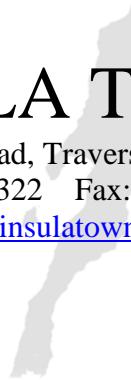


PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

Ph: 231.223.7322 Fax: 231.223.7117

www.peninsulatownship.com



PENINSULA TOWNSHIP PLANNING COMMISSION MEETING AGENDA

January 25, 2021, 7:00 p.m.

Virtual Meeting Via Zoom-Link Provided Below:

Agenda

1. Call to Order
2. Pledge
3. Roll Call
4. Review for Conflict of Interest
5. Brief Public Comments
6. Additions to Agenda/Approval
7. Consent Agenda
 - a. Approval of Meeting Minutes: Planning Commission Meeting, December 21, 2020
8. Reports
 - a. Zoning Board of Appeals (Couture)
 - b. Master Plan/Participate Old Mission Update (Mielnik)
9. Business Items
 - a. Staff Update on Zoning Ordinance Revisions
 - b. Bella Vue PUD/SUP – Public Hearing on Revised Plan - SUP #137
 - c. Zoning Ordinance Amendment #200 - Regulation of Free-Standing Solar Panels
 - d. Election of Officers/Recommendation of Member to Serve as ZBA Rep.
 - e. Annual Report
10. Public Comments
11. Other Matters or Comments by Planning Commission Members
12. Adjournment

To join using the Zoom App on a computer, tablet, or smartphone click the following link:

<https://us02web.zoom.us/j/89262394603>

To join by dialing in, call:

(312) 626-6799 followed by the Webinar ID: 892 6239 4603, followed by the # key.

Minutes

PENINSULA TOWNSHIP

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PENINSULA TOWNSHIP PLANNING COMMISSION MEETING MINUTES

VIA ZOOM FORMAT

13235 Center Road

Traverse City, MI 49686

December 21, 2020, 7:00 p.m.

1. Call to Order: 7:02 p.m. by Hornberger

2. Pledge

3. Roll Call: Present via Zoom: Hornberger, Hall, Dloski, Shipman, Couture, Oosterhouse, Wunsch; also present: Attorney Meihn, Mielnik, Deeren

Hornberger: The meeting is being conducted virtually because of COVID-19 and the members of the planning commission reside in Peninsula Township.

Roll Call:

All reside in Peninsula Township

4. Review for Conflict of Interest:

Meihn: Received information of concern that Todd Oosterhouse is participating in the planning commission and is part of the group of wineries that has filed a lawsuit. His conflict of interest is with the ordinance as it relates to the wineries. He must recuse himself from any discussion related to the zoning ordinance and wineries. The members of the planning commission must be cognizant of any conflict of interest and can and should raise a conflict of interest on behalf of any commission member.

Hornberger: There is no conflict of interest for any items this evening.

5. Brief Public Comments:

Led by Jim Muratzki, LIAA, acting as Zoom moderator for the meeting.

Lou Santucchi, 7075 Center Road: Asks Attorney Meihn if Todd Oosterhouse is excused from any zoning ordinance discussion or just the zoning ordinance related to the winery issues?

Mike Dettmer: States that Todd Oosterhouse should recuse himself from any township government involvement while he is part of the winery lawsuit against the township. Hornberger and the township supervisor should reclude him. He should resign.

David Taft, 952 Neahawanta: The attorney gave an opinion about Oosterhouse. Taft sent a letter to the township, and in his opinion, Todd Oosterhouse should not be allowed to attend township meetings, his attendance is a conflict of interest. Whatever he speaks on is a conflict of interest. Asks for clarification.

Couture: Madam chair, for a point of order, should there be an indication of those who wish to comment; are we going through all of the phone callers?

Muratzki: Can ask for the raised hand feature, but phone callers cannot use this.

J.J., no address given: Todd Oosterhouse should not be present

Jill Hammer, 10429 Warren Drive: Had sent written documents to Mielnik; will that be discussed during the zoning update?

Mielnik: Appropriate for comments to be under the zoning ordinance update
Miehn: The question was raised if there would be a conflict of interest for Oosterhouse on the planning commission when discussing the zoning ordinance (winery ordinance). A board member has a responsibility to raise a conflict of interest at the beginning of the meeting before discussion and vote. For the winery ordinance and the ordinance discussion, it is a conflict of interest for Oosterhouse. If there is an indirect conflict of interest, for example, if Oosterhouse wants to promote his winery at that point in a discussion as a planning commission member or a businessman for his winery; a discussion should be held at that time. The real issue is the indirect conflict of interest that would mandate the removal of a board member. There would have to be an inquiry and discussion. There is not anyone present that does not have some indirect conflict of interest at some point in time. If it is such that they should remove themselves from the discussion, or a board member sees a conflict of interest in another member. Finally, there is a Michigan statute that if a person fails to divulge a conflict of interest, and it is found out that they do have a conflict-of-interest, this results in the removal of the board member.

Dloski: Is conflict of interest defined by statute or township bylaws?

Miehn: Bylaws first, state statutes second. The bylaws would control immediate action if that does not work, then look to the Michigan statute, then after that, the courts look to the definition.

6. Additions to Agenda/Approval: None

7. Consent Agenda:

a. Approval of Meeting Minutes: Planning Commission Meeting, November 16, 2020

Moved by Dloski to approve agenda as presented, seconded by Couture

Roll call:

pass unan

8. Reports:

a. Zoning Board of Appeals (Couture)

Couture: ZBA met in November and approved a zoning variance for an individual for storage.

9. Business Items:

a. Zoning Ordinance Update – Public Hearing (continued from 11-16-20)

Hornberger closes the public meeting and opens the public hearing.

Mielnik: Refers to a memo to the planning commission and the town board contained in the packet. Confirming that the public hearing for tonight is looking at the zoning ordinance update with the problematic issues to be set aside and then move ahead with the zoning ordinance that is essentially ninety-five percent acceptable. Comments have been gathered from e-mails and public testimony; time is needed to organize the comments and take them into account.

Hornberger: To summarize, there are sixty-four people present at this meeting. If in the past you have sent an e-mail or spoke at a meeting, we have your comments recorded. If what you wish to say this evening is new, we will hear those comments.

Curt Peterson, 1356 Buchan Drive, Traverse City: There is a difference in definitions with short-term rentals and home-share. The home-share concept is one where the host is present when the guests are staying in a portion of the house. There have been no nuisance complaints with home-shares.

Lou Santucci, 12602 Center Road, Traverse City: Comments on the proposal by Wunsch which places the controversial parts of the zoning ordinance update aside to a later date. Which parts of the

Planning Commission Minutes

December 21, 2020

Beth Chan, Recording Secretary

ordinance will move along? The whole ordinance should be set aside. The proposal in the packet with the days of notice of an infraction would be set aside. In the last packet, there was no notice time. Proposes to keep the fifteen or seven days.

Dave Edmondson, 12414 Center Road, Traverse City: For section 612, general farming could be expanded into more detail to what actual farming is happening on Old Mission Peninsula. Concerned about the penalty with equipment that is parked over fourteen days. He owns a cherry harvester that has not been used for three years. It is not junk. The board needs to understand what is important to the farming community.

Monnie Peters, 1425 Neahawanta Road, Traverse City: Refers to the definition of structure, which has been redone. Wondering about fences above four feet, it should be a small height level of three feet. Another issue is driveways, it should not be limited to paved driveways. When does a driveway fall into a two-track? How do we qualify driveways?

Jan Beckett, 671 Hidden Ridge Drive, Traverse City: The definitions area needs more work. For example, questions structure and driveways. Section 9.06b. about minimum setback of driveways is unclear.

Hornberger: Encourages citizens to send in written comments.

Hornberger closes the public hearing and opens the regular meeting.

Couture: Clarifies that the non-controversial issues will go forward, and the controversial issues will be pulled out.

Hornberger: The controversial issues should be defined.

Mielnik: The language can be fine-tuned. A committee should work to clarify the issues brought forth in the meetings.

Couture: Volunteers to be on the committee.

Shipman: The memo in the packet said the town board would not take this on until July.

Wunsch: The process could be accelerated at the town board level. The work should be done in the planning commission meetings. The public hearing should occur for a few more meetings.

Hornberger: The committee should consist of Mielnik, Deeren, and three other members.

Hall: What is the process? We have a draft with the controversial issues. Are we going to extract those, and then the draft sent with controversial items as they stand?

Hornberger: The committee will look at the issues, and send it to the township board with the original language.

Hall: The draft with the original language could get approved, and a sub-committee would work on the issues.

Hornberger: The controversial issues would be discussed and put back into the ordinance.

Hall: The controversial issues would be addressed later.

Shipman: Volunteers to be on the committee.

Hornberger: The committee members will be Couture, Hall, and Shipman. Work is to be supported by Mielnik and Deeren.

b. 13795 Seven Hills Road – SUP #139 Public Hearing

Hornberger closes the regular meeting and opens the public hearing.

Mielnik: During the last meeting, the applicant gave an introduction. Since then, a formal application has been submitted. The application was sent to Gordie-Fraiser and funds have been escrowed for an engineering review. Some issues need to be addressed, and the review is underway.

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Beth Chan, Recording Secretary

The important concern is the hotel proposed on the site; five acres are required for a hotel under the current zoning ordinance, and the site does not have five acres.

Julie Alexander, 4856 Forest Avenue, Traverse City: They do not have enough land to build the hotel. The survey sent out last year showed that the residents do not want this (type of development).

Nancy Heller, 3091 Blue Water Road, Traverse City: Requests to keep the public hearing open, this application does not contain enough information and is hard to read. Since the COVID restrictions are in effect, the public can not go to the township office to view the formal application. They are stating the approximate location for the new building. The packet was hard to read and they are referencing 1995 plans. Concerned with the health, safety, and welfare of creating traffic in a gully.

Monnie Peters, 1425 Neahawanta Road, Traverse City: Agrees with Nancy's points. This application does not have the detail that other SUP's possess. Access on Seven Hills is a concern and the speed limit is not marked. Asks to table it for the evening; need more readable information.

Adalaide Leitzel, 1673 Neahawanta Road, Traverse City: There is not enough information.

Brit Eaton, 1465 Neahawanta Road, Traverse City: Hypocritical since we are restricting residents and the rentals. This is in conflict with bed and breakfasts. This is opening pandora's box. In the master plan, the residents did not want more expansion.

Dave Merrill, no address given: Zoom is a problem format. Agree with comments on the development. This a residential area and a rural setting. Putting in a commercial venture is alien to public opinion. Secondly, this is a commercial and office service site. Remarked on the traffic and the winter ice.

Michelle Zebell, 2616 Bowers Harbor Road, Traverse City: Lives on a shared driveway. There is a need to consider the quality of life and development rights. Traffic to the boat launch ramp is heavy. Against a hotel, it is in opposition to what we have supported. There is a water issue in this area, it floods.

Sara Thomas, 4856 Forest Avenue, Traverse City: Agrees with the previous comments. Is the commission obligated to consider every proposal? This contradicts the survey results.

Mielnik: The property is zoned commercial. An applicant has the right to make an application in front of the planning commission. The planning commission is not obligated to approve a SUP.

Sara Thomas: Asks the developer why they are building at this site.

Jay Milliken: Not sure of the protocol.

Hornberger: Answer at the end of the questions.

Spencer Stegenga, 13975 Seven Hills Road, Traverse City: This is a busy stretch of land and used to be a machine shop. Remarked on shared property lines. There are drainage concerns- what does that mean to the adjacent property? The vineyard has projects that could be jeopardized.

Jay Milliken: Gave an overview of the project. The developers are local residents on the peninsula and are passionate about responsible development. Some of the buildings will be removed. The motel/hotel terms go with the commercial zoning designation. The hotel is ten rooms. They are working with engineers to comply with the project. Aware of the survey and the goal is not to increase tourism, but instead, create a community center.

Jennifer Hedges: We have been corresponding with the developer to address the concerns and better understand the plans. The health department and the road commission have been involved in the preliminary reviews; concerning the impacts to the drain field and well, as well as the traffic counts. We have asked for ADA compliance.

Planning Commission Minutes

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Beth Chan, Recording Secretary

Milliken: We are working with documents from the nineties and we will be working on new, more legible plans.

Mielnik: There is a five-acre requirement for a hotel.

Hornberger: We are working under current zoning. We should continue this public hearing until January.

Dloski: Agree, tried to decipher the plan; is there a new 3,700 square foot building for storage?

Milliken: The plans are from 1995. That is a building that will be removed. We have submitted all of the plans requested.

Discussion of the plans and the five-acre requirement, ordinance, and zoning requirements.

Hodges: The goal and objective are to work and clear confusion, working with the applicant to clean up the plans and get preliminary reviews.

Mielnik: We will prepare findings and conclusions when we have an actionable application.

Hornberger: Requests a clean application that can be approved.

Miehn: It is unfair for the applicant to come back with documentation and new plans when he does not meet the requirement of five acres for the hotel.

Mielnik: There are other elements to the project, besides the hotel.

Miehn: If there are other elements for consideration that is alright, but the hotel can't be approved.

Milliken: We would like to proceed without a hotel.

Moved by Wunsch to table 13795 Seven Hills Road – SUP #139, seconded by Couture.

Roll call:

pass unan

c. Zoning Amendment #200 – Accessory Solar Equipment - Public Hearing

Hornberger closes the regular meeting and opens the public hearing.

Mielnik: We have been talking about amendments to on-site solar systems. The solar proposal was discussed at the last meeting, with expansion to ground-mounted systems between 10kW-30kW, and also a provision for ground-mounted solar systems that are 30 kW or greater. Clarifies 3e.

Monnie Peters: For 30kW or larger, do they need D and E that is in the 10kW-30kW about viewsheds and PDR? Should have sections D and E under 3, also under 4, unless there is some reason not to.

Dave Edmundson: Needs clarification, is D and E included in ground-mounted solar 30 kW and greater?

Mielnik: As written, number 4 ground-mounted solar energy systems 30kW or greater may not be on a parcel included in a viewshed, so D would not apply.

Dave Edmundson: A solar panel on PDR land or viewshed, and in that covenant, people that have a conservation easement have an agreement with the township. That would breach existing contracts. Opposed the removal of the panels if you do not use them for twelve months.

Hornberger: D and E are in number 3, and not in 4.

Mielnik: This is because 4 said a ground-mounted solar panel cannot be on a parcel in a viewshed.

Meihn: Do not need a consideration or evaluation process.

Comments and discussion of Solar Amendment #200

Hall: Does section 3E which talks about PDR land, is that for ground-mounted systems of any size?

Miehn: Yes, it could go under 4.

Hall: 3E should be moved to 5 and make it 5D and would apply to sections 3 and 4.

Hornberger: 3E and move it to 5D

Wunsch: Eliminate D on 2

Planning Commission Minutes

December 21, 2020

Beth Chan, Recording Secretary

Hornberger closes the public hearing and opens the regular meeting. Zoning Amendment #200 – Accessory Solar Equipment (amended as discussed) to be put on the agenda for the January meeting .

Wunsch: Would the first header allow us to enforce the on-site energy requirement?

Miehn: Yes, we need an enforcement mechanism. The energy companies are self-enforcing; we wanted additional protections.

d. Election of Officers

Hornberger: There is a need to elect a chair, vice-chair, and secretary. Would like to step down as the chair.

Couture: Volunteers to work with Hornberger to create a slate for January.

e. Annual Report

Mielnik: Will produce an annual report for the January meeting.

f. Discussion Regarding Master Plan Update

Mielnik: Summarized history of the master plan work. The survey done last year is viewed as a foundation for the new master plan update. State law requires communities to look at master plans every five years. The town board has approved an online tool for community engagement and the platform is “Bang the Table,” and the township has named it “Participate Old Mission.” It will be introduced in the winter newsletter in January. Presents a PowerPoint of the site setup. It is designed for the public to provide feedback, dialog, ask questions, share ideas, and pinpoint locations that should be looked at for improvement or preservation.

Planning commission discussion of the online engagement tool.

g. January & February Meeting Dates – 1-25-21 & 2-22-21

10. Public Comments:

Heller: Asks if the public can get the list of public comments for the zoning ordinance. Seasonal residents should be given time to comment on the zoning ordinance update. “Bang the Table” is not anonymous. Asks Hornberger to reconsider continuing the chair position.

11. Other Matters or Comments by Planning Commission Members:

12. Adjournment:

Moved by Couture to adjourn, seconded by Shipman.

pass unan

Adjournment at 9:45 p.m.

Bella Vue
SUP #137

memo

To: Planning Commission

From: Randy Mielnik, AICP

Date: January 20, 2021

Re: Bella Vue Public Hearing

In July of 2020, the Peninsula Township Planning Commission conducted a public hearing for the proposed Bella Vue development. At that time, there were issues related to density calculations and the fact that the zoning ordinance specified that only the town board could reduce the minimum acreage required for a PUD. An amended concept plan was subsequently presented to the planning commission and town board. This amended plan showed five units rather than the six that were originally proposed. On January 12, the township board made a decision to allow a PUD on this site and articulated a number of requirements. The specific motion was:

To allow a PUD on this site, with fewer than 20 acres, as it would be a "suitable and reasonable use of land" compared with conventional development and based on the recommendation of the planning commission and the conceptual design provided. Further, this action is based on the understanding that the planner, planning commission and township engineer will proceed with a complete project evaluation and produce a document with required findings of fact and conclusions. Because of the unique topography and location, particular attention must be directed to providing:

1. *Existing topography of the property (two-foot contour intervals or fewer). Development of a 3D computer model (sketch-up or similar) showing final grades and full build-out is required.*
2. *A grading and stabilization plan depicting areas of proposed earthwork and slope reinforcement.*
3. *Drawings of each building showing elevations and floor plans.*
4. *A site plan and written management plan for all open space, including the undisturbed forested bluff based on recommendations from the district forester and a professional arborist. Plans must describe proposed tree and vegetation removal, native replacement plant material, and allowed activities during pre- and post-construction.*
5. *Preliminary engineering plans for water supply, stormwater, and wastewater management.*
6. *Approval of emergency access and fire control plans from the Peninsula Township fire chief.*
7. *Details for shared water access, including parking and planned storage of any dock and hoists.*

Additionally, as a considerable amount of information has yet to be provided as part of the design review process, this action in no way assures final approval of Bella Vue by either the planning commission or township board.

A second public hearing was scheduled for January 25 because the proposed plan has changed and many months have passed since the previous hearing. The applicant is aware of the requirements listed above (along with typical review criteria) and is believed to be working on satisfying all requirements. If all submittal requirements are met (some have already been provided), this project will appear on the February agenda.

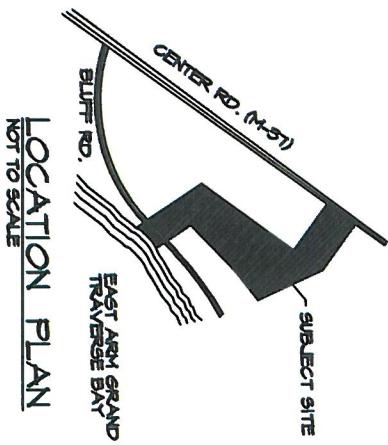
PROJECT NAME: BELLA VUE CONDOMINIUMS
 OWNER: COLD PEN ONE LLC, MONTAGUE ROAD TRAVERSE CITY, MICHIGAN 49686
 CONTACT: JUSTIN HELTON
 PHONE: (231) 645-0428
 LEGAL DESCRIPTION: LOT 100-026-35 AND 100-026-36
 PART OF GOVT. LOT 4 & SW 1/4 OF NW 1/4
 SECTION 4, TOWNSHIP 10, RANGE 10
 PENNISLA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN
 LAND SURVEYOR:
 SINNER LAND SURVEYING
 404 N. MECOM AVE.
 KESICK, MICHIGAN 49666
 PHONE: (231) 429-4919
 PROPOSED CONDOMINIUM FOR SINGLE FAMILY RESIDENTIAL UNITS (UNITS 1-6)
 WITH A COMMON SEPTIC DISPOSAL SYSTEM AND A PROPOSED BEACH FRONT PARK.

GENERAL NOTES:
 1. NO SEWAGE SYSTEM OR PORTABLE TOILETS TO BE PROVIDED AT PROPOSED COMMON AREA PARK.
 2. NO SIDEWALK OR INTERCONNECTING PATHS TO BE PROVIDED.
 3. NO GENERAL SITE LIGHTING TO BE PROVIDED.
 4. GROOVING AND BALANCING OF SITE TO NOT ACHIEVED WITH ON-SITE MATERIALS, TO REQUIRED SITE FILL TO BE UTILIZED OR AS EX FORESTED BLUFF IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA, THIS AREA IS TO BE UNDISTURBED. CONDOMINIUM DOCUMENTS TO INCLUDE PRACTICES FOR THE BLUFF TO ENSURE ITS LONG TERM VIABILITY AND CHARACTER OF THE PROJECT DESIGN.

IMPERVIOUS AREA
 (BUILDINGS, ROADS, AND DRIVEWAYS)

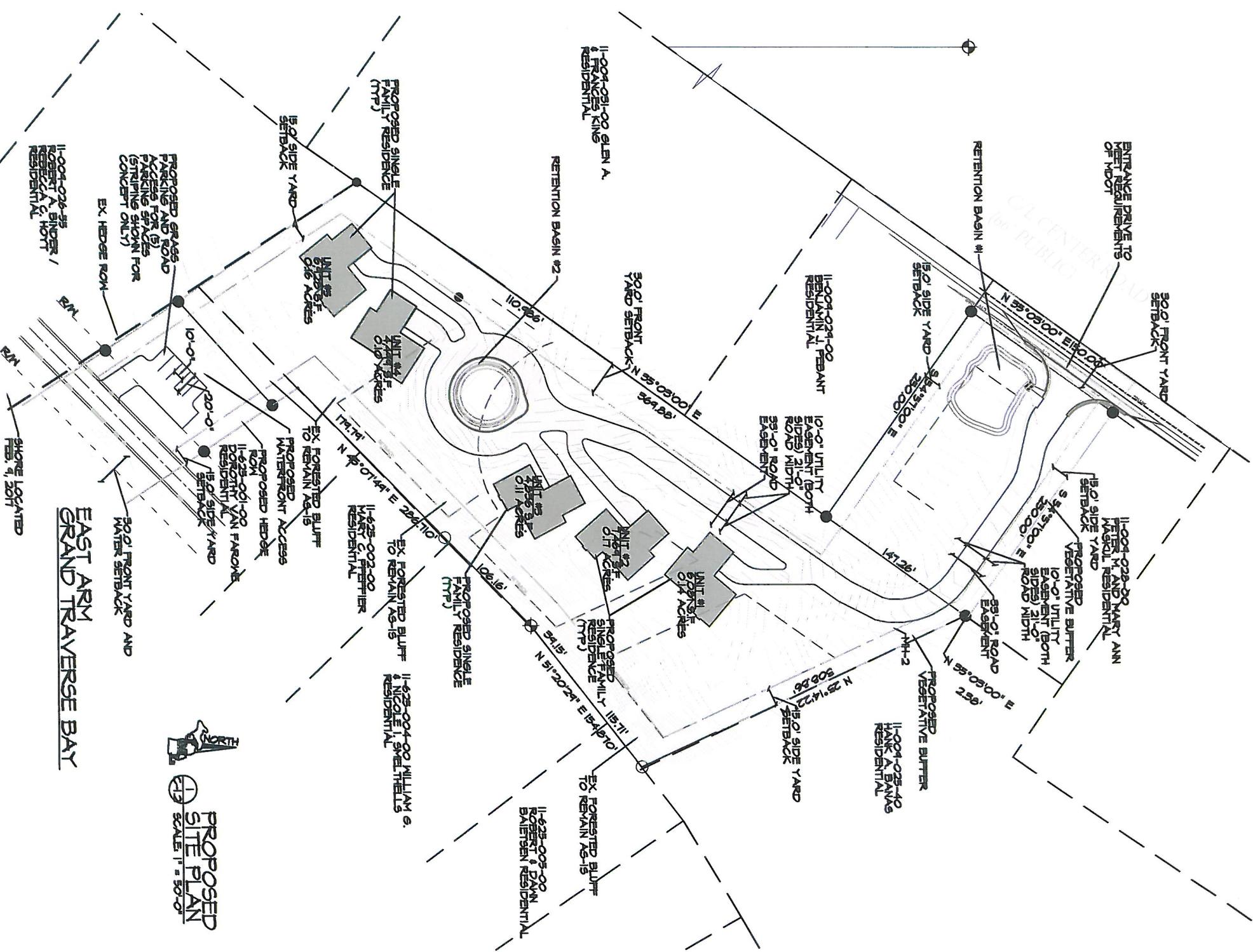
167,101 SF.

TOTAL SITE: 34,955.21 SF.
 25% IMPERVIOUS COVERAGE



LOCATION PLAN

NOT TO SCALE



PROJECT NAME:
BELLA VIE CONDOMINIUMS

OWNER,
COLD PEN ONE, LLC, 9735 MONTAGUE
ROAD TRAVERSE CITY, MICHIGAN 49686

**CONTACT:
MR. JUSTIN HELTON
PHONE (202) 645-2424**

LEGAL DESCRIPTION:

COUNTY, MICHIGAN
LAND SURVEYOR
SINNER LAND SURVEYING
404 N. WESCOCK AVE.
WESCOCK, MICHIGAN 49668
PHONE: (229) 423-4919

PROPOSED CONDOMINIUM FOR SINGLE FAMILY RESIDENTIAL UNITS (UNITS 1-6) WITH A COMMON SEPTIC DISPOSAL SYSTEM AND WELL AND A PROPOSED BEACH FRONT PARK.

1. GENERAL NOTES:
GENERAL NOTES:
NO SEPTIC SYSTEM OR PORTABLE
TOILETS TO BE PROVIDED AT
PROPOSED COMMON AREA PARK.
2. NO SIDEWALK OR INTERCONNECTIVE
PATHS TO BE PROVIDED
3. NO GENERAL SITE LIGHTING TO BE
PROVIDED

NO OFF-SITE FILL TO BE UTILIZED OR
REQUIRED.
EX FORESTED BLUFF IS RECOGNIZED
AS AN ENVIRONMENTALLY SENSITIVE
CONDONUM DOCUMENTS TO BE UNDISTURBED
BY MANAGEMENT. MAINTENANCE PRACTICES
FACILITATE THE BLUFF TO ENSURE IT HAS
LONG TERM VIABILITY AND SUSTAINABILITY OF THE PROJECT DESIGN
CHARACTER AND FUNCTION.

**TOTAL SITE: 54,555.21 SF.
25% IMPERVIOUS COVERAGE
IMPERVIOUS AREA
(BUILDINGS, ROADS,
AND DRIVEWAYS) 167,101 SF.**

LOCATION PLAN

CENTER RD. (M-51)

BLUFF RD.

EAST ARM GRAND TRAVERSE BAY

NOT TO SCALE

SUBJECT SITE



Summary for Subcatchment 1S: Basin 1					
Runoff	=	2.40 cfs @ 12.08 hrs, Volume=	7,007 cf,	Depth=	1.35"
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span=1.00-72.00 hrs, dt= 0.05 hrs					
Type II 24-hr 25-Year Rainfall=3.93"					
Area (sf) CN Description					
17,051	98	Paved parking, HSG B			
45,398	61	>75% Grass cover, Good, HSG B			
62,449	71	Weighted Average			
45,398		72.70% PerVIOUS Area			
17,051		27.30% Impervious Area			
Tc Length Slope Velocity Capacity Description					
(min)	(feet)	(ft/ft)	(ft/sec)	(cfs)	
15.0					Direct Entry,

Summary for Pond 1P: Basin 1

Volume	Invert	Avail.Storage	Storage Description	
#1	616.00'	12,650 cf	Custom Stage Data (Pyramidal) Listed below (Recalc)	
Elevation (feet)	SurfArea (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	WetArea (sq-ft)
616.00	1,649	0	0	1,649
617.00	2,262	1,947	1,947	2,287
618.00	3,063	2,652	4,600	3,114
619.00	4,002	3,522	8,122	4,082
619.50	4,523	2,130	10,252	4,619
620.00	5,077	2,399	12,650	5,191

Device	Routing	Invert	Outlet Devices
#1	Discarded	616.00'	2.000 In/hr Exfiltration over Wetted area

Discarded Outflow: Max=0.12 cfs @ 114.83 hrs. UWM=217.23L (Flow = Discard)

Discarded Outflow Max=0.13 cfs @ 14.23 hrs HW=617.62' (Free Discharge)
↑=Exfiltration (Exfiltration Controls 0.13 cfs)

Summary for Subcatchment 2S: DISTRICT #2

[46] Hint Tc=0 (Instant runoff peak depends on dt)

Runoff = 1.85 cfs @ 11.89 hrs, Volume= 3,286 cf, Depth= 1.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Type II 24-hr 25-Year Rainfall=3.93"

Area (sf)	CN	Description
10,148	98	Paved parking, HSG B
9,727	61	>75% Grass cover, Good, HSG B
19,875	80	Weighted Average
9,727		48.94% Pervious Area
10,148		51.06% Impervious Area

Summary for Pond 2P: Basin #2

Inflow Area =	19,875 sf, 51.06% Impervious,	Inflow Depth = 1.90
Inflow =	1.85 cfs @ 11.89 hrs, Volume=	3,286 cf
Outflow =	1.28 cfs @ 11.95 hrs, Volume=	3,147 cf, At
Primary =	1.28 cfs @ 11.95 hrs, Volume=	3,147 cf

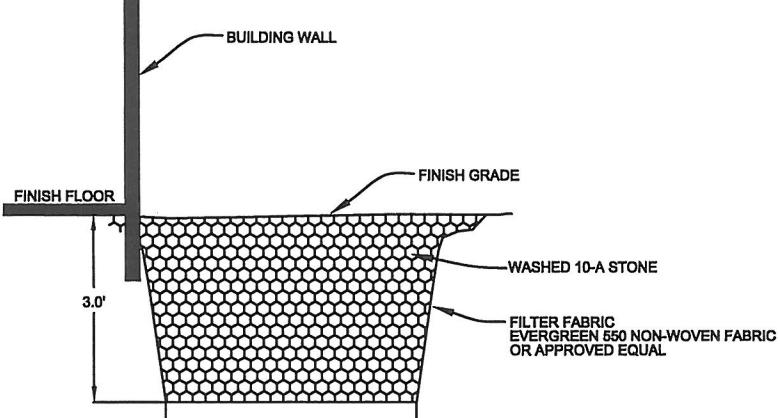
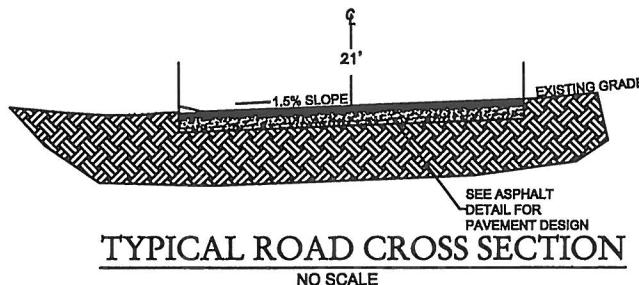
Routing by Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.05 hrs
 Peak Elev= 654.06' @ 11.95 hrs Surf.Area= 1,605 sf Storage= 838 cf

Plug-Flow detention time= 64.4 min calculated for 3,144 cf (96% of inflow)
 Center-of-Mass det. time= 40.7 min (864.6 - 823.9)

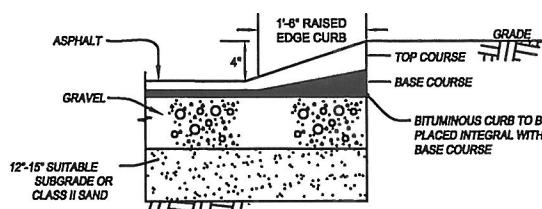
Volume	Invert	Avail.Storage	Storage Description
#1	653.50'	4,819 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
653.50	1,372	0	0
654.00	1,576	737	737
655.00	2,027	1,802	2,539
656.00	2,534	2,281	4,819

Device	Routing	Invert	Outlet Devices
#1	Primary	653.60'	24.0" Vert. Orifice/Orifice C=0.600

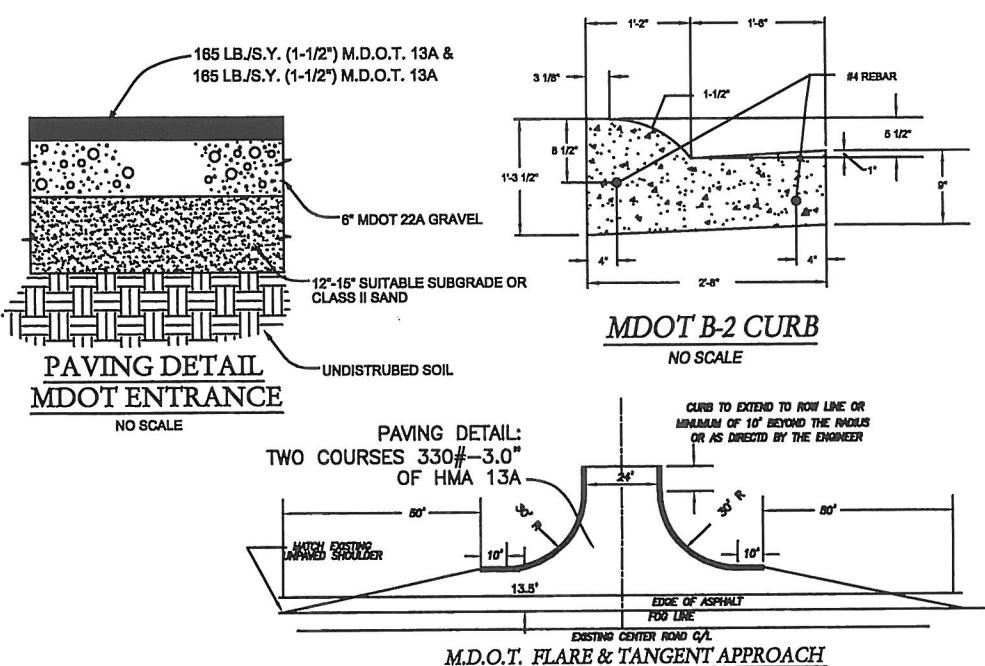
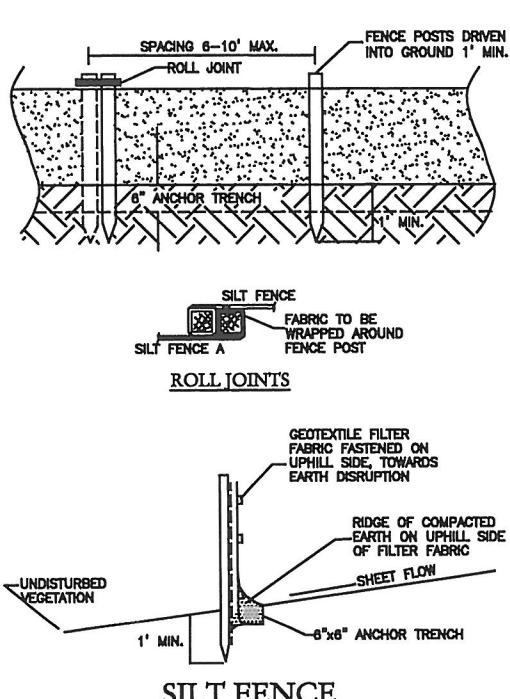
Primary OutFlow Max=1.27 cfs @ 11.95 hrs HW=654.06' (Free Discharge)
↑=1=Orifice/Grate (Orifice Controls 1.27 cfs @ 2.31 fps)



**NOTE: STONE DRAIN TO BE CENTERED
BELOW ROOF Drip LINE**



TYPICAL ROAD CROSS SECTION



G DETAIL:
30#-3.0"
HMA 13A

CURB TO EXTEND TO ROW LINE
MINIMUM OF 10' BEYOND THE
EDGE OR AS DIRECTED BY THE ENCL.

24'

4'
10'

13.5'

3'
10'

EDGE OF ASPHALT
ROW LINE

EXISTING CENTER ROAD LINE

M.D.O.T. FLARE & TANGENT APPROACH

PROJECT DESCRIPTION

CONSTRUCT NEW LOW PRESSURE TREATMENT SYSTEM DRAIN FIELD TO SERVE SIX(8) 3-BEDROOM HOMES. DESIGN VALUES FOR A 3-BEDROOM HOME IS 350 GPD/DAY/HOME. THE PROPOSED SEPTIC FIELD IS DESIGNED FOR 6 HOMES WHICH EQUALS 2,100 GALLONS PER DAY.

INSTALL TWO(2) 3350 GALLON SINGLE-COMPARTMENT SEPTIC TANKS TO SERVE AS FILTRATION TANKS TO GET 48 HOUR RETENTION. A 750 GALLON DOSE TANK WILL DOSE THE PROPOSED LOW PRESSURE FIELD. ACCESS RISERS TO BE INSTALLED FOR ACCESS TO BOTH COMPARTMENTS OF THE TANK FOR MAINTENANCE AND SAMPLING NEEDS. RISERS TO BE WATERTIGHT CONNECTS WITH AN EPOXY SEALER AND CONNECTIONS OF TANK AND RISERS.

THE DRAIN FIELD IS COMPRISED OF A 32' WIDE BY 78' STONE BED AREA WITH A 37' WIDE BY 68' STONE BED RESERVE AREA. THE LAYOUT OF THE DRAIN FIELD AND LATERAL CONFIGURATION IS SHOWN IN THIS PLAN SET.

DESIGN CRITERIA

SIZING OF THE DRAINFIELD IS BASED ON USING 2,100 GAL/DAY.

THE SOILS AT THE PROPOSED LOCATION ARE PREDOMINANTLY MEDIUM SAND (SEE ATTACHED TEST HOLES). AN ACCEPTABLE DESIGN LOADING RATE IS 0.60 GALLONS PER DAY PER SFT FOR THESE SOIL TYPES. THIS EQUATES TO 3,500 SQUARE FEET OF BED AREA. A TOTAL OF 3,500 SQUARE FEET BED AREA HAS BEEN PROVIDED. THE BED SYSTEM HAS DIMENSIONS OF 46' WIDE BY 78' LONG WITH THE AN AREA (50X71') FOR RESERVE AREA WITH THE PIPING SPACED 4.0 FOOT O.C.

TO OBTAIN THE NECESSARY DISTRIBUTION TO THE PROPOSED FIELD LOCATION A 750 GALLON DOSING CHAMBER IS PROPOSED. THE PUMPS WILL BE REQUIRED TO OBTAIN 34.7 GPM @ 29.7 TDH IN ORDER TO FILL ALL THE LATERALS AND MANIFOLD PIPING. A DETAILED LAYOUT IS SHOWN IN THIS SET OF PLANS.

TILE FIELD SHALL CONSIST OF A DRAINFIELD CONSTRUCTED OF 1-1/2" DRAINFIELD PIPING LATERALS, SPACED AS SHOWN, A 1.5" SCH 40 MANIFOLD, WITH A 12" THICK LAYER OF 10-A STONE AS DIRECTED BY THE LOCAL HEALTH DEPARTMENT.

PUMP FLOAT CONTROLS SHALL BE SET AS INDICATED ON THE DETAIL SO AS TO PUMP APPROXIMATELY 150 GALS. PER DOSE. A DUPLEX PUMP SYSTEM WILL BE USED.

PUMP CONTROLS SHALL BE SET WITH A VISUAL AND AUDIO ALARM. EVENT COUNTERS SHALL BE SET IN THE CONTROL PANEL FOR ALL PUMPS.

ALL SANITARY SEWER SHALL BE BURIED WITH A MINIMUM OF 5' OF COVER.

PUMP SPECIFICATION

SYSTEM SHALL BE A DUPLEX ALTERNATING PUMP WITH A FORCE MAIN CONTROL MANIFOLD. RESIDUAL HEAD AT END OF LATERALS IS DESIGNED AT 5'.

THE EFFLUENT PUMP SHALL BE USED FOR DISPERAL TO THE SEPTIC FIELDS FROM DOSING TANK AND SHALL MEET OR EXCEED 34.73 GPM @ 29.7 TDH.

CONTROL PANEL

THE CONTROL PANELS SHALL BE DUPLEX SYSTEM WITH AUDIO AND VISUAL ALARMS, HOUR METERS AND EVENT COUNTERS.

CONSTRUCTION NOTES

FIELD LAYOUT AND VERIFICATION SHALL BE MADE PRIOR TO COMMENCING CONSTRUCTION. ANY DISCREPANCIES OR MODIFICATIONS SHALL BE IDENTIFIED AND THE ENGINEER SHALL BE CONSULTED.

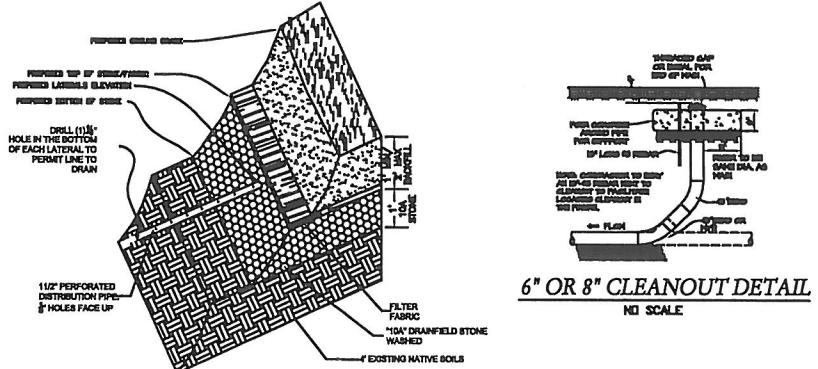
A FLUSHING VALVE SHALL BE INSTALLED AT THE END OF EACH LATERAL.

A 12 GAUGE SOLID TRACER WIRE SHALL BE RUN WITH THE PIPE AND A DETECTABLE TRACER TAPE MIN 2" WIDTH SHALL BE BURIED 1'-2" BELOW GRADE ABOVE PIPE.

CONTROLS AND PUMPS TO BE PLACED ON SEPERATE CIRCUIT BREAKERS

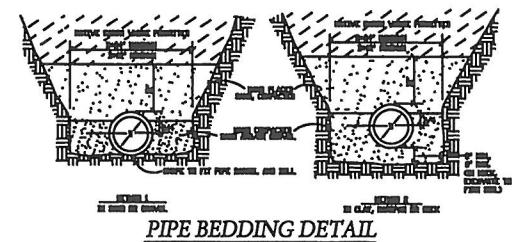
ALL SEWER PIPING TO BE PLACED AT A MINIMUM SLOPE OF 1%, CLEANOUTS TO BE PLACED AT EACH UNIT.

4" SCHEDULE 40 SLEEVE TO BE PROVIDED WHERE SEWER FORCEMAIN CROSSSES EXISTING WATERMAIN. 20 FOOT PIPE TO BE CENTERED OVER WATERMAIN.



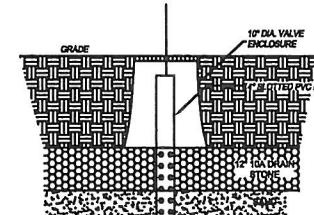
LOW PRESSURE BED SYSTEM DETAIL

NOT TO SCALE



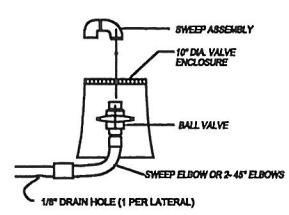
PIPE BEDDING DETAIL

NO SCALE



INSPECTION PORT DETAIL

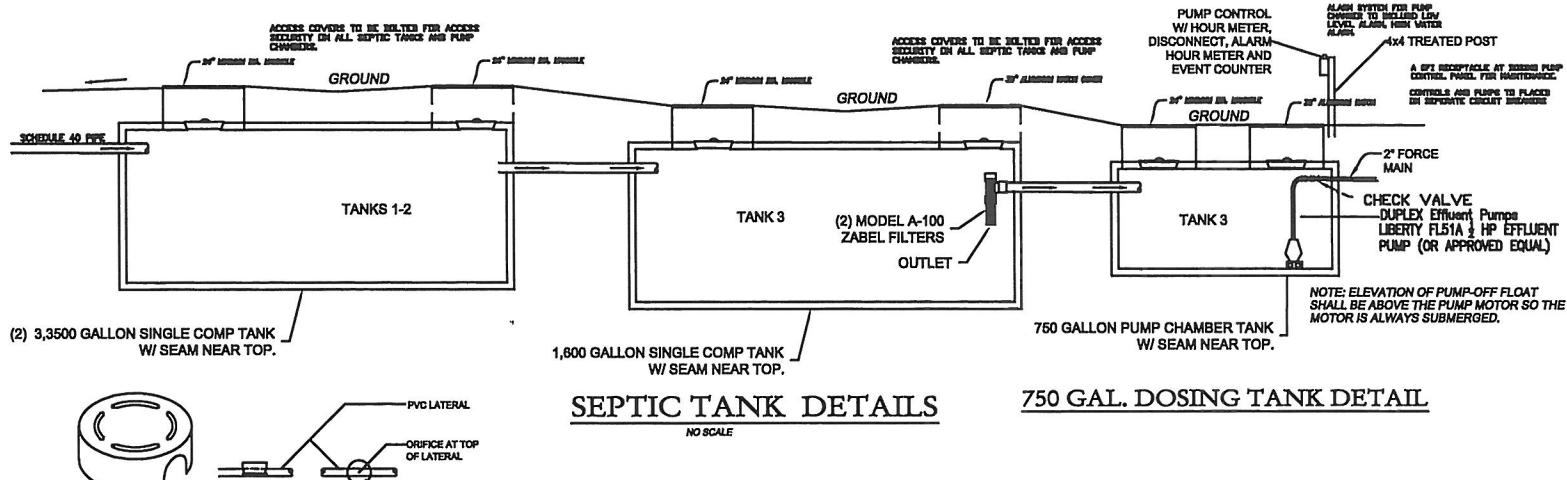
NOT TO SCALE



FLUSHING VALVE DETAIL

NOT TO SCALE

TANK #1 INV IN: 817.60 INV OUT: 817.60
TANK #2 INV IN: 817.30 INV OUT: 817.20
TANK #3 INV IN: 817.00 INV OUT: 816.9
TANK #4 INV IN: 816.7



SEPTIC TANK DETAILS

NOT TO SCALE

750 GAL. DOSING TANK DETAIL

ORENCO SYSTEMS® ORIFICE SHIELD

NOT TO SCALE

FLUSHING VALVE & ENCLOSURE
1 PER LATERAL
(SEE DETAIL)

LIMITS OF STONE
46'
78'

147519
SHEET C-3
JOB NUMBER

LOW PRESSURE DRAIN FIELD LAYOUT

SEPTIC FIELD DETAILS BELLA VIEW

SECTION 9- TOWN 29 NORTH - RANGE 10 WEST
PENINSULA TWP, GRAND TRAVERSE COUNTY, MICHIGAN

DRWN BY: WLC
DSGN BY: WLC
DATE: 12-02-2019
REV DATE:



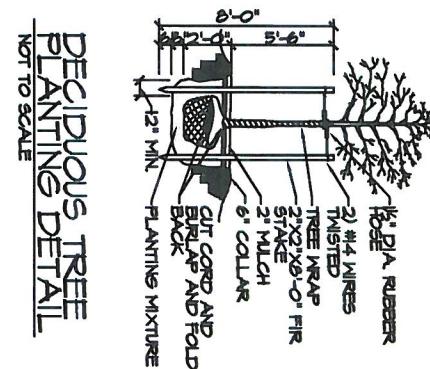
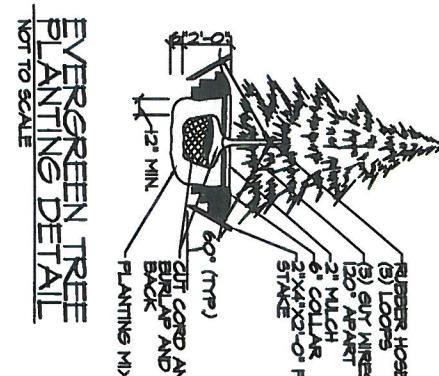
Crain Engineering, LLC
Engineering, Consulting, & Design

Phone: (231) 947-7255

Cell: (231) 632-4207

email:crainengineeringllc@gmail.com

LANDSCAPE KEY:

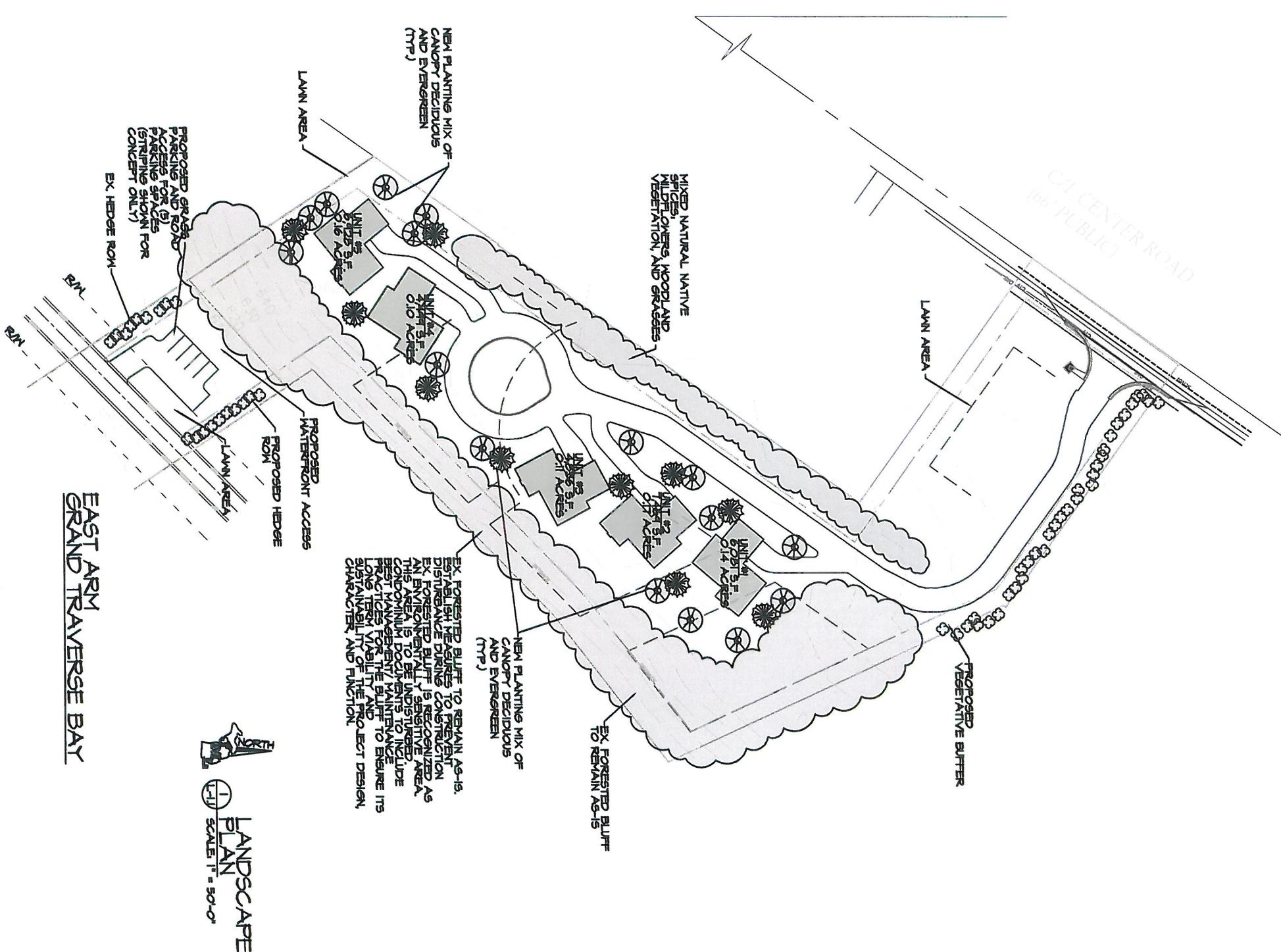


DECIDUOUS TREE
PLANTING DETAIL

EVERGREEN TREE
PLANTING DETAIL

NOT TO SCALE

NOT TO SCALE



JML DESIGN GROUP, LTD. 225 E. 16TH STREET, SUITE B TRAVERSE CITY MICHIGAN 49684



O preliminary
● construction
date:
sheet:
11/20/19

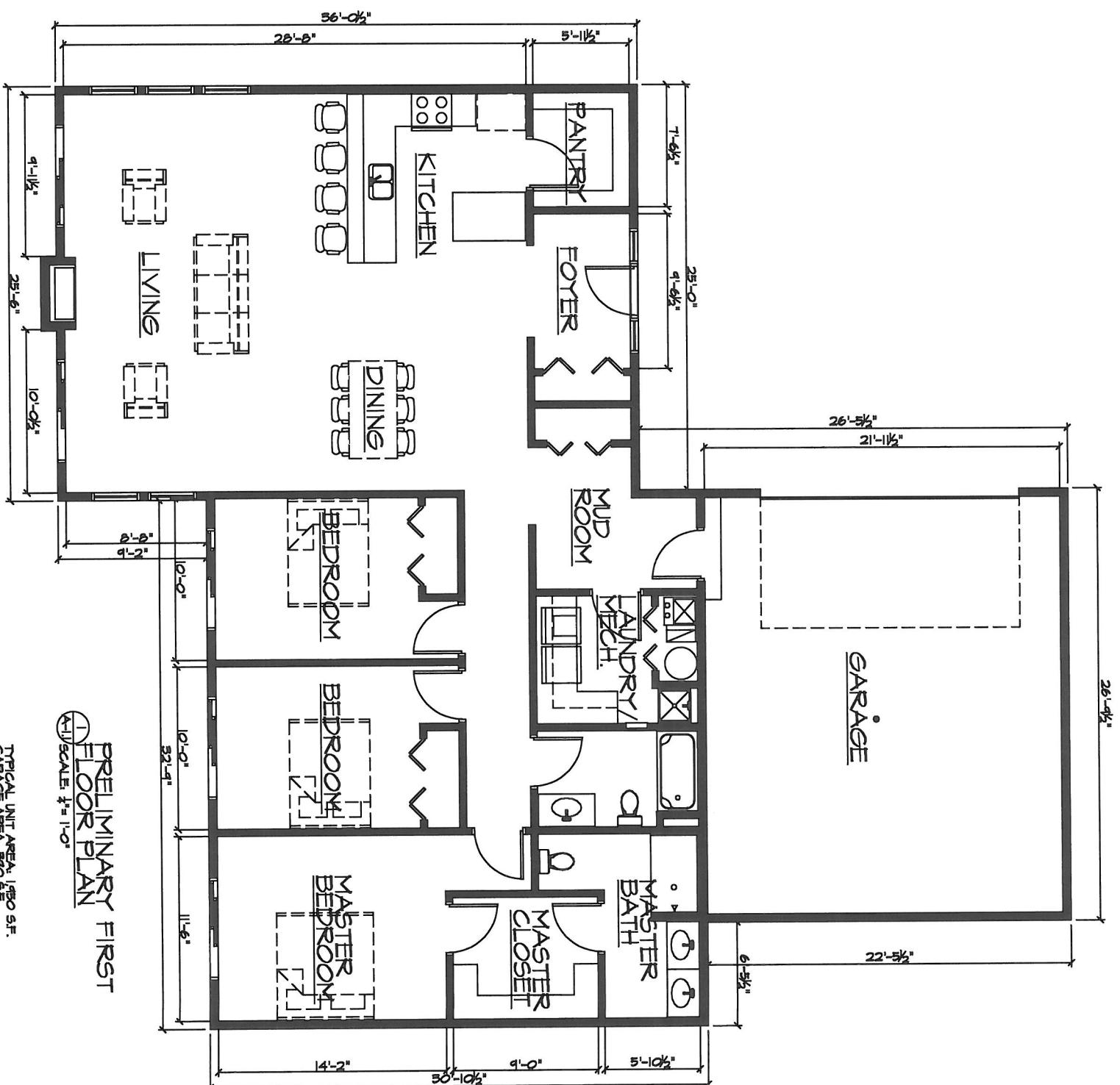
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LANDSCAPE PLAN
project name:
BELLA VUE

location:
TRAVERSE CITY, MICHIGAN
client:
COLDOPEN ONE, LLC

revisions:
11/20/19 ISSUED FOR PLANNING REVIEW

architect:
CF CAMPBELL
phone: (231) 947-4019
fax: (231) 947-8750

scale:
AS NOTED
drawn:
CFC/MAK



J
A-1.
Date:
01/11/21
Sheet:
0 preliminary
● construction

sheet title:
FLOOR PLAN
project name:
BELLA VUE

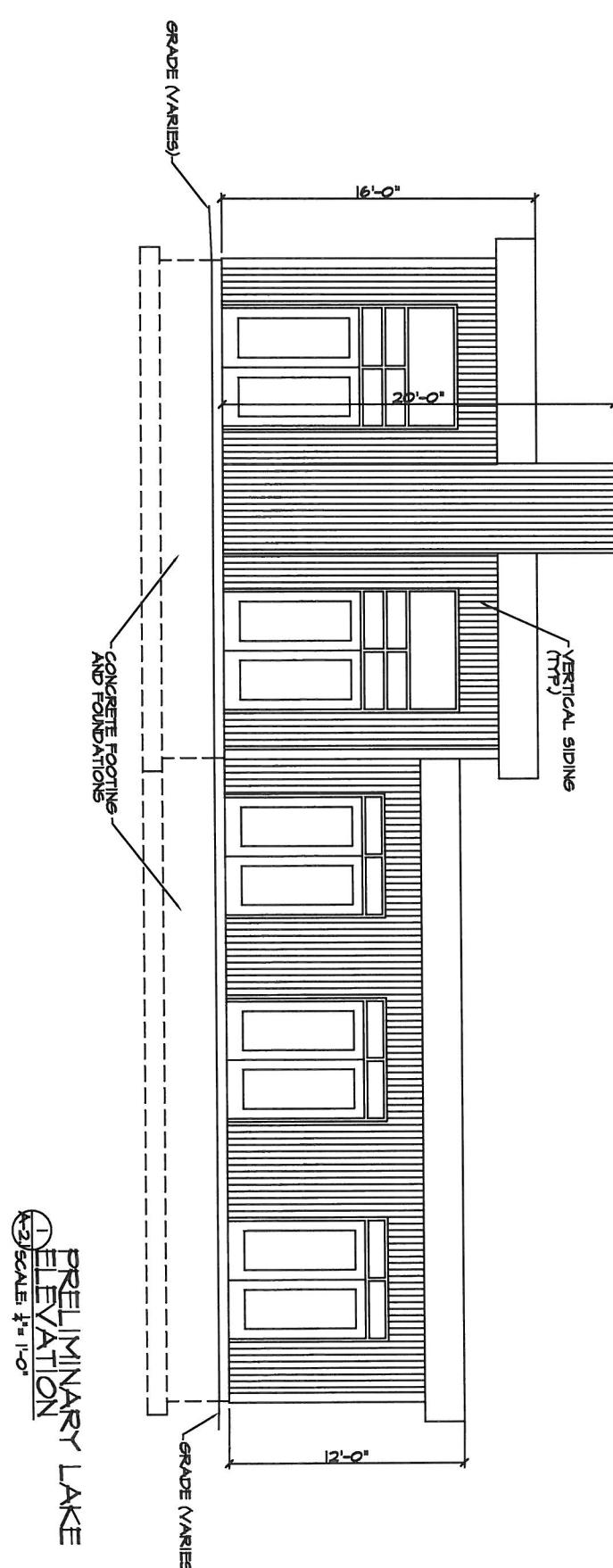
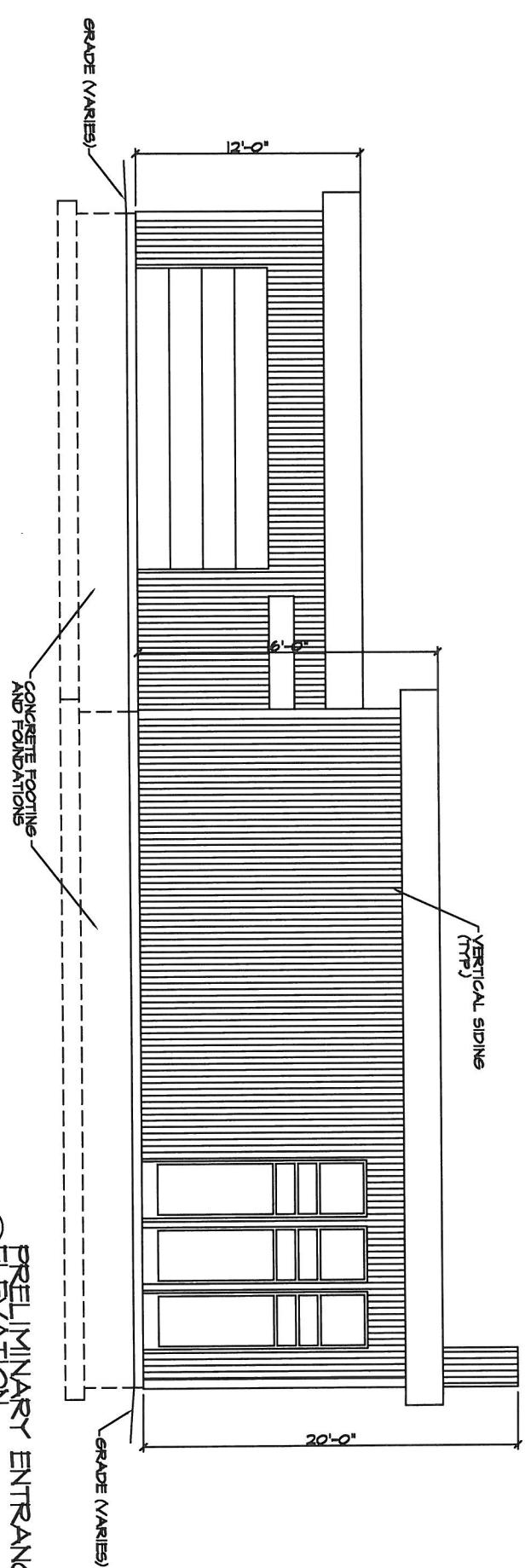
location:
TRAVERSE CITY, MICHIGAN
client:
COLDOPEN ONE, LLC

revision:
01/11/21 ISSUED FOR PLANNING

architect:
CF CAMPBELL
phone: (231) 947-9019
fax: (231) 947-8758

scale:
AS NOTED
drawn:
CFC/MAK

PRELIMINARY ENTRANCE ELEVATION



JM
date:
01/11/21
sheet:
A-2.1

○ preliminary
● construction

sheet title:
EXTERIOR ELEVATIONS
project name:
BELLA VUE

location:
TRAVERSE CITY, MICHIGAN
client:
COLDOPEN ONE, LLC

reference:
01/11/21 ISSUED FOR PLANNING

architect:
CF CAMPBELL
phone: (231) 947-9019
fax: (231) 947-8758

scale:
AS NOTED
drawn:
CFC/MAK

Solar Panel Zoning Amendment

memo

To: Planning Commission

From: Randy Mielnik, AICP

Date: January 19, 2021

Re: Proposed Amendment #200 Regarding Zoning Regulations for Solar Panels

Peninsula Township recently amended its zoning ordinance (amendment #199) to allow free-standing (ground-mounted) solar panels in all zoning districts as an accessory structure, subject to various restrictions such as setbacks, lot coverage, maximum height, etc. The size of such solar panels was also limited to 10kW. Generally speaking, 10kW aligns to the power needs of a typical home. Peninsula Township also allows solar panels to be placed on roofs without panel size restrictions as long as they fit on the roof and comply with building height limitations.

Since amendment #199 was adopted, there has been additional discussion about the power needs of agricultural operations. Some local agricultural operations consume substantially more power than 10kW. The key issue is whether agricultural operations should be permitted to install solar panels greater than 10kW given their increased on-site power demands. Related issues include the potential impacts larger solar panel arrays might have on defined viewsheds and exactly how large solar panel arrays might become in order to serve on-site agricultural power needs.

At the last planning commission meeting, a public hearing was scheduled and conducted with regard to further updating Peninsula Township's Zoning Ordinance to allow free-standing solar panels greater than 10kW. Minor changes to the ordinance based on the conversations at this meeting are included in the proposed amendment #200, which is attached and ready for action.

Amendment 200

With Amendments Following 12-21-20 PC Meeting

Amend Section as follows (*Section 7.2.8 is new per Amendment 199*)

Section 7.2.8 On-Site Solar Energy Systems

It is the purpose of this sub-section to promote the safe, effective, and efficient use of on-site solar energy systems to generate electricity. Such systems are sized to meet the energy demands of the subject property and typically included in a net metering program wherein the solar energy produced is commensurate with the energy needs of the subject property. Further, it is the purpose of this sub-section to standardize and streamline the review and permitting process for solar energy systems designed to meet on-site energy needs.

- 1. Roof-Mounted Solar Energy Systems.** **Roof-mounted solar energy systems for on-site use are allowed in all zoning districts, subject to the following regulations:**
 - a. Height.** Roof-mounted systems shall not extend more than three feet above the roofline and shall not exceed the required permitted building height.
 - b. Location.** Roof-mounted solar energy systems may be located anywhere on a roof but shall not protrude beyond the edge of the roof.
- 2. Ground-Mounted Solar Energy Systems (10 kW or fewer).** Ground-mounted, freestanding solar energy systems of 10kW or fewer for on-site use are permitted accessory structures in all zoning districts, subject to the following regulations:
 - a. Location and Setbacks.** In the A-1 zoning district, ground-mounted solar energy systems (10kW or fewer) must be set back at least 50 feet from any property line. In other zoning districts, ground-mounted solar energy systems (10kW or fewer) may not be located closer to the front lot line than the principal structure and shall be set back from all property lines at least 15 feet when the system produces 1kW or fewer. For larger systems, an additional two feet of setback is required for each 1kW above 1kW to the maximum of 10kW (a 10kW system would require a 33-foot setback). All setbacks are measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun (not from support structures).
 - b. Height.** The height of the solar energy system, including all structural support elements, shall not exceed 10 feet when oriented at maximum tilt.
 - c. Area.** Ground-mounted solar energy systems shall be subject to the maximum lot coverage standards of the applicable zoning district (measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun).
- 3. Ground-Mounted Solar Energy Systems (more than 10 kW but fewer than 30kW).** Ground-mounted, freestanding solar energy systems (More than 10kW but fewer than 30kW) are permitted accessory structures, or special uses, in the A-1 zoning district and subject to the following regulations:
 - a. Location and Setbacks.** Ground-mounted solar energy systems must be set back at least 50 feet from any property line. All setbacks are measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun (not from support structures).
 - b. Height.** The height of the solar energy system, including all structural support elements, shall not exceed 10 feet when oriented at maximum tilt.
 - c. Area.** Ground-mounted solar energy systems shall be subject to the maximum lot coverage standards (measured from the outermost points of the nearly horizontal plane of the solar

- panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun).
- d. **Viewsheds.** A defined viewshed is identified on a map titled *Peninsula Township Prime Scenic Views* separately adopted by the Peninsula Township Planning Commission and Peninsula Township Board of Trustees that identifies prominent views of exceptional landscapes. When the subject parcel is not in a viewshed, ground-mounted solar energy systems are permitted accessory structures. When the subject parcel is in a viewshed, special use approval pursuant to Section 8.7 is required.
4. **Ground-Mounted Solar Energy Systems (30kW or greater).** Ground-mounted, freestanding solar energy systems (30kW or greater) are a special use in the A-1 zoning district. However, ground-mounted solar energy systems (30kW or greater) may not be located on a parcel included in a viewshed as illustrated on a map titled *Peninsula Township Prime Scenic Views* separately adopted by the Peninsula Township Planning Commission and Peninsula Township Board of Trustees. Ground-mounted solar energy systems (30kW or greater) are also subject to the following regulations:
- a. **Location and Setbacks.** Ground-mounted solar energy systems must be set back at least 50 feet from any property line. All setbacks are measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun (not from support structures).
 - b. **Height.** The height of the solar energy system, including all structural support elements, shall not exceed 10 feet when oriented at maximum tilt.
 - c. **Area.** Ground-mounted solar energy systems shall be subject to the maximum lot coverage standards (measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun).
5. **General Standards.** All ground-mounted and roof mounted solar energy systems are subject to the following regulations:
- a. **Permits.** A land use permit or special land use permit is required for all ground-mounted solar energy systems as described above.
 - b. **Batteries.** When solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure when in use, and when no longer used, shall be disposed of in accordance with applicable laws and regulations.
 - c. **Removal.** If any solar energy system ceases to operate for more than 12 consecutive months, it shall be considered junk, removed from the premises, and subject to Ordinance No. 41 (Peninsula Township Junk Ordinance).
 - d. **PDR Land.** Ground-mounted solar energy systems constitute agricultural structures and are permitted on PDR land.

Draft

Planning Commission

Annual Report

2020 ANNUAL REPORT



2020

Peninsula Township Planning Commission

2020 Annual Report

PENINSULA TOWNSHIP PLANNING COMMISSION

INTRODUCTION

According to the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended, township planning commissions in Michigan are required to provide an annual report to the township board. This annual written report to the legislative body of the local unit of government should address the planning commission's operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

OPERATIONS

Per statutes, the Peninsula Township Planning Commission consists of seven appointed members. As of December 2020, the membership consists of the following individuals:

Member	Term Ends
Donna Hornberger, Chairperson	August 2023
Susan Shipman, Vice Chairperson	August 2022
Todd Oosterhouse, Secretary.....	August 2022
Al Couture.....	August 2023
Isaiah Wunsch (T/B Rep. Trustee)	Dec. 2020
Lawrence Dloski.....	August 2021
Randy Hall	August 2021

Committees

The work of the planning commission continues to be supported by committees engaged in efforts such as the update of winery regulations.

Staff

Randy Mielnik is Peninsula Township's planning director. Gordon Hayward continues to work part time on an as-needed basis.

Meetings

Unlike past years, the work of the planning commission was restricted in 2020 by precautions made necessary by COVID-19. Meetings in March, April, and May were cancelled altogether while meetings in November and December were conducted partially or entirely on Zoom. Similarly, the work of the Peninsula Township Master Plan Steering Committee was impacted by COVID-19.

GENERAL STATUS OF PLANNING ACTIVITIES

Planning activities are generally divided into current planning and long-term planning. Current planning generally refers to matters that involve pending or proposed development projects. Examples include proposed special use permits (SUPs), rezoning (often related to pending development activities), and organizational issues. Long-term planning relates to matters such as updates to planning documents (master plans, corridor plans, etc.), zoning code amendments, and community engagement/consensus-building efforts. The general status of current and long-range planning activities includes the following:

Current Planning (SUPs, PUDs, and Condominium Subdivisions)

- **81 Development** – PUD/SUP, 2nd Amendment (withdrawn by applicant)
- **Mapleton Farms** – SUP #136 (approved)
- **Hawthorn Vineyards Winery Chateau** – SUP #135 (approved)
- **Peninsula Farms Condominium Subdivision** (approved)
- **Lavender on Old Mission** – SUP #138 (approved – on to township board)
- **Zoning Amendment # 200** – Accessory Solar Equipment (in process)
- **Bella Vue** – PUD/SUP #137 (in process)
- **Seven Hills** – SUP #139 (in process)

Long-Range Planning

- **Master Plan Update:** with the release of the new community survey data late in 2019, the Peninsula Township Master Plan Steering Committee devoted time to digesting the results and considering next steps toward an updated master plan. Normally, planning processes include a work phase that expands on efforts to build community consensus on key issues. Of course, typical public meetings, workshops, and gatherings are challenging at best in the midst of a pandemic. This reality led to conversations about available online community engagement tools and the decision to proceed with a platform called Engagement HQ/Bang the Table. For most of the second half of 2020, considerable time was spent developing the site that is being called *Participate Old Mission*. This site is uniquely tailored to Peninsula Township's local needs and planning issues. We timed the opening of this online platform with the release of the winter township newsletter in mid January so residents would receive information about this platform and take steps to join the conversations.

We hope for broad and substantial community participation to help fuel the planning process in 2021.

- **Zoning Ordinance Update:** in early January 2020, the zoning ordinance update was placed on the township website for public review. This step was preceded by months of staff editing along with review by the township engineer and township attorney. Comments were provided by residents early in the year (although hampered by the cancellation of meetings). During October, November, and December, formal public hearings were held with additional input. Going forward into 2021, future steps will include the removal of several controversial elements of the zoning update so that the majority of the update can move forward toward adoption by the township board in the summer of 2021.

ANTICIPATED ACTIONS

Looking ahead, the following actions are anticipated:

1. **Proceed with steps to roll out the zoning update document to the public.** An updated and more modern zoning code is overdue. Efforts are now underway to remove controversial elements of the zoning update aimed toward the goal of having an “actionable” document to present to the township board by summer. The summer target aligns to the objective of having seasonal residents present for a final public hearing before adoption.
2. **Move forward with the development of an updated master plan.** With greater levels of community engagement afforded by wide use of *Participate Old Mission*, we hope for more progress toward developing the master plan. Going forward, much of the work on the master plan should shift to the planning commission as it works to identify consensus and consider implementation measures.

The Peninsula Township Planning Commission looks forward to a productive year in 2021 as we jointly and collaboratively shape the future of Peninsula Township in accordance with best planning practices.

Correspondence

I am writing to the planning committee to object to Bella Vue Development Permit #137. The plans call for 5 units. When combining mixed residential units, the lowest density should be allowed. This would be the 1 acres per unit requirement. These units are mostly being built on the R-1A land. Using this as the calculation and total acreage of 4.3 acres, a maximum of 4 units should be allowed by the planning commission. Please reject this proposal for this correction. Just because a PUD may apply, it does not mean the units can break these requirements. How would you feel if a bunch of tiny homes were built near you? What do you believe the value of your house would do? Go up or down?

Zoned land is R1-C and R1-A.

- 1) Does not meet R1-C Low Density Residential criteria of 1 acres per lot.

Optional Residential Development Arguments

- 1) Density is supposed to be suitable for the district designated – 6.5A.1, 7.2.6(1)
- 2) Does not meet minimum site area – 20 acres 8.3.3
- 3) Too many units per G2b – article 5 PUD. Lot size should be 1 acre.

Other objections

- 1) Drainage off road will overcome ability of ground to absorb and flow into neighboring lots
- 2) Road directs traffic to sweep back deck, windows, and sliding glass door and negative border is not specified in plans to block it
- 3) Wildlife corridor is entire hillside
- 4) Planned septic field will restrict water well on next door lot
- 5) Loss of trees will negatively impact area
- 6) Little < 1500 sq ft condominiums squeezed into tiny lots
- 7) Development company uses many names and will not be around for future claims

Steve Gerber
Near Homeowner
10690 Center rd.
sgerber@trantek.us

To: Peninsula Township Planning Department

From: Bill and Lois Byrne
10639 Center Road

Re: Proposed Bella Vue Development

We are requesting that the above development be denied for three reasons: the terrain of the area under consideration, the additional traffic another development will add to an already busy section of Center Road, the impact of another development on the scenic nature of the Peninsula.

Terrain:

The proposed development requires cutting down trees along the top edge of a steep slope overlooking Bluff Road. Erosion and subsequent impact on homes immediately below this slope are a concern.

Center Road Traffic:

The proposed development would empty onto Center Road. The traffic and high speeds on Center have been and will continue to be of concern to Mission residents. This development would exit onto Center Road directly below a dangerous curve with limited site line as well as another subdivision (Eagles Landing) and existing homes along Center Road.

While some may argue that the development may only add five or ten cars, have there been any studies done in terms of the car count that will finally stress the township's ability to accommodate the traffic at the current speed during peak travel times?

Preservation of the scenic nature of the Mission Peninsula:

A few years ago, Mission Peninsula residents were surveyed regarding Peninsula goals with results showing residents placed a priority on maintaining the Peninsula's scenic nature. A little over a year ago, the Township requested residents write to the State and the County requesting Center Road continue to be designated a State Scenic Highway. In the years since these two events, a new housing development was built across from Pelizzari Natural Area, another housing development has been approved next to the Natural Area and now consideration is being given to cutting down trees and squeezing another subdivision of five homes on a 4.25 acre lot along Center Road.

All of this leads us to question the Township's definition of "scenic". Row upon row of houses, high traffic volume at high speeds??

As to this specific development, how does cramming houses into small lots and denuding the top of a ridge to accommodate these houses add to the scenic nature of the Peninsula as a whole?

In terms of the Peninsula as a whole, as larger parcels become less available, how will the precedent set by approving variances under this PUD be used as justification to approve future projects?

Thank you for your consideration of our concerns.

Bill and Lois Byrne