

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

Phone: 231.223.7322 Fax: 231.223.7117

www.peninsulatownship.com

PURCHASE OF DEVELOPMENT RIGHTS SELECTION COMMITTEE

JANUARY 21, 2025

Minutes

1. Call to Order by (J) Wunsch 4:00pm

2. Pledge

3. Roll Call

Present: Wunsch, Couch, Tarczon, Drier

Absent: Arouca

4. Approve Agenda

Drier moved to approve, **Wunsch** seconded

Wunsch lets adjust agenda so that letter 'b' is discuss whether PDR ordinance can be amended and make letter 'c' setting timetable for next round of applications.

5. Brief Citizens Comments – for items not on Agenda none

6. Conflict of Interest none

7. Consent Agenda none

8. Business

a. Site visit summary

i. Kroup property Wunsch: My recollection is that we thought the 4.9 acres of R1A land from Bluff Road don't belong in the PRD program because they are not good ag land. It's cost prohibitive to include them, however the 14 acres behind it which are R1B ought to be considered for PDR.

ii. VM4 property Wunsch: This parcel is adjacent to already preserved lands and the section of the parcel that is outside the APA is already planted with high density sweets and apples. The consensus is that it belongs in the program.

iii. VM3 property Far Out Farms Wunsch: This parcel has two parts that are outside the APA. **Will Manty:** Far Out Farms has a portion to the west and south that are not in the APA. 33.5 of the 93 total acres are outside the APA.

Wunsch: The parts of the parcel that are not currently in the APA provide both good drainage and trying to wedge residential between the ag land would be disruptive. Our recollection is that both areas should be added to the APA.

iv. VM3 Bagley Lake Wunsch: The segments that we're looking at here previously had sweet cherries. It's currently planted in rye to build up the soil. Allowing it to go residential would interfere with the portion that is in the APA. Consensus was we felt it belonged in the program. **Drier:** It has two points of

adjacency to other conservation land. One that's designated ag land and one under conservation easement. **Wunsch:** This one was also recommended yes for the program.

v. VM3 Wellhusen **Wunsch:** Two of our most active farmers, Rob Manigold and Issah Wunsch, agree that this is probably the best piece of fruit land in the state. It's currently cut up with part in and part out of the APA. **Drier:** It's also contiguous with protected parcels to the north and south. **Wunsch:** Recommend that the portions outside of APA be included in program.

b. PDR ordinance question of amendment

i. **Wunsch:** What I learned from the township attorney and what Will learned from Rob Manigold is that previously when they ran into this same situation, rather than amend the ordinance, they amended the map. The township attorney said that the ordinance can be amended, however knowing the map changes have been made in the past, that is the easier route. And because the map is an exhibit of the ordinance, it's also amendable, according to the state rules around zoning. The attorney recommends going to the board and then going to a public hearing. **Drier:** It's clear that the map is old and outdated. **Nancy Heller,** 3091 Blue Water Rd: What is a simplified statement of what you're doing? **Wunsch:** We are requesting that the APA map be adjusted so that these applicant parcels may be eligible for PDR program. **Fred Woodruff** 4824 Forest Ave: The Kroupa section that is on the waterfront isn't farm land, but if your purpose is to protect land from development that might adversely impact the environment, could it also be preserved? **Couch:** It would be very expensive land to purchase. **Wunsch:** We could preserve an entire farm for the cost of those five acres. **Will:** We could use matching funds in some way and the conservancy has previously partnered to help find those matching funds to conserve land outside of the APA. **Wunsch:** There could be value in features like the stream on the Kroupa property that might make it a good conservation piece. **Heller:** Perhaps Sally the assessor would be helpful in providing tax identification numbers to describe the applicant parcels. **Wunsch:** We could request that we move the boundaries of the APA map to follow the boundaries set forth by the tax descriptions of the applicant parcels. **Woodruff:** That is a very specific and clean way of describing the boundaries. **Wunsch:** Historically, the map has been amended not the language of the ordinance. We're asking to amend the appendix. This is what has been done before. **Tarczon:** The legal descriptions are already in place and this will be easier. If we have to go down this route, let's make it easier to do in future. Simpler is better. **Heller:** The visual will be the most useful for people to understand what you're trying to

accomplish. **Wunsch:** So, consensus is to go ahead and move forward with the simpler language, easy introduction, that just asks to move the map lines from their current location that bisects these applicant parcels to a location that follows the boundaries of the applicant parcels. This will be easier for the public to understand what we're trying to achieve. Will, could you just include the tax IDs on the handouts of each applicant parcel that we need to identify? **Tarczon:** The legal descriptions are very lengthy, can we use the tax parcels to shorten the description? And include the photo without the paragraphs of legal descriptions?

Tarczon: I move to have Wunsch submit a document to the Planning Commission including exhibits that request an expansion of the APA to include the entirety of the applicant properties in question. **Wunch:** All in favor? **Drier, Couch,**
Tarczon: Aye!

c. Setting the time/date for the next round of PDR applications

i. Wunch: We have six to eight parcels that are interested in the next round of applications. We should nail down a time at our next meeting in February. The timeline might begin in March with the hope of closing the first contract by June. Next meeting date is set for February 17th at 4pm.

9. Citizen Comments none

10. Commission Comments none

11. Adjournment Motion to Adjourn by Wunch and second by Couch

Adjourned at 5:05 pm

Rebecca Couch, Recording Secretary