

**Second Packet Addition
for January 29, 2025,
Township Board Special Meeting**

Becky Chown

From: Eric Dreier <ecdreier@gmail.com>
Sent: Monday, January 27, 2025 2:59 PM
To: Becky Chown
Cc: Maura Sanders
Subject: Note from E Dreier regarding January 29th Special Meeting

Ms Chown, it has come to my attention that a special meeting of the Peninsula Township Board is to be held on January 29, 2025. I am unable to attend this meeting but am submitting my thoughts on the proposed parcel division of the property at the corner of Swaney and Center (M-37) Roads. Please include this in the TB packet.

First, in reviewing this it is clear that our highly qualified township attorneys have concluded that there are several criteria of the Land Division Act that make the proposed changes a violation of the Act.

Next, a section of this property is protected through the Purchase of Development Rights (PDR) that occurred about 20 years ago. This program has been supported three times at the ballot box to protect agricultural land and limit development. If this parcel division would be approved it would be converting PDR protected land for some purpose other than farming. It would allow for dwelling units when none were reserved. This would expressly undo what was promised to our residents and taxpayers when we asked them to levy a land protection millage.

Further, our present PDR evaluation matrix, approved by the Trustees, requires extra points for larger parcels. Dividing into smaller parcels detracts from this matrix requirement.

Moreover the approval of this land division makes for an ugly precedent. It allows PDR protected land to be turned into an easement to gain access to agricultural land that otherwise would not be developed. It puts this board and future boards in a very vulnerable position.

Lastly, I urge the Town Board to listen to the attorneys that you have carefully selected. In layman's terms they are urging you to keep it simple and deny parcel division.

Respectfully,
Eric Dreier
12434 Peninsula Drive

Becky Chown

From: Glen MacPherson <macpherg@gmail.com>
Sent: Monday, January 27, 2025 8:18 PM
To: Becky Chown
Cc: Maura.a.sanders@gmail.com
Subject: violating the spirit of PDR

Ms. Chown and Ms. Sanders:

Please accept this communication as an expression of concern re: what I understand to be a violation of the spirit and intent of PDR.

I understand a developer is requesting to split PDR land to facilitate using it for driveways. As an OMP resident and next door neighbor of a multi-generational cherry farm, I value the heritage of our unique slice of Northern Michigan and recognize the irreplaceable nature of agricultural land. Once sacrificed, it's gone forever. Splitting the land for purposes of driveways will by necessity compromise the intact farm-ability of this tract, violating the spirit of PDR.

Please uphold not just the letter of the law but its spirit as well by denying this developer's request.

As always, I appreciate your service to our electorate and community.

Respectfully,
Glen MacPherson, M.D.
10103 Council Oak Drive
Traverse City, MI 49686

January 28, 2025

Virginia K.D. Coulter
16550 Center Rd.
Traverse City, MI 49686

231 499-5474
vkdcoulter@gmail.com

To: Peninsula Township Clerk

Dear Becky,

Please attach the following letter to the Town Board's January 29, 2025 Special Meeting Packet.

Sincerely,

A handwritten signature in black ink, appearing to read "Virginia K.D. Coulter". The signature is stylized and written over a faint, illegible background.

Ginny Coulter
Virginia K.D. Coulter

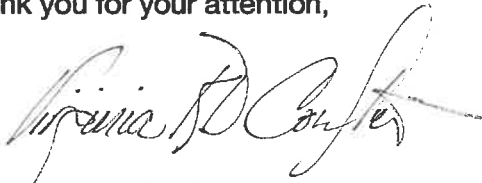
January 27, 2025

Dear Peninsula Township Board Members,

Please deny the Croft LLC appeal of the Land Division Review Committee and uphold the Purchase of Development Rights Program that has been supported by the township citizenry with three millages.

Certainly the Conservation Easement on Parcel 28-11-227-010-00, that the taxpayers of Peninsula Township paid \$574,000 for, must be adhered to. Mr. Kuschel, of Fahey, Schultz, Burzych, Rhodes has clearly laid out the rationale for the denial of this appeal.

Thank you for your attention,

A handwritten signature in cursive script, appearing to read "Virginia K.D. Coulter". The signature is written in black ink and is positioned above the printed name.

Virginia K.D. Coulter

Becky Chown

From: Maura Sanders
Sent: Tuesday, January 28, 2025 8:04 AM
To: Marty Lagina
Cc: Dave Sanger; Sally Murray; Alan Kostrzewa; Becky Chown
Subject: Re: Appeals Hearing 01/29/25

Good morning Marty,

-removing Dave Sanger as he is not involved in the LDA process until it reaches the Board. +Becky Chown as this might be applicable communication for a packet addition.

Just affirming that we did speak verbally and that the agenda is already set. The Land Division Appeals will be heard in chronological order, so #358 (Swaney and Center) is up first. Apologies if you did not receive the agenda independently of it being posted on the website and at the Township. I am striving for continuous process improvement across the Township and I will take responsibility for not getting in direct contact with you when the agenda was posted. Here is the link for future reference: <https://www.peninsulatownship.com/township-board.html> The meeting on the 29th is a Special Meeting, same as it was for your #357 LDA. The LDAs deserve the full attention of the board. Ex: https://www.peninsulatownship.com/uploads/1/0/4/3/10438394/12-11-24_special_tb_mtg_agenda.pdf

The Land Division Review Committee, the PT LDO reconsideration mechanism, makes their independent decisions based on the available information provided to them by the appellant. The appellant has every opportunity to supply the LDRC additional information to support their review/claim when the committee convenes. Yes, I do believe that the appellant and the LDRC should have an open channel of communication during the process. However, the assessor and myself are not authorized to make any decision formally or informally. Currently, the appeal goes to the Town Board for review and decision.

Please let me know if you have any more questions. I am in the office today, aside from a quick Parks/TB meeting at 3 PM.

Maura Sanders

Peninsula Township Supervisor

13235 Center Road

Traverse City MI 49686

phone - 231-223-7323

fax - 231-223-7117

[*supervisor@peninsulatownship.com*](mailto:supervisor@peninsulatownship.com)

Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.

From: Marty Lagina <Marty@RockMI.com>

Sent: Tuesday, January 28, 2025 6:29 AM

To: Maura Sanders <supervisor@peninsulatownship.com>

Cc: Dave Sanger <dave.peninsulatruster@gmail.com>; Sally Murray <assessor@peninsulatownship.com>; Alan

Kostrzewa <Alan@koscomi.com>

Subject: Fwd: Appeals Hearing 01/29/25

Maura: I never received a reply to this in writing. You did tell me verbally that the agenda was set and it was too late to change it. I don't agree, but the more salient point is that my companies' appeals are the ONLY things on the agenda for the 29 Jan meeting. I was not consulted in a cooperative manner about the agenda before it was set. Because the sole issue before the board involves my companies, that seems just wrong. Then I was never even sent the agenda. I think that is also discourteous at best. I have never even had the courtesy of a reply to my repeated requests to you and the Assessor for informal re consideration of the beach parcel. I have offered repeatedly to just come in and discuss these things. I have indicated repeatedly that to not even bother to give the citizen a chance to engage informally with the LDRC committee before going to full blown hearing at a cost of \$5400 is extremely unproductive and frankly abusive. This is particularly wrong because the PT LDO expressly allows for reconsideration.

You are the new leader of the Township and promised transparency, fair dealing , and improved relations with citizens

All I see at this juncture is further unnecessary polarization

I offer this as constructive with the usual trepidation that it will just engender reprisal

Respectfully

M Lagina

Maura : a couple of thoughts regarding the agenda and agenda order for the Jan 29 meeting:

1) I would like the peninsula drive 55' beach access parcel to go first. It is much simpler ... in fact, so much simpler that I think the board will agree that there was never any valid reason to reject it.

2) as to both peninsula drive and Swaney rd, I propose the following order:

Staff presentation

Petitioner presentation

Board discussion

Petitioner opportunity to address board discussion

Board decision

This would be much more efficient because the petitioner otherwise doesn't know what direction the board discussion might take and can respond most efficiently at that point before they make a decision that a little extra input could clarify

Please be aware that there may be changes or additions to the packet material you already have.

Finally, as to number 1) above, I respectfully request a reconstituted Land Division Committee take a re-look at that division. There are many, many tracts established exactly as per that requested division in peninsula township (I have established two myself) and they were created under the current ordinance. It is mind boggling that division was denied and I would like to not be forced to pay the \$5,400 (again) and I see no need to waste the boards time either

In no event , however , do I want any delay - if the LDR committee can't make the correct decision before Jan 29, I am fully prepared to cogently explain why they are wrong

Thank you

ML