Ag if sold. Action items could be strengthened, but TCAPS makes all decisions.

Development: Discussion ranged from putting brakes on development to allowing denser housing and lower-cost housing. Single family homes or apartments will result in more traffic, which impacts roads. Workforce housing is not mentioned: should Master Plan state there needs to be a balance of housing? Denser housing is limited by sewer and water. Will denser housing developments change the Vision of the Master Plan “to protect and preserve character”. Need to get citizen input; questions regarding affordable housing should be on 2019 survey.

Maps: Maps in Master Plan have poor resolution. We do not need an amendment to recreate maps. The sub-committee recommends that maps be created to be more effective, readable and digitized. This is not changing Master Plan, but updating with better technology. Future Land Use (FLU) Map needs to be reviewed. Conflicts need to be identified, studied, and addressed. Township is not promoting up-zoning. Will look at the Zoning Map compared to the FLU map; higher zoning density is in conflict with the Zoning Ordinance. Will also look at two new recommendations for the FLU--Rural Ag and consolidation of residential categories.

Recommendations to the Planning Commission:

- 1) Schedule survey for 2019 (for use in 10 year Master Plan review).
- 2) Recreate maps and make them more effective, readable and digitized.
- 3) Future Land Use map should be studied and addressed in conjunction with Current Zoning map.
- 4) Create a mid-range (five year?) Work Plan—PC to do a review of the action plans, and encourage citizens to review goals and actions in Master Plan and submit comments and suggestions. This would help move the Master Plan into Zoning Ordinance where appropriate and create topic areas for further discussion and possible implementation.

Meeting adjourned 5PM.

Laws/MP/ MR 6/28/16