

# PENINSULA TOWNSHIP

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## **PURCHASE OF DEVELOPMENT RIGHTS SELECTION COMMITTEE**

**JANUARY 6, 2025**

### **Minutes**

1. **Call to Order** by (J) Wunsch 4:01 PM

2. **Pledge**

3. **Roll Call**

Present: Wunsch, Couch, Tarczon, Drier

Absent: Arouca

4. **Approve Agenda**

**Wunsch moved to approve with a second by Tarczon.**

**Motion passed by consensus**

5. **Brief Citizens Comments – for items not on Agenda**

Monnie Peters, 1425 Neah-ta-wanta Rd, commented that this meeting is important to the voters and an important activity.

6. **Conflict of Interest** none

7. **Consent Agenda** none

8. **Business**

a. Chairman's report

i. Open Meetings **Wunsch:** This is the first open meeting, historically not publically announced. The GTRLC will continue as consultants to negotiate with the property owner's vs the committee as previously done.

ii. 2-year term members **Wunsch:** E. Drier and J. Wunsch terms will expire this month. **Tarczon moved to ask the Township Board to publish 2 new PDR Committee vacancies with a second by Wunsch.**

**Motion passed by consensus**

**Wunsch:** discussion on finance with the Township Treasurer. Information to be gathered by Tarczon and Wunsch to report back to PDR Committee at next meeting.

- b. Selection of recording Secretary **Wunsch** moved to select **Rebecca Couch** as the **Recording Secretary with second by Tarczon.**

**Motion passed by consensus**

- c. Discussion of adjustment for open meetings **Wunsch** said that the Committee will follow the Michigan Open Meetings Act. **Wunsch** moved to allow the **GTCRLC Consultant to request a meeting of less than quorum to discuss committee business with a second by Tarczon. Roll Call: Drier (yes), Tarczon (yes), Couch (yes), Wunsch (yes).**

- d. Update on current applicants from Will Manty (GTRLC)

**Manty:** reports that it was a slow summer with applicants. The end of 2024 had an uptick in productive conversations with Mark Kelly, property owner, and the Township PDR appraiser, Steve Nichols, at the Kelly Farm. Parcel adjustments were requested from Mark Kelly.

**Cram:** Requests PDR reserved development building sites clarification.

**Woodruff:** Could the township ask that the survey show how these building sites would be assessed?

**Wunsch:** Surveyed potential for road/driveway to affect value of the sites.

Driveway/road easement to meet the minimum twp. private road/private driveway standards.

**Heller:** Does road front footage requirement come into the evaluation for future building sites?

**Mantey:** Regarding applicant VM3/Far Out Farms: the applicant has requested to update their appraisal, paid for by applicant, as enough time has gone by since the original appraisal

**Wunsch:** Last ag conservation map was done with the 1990s tart charry map. Should the committee look to make language suggestions to the Planning Commission?

**Couch:** More opportunities in ag and different types of farming now vs. then.

**Cram:** All selected properties must be within the Agricultural Preservation Area (APA). Is there room to remove “all” and change the language?

**Tarczon:** Look at parcels adjoining APA.

**Sanders:** Would need a legal opinion, millage and ordinance language changes.

**Drier:** Would be part of the contiguous process.

**Woodruff:** Legal opinion to change ordinance language without going to vote. Need to raise more money for acquiring additional property.

**Cram:** Police Power ordinance allows a review with the PDR Committee and vote by the Township Board. The Committee will ask for legal OK if these changes can go to Township Board for vote.

**Wunsch:** Need to select dates for site visits. Use topographic, historical and contiguity for accuracy of properties.

**Boursaw:** Can public go on site visits?

**Wunsch:** Yes, public can join. Wunsch moved to post Special Meeting Agenda for site visits on January 16, 2025 at 10:00 AM (January 17 for inclement weather). **Motion passed by consensus**

**Mantey:** Shea Farm. Appraiser discovered that it's dual zoned.

**Woodruff:** Is there a precedent for residential property in PDR?

**Wunsch:** No, but the property would have to be in Agricultural production.

**Mantey:** Warren farm. GTRLC looking for input on: land values with future splits for building sites. Can owner add an additional building site, for 2 total?

e. Report to the board discussion **tabled to next regular meeting**

f. Set upcoming meeting dates

**Wunsch:** Every 6 weeks starting January 8, 2025 at 4 PM. Next meeting will be February 19, 2025.

g. Non-agenda items discussion

**Sanders:** discussion on submitted communication from Fred Woodruff. Is there an opportunity to move PDR funds into the M-Class investment for a higher rate and no deposit/withdrawal penalties?

**Cowan:** Could earned interest be used to make PDR Admin work more robust?

**Woodruff:** How much money are you going to raise based on the millage rate?

**Wunsch:** Tax numbers from township in February will allow PDR to see which route to go, Bond vs. another investment route.

9. **Citizen Comments** none

10. **Commission Comments** none

11. **Adjournment** Motion to Adjourn by Drier and second by Tarczon

**Adjourned at 6:18 PM**

Maura Sanders, Peninsula Township Supervisor/Recording Secretary