

# February 5, 2026 Packet Additions

## PZA Admin

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**From:** John Wunsch <john@stringsbymail.com>  
**Sent:** Tuesday, February 3, 2026 9:13 AM  
**To:** Becky Chown  
**Cc:** Robin Noval; Planning & Zoning Administrator; PZA Admin; Maura Sanders  
**Subject:** Re: amendment to 201

Thank you,

jw ~

John A. Wunsch  
President  
Strings By Mail - Where Your Dreams Come Tonally True

Sent from my iPhone

> On Feb 3, 2026, at 8:20 AM, Becky Chown <clerk@peninsulatownship.com> wrote:  
>  
> Thanks, John. I'll copy Sara, Jenna, and Maura here so they can be sure this gets in the packet.  
>  
> My office does not handle PC agendas or packets.  
>  
> Becky  
>  
>  
>  
>  
> Rebecca Chown  
> Peninsula Township Clerk  
> 13235 Center Road  
> Traverse City MI 49686  
> phone: 231-223-7321  
> fax: 231-223-7117  
> clerk@peninsulatownship.com  
> Office Hours: Mondays 7:30 a.m. to 6:30 p.m., Tuesdays–Thursdays 7:30 a.m. to 5:00 p.m., and closed Fridays–Sundays  
> and holidays  
>  
> -----Original Message-----  
> From: John Wunsch <john@stringsbymail.com>  
> Sent: Monday, February 2, 2026 4:49 PM  
> To: Becky Chown <clerk@peninsulatownship.com>; Robin Noval <deputy.clerk@peninsulatownship.com>  
> Subject: amendment to 201  
>  
> Becky and Robin,  
>  
> Please submit this letter for the packet, or packet addition to the February 5th planning commission meeting

>  
> Dear Planning Commission Members:  
>  
> I am writing to urge you to support adjusting the required acreage for the current top tier processing and tasting room use, currently requiring 60 acres, to requiring 40 acres.  
>  
> This proposal by the Agricultural Advisory Committee is a very balanced and reasonable compromise between the previous 139 use, that could be sited on a 20 acres parcel, and the current 201 use, that needs a 60 acre parcel.  
>  
> A 40 acre parcel is of adequate size to avoid conflicts with neighbors and represents a sincere commitment by the applicant, since the investment required at this time to obtain 40 acres is significant. It certainly demonstrates a serious commitment to agriculture on Old Mission Peninsula.  
>  
> Thank You for your consideration of this opportunity to support agriculture and respect the efforts of the agriculture advisory committee.  
>  
> John A Wunsch  
>  
> 17881 Center Rd  
>  
> Traverse City, MI  
> 49686  
>

## PZA Admin

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**From:** Planner  
**Sent:** Tuesday, February 3, 2026 5:57 PM  
**To:** PZA Admin  
**Subject:** FW: Proposed Township Ordinance #206

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

For packet addition.

**From:** Jim Raphael <jhraphael68@gmail.com>  
**Sent:** Tuesday, February 3, 2026 3:04 PM  
**To:** Planner <planner@peninsulatownship.com>  
**Cc:** Becky Chown <clerk@peninsulatownship.com>  
**Subject:** Proposed Township Ordinance #206

Dear Sara, Township Board, and Planning Commission:

Proposed amendment #206 to Peninsula Township's zoning ordinance regarding shoreline uses is confusing and inadequate. Some of the proposed amendments apparently replace part of the existing ordinance (Sec. 6.2.2) but others simply add language to current sections (Sec. 6.7.2 and 7.4.1/7.4.2). How is the average reader supposed to understand the totality of these changes without a draft with new and old language integrated together?

Beyond that, I have two substantive concerns. First, the proposed, new definitions section needs to include definitions of non-shared docks; shared docks; and shared waterfront ownership docks. In particular, the difference between shared docks and shared waterfront ownership docks is significant with respect to the number of hoists allowed. You need to be specific and spell out the difference between the two categories.

Second, there is no mention in the proposed amendments of shared waterfront property held by a subdivision, condominium, or PUD, although such properties are referenced in 7.4.2 of the existing ordinance. Under the existing ordinance (6.2.2), subdivisions, condos, etc. are allowed one hoist per 50 feet of shoreline (plus one hoist by right). But what happens under the proposed amendment when the old 6.2.2 is replaced? Such properties are not shared waterfront owned; they typically are owned by an HOA or condo corporation, with members having the right to use a common dock. Does that mean they fall under schedule 11.B (hoists) of the proposed new amendment (shared docks); Are subdivisions, condos, etc. to be allowed no more than six boat hoists per dock, no matter how much frontage they own, as opposed to the current hoist allowance?

If that is the intent, the proposed ordinance change represents a massive taking of established property rights, and you likely will see a voter/taxpayer revolt that the Township would be wise to avert. If not, ordinance language (both in the definition section and the new

hoists section) needs to make clear how water frontage owned by subdivisions, condo associations and PUDs is to be treated.

Thank you for your attention to these issues.

Sincerely,

James Raphael

14826 Mallard Drive

TC 49686

*project memorandum*

B R   
Beckett & Raeder

*Landscape Architecture  
Planning, Engineering &  
Environmental Services*

Date: 02.05.2026  
From: Sara Kopriva, AICP  
To: Peninsula Township Planning Commission  
Project: Shared Waterfront Calculations

Attached is a spreadsheet of existing subdivisions, waterfront frontage, and number of hoists. This was a spreadsheet created in 2022 by the planning and zoning office.



*initiative*

**Beckett & Raeder, Inc.**  
535 West William  
Suite 101  
Ann Arbor, MI 48103

734.663.2622 ph  
734.663.6759 fx

[www.bria2.com](http://www.bria2.com)

Petoskey Office  
113 Howard Street  
Petoskey, MI 49770

231.347.2523 ph  
231.347.2524 fx

Traverse City Office  
148 East Front Street  
Suite 207  
Traverse City, MI 49684

231.933.8400 ph  
231.944.1709 fx

Grand Rapids Office  
100 Cesar E. Chavez Ave  
SW Suite 300  
Grand Rapids, MI 49503

616.585.1295 ph

**Peninsula Township**  
 Shared Waterfront

| <u>Name</u>                  | <u>Type</u> | <u>Parcel ID</u> | <u>Lots Assoc.</u> | <u>Number of Hoists</u> |                 |              | <u>Actual Hoists -- 9/2022</u> | <u>Shared Owners</u> |    |
|------------------------------|-------------|------------------|--------------------|-------------------------|-----------------|--------------|--------------------------------|----------------------|----|
|                              |             |                  |                    | <u>Frontage</u>         | <u>Per Code</u> |              |                                |                      |    |
|                              |             |                  |                    | <u>Boats</u>            | <u>Jet Ski</u>  | <u>Total</u> |                                |                      |    |
| <b>Peninsula Drive</b>       |             |                  |                    |                         |                 |              |                                |                      |    |
| Peninsula Park (Ledgemore)   | Condo       | 11-324-900-00    | 28 Total           | 260                     | 5               | 6            | 1                              | 7                    | 26 |
| Ledgemore                    |             | 11-533-000-00    | 8                  |                         |                 |              |                                |                      |    |
| Peninsula Townhouses         |             | 11-610-000-00    | 8                  |                         |                 |              |                                |                      |    |
| PenPark Co-Op                |             | 11-324-039-00    | 12                 |                         |                 |              |                                |                      |    |
| Chimney Ridge Common Area    | Plat        | 11-467-900-00    | 23                 | 470                     | 9               | 8            | 3                              | 11                   | 23 |
| Quaker Valley North Beach    | Plat        | 11-624-900-00    | 33                 | 305                     | 4               | 11           | 1                              | 12                   | 15 |
| Bayside Woods Assoc          | Plat        | 11-410-900-00    | 27                 | 330                     | 6               | 13           | 0                              | 13                   | 28 |
| Lindale                      | Plat        | 11-535-900-00    | 26                 | 315                     | 1               | 3            | 1                              | 4                    |    |
| Old Mission Estates          | SUP         | 11-577-902-00    | 25                 | 690                     | 10              | 14           | 1                              | 15                   |    |
| Braemar South                | Plat        | 11-440-001-00    | 8                  | 127                     | 2               | 3            | 0                              | 3                    | 10 |
| Braemar North                | Plat        | 11-440-008-00    | 10                 | 100                     | 2               | 0            | 0                              | 0                    | 8  |
| Montmorency                  | Plat        | 11-453-020-00    | 19                 | 200                     | 4               | 11           | 0                              | 11                   |    |
| MGWMS Beach Assn (Warren Dr) | Plat        | 11-492-000-00    | 6                  | 75                      | 1               | 0            | 0                              | 0                    |    |
| Harbor Reach Common Area     | Plat        | 11-491-900-00    | 29                 | 200                     | 4               | 12           |                                | 12                   | 26 |
| Peninsula Shores             |             | 11-609-000-00    | 41                 | 1564                    |                 |              |                                |                      |    |
| Private Shared Beach         | Non-Plat    | 11-005-005-00    | 7                  | 50                      |                 |              |                                |                      |    |
| Franklin Woods               | Plat        | 11-485 & 490     | 47                 | 80                      |                 |              |                                |                      |    |
| At Pen Drive                 |             | 11-324-027-10    | 7                  | 111                     |                 |              |                                |                      |    |
| <b>Total Peninsula Drive</b> |             |                  |                    |                         |                 | <b>48</b>    |                                | <b>88</b>            |    |

**Peninsula Township**  
Shared Waterfront

| <u>Name</u>                       | <u>Type</u> | <u>Parcel ID</u> | <u>Lots Assoc.</u> | <u>Number of Hoists</u> |                 |                                | <u>Shared Owners</u> |              |
|-----------------------------------|-------------|------------------|--------------------|-------------------------|-----------------|--------------------------------|----------------------|--------------|
|                                   |             |                  |                    | <u>Frontage</u>         | <u>Per Code</u> | <u>Actual Hoists -- 9/2022</u> |                      |              |
|                                   |             |                  |                    |                         |                 | <u>Boats</u>                   | <u>Jet Ski</u>       | <u>Total</u> |
| <b>Center Road (M37)</b>          |             |                  |                    |                         |                 |                                |                      |              |
| Baystar                           |             | 11-411-900-00    | 28                 | 1045                    | 22              | 14                             | 0                    | 14           |
| East Beach Condos                 |             | 11-478-900-00    | 8                  |                         |                 |                                |                      |              |
| Underwood Farms                   |             | 11-683-000-00    | 47                 |                         |                 |                                |                      |              |
| Waterwatch Condos                 |             | 11-684-000-00    | 15                 |                         |                 |                                |                      |              |
|                                   | SUP         |                  | 70 Total           | 590                     | 11              | 9                              | 2                    | 11           |
| Council Oaks Shared               | Plat        | 11-470-900-00    | 25                 | 175                     | 3               | 5                              | 0                    | 5            |
| Londolyn Shores Beach             | Plat        | 11-540-000-00    | 28                 | 191                     | 4               | 12                             | 0                    | 12           |
| <b>Total Center Road</b>          |             |                  |                    |                         | <b>40</b>       |                                |                      | <b>42</b>    |
| <b>Bluff Road</b>                 |             |                  |                    |                         |                 |                                |                      |              |
| Woods at Willow Point             | Site Condc  | 11-695-901-00    | 4                  | 85                      | 6               | 5                              | 0                    | 5            |
| Eagles Landing (North) - phase II | SUP         | 11-477-901-00    |                    |                         | 6               | 10                             | 2                    | 12           |
| Eagles Landing (South) - phase I  | SUP         | 11-477-900-00    | 48 Total           | 920                     | 13              | 11                             | 0                    | 11           |
| Bluffs Association-430            | SUP         | 11-009-023-00    | 60                 | 357                     | 60              | 28                             | 1                    | 29           |
| Bluewater Bluffs                  | Plat        | 11-420-900-00    | 22                 | 160                     | 3               | 4                              | 0                    | 4            |
| Mission Hills                     |             | 11-552-000-00    | 26                 | 325                     |                 |                                |                      |              |
| <b>Total Bluff Road</b>           |             |                  |                    |                         | <b>88</b>       |                                |                      | <b>61</b>    |
| <b>East Shore Road</b>            |             |                  |                    |                         |                 |                                |                      |              |
| Bay East Park                     | Plat        | 11-405-900-00    | 39                 | 430                     | 8               |                                |                      | 0            |
| Hidden Ridge                      | PUD/SUP     | 11-514-900-00    | 32                 | 237                     | 4               | 23                             | 0                    | 23           |
| Henderson Plat                    |             | 11-505-013-00    | 7                  | 161                     |                 |                                |                      |              |
| <b>Total East Shore</b>           |             |                  |                    |                         | <b>12</b>       |                                |                      | <b>23</b>    |

**Peninsula Township**  
 Shared Waterfront

| <u>Name</u>                       | <u>Type</u> | <u>Parcel ID</u> | <u>Lots Assoc.</u> | <u>Number of Hoists</u> |                 |                                | <u>Shared Owners</u> |              |
|-----------------------------------|-------------|------------------|--------------------|-------------------------|-----------------|--------------------------------|----------------------|--------------|
|                                   |             |                  |                    | <u>Frontage</u>         | <u>Per Code</u> | <u>Actual Hoists -- 9/2022</u> |                      |              |
|                                   |             |                  |                    |                         |                 | <u>Boats</u>                   | <u>Jet Ski</u>       | <u>Total</u> |
| <b>East Bay</b>                   |             |                  |                    |                         |                 |                                |                      |              |
| Heritage on Harbor                |             | 11-510-002-00    | 16                 | 204                     |                 |                                |                      |              |
| Smokey Hollow Estates             |             | 11-647-900-00    | 4                  | 161                     |                 |                                |                      |              |
| Sunrise Sands                     |             | 11-655 & 650     | 9                  | 118                     |                 |                                |                      |              |
| Wrightwood Subdivision            |             | 11-700-006-00    | 20                 | 130                     |                 |                                |                      |              |
| The Cove                          |             | 11-473-900-00    | 20                 | 192                     |                 |                                |                      |              |
| Willow Point                      |             | 11-685 & 695     | 30                 | 299                     |                 |                                |                      |              |
| <b>West Bay</b>                   |             |                  |                    |                         |                 |                                |                      |              |
| Horizon Hills                     |             | 11-525 & 526     | 7                  | 80                      |                 |                                |                      |              |
| Mission View                      |             | 11-560-900-00    | 42                 | 50                      |                 |                                |                      |              |
| Note-There are 18 waterfront lots |             |                  |                    |                         |                 |                                |                      |              |
| <b>Total Peninsula Township</b>   |             |                  |                    |                         | <b>188</b>      |                                |                      | <b>214</b>   |

5/1/2024