



**PENINSULA TOWNSHIP**  
**13235 Center Road, Traverse City MI 49686**  
[www.peninsulatownship.com](http://www.peninsulatownship.com)

**Township Board Special Meeting**  
**January 3, 2022, 10:00 a.m.**  
**Township Hall**  
**MINUTES**

1. **Call to Order** by Manigold at 10:00 a.m.
2. **Pledge**
3. **Roll Call**  
Present: Wunsch, Achorn, Sanger, Manigold, Bickle, Chown  
Absent: Wahl  
Also present: Attorney Meihn and Township Planner Cram
4. **Brief Citizen Comments (for agenda items only)**

**Jim Raphael, 14826 Mallard:** questioned the administrative fee added to his winter property tax bill. This type of fee has not appeared on any tax bill since he moved to the peninsula in 2007. The town board passed the administration fee resolution on November 18, 2021. Provided his perspective and a history of Michigan law regarding these types of administration fees. Asked for consideration to routinely assess the collections of admin fees and reduce when and where possible.

**Bickle:** acknowledged and thanked Mr. Raphael for his comments. It's a good question and beneficial to have on the record for all residents. When we do our annual audits, our accounting firm will be providing a new schedule set-up that shows what is recorded for (admin fee) collections. We are not able to collect more than is needed to be covered for offsetting incurred costs (assessing property values, collecting tax levies, and the review/appeal process). When summer taxes come along, we will see where we are in relation to those cost/collections and adjust mostly likely down based on where we need to end up. I am glad you brought it up because this is important and you'll see it in our audits so the transparency will be there. Also, my office is always open so I welcome anyone to come and visit.

**Grant Parsons, 6936 Mission Ridge:** provided references for the board to remember during mediation in federal court on January 4, 2022 (letter attached at end of minutes).

**Armen Shanafelt, 7402 E. Shore Road:** thanked the citizen's committee and work by the town board on the WOMP lawsuit. Referenced the consent agenda correspondence letter K addressing the power outages due to utility infrastructure. Would like this issue addressed sooner rather than later.

**TJ Andrews, Protect the Peninsula (PTP)'s attorney:** PTP supports the two resolutions on today's agenda. The resolutions are timely and overdue. Michigan law has consistently supported the method local governments use in processing new applications and having limited moratoriums. There is now an agriculture committee

working with planning and then the item goes before the town board. Ordinances can result in up zoning or down zoning. People are affected when there is a change in their neighbor's zoning. When agriculture is changed into industrial use or industrial use is changed into residential, people are impacted. When zoning ordinances are changed, Michigan law gives citizens the right to hearings, notices, and protests. Urged the board to take action on the resolutions without fear of what might happen in the future.

**Mark Nadolski, 10 McKinley Road:** is president of Protect the Peninsula. The group represents the residents, township, and farmer growers. Since 1978, PTP has been involved in lawsuits and has won them all. The only reason this group exists is to protect the citizen rights of this township. Believes the current town board understands the issues.

**John Wunsch, 17881 Center Road:** as a member of the Citizens Agriculture Committee, supports the moratorium as it gives the group time to deal with the issues at hand.

**Manigold:** Eric Dreier of 12434 Peninsula Drive submitted a letter he wanted read regarding removing item 3 from the consent agenda (see letter at end of minutes).

5. **Approve Agenda:** remove the minutes for January 3, 2021, and January 4, 2021; remove Bowers Harbor Park Pavilion #1 request (item 3); and remove the tasting room permit for Seven Hills Development (item 4) from the consent agenda. Item 4 will become business item 1.

**Wunsch moved to approve the agenda as amended with a second by Bickle.**

**passed unan**

6. **Conflict of Interest:** none

7. **Consent Agenda:**

1. Peninsula Township Fire Department Strategic Plan 2022–2032
2. Minutes from December 14, 2021, township board regular meeting; December 20, 2021, township board special meeting; December 22, 2021, township board special meeting; December 27, 2021, township board special meeting; January 3, 2021, township board special meeting; and January 4, 2021, township board special meeting
3. Bowers Harbor Park Pavilion #1 reservation for August 21, 2022, for the Traverse City Triathlon
4. Tasting Room Permit for Seven Hills Development
5. Correspondence
  - A. Jim Raphael
  - B. Lynn Stephenson
  - C. Pam Pokley
  - D. Pam and Norm Pokley
  - E. Ginger Schultz
  - F. Dave Sanger and Marty Lagina
  - G. Kristine Erickson
  - H. Jordan Valdmanis, Andy Valdmanis, and Dave Sanger
  - I. Kent Walton and Senator Wayne Schmidt
  - J. Mark Dost
  - K. Dave Murphy
  - L. Bud Stych
  - M. Mike Skurski
  - N. Ira Kreft

O. Bud Stych

P. Bud Stych

**Wunsch moved to approve the consent agenda as amended with a second by Bickle.**

**Roll call vote: Yes - Wunsch, Achorn, Sanger, Manigold, Bickle, Chown** **passed unan**

**8. Business:**

1a. Tasting Room Permit for Seven Hills Development

Sanger: The application for the permit is missing schedule A and this is information required before I can vote yes or no.

**Wunsch moved to table the permit request until the application is complete with a second by Bickle.**

**Roll call vote: Yes - Wunsch, Achorn, Sanger, Manigold, Bickle, Chown** **passed unan**

1. Resolution for moratorium on special use permits and amended special use permits in the agricultural district.

**Wunsch moved to approve Resolution 01-03-2022 #1 for a six-month period, seconded by Bickle.**

**Roll call vote: Yes - Wunsch, Achorn, Sanger, Manigold, Bickle, Chown** **passed unan**

2. Resolution to planning commission regarding reviewing, deleting, and/or modifying sections of the zoning ordinance dealing with the agricultural district.

**Chown:** provided additional language to resolution #2 in three locations directing the planning commission to work with the Citizens' Agricultural Advisory Committee, which is already undertaking this work.

**The resolution now reads "Resolution to Direct the Planning Commission to work with the Citizens' Agricultural Advisory Committee to Continue Reviewing the Zoning Ordinance, including specifically the Agricultural District, and to provide to the Board a Complete Zoning Ordinance for Review and Approval if Applicable.**

**Wunsch moved to approve Resolution 01-03-2022 #2 as amended with a second by Bickle.**

**Roll call vote: Yes - Wunsch, Achorn, Sanger, Manigold, Bickle, Chown** **passed unan**

**Manigold:** the board is now going into closed session and it may last several hours.

3. Enter closed session pursuant to MCL 14.268(e) to discuss the upcoming January 4, 2022, settlement conference with Attorney Meihn.

**Sanger moved to go into closed session, seconded by Bickle.**

**Roll call vote: Yes - Wunsch, Achorn, Sanger, Manigold, Bickle, Chown** **passed unan**

Return to open session pursuant to MCL 14.261.

**Wunsch moved to return to open session, seconded by Bickle.**

**Roll call vote: Yes - Wunsch, Achorn, Sanger, Manigold, Bickle, Chown** **passed unan**

**9. Citizen Comments:** none

**10. Board Comments:** none

**11. Adjournment:** Sanger moved to adjourn with a second by Wunsch.

**Roll call vote: Wunsch, Achorn, Sanger, Manigold, Bickle, Chown** **passed unan**

**Meeting adjourned at 1:27 p.m.**