

**January 24, 2022**  
**Planning Commission**  
**Packet Addition #2**

## Jenn Cram

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**From:** chaddox75@gmail.com  
**Sent:** Monday, January 24, 2022 4:29 PM  
**To:** 'Jenn Cram'  
**Subject:** FW: Peninsula Shores SUP

Please confirm receipt

**From:** John Jacobs <jjacobs@jjacobs.com>  
**Sent:** Wednesday, January 19, 2022 9:34 PM  
**To:** rand.plancom@gmail.com; lwdloski@gmail.com; acouture@need-lawyer.com; jualexanptpc@gmail.com; dsh\_44@yahoo.com; wunschis23@gmail.com; planner@peninsulatownship.com; shipmanparks@gmail.com  
**Subject:** Re: Peninsula Shores SUP

Dear Peninsula Township Planning Commission,

I was extremely disappointed to learn of the proposed amendment that would result in a building lot (and house to follow) in existing open space that serves as a buffer for Smokey Hollow Estates to the north. When the developer submitted its PUD application, it assured the township that it would protect surrounding properties and the natural resources on its own property. Specifically, the developer agreed to provide an open space buffer between housing developed on their property and neighboring properties. Those promised protections were a commitment to the community, the township and their neighbors in exchange for being granted special development privileges.

Now, the developer wants to renege on those commitments, to the detriment of its neighbors' quality of life and property values. Unfortunately, there is a pattern of commitments made in poor faith by this developer. Please don't allow it to continue. A deal should be a deal, especially in the case of a deal that extracted such extraordinary privileges from the township. Please don't give in.

Sincerely,  
John Jacobs  
5290 Forest Ave.

## Jenn Cram

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**From:** chaddox75@gmail.com  
**Sent:** Monday, January 24, 2022 4:32 PM  
**To:** 'Jenn Cram'  
**Subject:** FW: Comments on Proposed Amendment to Peninsula Shores

Please confirm receipt

**From:** Nancy Durham <[durhamnancy@gmail.com](mailto:durhamnancy@gmail.com)>  
**Date:** January 19, 2022 at 5:47:47 PM EST  
**To:** [shipman.parks@gmail.com](mailto:shipman.parks@gmail.com), [rand.plancom@gmail.com](mailto:rand.plancom@gmail.com), [lwdloski@gmail.com](mailto:lwdloski@gmail.com), [acouture@need-lawyer.com](mailto:acouture@need-lawyer.com), [jualexanptpc@gmail.com](mailto:jualexanptpc@gmail.com), [dsh\\_44@yahoo.com](mailto:dsh_44@yahoo.com), [Wunschis23@gmail.com](mailto:Wunschis23@gmail.com), [planner@peninsulatownship.com](mailto:planner@peninsulatownship.com)  
**Cc:** Nancy Durham <[durhamnancy@gmail.com](mailto:durhamnancy@gmail.com)>, Megan Haddox <[mlhaddox@mac.com](mailto:mlhaddox@mac.com)>, tgdurham <[tgdurham@verizon.net](mailto:tgdurham@verizon.net)>, jim durham <[jimdurham56@gmail.com](mailto:jimdurham56@gmail.com)>  
**Subject:** Comments on Proposed Amendment to Peninsula Shores

January 19, 2022

Dear Planning Commission Member,

We are next door neighbors of Megan Haddox and her extended family on Trevor Road. We are writing in support of her heartfelt request that changes not be allowed to the plan for house sites in the Peninsula Shores development.

Our group of families on Trevor Road frequently gather on the cul-de-sac at the top of Trevor Road for stargazing, pot luck dinners, family game nights and other activities. We are saddened and deeply troubled by what appears to be the exorbitant number of trees that have been removed from the nearby landscape. Having a home built right next to this area would be a further incursion into our community.

The approval of this development has been controversial from the start and it is very frustrating that the builder continues to try to change and expand the plan that was approved. This is the third time the builder has done this.

Nancy Durham and Bruce Fried

## Jenn Cram

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**From:** chaddox75@gmail.com  
**Sent:** Monday, January 24, 2022 4:28 PM  
**To:** 'Jenn Cram'  
**Subject:** FW: Comments on proposed amendment to Peninsula Shores SUP

Please confirm receipt

**From:** tgdurham@verizon.net <tgdurham@verizon.net>  
**Sent:** Thursday, January 20, 2022 8:53 AM  
**To:** shipman.parks@gmail.com; rand.plancom@gmail.com; lwdloski@gmail.com; acouture@need-lawyer.com; jualexanptpc@gmail.com; dsh\_44@yahoo.com; Wunschis23@gmail.com; planner@peninsulatownship.com  
**Cc:** mlhaddox@mac.com; chaddox75@gmail.com; durhamnancy@gmail.com; jimdurham56@gmail.com  
**Subject:** Comments on proposed amendment to Peninsula Shores SUP

Dear Planning Commission members:

My name is Tom Durham and my family owns a home on Trevor Road in Smokey Hollow Estates, the development abutting the Peninsula Shores development (previously known as 81 Development). I concur with the concerns of the Lewis family with regards to the proposed change that would eliminate common open space (originally planned and approved) that abuts the Lewis family property near the cul-de-sac where Trevor Road ends. In 2020 a vast removal of trees was made that had a distinct detriment to the landscape abutting Smokey Hollow Estates; recently more trees were removed in the open space where the developer now wants to build a home. The additional change would put a home in close distance to the Trevor Rd cul-de-sac and, even with this change, still adversely affect the view and privacy for the Lewis house.

As noted in previous correspondence by Lewis family members and others, previous agreements were made by the developer to preserve common open space abutting the section of Smokey Hollow Estates next to the Lewis house and at the end of the Trevor Rd cul-de-sac. This previous promise by the developer, must be kept to avoid further detriment, not only to the privacy of the Lewis house, but to the common property owned by Smoky Hollow homeowners on the west side of the cul-de-sac. As stated by several of us in 2020, the developer should not be allowed to renege on promises to preserve open space in the original plan.

As a representative of the Durham family, I ask the Planning Commission to deny this recent request to change a plan that was approved after "long and contentious negotiations." This change could potentially set a precedent for similar requests in the future. By denying this request, the Planning Commission will hold the developer in compliance with the Township zoning ordinance section 8.1.3(1)(a) and avoid further detriment to the property at Smokey Hollow Estates.

Thank you.

Sincerely,

Thomas G. Durham  
4126 Trevor Rd.  
Traverse City, MI 49686