Packet for February 23, 2021, Regular Township Board Meeting

Consent

Invoices (to come in packet addition)

Reports

Grand Traverse County Sheriff
Daily Officer Summary
1/1/2021 - 1/31/2021

Division / Officer / Location	Activity	Hours
Patrol		
France, Virnell 129		
acme		
	Residential Patrol	1.00
		1.00
east bay		
	breaks	0.50
	maintenance equip/vehicle	0.25
	Residential Patrol	1.50
	Traffic Patrol	4.00
		6.25
garfield		
	99008 assist	0.25
	breaks	6.00
	maintenance equip/vehicle	0.75
	warning issued	0.25
		7.25
lec		
	99002 Natural Death	1.00
	accident, pia followup/report	0.50
	administrative	7.50
	training	2.50
		11.50
off duty		
	off duty	0.00
		0.00
peninsula		
	13000 assault	1.00
	23007 larceny other	1.50
	25000 forgery	1.00
	53000 public peace	0.50
	55000 health and safety	3.75
	93006 Traffic Policing/Assist	2.25
	98003 property checks	3.00
	98004 Other Inspections	1.00
	98007 suspicious situation	0.75
	99002 Natural Death	2.50
	99008 assist	1.00
	administrative	1.00
	breaks	0.50
	Residential Patrol	55.75
	Traffic Patrol	36.00
	warning issued	0.50
		112.00
	France, Virnell	138.00
	Patrol	138.00
	Total	138.00

Grand Traverse County Sheriff
Daily Count Summary
1/1/2021 - 1/31/2021

Division / Officer		Traffic	Citation	Warning	Paper service	Accident
Patrol						
France, Virnell 129		2		2		
	Patrol	2	0	2	0	0
	Total	2	0	2	0	0

Peninsula
COMMUNITY LIBRARY

FEBRUARY 2021 DIRECTOR'S REPORT - VICTORIA SHURLY

I had hoped with TADL to reopen with limited inside access to the library February 1. However, given warnings from researchers on the COVID-19 variant from the United Kingdom, I have decided to remain at curbside service along with the Traverse Area District Library. The CDC expects the mutation to rapidly become the dominant strain by March. It is doubling in identified cases in the U.S. every ten days. One of the nation's top infectious disease experts is calling it a Category Five storm. He went on to say that we are going to see something like we have not seen yet in this country. The vast majority of patrons are so very grateful for the services we are providing. I will continue to do my best to keep everyone safe while serving our community.

Public boards are still prohibited from in-person meetings, so the PCL Board must continue to meet virtually by law.

We have some great programming planned virtually and as carry out bags for spring, including a meet and greet with staff. There are many programs offered out there by professional presenters, but our PCL patrons far prefer our homespun programs. An Instant Pot session with staff member Mary Morgan attracted a crowd virtually. Take out craft bags continue to be popular. We collaborated with United Way of Northwest Michigan on bags for Martin Luther King Day that included craft, activities and a free book. We ran out of fifty bags in a few days. A How-To Make a Heart Shaped Cake for Your Valentine bag has also run out quickly. The bag included everything needed except kitchen essentials. While all instructions were in the bag, a Zoom session from Vicki's kitchen is offered for those who signed up. We have a few new ideas on ways to offer innovative programming once the weather improves, outside, distanced, masked for a family group where they will reserve a time slot. Our quarterly snail mail newsletter will go out at the end of the month.

The Men's Group has had a successful reorganizational meeting and will continue to meet virtually on the third Wednesday of the month thanks. I am grateful to them for offering to take over the lowering and raising of the mask when it needs to be at half-mast.

We have had numerous OMPS classes snowshoe out through the farm fields to the library. They read in the wintry Children's Garden and play. We generally provide snacks and a parent the hot chocolate. We love our partner in education!

I am having issues for a second time with a pressure release valve that leads to the water heater. I have D&W coming out to look at it and do repairs. They did the initial install on all the plumbing. On the phone, they did not feel it was a big issue and that it can be replaced easily.

Just a quick reminder to all that masks are required when on our porches, when approaching staff outside or in a car during curbside service.

Circulation January 2021: 1247 ***Circulation January 2020: 1836***
Hold Transit Counts January 2021: 822 to other libraries, 585 from other libraries to PCL
Hold Transit Counts January 2020: 590 to other libraries, 248 from other libraries to PCL
Programs January 2021: 5 ***Program Participation January 2021: 175***

Reappointment of Board of Review Members

Rebecca Chown

From: Sally Murray <assessor@peninsulatownship.com>
Sent: Wednesday, February 17, 2021 9:30 AM
To: 'Rebecca Chown'; deputyclerk@peninsulatownship.com; supervisor@peninsulatownship.com
Subject: agenda item

Importance: High

Board of Review members: appointment of additional two year terms:

Regular Member: Edward Kennedy
Regular Member: Sharon Tapp
Regular Member: Ted Schweitzer
Alternate Member: Bill Walsh
Alternate Member: Fredericka Janiga

Thank you,

Sally Murray, MAAO
Township Assessor
13235 Center Rd
Traverse City, MI 49686
231.223.7313 phone
231.223.7117 fax
Office Hours: Mon 7:30am-6:30pm & Tue-Thu 7:30am-5:00pm

Opportunity is missed by most people because it is dressed in overalls and looks like work. - Thomas Edison

Treasurer's Report

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686
Ph: 231.223.7322 Fax: 231.223.7117
www.peninsulatownship.com

January 2021 CASH SUMMARY BY FUND FOR PENINSULA TOWNSHIP

Fund	Description	Balance 01/31/2021
101	GENERAL FUND	149,256.29
206	Fire Fund	1,848,336.25
207	Police Fund	274,261.46
208	PARKS/HASEROT/BHP/ARCHIE	23,247.23
209	Cemetery Fund	23,038.23
212	Pelizzari Natural Area	296,688.06
213	HESSLER LOG HOME	1,679.33
245	Roads	18,597.88
297	Purchase of Development Rights	1,682,543.17
298	Cable Council Fund	808,607.07
400	Landing Account	461,910.31
502	Tower Fund	868,300.74
508	Lighthouse Fund	18,408.60
509	LIGHTHOUSE GIFT SHOP	68,668.25
590	Sewer Fund	244,827.74
591	Water Fund	165,892.52
596	Compactor Station	15,750.92
701	Trust and Agency	39,955.25
703	Tax Collection	3,707,378.05
708	Library Trust and Agency Fund	182,497.14
	TOTAL - ALL FUNDS	10,899,844.49

New Township Fee Schedule

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686
Ph: 231.223.7322 Fax: 231.223.7117
www.peninsulatownship.com

ROBERT K. MANIGOLD SUPERVISOR
BECKY CHOWN CLERK
BRAD BICKLE TREASURER
MARGARET ACHORN TRUSTEE
DAVID SANGER TRUSTEE
WARREN WAHL TRUSTEE
ISAIAH WUNSCH TRUSTEE

2/18/2021

Peninsula Township Board of Trustees
13235 Center Rd.,
Traverse City, MI 49686

RE: Request for changes in fee schedule

Peninsula Township Board of Trustees,

Attached are proposed changes to the fee schedule for the Zoning Department. Included in these proposed permit fee changes are:

1. Increased fees to penalties for constructing without a land use permit.
2. Increased fees to new dwelling, additions, accessory structures, commercial buildings, demolition permit request.
3. A new fee for the Purchase of Development Rights (PDR) non-refundable fee for relocation of residential building sites.

The increase in fees and changes to the penalty's steams from the number of permits which were issued in 2020. A total of 274 land use permits were issued with a significant number of repeat offenders that did not obtain the proper permits prior to construction.

Thank you for your time in this matter.

Respectfully,

Christina Deeren
Director of Zoning
(231) 223-7318

PENINSULA TOWNSHIP FEE SCHEDULE

*Land Use Permit:	Fee:
New Dwelling	$200.00 (was $150.00)
Additions: including garages, pole buildings and barns	$150.00 (was $100.00)
Accessory Structures: sheds, porches, decks, fences, roadside stands, greenhouses	$100.00 (was $75.00)
Multi-Family: per dwelling unit	$150.00
Commercial: First 1000 sq. ft. of parcel area plus $25.00 per additional 1,000 sq. ft.	$250.00 (was $150.00)
Demolition	$75.00 (was $50.00)
Signs – new or replacement	$75.00
Communication Tower: Additional or replacement Antennae	$750.00
New Antennae	$750.00

Penalties:	Fee:
Building without permit Regular fee is quadrupled *applies to owner, contractor, representative or any other entity seeking a permit from the township	Regular fee x 4 (one time per calendar year)
Multiple Offenses	Regular fee x 4 plus # of offenses
EXAMPLE: (75.00 app fee x 4 = $300.00 = $75.00 = $375.00 x # of offenses x2 = $750.00)	Times the number of offenses in a calendar year (2nd, 3rd, 4th, 5th, 6th, 7th, 8th 9th, 10th)

*Other Permits:	Fee:
Large Event Permit (plus $1.00 for each registered participant to be paid at the completion of the event).	$500.00
Private Road & Stormwater Includes review by Attorney	$500.00
Storm Water: Minor Review Major Review	 $500.00 $1,000.00
Barn Storage	$75.00
Farm Processing	$150.00
Home Occupations: Renewal or Replacement	$75.00
Professional Review – Initial Escrow fee	$4,500.00

*Planning Department	Fee:
Concept Reviews – PUD, SUP	$200.00
SUP, SUP/PUD, Rezoning Base rate 0-5 acres 6-40 Acres 41-100 acres 100 acres or more	 $730.00 $920.00 $1,280.00 $1,550.00
SUP/PUD Amendment Minor Amendment: Major Amendment: Prior to Final Approval	 $200.00 $730.00
PUD/Condominium/Subdivision	Area fee x 1.5
Professional Review Initial Escrow fee	$4,500.00

*Planning Commission	Fee:
Planning Commission Special Meeting	$1,200.00
SUP Amendment	$500.00
*Any major changes within a SUP amendment requires new application fee	**See Planning Department fees**

*Assessing Department	Fee:
Land Division Includes Attorney Review	$500.00
Label List Request	$25.00

*Zoning Board of Appeals:	Fee:
Appeal	$1,000.00
Variance Request	$1,000.00
Sign Review	$375.00
Special Meeting Request	$1320.00
*cost maybe adjusted if multiple parties are applying (multiple party cost)	$500.00

*PURCHASE OF DEVELOPMENT RIGHTS (PDR)	Fee:
Non-Refundable Base Fee	$1,500.00
Additional Relocation of lot	$500.00 per lot

*Money received for a lot relocation request shall be deposited in the PDR funding for future purchases of PDR property

*Additional:
***Any extra cost incurred by the Township for any fees associated with or in addition to the permit fee, Land Division fee, Zoning Board of Appeals, Planning Department or Planning Commission will be billed in to the applicant/owner.**

Created: 5-8-2018 cmd for Township Board approval – Changed 5-21-2018 – cmd
Revised: 6-4-2019 for Township Board approval – June 11, 2019 -cmd
Revised: 2-17-2021 for Township Board approval – February 23, 2021 -cmd

Correspondence

Rebecca Chown

Subject: FW: California Wineries Required to Comply with New Statewide Waste Discharge Order

From: Dustin Ordway [mailto:dpordway@ordwaylawfirm.com]
Sent: Tuesday, February 9, 2021 1:44 PM
To: Rob Manigold (supervisor@peninsulatownship.com)
Subject: FW: California Wineries Required to Comply with New Statewide Waste Discharge Order

Rob –

Thought you might be interested in the article below about regulating CA wineries. Kim and I support keeping reasonable limits on agricultural businesses instead of turning the Peninsula into a huge commercial area. I read the judge's opinion rejecting the OM wineries' request for an injunction. Let me know if I can help.

Dustin

Dustin P. Ordway
ORDWAY LAW FIRM, PLLC
DPOrdway@ordwaylawfirm.com
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Fax: 877.317.6212
www.ordwaylawfirm.com
Environmental Law/Natural Resources
Dispute Resolution Services

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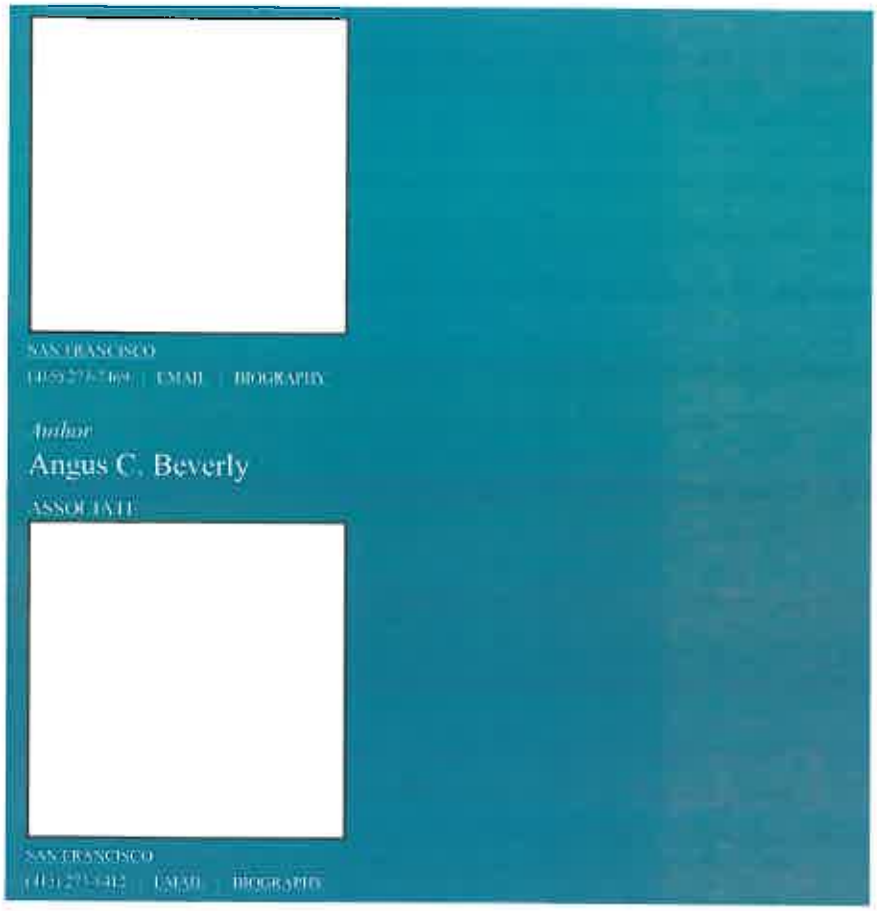
From: Allen Matkins Alerts [mailto:news@allenmatkins.com]
Sent: Tuesday, February 9, 2021 1:32 PM
To: Dustin Ordway <dpordway@ordwaylawfirm.com>
Subject: California Wineries Required to Comply with New Statewide Waste Discharge Order

Order

February 9, 2021

On January 20, 2021, the California State Water Resources Control Board (State Water Board) adopted a new statewide general Waste Discharge Requirement order for winery process waste discharge facilities (New Winery Order). This action will affect thousands of wineries and wine processing facilities throughout the state. Though the State Water Board adopted the New Winery Order to streamline and improve permitting consistency while also strengthening environmental protection, wine industry groups have expressed concerns over its burdensome compliance costs.

READ MORE



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865 S Figueroa St, Ste 2800, Los Angeles, CA 90017

Rebecca Chown

To: David D Taft
Subject: RE: Public Comment-2/9/2021

Note: this email didn't arrive until after hours on February 9 so is being included in public comment for the February 23 township board meeting.

From: David D Taft [mailto:ddtaft@me.com]
Sent: Tuesday, February 9, 2021 5:49 PM
To: supervisor@peninsulatownship.com; Rebecca Chown; Robin Noval; Treasurer; marge.peninsulatrustee@gmail.com; David Sanger; warren.peninsulatrustee@gmail.com; Isaiah Wunsch
Subject: Public Comment-2/9/2021

Please note attached:

David D. Taft
952 Neahtawanta Road
Traverse City, Michigan 49686

February 9, 2021

Peninsula Township Supervisor and Trustees;

I noted in the Packet for the February 9, 2021 Township Board Meeting, a revised retainer to continue the legal services of Gregory Meihn of Foley&Mansfield of Ferndale, Michigan.

Why can't the township find a local attorney in Traverse City to provide these services?

Why would the township continue the services of the current attorney who was quoted extensively from his oral and written remarks in the WOMP/Wineries lawsuit requiring the Township to clarify its strong opposition position to the lawsuit?

As businesses do, the Township should solicit for competitive proposals to provide these legal services.

I am sure there are many competent lawyers in local firms that would be willing and capable to provide the required legal services.

Here are three of many advantages to having these services provided locally:

1) The fees may be lower and any travel costs would be lower compared to the downstate proposal.

2) A local attorney and firm could provide surge requirements for additional legal services quickly.

3) A local attorney would have a better understanding to protect and maintain the rural ambiance and quality of the OMP.

Our legal costs have gone up significantly in the past few years. We should examine ways to control these costs.

I would ask that the Township seriously consider a solicitation locally for these legal services.

Sincerely,

Haggard's
PLUMBING and HEATING
"Business of Quality and Service"
"Charlevoix-the-Beautiful"
haggardsinc@hotmail.com

February 8, 2021

Peninsula Township Planning Department
13235 Center Rd.
Traverse City, MI 49686

RE: Special Use Permit #138 located at 2150 Carroll Rd. Traverse City, MI Parcel#28-11-004-012-00 for a single story building with 6 parking spaces and a driveway connecting.

To Whom It May Concern,

Upon reviewing the above Article, I would like to express my view on the above plan request. Haggard's Plumbing & Heating is no opposed to the changes of the property and/or the request to the Zoning Board. If a property owner is fortunate enough to have the ability and the resources in this time to either building and/or improve their existing property, it would only help the economy continue to grow. It would prove positive for the local, county and state to do all we can to improve and promote growth in anyways possible.

Sincerely,

John Haggard
Haggard's Plumbing & Heating

P.O. Box 35 06238 U.S. 31 South Charlevoix, Michigan 49720 Ph (231) 547-4046 Fax (231) 547-0364

February 17, 2021

% Christina Deeren
Peninsula Township
13235 Center Rd.
Traverse City, MI 49686

Dear Christina and Anyone It May Concern,

I have served on the Peninsula Township since 2017. I have been glad to experience this work and be a part of serving our community. Thank you so much for this opportunity. My term ends in August and I had not planned to continue on the board with busy changes in my life. Christina shared with me that there is a member of the community that is willing to take a position on the board now. I would like to take this opportunity to respectfully resign a few months early with the knowledge that there is someone ready to step in. I have appreciated everyone's willingness to help and patience as I learned this position, especially Christina.

All the best,

Rachel McBride

Business

Lavender on Old Mission Peninsula

Peninsula Township Planning & Zoning Department
13235 Center Road
Traverse City, MI 49686

SPECIAL USE PERMIT (SUP)
FINDINGS OF FACT AND CONCLUSIONS
SUP #138_Old Mission Lavender Farm
February 23, 2021

PENINSULA TOWNSHIP BOARD

Applicant: Mike and Amy Parker
4133 Old Mission Road
Traverse City, Michigan 49684

Hearing Date(s): October 19, 2020 - Planning Commission
February 23, 2021- Township Board

PROPERTY DESCRIPTION

Parcel ID#: 28-11-004-012-00
Property Address:2150 Carroll Road
Zoning: A-1

GENERAL INTRODUCTION AND BACKGROUND

Mike and Amy Parker propose to establish a business known as Lavender on Old Mission Peninsula and utilize the subject property as a place to grow, process, and sell lavender, lavender-related goods, and associated agricultural products. They plan to add to a building now under construction to provide space for retail sales and agricultural processing. This building under construction at the time of this application (24x24 in size) was given a land use permit as a roadside stand, and up to 150 square feet of space within that structure may be used for retail sales. Approval of this SUP allows for construction of a connected 40X60 building to expand space for retail sales and processing. Approval also includes construction of a six-space parking lot on the west side of the building and a driveway to Carroll Road.

The land use most closely associated with the proposed use of this property is a greenhouse and nursery, with retail sales on the premises (6.7.3.6). This use is a special use in the A-1 zone. The submitted application is provided in EXHIBIT 1.

SECTION 8.1.3 BASIS FOR DETERMINATIONS

FINDINGS - SECTION 8.1.3 (1) GENERAL STANDARDS

General Standards. *The Peninsula Township Board of Trustees shall review each application for the purpose of determining that each proposed use meets the following standards, and, in addition, shall find adequate evidence that each use on the proposed location will:*

a) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. **The character of the area surrounding the project site is generally agricultural in nature. The Grey Hare Inn is located about a quarter mile to the west and homes are located to the east along Center Road.**

b) Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.

The proposed building is relatively small in comparison with the 10-acre site. The architectural design of the proposed building has a rural-agricultural feel.

c) Be served adequately by essential facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.

The proposed uses will be served adequately by essential services as the proposed uses do not place any additional burden on adjacent roadways, public emergency services, public utilities, or schools. The fire department has provided a preliminary review and defined specific requirements for final approval (EXHIBIT 2).

d) Not create excessive additional requirements at public cost for public facilities and services.

The proposed uses do not create excessive additional requirements at public cost as all uses are private and do not increase the need for public facilities or services.

e) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare or odors.

The proposed use includes the distillation of lavender, which would occur with equipment located outside the building. This includes a propane burner and distillation equipment. The extent of this activity is not expected to be detrimental to any persons, property, or the general welfare in terms of fumes, glare, or odors.

FINDINGS - SECTION 8.1.3(3) SPECIFIC REQUIREMENTS:

Specific Requirements. *In reviewing an impact assessment and site plan, the town board and the planning commission shall consider the following standards:*

(a) That the applicant may legally apply for site plan review. **The applicant owns and has paid all property**

taxes on the subject parcel.

(b) That all required information has been provided. **All required information is provided as part of this application. (EXHIBIT 1).**

(c) That the proposed development conforms to all regulations of the zoning district in which it is located. **TA Nursery/Greenhouse is a special use within the agricultural zoning district and conforms to all relevant regulations within the zoning ordinance.**

(d) That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services. **The proposed special use meets, or will meet the relevant requirements of the township and other local and state permitting agencies.**

(e) That the plan meets the standards of other governmental agencies, where applicable, and that the approval of these agencies has been obtained or is assured. **The proposed uses, along with plans and relevant information, have been supplied to the necessary governmental agencies for review and approval. Communication and coordination with the Grand Traverse County Health Department is provided. (EXHIBIT 3).**

(f) That natural resources will be preserved to a maximum feasible extent and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se. **The natural, open space character of the subject site will remain as the proposed uses will result in minimal change to the existing open fields, apart from adding lavender and other plant material to the site.**

(g) That the proposed development property respects floodways and floodplains on or in the vicinity of the subject property. **There are no flood ways or flood plains in the vicinity of this site.**

(h) That the soil conditions are suitable for excavation and site preparation and that organic, wet, or other soils that are not suitable for development will either be undisturbed or modified in an acceptable manner. **These soils are suitable for construction activities. Wetlands or other wet soils are not known to be present on this site.**

(i) That the proposed development will not cause soil erosion or sedimentation problems. **The maximum disturbance area in total is less than one acre and therefore a stormwater and erosion review is not required. All disturbed areas will be seeded promptly upon the completion of construction work.**

(j) That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff and will not cause undue runoff onto neighboring property or overloading of water courses in the area. **The proposed uses will not cause any increase in off-site storm water runoff. The site plan illustrates a stormwater detention basin to retain stormwater onsite, then release it into the road ditch.**

(k) That grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties. **Proposed grading fits in with the existing character of the landscape and will not impact neighboring properties, as the general character of the site will remain essentially unchanged.**

(l) That structures, landscaping, landfills, or other land uses will not disrupt air drainage systems necessary for agricultural uses. **Proposed grading as part of this project will not change the general cold air drainage flow of the site.**

(m) That phases of development are in a logical sequence so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage, or erosion control. **This project is intended to provide primary and reserve septic system areas for the adjacent commercial uses to the east of the site. Septic system components will be permitted and installed as they are needed and none of the proposed site improvements are reliant upon any other improvement for construction or future use.**

(n) That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water sewage facilities. **No expansion of public streets, drainage systems, or utility systems is proposed.**

(o) That landscaping, fences, or walls may be required by the town board and planning commission in pursuance of the objectives of this ordinance. **No landscaping, fencing, or other screening will be required by the township.**

(p) That parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent streets. **The on-site parking is proposed with a gravel surface and six spaces.**

(q) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient. **Vehicular traffic will enter the property on Carroll Rd. Any necessary overflow parking would occur along the driveway.**

(r) That outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties. **Only garbage cans will be stored at the back of the building, which is south facing. No outdoor storage of garbage or refuse is proposed as part of this application.**

(s) That the proposed site is in accord with the spirit and purpose of this ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this ordinance and the principles of sound planning. **The proposed development meets the objectives of the ordinance and the principles of sound planning by maintaining the existing character of the subject parcel while providing limited commercial uses on the property.**

The subject parcel is an existing open field with lavender plantings. The building will provide a place to house equipment to process and store lavender and other plant-based materials grown on site and elsewhere in Grand Traverse County.

COMPLIANCE WITH GOVERNMENTAL REGULATIONS:

The petitioner shall comply with all state, county, township, and other governmental regulations relative to the establishment of the special use for a parcel zoned A-1, which includes meeting the requirements of the Michigan Department of Transportation (MDOT), the Grand Traverse County Drain Commissioner (GTCDC), the Grand Traverse County Road Commission (GTCRC), and the Grand Traverse County Health Department (GTCHD). Zoning

compliance is based on the governing special land use document, approved site plan, and Articles 6 and 8 of the Peninsula Township Zoning Ordinance.

APPROVAL CONDITIONS AND SAFEGUARDS:

Pursuant to Section 8.1.3 (2), the board may require such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for ensuring that the intent and objectives of the ordinance will be observed. The breach of any condition, safeguard, or requirement shall automatically invalidate the permit granted. Specific conditions and requirements for a land use permit include:

1) Continued compliance with permitting necessary with the Grand Traverse County Health Department.
2) Retail sales and related commercial activity are allowed provided not less than 50 percent of the inventory of items offered for sale include items wherein lavender and/or other ingredients grown on site is a constituent element of the product. Goods produced and sold will generally include products such as flower arrangements, lotions, creams, candles, bath and body products, culinary products, air fresheners, handcrafted items, cleaning supplies, etc. Retail sales and related commercial activity may also include agricultural products commonly associated with a plant nursery such as, pots, potting soil, seeds, prepackaged agri-chemicals, potted plants, mulch, etc.
3) Only plant material and food products that are offered for sale may be displayed outside. All other merchandise offered for sale must be inside the building.
4) All production activities will occur inside the building and no raw materials, or partially completed products shall be stored outside. The proposed use does include the distillation of lavender, which would occur with equipment outside the building. This includes a propane burner and distillation equipment.
5) Signage is limited to the following:
    a. One non-illuminated free-standing sign no larger than nine square feet in size or more than six feet in height.
    b. One wall-mounted non-illuminated sign that does not cover more than 5% of the total exterior building wall facing Carroll Road (inclusive of windows and areas above the soffits).
    c. Incidental directional signage for vehicular movement, parking, and safety.
    d. A sign related to the Michigan Agriculture Environmental Assurance Program (as applicable).
6) No external illumination to the building is allowed other than fixtures attached to the exterior of the building and compliant with Section 7.14.
7) All production activities (processing lavender into soaps, lotions, food, etc.) will occur inside the building and no raw materials or partially completed products shall be stored outside.
8) If instructional classes are offered, such classes are limited to activities related to lavender production and use, such as education, making flower arrangements, tours of lavender fields, processing lavender into products, etc.
9) No public or private scheduled events such as instructional classes, weddings, reunions, meetings, or similar activities are allowed on the site if 25 or more participants are involved.
10) Final approval from the fire department is required before a land use permit is issued.
11) Expansion of any activities beyond those listed above may be approved as an amendment to this SUP.

COMMENCEMENT AND COMPLETION

The commencement and completion of special land uses are governed by Section 8.1.2(5) of the Peninsula Township Zoning Ordinance. Violations of the special land use permit and accompanying site plan are enforceable, and remedies are available under Section 3.2 of the zoning ordinance.

EFFECTIVE DATE OF SPECIAL LAND USE:

The special land use shall be effective when the application has been approved by the Peninsula Township Board of Trustees, subject to the above conditions. The board approves by a vote of:

AYES	_____
NAYS	_____
ABSTAINING	_____
ABSENT	_____

The undersigned hereby certifies that she is the clerk for the township of Peninsula, Grand Traverse County, Michigan, and that the foregoing special use permit was approved by the Peninsula Township Board of Trustees on _____.

The undersigned further certifies that a quorum was present at said meeting and that said meeting complied with all applicable laws and regulations.

_____

Rebecca Chown, Peninsula Township Clerk

Approved by the Peninsula Township Board on _____

_____

Rob Manigold, Peninsula Township Supervisor

THIS PERMIT SHALL BE ATTACHED TO THE SITE PLAN AND BECOME A PART THEREOF.

I hereby acknowledge that I have received a true copy of the special land use permit and I have been informed of said requirements of this special land use permit and of the requirements of the Peninsula Township Zoning Ordinance.

_____

Mike and Amy Parker

DRAFT

Exhibit 1
Application

PENINSULA TOWNSHIP APPLICATION FOR SPECIAL USE PERMIT NO._
Section 8.1

Parcel Code/s #28-11-004-020-20

Property Address: 2150 Carroll Rd

Applicant Address: 4133 Old Mission Rd

Applicant' Signature

Review Fee $920 2183 8/18/20
Check No. Date

APPLICATION REQUIREMENTS Section 8.1.2

1. Each application is submitted through the Township Planner, and shall be accompanied by a fee as established by the Peninsula Township Board.

2. The applicant will assume direct costs for any additional professional review determined necessary by the Planning Commission or the Township Board, subject to prior review and approval of the applicant.

3. No part of any fee is be refundable and no portion of the fee covers the cost of any individual land use permit that may be issued on any of the building sites located in a Planned Unit Development.

4. Requirements for documents and information filled out in full by the applicant:
   (a) A statement of supporting evidence showing compliance with the requirements of Section 8.1.3.

   (b) Site plan, plot plan, development plan, drawn to scale (preferable 1"=50'), of total property involved showing the location of all abutting streets, the location of all existing and proposed structures and their uses, and the location and extent of all above ground development.

   (c) Preliminary plans and specifications of the proposed development.

5. This application, along with all required data shall be submitted to the Zoning Administrator.
   (a) Upon receipt of a completed application and the required data by the Zoning Administrator, it is transmitted to the Township Planning Commission for review.

   (b) The Planning Commission may hold a public hearing on the application.

   (c) Following a study by the Planning Commission it is transmitted to the Township Board for consideration.

   (d) The Township Board may deny, approve, or approve with conditions, a request for special land use approval.

6. Specific Requirements: In reviewing an impact assessment and site plan, the Town Board and the Planning Commission shall consider the following standards:

(a) That the applicant may legally apply for site plan review.

(b) That all required information has been provided.

(c) That the proposed development conforms to all regulations of the zoning district in which it is located.

(d) That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and other public facilities and services.

(e) That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.

(f) That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se.

(g) That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.

(h) That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.

(i) That the proposed development will not cause soil erosion or sedimentation problems.

(j) That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.

(k) That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.

(l) That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.

(m) That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage or erosion control.

(n) That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.

(o) That landscaping, fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this Ordinance.

(p) That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.

(q) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.

(r) That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.

(s) That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.

7. A public hearing on a special land use request is held by the Township Board if:

a. A public hearing is requested by the Township Board, the applicant for special land use authorization, a property owner, or the occupant of a structure located within three hundred (300) feet of the boundary of the property being considered for a special land use.

b. The decision on the special land use request is based on discretionary grounds.

We purchased our property in the Spring of 2014 for the purpose raising lavender and creating value added products. We hope to expand our product line to include other plants. We currently grow 3 acres of lavender, which is a little over 8000 plants.

Our products are handcrafted and sold at four different farmers market that extend from Harbor Springs to Glen Arbor, Craft Shows throughout the State and on-line via our website.

We are charter members of the Great Lakes Lavender Growers Group, US Lavender Assn., and Handcrafters Soap & Cosmetic Guild. Our farm is MEAP Certified.

The purpose of the proposed building is to be able to sell our lavender and it's value added products as well as other plants and produce.

There is a well on the property that was tested as potable when tested in 2014. Electricity is also on site. Carroll Rd. is a gravel road, maintained by the County. Th propeerty is located ¼ mile, west of Center Rd.

General Standards

b) We are working with a licensed builder who is aware of the Township Ordinances. We have designed a simple, sided building that we feel is consistent with the farm structures of the general area.

c) There are no known hazards or disturbances.

d) Property can be served adequately by essential facilities and services as it's location if just ¼ mile of Center Rd.

e) There is no known need for additional requirements at public cost.

f) We do not use anything that would be detrimental to any persons, property or general welfare by fumes, glare or odors.

Specific Requirements

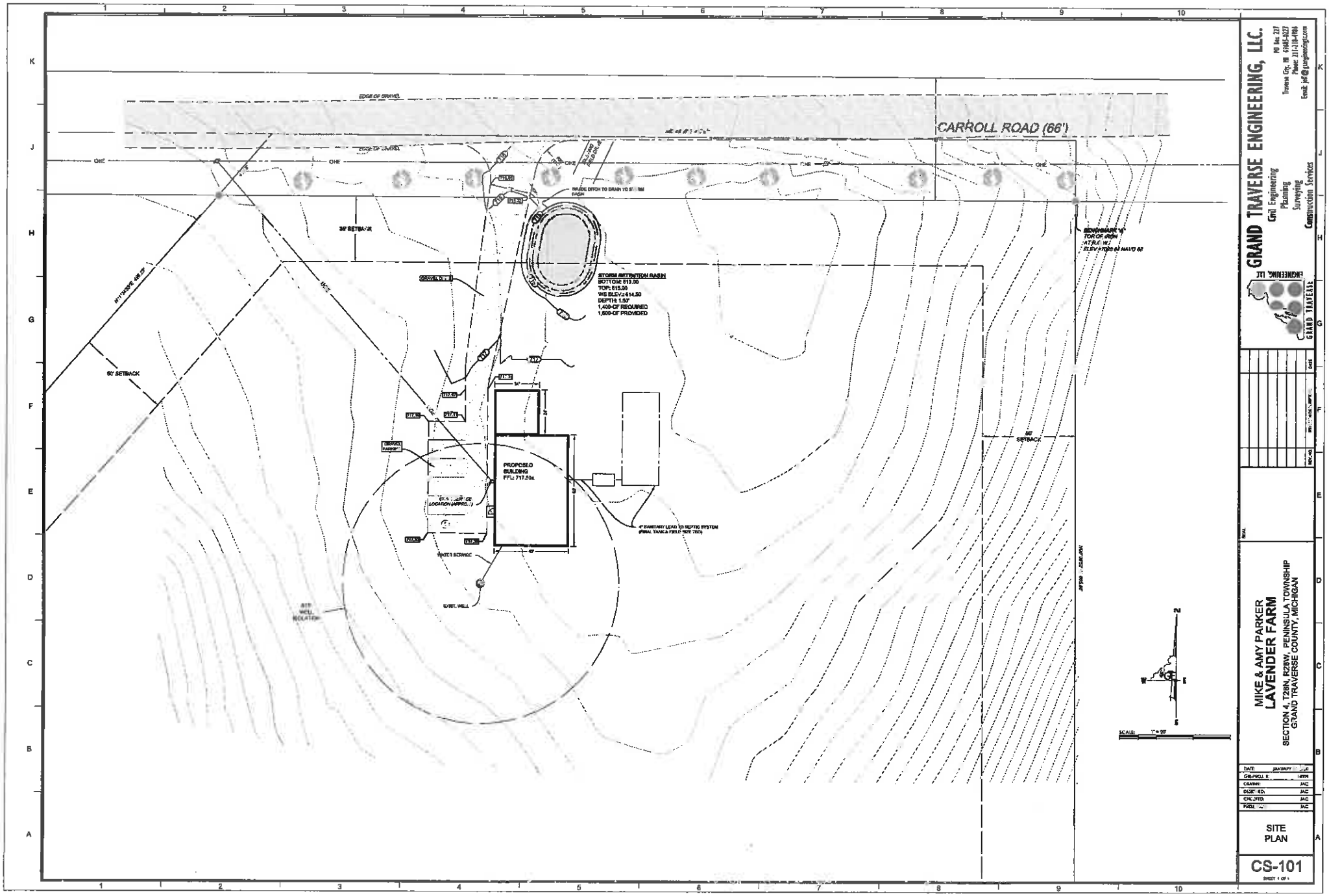
a-d, please see above to include General Standards

e) General considerations would assume agencies will provide approval, which will be obtained at the appropriate time prior to construction.

f) Soil removal for the pouring of the foundation is the known affect of natural resources, which will be very minimal. Our plans are to use the topsoil to improve the contour and landscaping of the remaining property.

g) No flood plain exists on the property

h) The soil on the property is a sandy loan and provides excellent drainage.



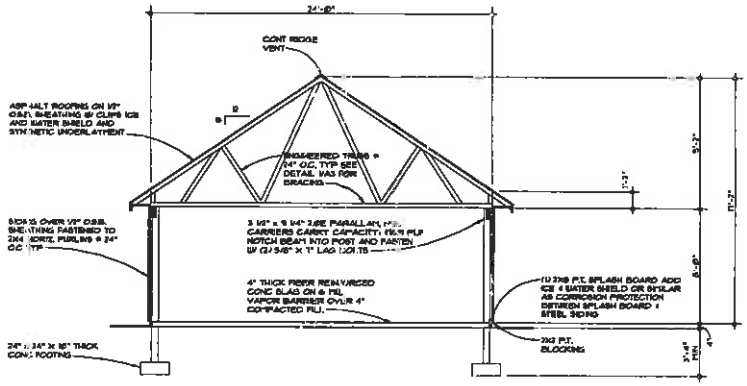
GRAND TRAVERSE ENGINEERING, LLC.
Civil Engineering
Planning
Surveying
Construction Services

MIKE & AMY PARKER
LAVENDER FARM
SECTION 4, T28N, R28W, PENINSULA TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

DATE:	JANUARY
GRAPHIC:	JAC
DESIGNED:	JAC
CHECKED:	JAC
PROJ.	JAC

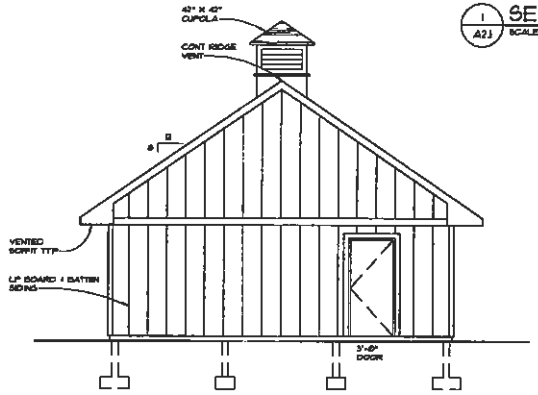
SITE PLAN

CS-101



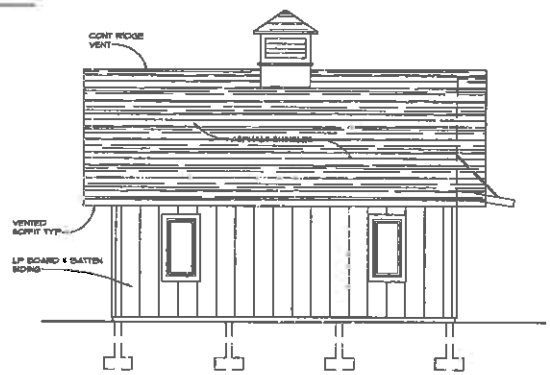
1 / A2.1 SECTION

SCALE: 1/4" = 1'-0"



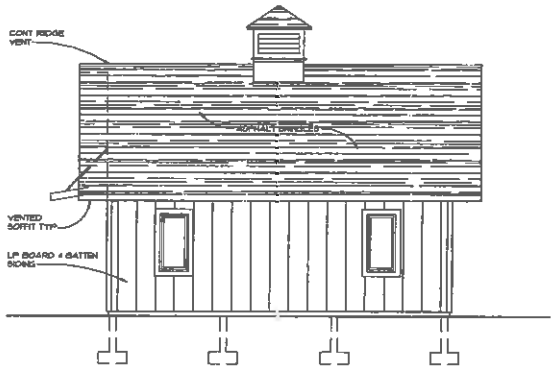
BACK ELEVATION

SCALE: 1/4" = 1'-0"



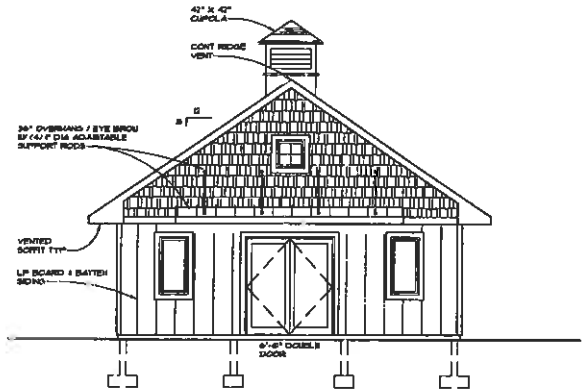
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Cardinal Drafting & Design
Residential and Commercial
764 Island View Dr.
Traverse City, Michigan
49686
Ph: (231) 883-6970
email: stevehaw2415@gmail.com

Custom Quality Construction
Travis Cutler
Cutler Construction
FAX 947-5626
www.TraverseAreaHomes.com

LAVENDER FARMS
POLE BUILDING

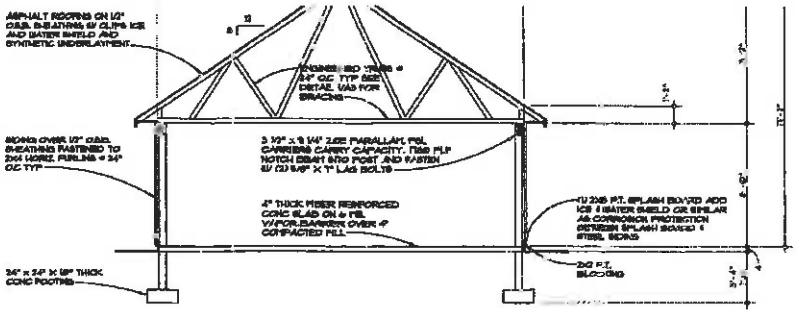
LAVENDER FARMS
POLE BUILDING
24'-0" X 24'-0"

ELEVATIONS
& SECTION

Drawn By: SAH
Approved By:
Date Issued: 6-22-2020

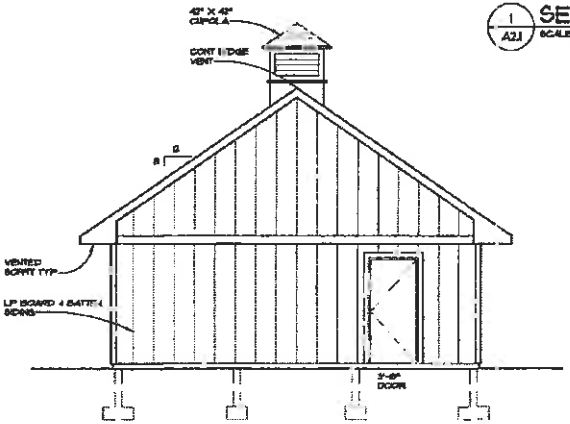
File No.: 20-330

Sheet No.: A2.1



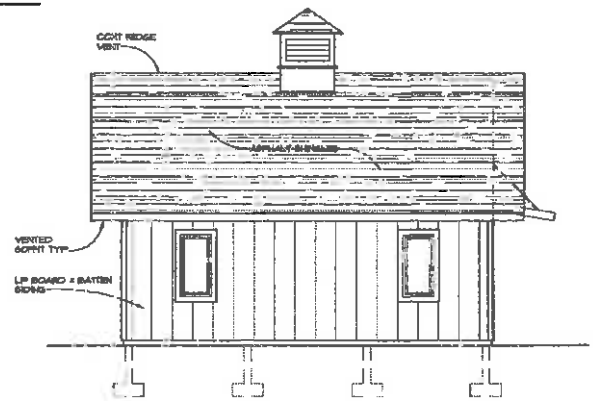
1 / A2.1 SECTION

SCALE: 1/4" = 1'-0"



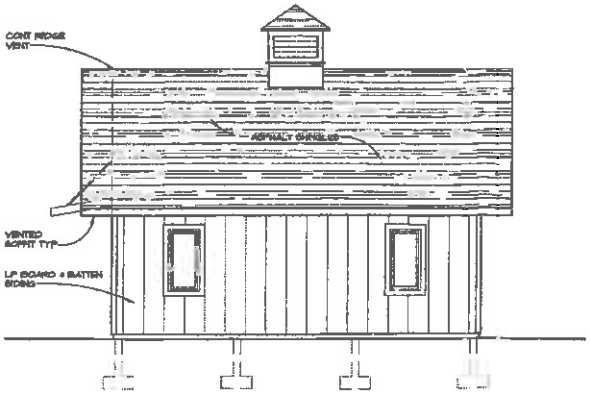
BACK ELEVATION

SCALE: 1/4" = 1'-0"



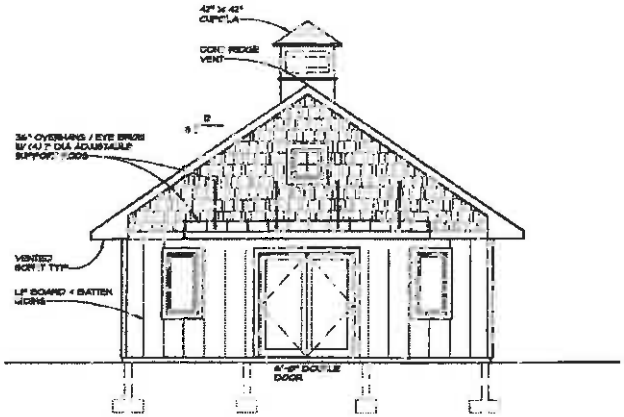
LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Residential and Commer
Ph: (2--) 603-4810
Email: stevenlevin24@gmail.com

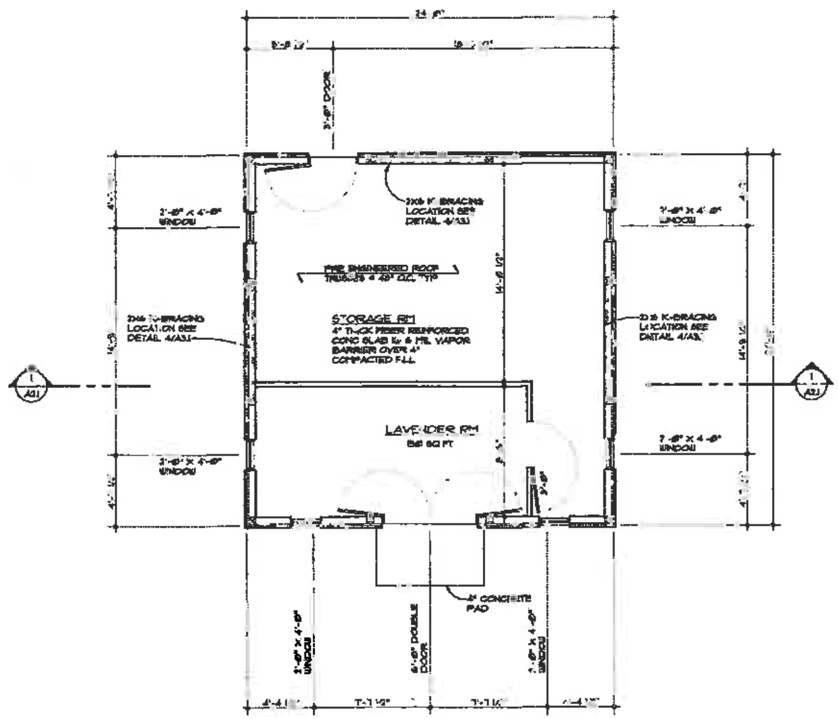
LAVENDER FARMS
POLE BUILDING

LAVENDER FARMS
POLE BUILDING
24'-0" X 24'-0"

ELEVATIONS
& SECTION

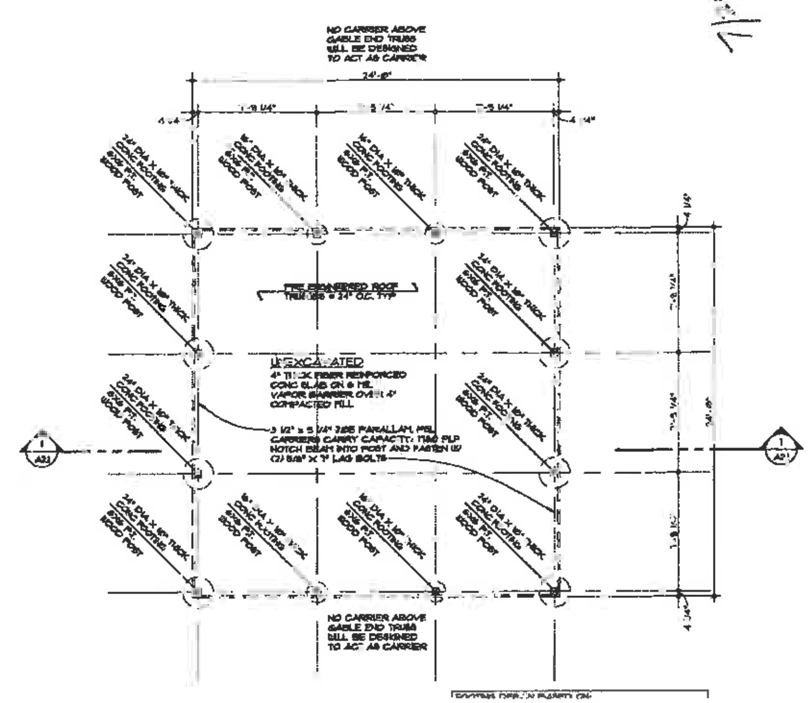
20-330

A2.1



FLOOR PLAN

SCALE: 1/4" = 1'-0"



Thyme ON OLD Mission Peninsula LLC

Parker, Mike + Amy

004-012-20

Cardinal Drafting & Design

LAVENDER FARMS
POLE BUILDING

LAVENDER POLE BU 24'-0" X

FOOTING FLOOR PL

Drawn By SAH

6-22-2020

Exhibit 2
Fire Chief Letter

Peninsula Township Fire Department
14247 Center Rd.
Traverse City, Michigan 49686
PH: 231-223-4443
firechief@peninsulatownship.com

PRELIMINARY SITE PLAN REVIEW

Permit Number: 2020-002

Date: November 6, 2020

Site: Lavender Farm

Location: Carroll Road

Township: Peninsula

Use Group:

Construction Type: Ordinary

Applicable Codes: International Fire Code (2015)

Reviewer: Fred Gilstorff -Fire Chief

This preliminary review is based on preliminary plans submitted for review and does not reflect any changes made without submittal of update information. Final approval is based on submitted sealed plans. Compliance with all applicable codes and standards is the responsibility of the applicant, and items not listed within the review do not negate any requirements of the code or it's referenced standards. Please notify the fire department within 48 hours in advance for request of inspections. This plan review is based on current Peninsula Township Fire Ordinance and the International Fire Code (2015).

SITE ACCESS:

Fire access roads shall be designed to support the imposed load of a fire apparatus weighing 75,000 lb. gross vehicle weight. (503.2.3)

Access roads shall have a minimum of 13 feet 6 Inches of vertical clearance and 20 feet unobstructed width. (503.2.1) Additional road width of (26 feet) may be required for buildings that require aerial apparatus access. Required access roads should not travel through parking stalls, stacking lanes, loading areas or other designated use areas.

Fire access roads shall be constructed of an all-weather driving surface such as asphalt, concrete, chip-seal (oil matting) or similar surface along an approved route around the exterior of all buildings. Grass pavers may be permitted for secondary access roads no longer than 200 feet in

Peninsula Township Fire Department
14247 Center Rd.
Traverse City, Michigan 49686
PH: 231-223-4443
firechief@peninsulatownship.com

length with a low 6-inch concrete curb provided along the edges to outline and identify the driving area along with fire lane signage. (503.2.3)

All portions of the building's exterior walls shall be within 150 feet of the fire access road. (503.1.1) Access roads may be extended to 200 feet for buildings equipped with an approved automatic sprinkler system installed. When fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, an approved alternative means of fire protection may be approved.

Turnarounds shall be provided for any dead-end road in excess of 150 feet in length. (503.2.5) Dead-end roads in excess of 150 feet resulting from a phased project are required to be provided with temporary approved turnarounds.

Additional access road(s) may be required by the fire official based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climate condition or other factors that could limit access. (503.1.2) Commercial buildings may require additional access depending on design.

Fire apparatus access road(s) maximum grade shall not exceed 9 percent unless otherwise approved by township ordinance office. See township ordinance for direction.

The turning radius for the emergency apparatus road(s) shall be in accordance with Peninsula Township Fire Department Turning radius for all apparatus. Overlays of the template shall be shown on the plans with turning in both directions. (503.2.4) Final approval for all turning radii shall be field verified by the fire department prior to construction of street. Currently, the longest length Peninsula Twp. apparatus is approx. 33 feet with a turning radius of 78 feet.

The angles of approach and departure for fire apparatus access shall be within the limits established by the fire code official based on the fire department apparatus. (503.2.8)

A plan for fire access during construction shall be provided. (501.4)

Details for No Parking Fire Lane signage including road striping (cross-hatching) area shall be indicated on the plans. (503.3)

Additional:

Please provide sealed drawings for all site and building plans to the fire department for review prior to any construction stating.

Peninsula Township Fire Department
14247 Center Rd.
Traverse City, Michigan 49686
PH: 231-223-4443
firechief@peninsulatownship.com

Please provide more information on any processes that may take place in the structure or near the structure.

NOTE: All codes references in this document are preliminary and are subject to change once sealed plans are received by the Peninsula Township Fire Department and reviewed.

Yours in Life Safety,

Fire Chief Fred Gilstorff

Peninsula Township Fire Department

14247 Center Rd.

Traverse City, Michigan 49686

firechief@peninsulatownship.com

Ph. 231-223-4443

Cell- 231-463-0330

Fax- 231-223-4697

Exhibit 3
Health Department Information

ISSUED/POSTED ✓
DATA ENTRY ✓
FINALS ENTERED ✓

Grand Traverse County Health Department

2650 LAFRANIER RD
TRAVERSE CITY, MI 49686
231-995-6051

GT #: 36411

OWNER MICHAEL & AMY PARKER
CURRENT MAILING ADDRESS 7660 CRISP RD
Williamsburg, MI 49690 PH. 231-642-6341
NEW Yes EXISTING
TYPE OF ESTABLISHMENT Residential
PROPERTY ADDRESS CARROLL RD
SUBDIVISION
CITY TRAVERSE CITY LOT #
TOWNSHIP Peninsula Twp. SECTION 4

SOIL:
SOIL TYPE TO A DEPTH OF 6"
DEPTH TO GROUND WATER

SEPTIC TANK SIZE
PUMP CHAMBER
EFFLUENT FILTER
DRAIN BED
LINEAL FEET
SQUARE FEET
TILE LINES ON
TILE FIELD
TRENCH WIDTH
LINEAL FEET
OTHER

NUMBER OF BEDROOMS
NUMBER OF BATHS 2
LAUNDRY NO
DISHWASHER NO
GARBAGE DISPOSAL NO
BASEMENT PLUMBING NO
SEWAGE EJECTOR NO
EXISTING FUEL TANKS NO
SHARED WELL NO
OTHER

ADDITIONAL PERMIT SPECIFICATIONS:

SEE REVERSE SIDE FOR DRAWING AND CONSTRUCTION DETAILS

CERTIFICATION OF INSPECTION
(PERMIT TO COVER)

SEWER SEPTIC TANK PUMP CHAMBER
MANUFACTURER OF SEPTIC TANK
FINAL DISPOSAL ISOLATION DIST
NOTES
INSPECTION BY CONTRACTOR DATE
SEPTIC
WELL

APPROVAL OF A PLAN AND THE INSTALLATION CANNOT BE CONSIDERED BY THE OWNER AS A GUARANTEE THAT SUCCESSFUL OPERATION IS ASSURED THERE ARE MANY WAYS A SYSTEM CAN BE ABUSED CAUSING FAILURE

SEPTIC PERMIT ☐
WELL PERMIT ☒

PROPERTY TAX # - 281100401200

WATER SUPPLY INFORMATION

CITY WELL X
WELL TYPE Type III
DEPTH
EXISTING WELL TO BE ABANDONED AND PLUGGED NO
APPROVED Dan Thoe[illegible]us, RS 12/15/14
per well log
- Penetrate at least 10 ft. of Protective overburden.
- Provide 50 ft of submergence
- Large quanity withdrawal Rules will apply if 70 gpm

WATER SAMPLE RESULTS

BACTERIOLOGICAL Absent DATE SAMPLED 9/4/14
NITRATES ND PPM DATE SAMPLED 9/4/14

WATER SAMPLING REQUIREMENT

(1) Before placing a new, repaired, or reconditioned water supply system into service, and after all traces of chlorine have been flushed out, 1 or more water samples shall be collected from the sampling faucet. Organisms of the coliform group shall not be present in the sample or samples.
(2) The water supply owner shall be responsible for collecting the water sample or shall arrange for the owner's designated representative to collect the sample. The well drilling contractor or pump installer shall notify the water supply owner of the owner's responsibility for collecting the water sample.

AGREEMENT

I HERE BY AGREE TO COMPLY WITH REQUIREMENTS OF THE SANITARY CODE FOR THE COUNTY OF GRAND TRAVERSE, AND THE APPLICABLE LAWS OF THE STATE OF MICHIGAN IN THE INSTALLATION OF A SEPTIC TANK SEWAGE DISPOSAL SYSTEM & /OR WELL INSTALLATION ON THE ABOVE DESCRIBED PROPERTY, AND TO CONSTRUCT THE SAME ACCORDING TO THE PLANS AND SPECIFICATIONS AS DESCRIBED AND APPROVED ABOVE; OTHERWISE I UNDERSTAND, THE PERMIT WILL BE VOID.

THE FINAL INSPECTION REQUIRED BEFORE COVERING. ONE DAY NOTICE SHALL BE GIVEN FOR INSPECTION.

SIGNED Michael G Parker DATE 6/9/14
OWNER OR AGENT

THE SPECIFICATIONS AS STATED ON THIS PERMIT MEET WITH MINIMUM REQUIREMENTS OF THE SANITARY CODE. THE OWNER SHOULD BE ADVISED THAT ADDITIONAL CONSTRUCTION OPTIONS MAY BE AVAILABLE WHICH COULD EXTEND THE LIFE EXPECTANCY OF THE SEWAGE SYSTEM. CONSULT WITH THE HEALTH DEPARTMENT REGARDING THESE OPTIONS.

PERMIT TO INSTALL, CONSTRUCT OR REPLACE
EXPIRES 2 YEARS AFTER DATE OF ISSUE
PERMIT IS NON-TRANSFERABLE TO PERSON OR PLACE

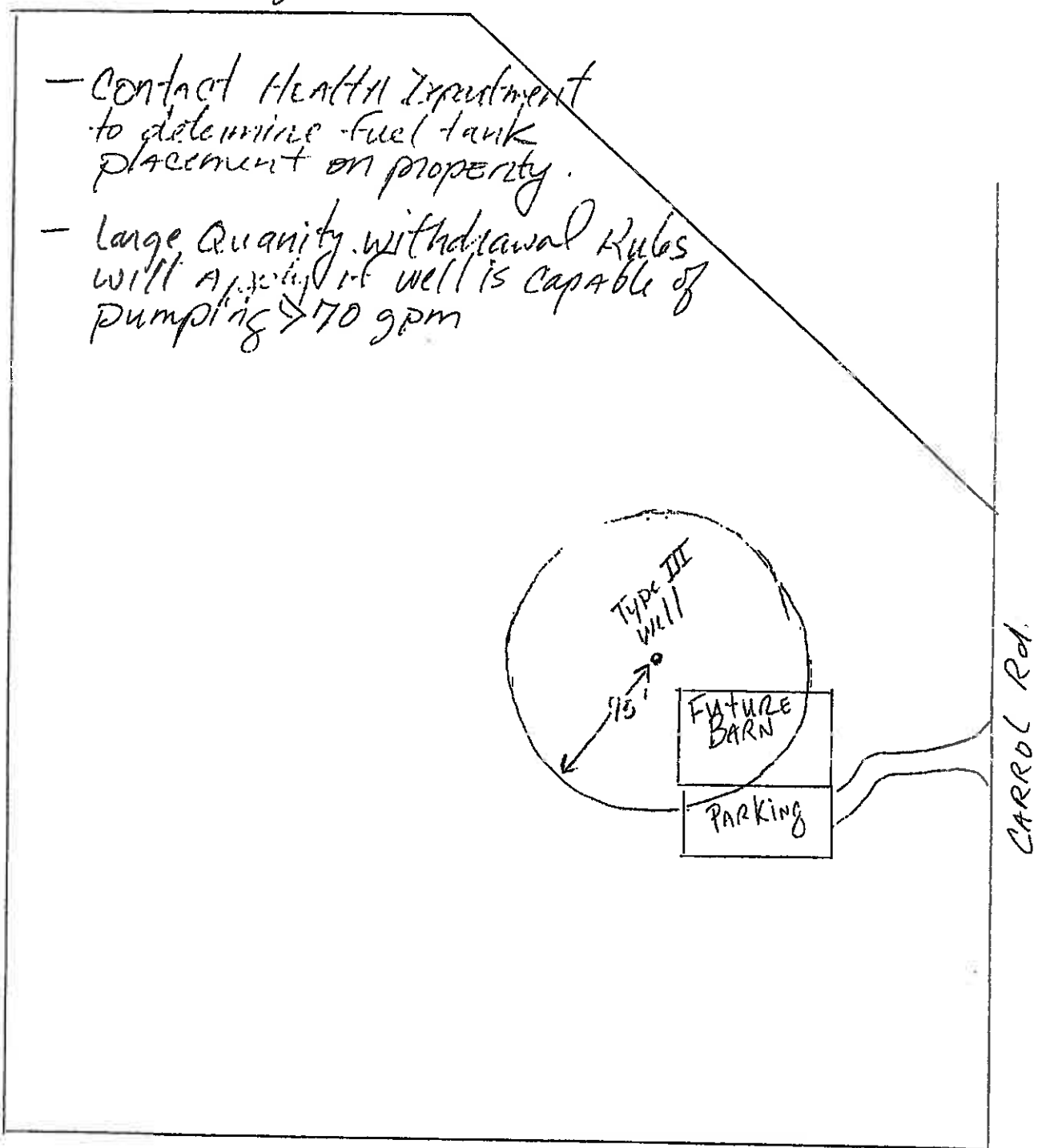
ISSUED TO Michael & Amy Parker
DATE 6/16/14 BY Dan Thoe[illegible]us, RS
HEALTH DEPT. REPRESENTATIVE

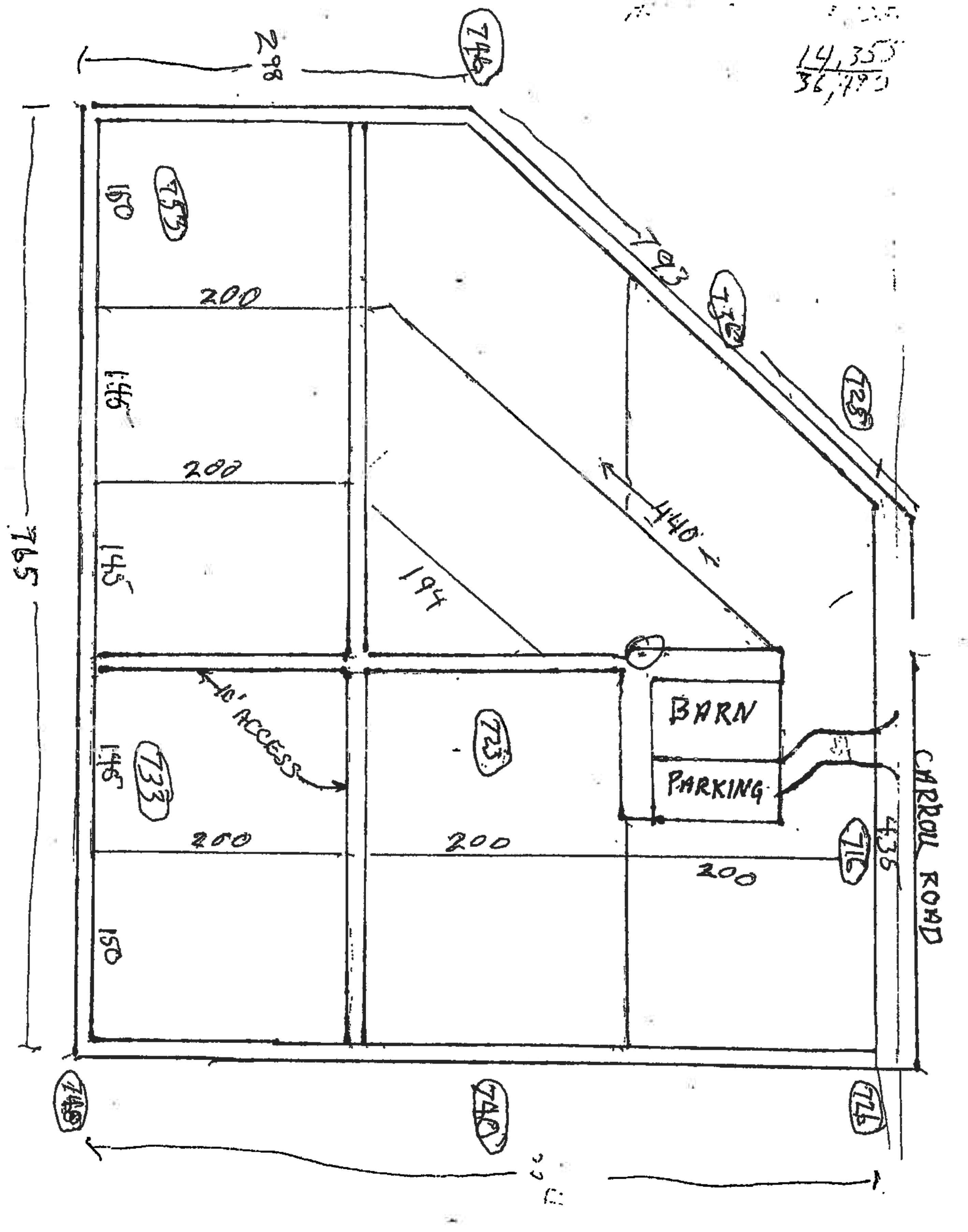
RECEIPT # 39431 DATE 06/09/2014

RECEIVED
$217.00 WELL PERMITS

- Well shall be isolated 75 feet from ANY future Septic System Area.
- Provide Proper Backflow protection ACCORDING to plumbing CODE.

- Contact Health Department to determine fuel tank placement on property.
- Large Quanity withdrawal Rules will apply if well is capable of pumping > 70 gpm




298
746
753
160
200
793
145
440'
194
BARN
PARKING
10' ACCESS
723
733
200
716
436
CARROLL ROAD
150
765
740
726

Water Well And Pump Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.

Wellogic

Import ID:

Tax No: 281100401200	Permit No: 36411	County: Grand Traverse	Township: Peninsula

Town/Range:	Section:	Well Status:	WSSN:	Source ID/Well No:
29N 10W	4	Active		

Well ID: 28000014881

Elevation:
Latitude: 44.86358
Longitude: -85.53244
Method of Collection: GPS Std Positioning Svc SA Off

Distance and Direction from Road Intersection:
NORTH OF PENINSULA DRIVE

Well Owner: MICHAEL PARKER

Well Address:	Owner Address:
CARROL ROAD TRAVERSE CITY, MI 49686	7660 CRISP ROAD WILLIAMSBURG, MI 49690

Drilling Method: Rotary
Well Depth: 366.00 ft. Well Use: Household
Well Type: New Date Completed: 8/19/2014

Casing Type: PVC plastic Height: 1.00 ft. above grade
Casing Joint: Solvent welded/glued
Casing Fitting: None

Diameter: 5.00 in. to 191.00 ft. depth SDR: 21.00
5.00 in. to 351.00 ft. depth SDR: 17.00

Borehole: 8.50 in. to 366.00 ft. depth

Pump Installed: Yes Pump Installation Only: No
Pump Installation Date: HP: 3.00
Manufacturer: Flint & Walling Pump Type: Submersible
Model Number: CP150-27 Pump Capacity: 27 GPM
Drop Pipe Length: 209.00 ft. Pump Voltage: 230
Drop Pipe Diameter: 2.00 in. Drilling Record ID:
Draw Down Seal Used: No

Pressure Tank Installed: Yes
Pressure Tank Type: Diaphragm/bladder
Manufacturer: Well-X-Trol
Model Number: WX202 Tank Capacity: 32.0 Gallons
Pressure Relief Valve Installed: Yes

Static Water Level: 137.00 ft. Below Grade
Well Yield Test: Yield Test Method: Air
Pumping level 356.00 ft. after 0.50 hrs. at 60 GPM

Screen Installed: Yes Filter Packed: Yes
Screen Diameter: 3.00 in. Blank: 2.00 ft. Above
Screen Material Type: Stainless steel-wire wrapped

Slot	Length	Set Between
12.00	15.00 ft.	351.00 ft. and 366.00 ft.

Fittings: Neoprene packer

Formation Description	Thickness	Depth to Bottom
Sand	6.00	6.00
Clay Gravel Stones	19.00	25.00
Clay	13.00	38.00
Sand	37.00	75.00
Clay Sand Gravel	20.00	95.00
Clay	13.00	108.00
Sand	104.00	212.00
Clay	101.00	313.00
Clay Sand Gravel	28.00	341.00
Sand & Clay	25.00	366.00

Well Grouted: Yes Grouting Method: Grout pipe outside casing

Grouting Material	Bags	Additives	Depth
Bentonite slurry	21.00	None	0.00 ft. to 341.00 ft.

Wellhead Completion: Pitless adapter

Geology Remarks:

Nearest Source of Possible Contamination:

Type	Distance	Direction
None		

Drilling Machine Operator Name: BOB MILLER
Employment: Employee
Pump Installer: KEN NOVAK
Contractor Type: Water Well Drilling Contractor Reg No: 28-2187
Business Name: Cluff Well Drilling Company
Business Address: 6410 Center Rd, Traverse City, MI, 49686

Water Well Contractor's Certification

This well/pump was constructed under my supervision and I hereby certify that the work complies with Part 127 Act 368 PA 1978 and the well code.

Signature of Registered Contractor Date

General Remarks:
Other Remarks:

*corrected COPY

SOS ANALYTICAL

4125 Cedar Run Rd., Suite B
Traverse City, MI 49684
Phone 231-946-6767
Fax 231-946-8741
www.sosanalytical.com

COMPANY:	CLUFF WELL DRILLING	SOS PROJECT NO:	143973 - 1
NAME:	MICHAEL PARKER	SAMPLED BY:	CHOP
PROJECT NO:		DATE RECEIVED:	9/5/2014
WSSN:		TIME RECEIVED:	11:00 AM
WELL PERMIT:	36411	SAMPLE ID:	WELL
TAX ID:	281100401200	DATE SAMPLED:	9/4/2014
LOCATION:	CARROL RD	TIME SAMPLED:	3:30 PM
	MI	SAMPLE MATRIX:	DRINKING WATER
COUNTY:	GRAND TRAVERSE		
TWP:	PENINSULA		

INORGANICS

Analysis	Concentration	LOD	Units	Analyst	Date Completed	Drinking Water Reg Limit(MCL)
NITROGEN, NITRATE - EPA 300.0	ND	0.10	mg/L (PPM)	KMJ	9/5/2014	10

SM9223 COLIFORM BACTERIA - PRESENCE/ABSENCE

	SAMPLE RESULT	Drinking Water Reg Limit(MCL)
TOTAL COLIFORM BACTERIA	ABSENT	ABSENT
E. coli BACTERIA	ABSENT	ABSENT

RECEIVED
SEP 11 2014
Environmental Health

ND = NOT DETECTED
LOD = LIMIT OF DETECTION
SMCL = FEDERAL NON-ENFORCEABLE LIMIT
MCL = MAXIMUM CONTAMINANT LEVEL

APPROVED BY: Shanna Shea
SHANNA SHEA
LAB MANAGER

SOS ANALYTICAL, INC. IS CERTIFIED FOR COMPLIANCE MONITORING UNDER THE SAFE DRINKING WATER ACT.

GRAND TRAVERSE COUNTY HEALTH DEPARTMENT

COMMUNITY HEALTH
2600 LaFranier Road
Traverse City, MI 49686
231-995-6111

ENVIRONMENTAL HEALTH
2650 LaFranier Road
Traverse City, MI 49686
231-995-6051

EMERGENCY MANAGEMENT
2600 LaFranier Road
Traverse City, MI 49686
231-995-6059

ANIMAL CONTROL
2650 LaFranier Road
Traverse City, MI 49686
231-995-6080

www.gtchd.org

December 18, 2014

MICHAEL & AMY PARKER
7660 CRISP RD
WILLIAMSBURG, MI 49690

RE: Notice of Water Supply System Approval for Permit #36411. (CARROLL RD)

Dear Permit Holder:

The Grand Traverse County Health Department has received the water well record and the bacteriological water test result for your new well. The well record was reviewed and found to be complete, and complies with the Michigan Water Well Construction and Pump Installation Code. The water test results show that coliform bacteria were not detected. The absence of coliform bacteria indicates that the water is bacteriologically safe for consumption.

Your water system was installed by a Michigan Registered Water Well Drilling Contractor/Pump Installer, who has a legal obligation to complete the installation in accordance with state and local regulations. Final inspections are performed on a random basis or upon request and are not required for all newly completed water systems. A final inspection checks the well location, wellhead completion, and water system components to verify code compliance. Access to the inside of your dwelling would be needed to complete the inspection. The completed copy of your well permit, water results and well log are on file at this Department should you desire a copy.

If you have any questions or if we can be of further assistance, please contact our office at (231) 995-6051.

Sincerely,

Grand Traverse County Health Department
Environmental Health Division

cc: File

K:\PUBLSERV\EH\WELLS\FinalApproval.doc

GRAND TRAVERSE COUNTY HEALTH DEPARTMENT

GT № 6114

1102 CASS STREET
TRAVERSE CITY, MICHIGAN 49684
PH: 922-4833

Benzie County Office
Governmental Building
P.O. BOX 335
Beulah, Michigan 49617

SITE SURVEY

28-011-004-012-00
PROPERTY TAX NO.

Requested by: Owner ( ), Agent ( ), Purchaser ( ) County: Grand Traverse

Name: James Beall PH: 929-9665 Township: Peninsula

Address: 4569 Briarcliff Section: 4

Traverse City, Mi. 49684 Date: 10/6/94

Location of Property: (Include Driving Directions) Located on South side of W. Carroll Rd. approx. 700' East of sharp curve. (See attached Certificate of Survey.)

Subdivision: Lot No.

* * * * * * * * * * * * * * * * *

Soil Conditions: (TH.1) 0-6' Sandy loams and loamy sand mix, 6'-10' Medium sands and gravel. (dry)
(TH.2) 0-5' Sand loam, 5'-10' Medium sand and gravel. - no ground water encountered.

On-Site Sewage Disposal

Suitable (X) Unsuitable ( )

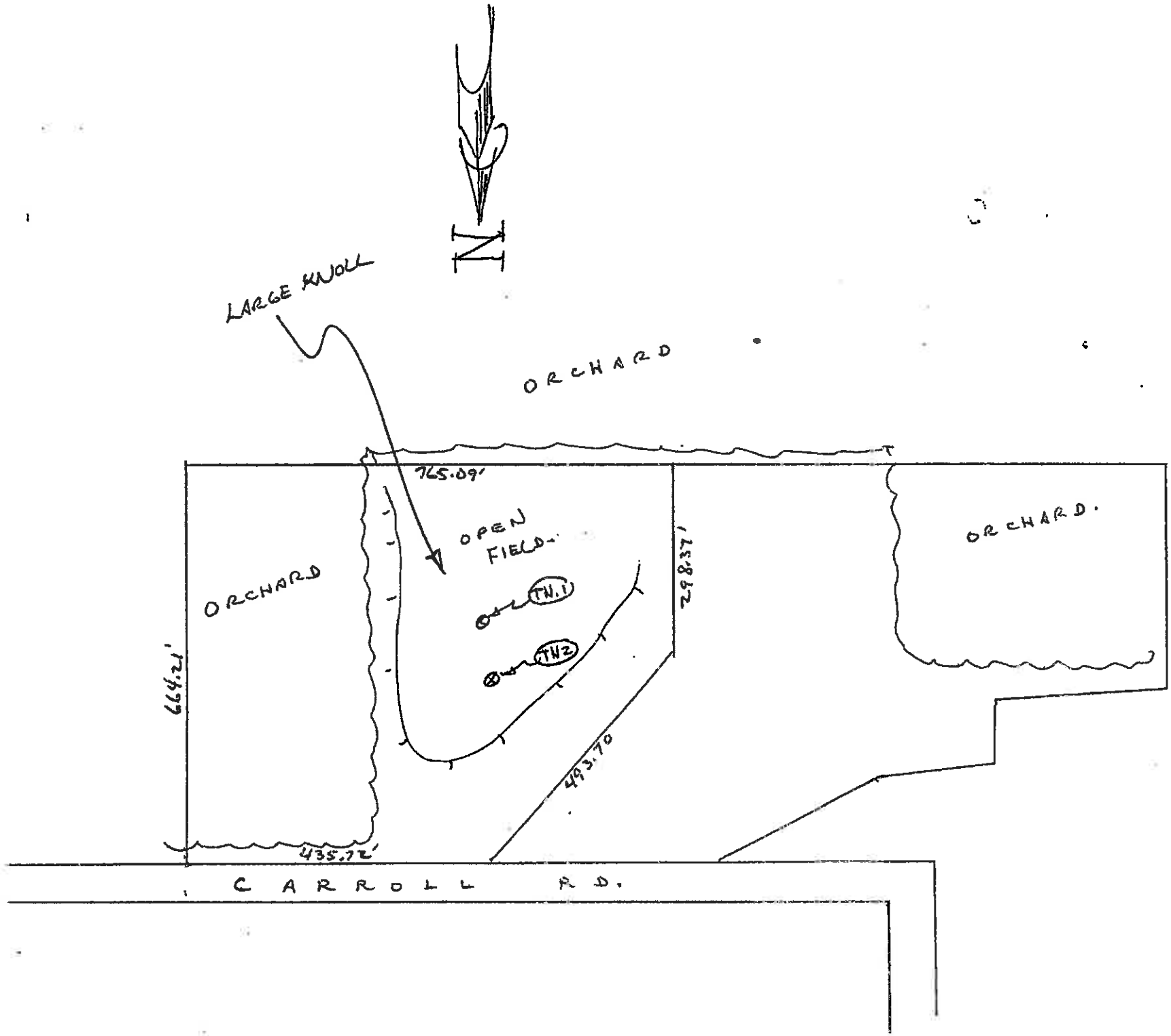
Reasons/Suggestion for Solution: Septic system could be located in area of (TH.1 and (TH.2). All heavy soils will have to be over excavated down to good sands and gravel and grade adjusted by backfilling with a med to coarse sand prior to field installation. Exact size of system to be determined when making application for well and septic system.

10-12-94
(Date of Inspection)

Thomas C. Burns RS
Environmental Health Representative

Received: $137.00 for Site Survey Receipt No. 2136 Date: 10-6-94

THIS IS NOT A PERMIT 9/86


N
LARGE KNOLL
ORCHARD
765.09'
OPEN FIELD
TN.1
TN2
ORCHARD
ORCHARD.
298.37'
664.21'
493.70
435.72'
CARROLL RD.

July 9,2018

Rick Liptak
Manager MDOT
2084 US 31 South, Suite B
Traverse City, Mi 49685

Rob Manigold
Peninsula Twp. Supervisor
13235 Center Rd.
Traverse City, Mi 49686

Jim Cook, Manager
County Road Commission
1881 LaFranier
Traverse City, Mi 49696

Dear Sirs,

A couple of times over the past few months I have had conversations with you or someone in your organization about the following situation, but since it involves some areas of overlapping responsibilities I thought a formal letter might provide a more permanent solution to the problem. I am requesting that you work together to determine how best to correct a dangerous lack of line of sight for vehicles at the intersection of Carroll Rd. and M37 (Center Rd.) involving the northwest corner.

In response to my contacts, so far just the grass in the right of way has been mowed, which does not solve the underlying problem that has been aggravated over the past several years by the build-up of an existing berm and tree limb growth of trees planted 5 -10 years ago by the township. These impediments to the line of site of oncoming traffic traveling southbound when one is at the stop sign on Carroll Road's west side heading east have worsened, finally resulting in an accident last month.

The existence of a dip in M37 just north of Carroll Rd. that completely obscures southbound cars from one's vision for several seconds. This situation has been easy to negotiate safely by viewing the traffic on Center road as it comes down the hill from Nelson, and counting to 3 to make sure traffic has cleared out of the dip. However, over the past 10 years or so the berm on the west side at that area has built up so that even a growth of grass impedes part of that hill view. Then about 2 years ago the trees, many of which were planted to replace taller ones with higher foliage location; that had been removed, had grown and leafed out to a significant extent to the point that they are now almost completely blocking the view of the southbound traffic on the descending hill. This leaves virtually no way at all to safely enter traffic whether turning left or right from the west side of Carroll Rd. heading east.

The solution is relatively easy I would think, but perhaps is falling between the cracks of division of responsibilities for a final ultimate resolution. In my estimation what needs to be done is 1) bulldoze the berm down within the road right of way with a gradual slope up the property

owners lawn on that northwest corner, and 2) trim the trees in the road right of way, or even private property owner's trees (I believe possible under the fact that a dangerous hazard to vehicle traffic has been created by them), up and back to open the vista. There should be no need to remove the trees, just trimming the lower branches up should do it, and there are just two or three trees that are the primary problem so not a long or costly process to fix a significant problem. That should take care of the problem until long term a decision is made to level out the dip, but at this point not truly necessary.

Please take a drive out to see the situation, and if possible in a standard car which illustrates the issue more clearly than a truck's higher seat (although still an issue at that); but until that I offer the following pictures for your consideration.

To set the tone here's a view of the entire northwest corner taken with the car actually at the stop sign, which is set back significantly. Not that anyone would try to actually try to enter traffic from this theoretically correct at the stop sign position because it's so obvious that you need to pull forward to have any change to see oncoming traffic.

Then this next one is taken east of stop sign about 5-10 feet away from the white line of the southbound lane. This picture shows the berm build up/elevation compared to the land left, or west of it. And it shows that there is still no visibility even past the stop sign, resulting in the need to place one's car right at the white line for even a chance at seeing oncoming vehicles. In this picture one can clearly see the utilities box that is just within the road right of way, giving perspective to the tree locations that are causing the issue seen just to the right of post and tallest in the photo.

Then this final picture was taken a bit closer to the white line and zoomed in on the one very tiny spot left to see traffic coming down the hill. What was once a fairly large vista has now been reduce to a small square. To the right of the "For Sale" sign and just under the branch one can hardly make out the southbound car. The more visible car to the right is in the northbound lane.

Thank you for your assistance. Sincerely, Cindy Ruzak 1994 Carroll Rd. 231-409-0949

October 7, 2020

Planning Commission & Town Board Members
Peninsula Township
13235 Center Rd.
Traverse City, MI 49686

Dear Commission and Board Members,

I am writing to request that you do not approve the SUP requested for parcel number 28-11-004-012-00 at 2150 Carroll Rd.; for which a public hearing is scheduled October 19th, for the following reasons.

This property has a deed restriction conveyed with its purchase that the permitted use is a "single family residence to be constructed of a minimum of 1800 sq. ft, with one out building of a size no greater than 1000 sq. ft." All of the parcels created by a land division by Bernie Kroupa 25 some years ago, of which this as well as adjacent parcels including mine, have the same deed restriction. The deed restriction was intended to create small rural agricultural estates versus becoming subdivisions, one of the factors we found important when purchasing the adjacent property. At this point I want to clarify that while we have sold our property at 1994 Carroll Rd., the purchase was done on a land contract for which a balance remains, so we continue to hold the deed, and thus have a vested interest in any development that could negatively affect the value of our property.

While it may not be directly the township government's responsibility to enforce a private deed restriction, it seems reasonable that local government should not outright ignore it so that it places an undue burden on the creator of the restriction or the neighbors to take the offending owner to court in order to force compliance. In order to remove a deed restriction, all of the other property owners under the same restriction would need to agree to remove it, or the initiator of the restriction could do so.

Also, there indeed is precedence for the township to give weight to respecting the deed restriction, as I experienced this myself when applying to sell development rights on our two adjacent parcels. One of them, the 10 acres immediately to the west of the parcel in question, was accepted by the PDR program. However, the next 17 acre parcel to the west was not for the reason that the deed restriction limited construction to that single residential building, already there, so there were no means for additional homes to be built and thus no PDR value. This was in spite of the zoning that would have allowed a portion of the land to be divided off and sold under PDR, but all that was restricted by the private deed restriction. Similarly, while the 10 acre parcel was put into the PDR program, the value was reduced by the deed restriction of 1 home versus the 2 that would have been considered of value under the zoning of 5 acres. It seems

reasonable then that the same consideration would be applied in the situation of this SUP request. To not do so would be at the least unfairly inconsistent if not outright legally questionable.

Additionally, this parcel is located in one of the two view sheds with the highest priority rating for protection in the PDR program, and thus a greater standard of caution needs to be given before allowing what is in essence a commercial enterprise. If such a commercial entity were to be considered, which I maintain it should not anyway, it would seem reasonable to expect that more restrictive qualifications should be applied in the same manner that certain percentages of building to agricultural product grown on site are established for wineries. Growing 3 acres with 8000 plants (half of which are noticeably not in good shape) is just 30% of the 10 acres on which the building is proposed, versus I believe something like 70% or more for wineries.

Of personal concern is that for 20 years our bed and breakfast, the Grey Hare Inn, was restricted to the activities of a single family residence as designated in the B & B ordinance without activity variance consideration ever being given. So to allow a "nursery" classification without defining what specific activities are permitted over and above a traditional growing of trees and shrubs and their sale; seems unfairly inconsistent.

Which leads to the question of why is such a large structure, with 2400 sq. ft. plus another 700 for the front retail space (way bigger than the deed restricted 1000 sq. ft.), even needed for the stated purpose of "selling more value added product". Is there indeed distilling manufacturing being planned for the larger building? And if so what are the chemical by products of that production as well as other related impacts on surrounding properties, including noise, odor and other nuisance factors, particularly lighting that impacts the dark sky ordinance.

While we no longer own the bed and breakfast, so the new owners will have to express their concerns separately, I can say that in my hospitality experience, such a commercial enterprise will quite likely have negative effects on the rural ambiance that has for 20 years been a key selling factor for obtaining guests. Also if such a large building is indeed being planned for distilling or other production; would that not mean that this "nursery/greenhouse" is actually more of a "farm processing facility" and subject to those requirements, especially a 20 acre minimum site to insulate surrounding properties from the negative effects created by the commercial activities; not merely just 10 acres.

Of very high significance for consideration is the increased vehicle traffic that will occur if a SUP for a commercial nursery is approved with access from an already dangerous intersection. There is a serious blind spot to the north/left when a car traveling east is at the stop sign on the west side of Carroll Road at Center Road. Cars travelling south on Center Road disappear in a dip in the road north of that intersection for about 4 seconds, allowing very little time for cars merging onto M37. Additionally, the berm on the northwest side of Center continually builds with snowplowed dirt and if not mowed decreases the view of oncoming southbound traffic that is available a bit further north as the cars come down from the scenic turnoff. Untrimmed trees along the west side of Center Road north contribute to lessening that same glimpse. These concerns were previously expressed to MDOT, Peninsula Township, and the Country Road Commission in a letter I wrote in July 2018 after an accident occurred at that

intersection. While some leveling of the berm in response to that letter helped somewhat, the changes were not significant enough to resolve the issue completely.

With the Peninsula Cellars tasting room right on that corner, adding another commercial enterprise's traffic will significantly endanger not only the residents of nearby properties, but the general public as well. Thus if for some reason this SUP request were to be approved then at minimum additional signage about the blind spot, and perhaps a flashing caution light at the intersection would be prudent. Even that possibility of additional signage costs and visual impact on the rural character of the Peninsula itself provides yet another reason while this request should be denied. As stated in General Standards 8.1.3 d it should not "create excessive additional requirements at public cost for public purposes and services", which those road changes would do.

While perhaps less directly related, and thus I understand difficult to add into the equation other than as a question is this. The cost of the land and building is well over half a million dollars in investment, and at the present retail prices for lavender products, even with huge markups on value added products, I find it difficult to comprehend how, with two other similar entities in the business on Old Mission competing for clients that this heavy investment can remotely be profitable. And while that is of course directly none of my, or the Township's, business; if it does fail it could mean yet another abandoned structure (such as the Kroupa building on the NE corner of Carroll and Center) causing blight that can serve to lessen the values of adjacent parcels.

Less significant but of note is that in the application itself in Section 6g, the proposed developed may actually not respect the flood plain, as the area definitely is part of an agricultural cold air drainage from surrounding properties as well as being the low spot to which the hill in the road drains rainwater; which would be impeded by such a structure. Also, for all of the reasons mentioned above the proposed facility may be inconsistent with the spirit and purpose of the Ordinance, as stated in application section 6s. Under General Standards for SUP 8.1.3 1b that it not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to the property in the immediate vicinity and to the community as a whole". Clearly this SUP does not do that.

And there might also be a road easement issue, that I am vaguely remembering; but it's been such a long time since I've looked at the recorded deed documents I can't say for sure.

If additional documentation is desired that further verifies the statements I have made, it can be provided. Thank you for your consideration.

Sincerely,

Cindy Ruzak
1994 Carroll Rd.
231-409-0949

Rebecca Chown

From: planner@peninsulatownship.com
Sent: Wednesday, February 17, 2021 11:31 AM
To: Becky Chown
Subject: FW: Copy of Declaration of Covenants and Restrictions and Letter from our Attorney
Attachments: Scan.pdf

Additional correspondence regarding Cindy R.'s letter

Randy A. Mielnik, AICP
Director of Planning
Peninsula Township
13235 Center Road
Traverse City MI, 49686
Phone - 231-223-7314
Fax – 231-223-7117
planner@peninsulatownship.com

From: Amy Parker <aparker@park-place-hotel.com>
Sent: Monday, October 12, 2020 11:24 AM
To: planner@peninsulatownship.com
Cc: 'Amy Parker' <mipuretours@gmail.com>; Michael Parker <mpgander@aol.com>
Subject: Copy of Declaration of Covenants and Restrictions and Letter from our Attorney

Hello Randy,
Thank you for forwarding Cindy Ruizak's letter. Attahced is a copy of the restriction and our Attorney's letter. Both of these documents prove that we are able to move forward with our project.

Thank you very much,

Amy Parker

25

1022 316

153128

DECLARATION OF COVENANTS AND RESTRICTIONS

As of the 15TH day of AUGUST, 1994, Bernard J Kroupa, a married man, of 3936 Brown Lane, Minnetonka, MN 55345 (hereinafter "Kroupa") declares that the real estate denominated herein as Parcels 2, 3, 5, 6, 7, 8 and 9, the legal description for each of which is attached hereto as Exhibit A, B, C, D, E, F and G, respectively, all of which Parcels are currently owned by Kroupa, be held and shall be conveyed and occupied subject to the following covenants and restrictions which shall apply to each parcel:

1. Any such Parcel shall not be used for other than single family residential use or other such uses allowed in Agricultural Zoning and will comply with Peninsula Township zoning restrictions.

2. The minimum home size on any such Parcel shall not be less than 1,800 square feet with at least 1,000 square feet on the ground floor in the case of a two-story home.

3. An accessory building on any such Parcel shall be permitted the size of which shall not exceed 1,000 square feet.

4. The exterior of all structures located on any such Parcel must be made of natural material, i.e, wood, brick, stone, etc. Accessory building must be complimentary in style and design to the home and with no metal exteriors.

5. No structure on any such Parcel can be built closer than 100 feet to the adjoining property lines.

6. All exteriors of home or accessory buildings located on any such Parcel must be completed within one year from start of construction.

7. No mobile homes, sectional-type homes, modular homes, trailers, campers, tents or other temporary buildings shall be permitted on any such Parcel for dwelling purposes or, for that matter, parked on any said Parcel for an extended period, not to exceed one week.

8. Any such Parcel may not be further divided.

Each of these covenants and restrictions shall run with each parcel from the date of this Declaration.

Witnesses:

Kimberly A. Huss

Kimberly A. Huss

James H. Mayer

James H. Mayer

Bernard J. Kroupa

Bernard J. Kroupa

SONDEE RACINE & DOREN PLC
ATTORNEYS

RONALD W. SONDEE
JOHN P. RACINE, JR.
W. PETER DOREN
JOHN A. MacNEAL
MAURICE A. BORDEN

310 WEST FRONT STREET
SUITE 200
TRAVERSE CITY, MICHIGAN 49684
TEL (231) 947-0400
FAX (231) 947-0748
www.sondeeracine.com

May 6, 2014

Privileged & Confidential
Attorney/Client Communication

Mr. and Mrs. Michael Parker
7660 Crisp Road
Williamsburg, MI 49690

Re: Vacant Carroll Road Property

Dear Mike and Amy:

You have asked me for my opinion regarding the Declaration of Covenants and Restrictions dated August 15, 1994, and recorded at Liber 1022, Page 316, et seq, Grand Traverse County Register of Deeds (Restrictions). You have asked me to look primarily at Restriction number 3 which reads as follows:

> "An accessory building on any such Parcel shall be permitted the size of which shall not exceed 1000 square feet."

An accessory building is one that is accessory to a main building. The Peninsula Township Zoning Ordinance defines accessory building as follows:

> "A subordinate building or structure on the same lot with the principal or main building, or the part of the main building occupied or devoted exclusively to an accessory use."

Thus, for there to be an "accessory building," there must be a "main building."

Property subject to these Restrictions may only be used for single-family residential use or "other such uses allowed in Agricultural Zoning and will comply with the Peninsula Township zoning restrictions." Restriction number 1.

I read Restriction number 1 as allowing agricultural uses if they comply with the Peninsula Township zoning restrictions.

The above Restrictions do not mandate any size requirements for main agricultural buildings.

Therefore, it is my opinion that agriculturally zoned land subject to the above Restrictions that does not have a single-family residential structure (home), may have a main agricultural building if it complies with the Peninsula Township zoning restrictions and that the 1000 square foot limitation only applies to an accessory building and not a main building.

You may encounter an argument that Restriction number 1 only allows single-family residential use and zoning compliant agricultural uses similar to single-family residential. I do not think this is the proper interpretation. Restriction number 1 uses the conjunctive "or" to join the residential and agricultural uses. Thus, these are alternatives. It does not use the conjunction "and," which I think is necessary to make that argument. However, it does describe the agricultural uses allowed as "other such uses." Someone may argue that the word "such" refers back to the word "residential." However, I believe that the word "such" refers to those uses allowed in agricultural zones.

I want to caution you that I have only examined the above Declaration of Covenants and Restrictions and that there may be other documents surrounding the creation of these Restrictions in 1994 or their subsequent interpretation or application since their creation. If any such documents exist, they may be important to show the intent of the drafters of the Restrictions and how interested parties applied those Restrictions. My opinion is solely limited to the document recited above.

Please contact me if I can do anything further on this matter.

Sincerely,

SONDEE, RACINE & DOREN, PLC

W. Peter Doren

WPD:tls

Proposed Amendment #200 (Solar)

memo

To: Township Board

From: Randy Mielnik, AICP

Date: February 17, 2021

Re: Solar Zoning Amendment

For the past several months, the planning commission has addressed the desire to expand the regulatory parameters for free-standing solar panels in Peninsula Township. Amendment #199 was aimed primarily at residential-scale solar panels. The attached amendment (#200) further amends section 7.2.8 and allows for larger solar panels that could be associated with non-residential land uses. This amendment accounts for the potential to involve PDR land and designated viewsheds. It was approved by the planning commission at the January 2021 meeting. This followed a public hearing on this subject in December, 2020.

This proposed amendment is now ready for township board consideration, after considering any public testimony that might be provided during the public hearing scheduled for February 23, 2021.

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.

John Kroupa Request

Peninsula
CELLARS

Rob Manigold- Supervisor
Old Mission Peninsula Township Board

Members of the town board,

I am writing on behalf of Peninsula Cellars, located at 11480 Center Rd. On February 10th, I received a letter from Christina Deeren for putting up two igloo shelters on my property without a permit. The letter required me to remove the igloos, or apply for a permit and pay a $300 fine. I went to the town hall on the morning of February 11th, and had a conversation with Rob and Christina on the severity of the penalty for this mistake. After our discussion, I paid the $75 permit fee and applied for the appropriate permit, and also paid the $300 fine. My request to the town board would be that you reconsider the severity of the penalty and refund the $300 fine. This was an honest mistake that was unintentional, and I corrected the problem within twenty four hours of finding out that I was out of compliance. I believe I deserve this reconsideration because my record of compliance with the rules of the township is nearly perfect, and when I found out that I was out of line on this, I came immediately to talk about it and find a solution.

Thank you for your consideration,

John Kroupa
Peninsula Cellars

Winery ● 2464 Kroupa Rd. ● Traverse City, MI ● 49686 ● 231.223.4050
Tasting Room ● 11480 Center Rd. ● Traverse City, MI ● 49686 ● 231.933.9787

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686
Ph: 231.223.7322 Fax: 231.223.7117
www.peninsulatownship.com

ROBERT K. MANIGOLD SUPERVISOR
BECKY CHOWN CLERK
BRAD BICKLE TREASURER
MARGARET ACHORN TRUSTEE
DAVID SANGER TRUSTEE
WARREN WAHL TRUSTEE
ISAIAH WUNSCH TRUSTEE

February 9, 2021

Kroupa Enterprises LLC
c/o: Joan & John Kroupa
2324 Kroupa Rd.,
Traverse City, MI 49686

Re: Igloos placed on property

Parcel No. 28-11-004-015-00 – 11480 Center Rd., Traverse City, MI 49686

Dear Mr. Kroupa,

This letter is in regard to two (2) recently placed igloos on the afore mentioned property.

The township board approved the use of igloos as long as they are **permitted**. The igloo(s) that are located on your property were not permitted nor has an application for the placement of the igloo(s) been received by this office as of today's date.

These non-permitted igloo(s) should be removed from the site **immediately** upon receipt of this letter unless you apply for a land use permit within the next seven (7) days which is provided as an attachment.

The cost of the land use permit is $75.00 plus a $300.00 penalty for placing the structures without a prior approved permit. Checks can be made payable to Peninsula Township.

Attached you will also find a copy of the township board minutes where these structures were approved for permitted temporary use. Please note that these structures if permitted must be removed from the property on or before May 1, 2021.

Failure to comply will result in a civil infraction citation being issued for each day the violation continues.

I would appreciate your prompt action in complying with these regulations.

I appreciate your time in this matter. Please feel free to contact me if you have any further questions regarding this information.

Respectfully,

Christina Deeren
Director of Zoning
Zoning Administrator
(231)223-7318

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686
www.peninsulatownship.com
Township Board Regular Meeting Agenda
October 13, 2020, 7:00 p.m.
Township Hall

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Brief Citizen Comments (for agenda items only)**
5. **Approve Agenda**
6. **Conflict of Interest**

7. **Consent Agenda:** any member of the board, staff, or the public may ask that any item on the consent agenda be removed and placed elsewhere on the agenda for full discussion
   1. Invoices (recommend approval)
   2. Reports
      A. Peninsula Community Library for October 2020
      B. Peninsula Township Fire Department for September 2020
      B. Grand Traverse Sheriff's Office Citation, Accident, & Arrest Statistics Third Quarter Totals (July–September 2020) and September 2020 and Grand Traverse County Sheriff Daily Officer Summary for August 2020
      C. Peninsula Township Ordinance Enforcement Officer for August and September 2020
      D. Mission Point Trash Collection
      E. Mission Point Lighthouse Report – September 15, 2020, and ???
   3. Budget amendment: Lighthouse Fund G/L #508-000-699.000 "Appropriated Transfers In" $20,000.00; Lighthouse Gift Shop Fund G/L #509-000-999.000 "Appropriated Transfers Out" $20,000.00; funds will be used for normal operating expenses
   4. New hires for the Peninsula Township Fire Department
   4. Minutes from September 8, 2020, township board regular meeting (recommend approval)
   5. Correspondence
      A. Joanne Westphal
      B. Karen Smith
      C. Edward Stych

8. **Business:**
   1. Hessler Log Home proposal for repairs (Reiser)
   2. Request to allow igloos at wineries (Manigold)
   3. Resolution 2020-10-13 #1, Interlocal Agreement for Grand Traverse County Designated Assessor (Manigold)
   3. Recommendation from planning commission regarding solar panels (Mielnik)

9. **Citizen Comments**
10. **Board Comments**
11. **Adjournment**

The township board and members of the public must wear a mask at all times in Peninsula Township Hall and must keep six feet between themselves and others.

Peninsula Township has several portable hearing devices available for audience members. If you would like to use one, please ask the clerk.

Peninsula Township
Town Board Minutes
October 13, 2020
Christina Deeren, Recording Secretary

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686
www.peninsulatownship.com
Township Board Regular Meeting Minutes
October 13, 2020, 7:00 p.m.
Township Hall

1. **Call to Order:** by Supervisor Manigold at 7:00 p.m.
2. **Pledge**
3. **Roll Call** Manigold, Achorn, Chown, Sanger, Wahl, and Wunsch
   Absent: Bickle
4. **Brief Citizen Comments (for agenda items only):** none
5. **Approve Agenda**
   Moved by Wahl to approve the agenda as presented, seconded by Wunsch.
   Passed unan
6. **Conflict of Interest:** none

7. **Consent Agenda:** any member of the board, staff, or the public may ask that any item on the consent agenda be removed and placed elsewhere on the agenda for full discussion
   1. Invoices (recommend approval)
   2. Reports
      A. Peninsula Community Library for October 2020
      B. Peninsula Township Fire Department for September 2020
      C. Grand Traverse Sheriff's Office Citation, Accident, & Arrest Statistics Third Quarter Totals (July–September 2020) and September 2020 and Grand Traverse County Sheriff Daily Officer Summary for August 2020
      D. Peninsula Township Ordinance Enforcement Officer for August and September 2020
      E. Mission Point Trash Collection
      F. Mission Point Lighthouse Report – September 15, 2020, and October 2020
   3. Budget amendment: Lighthouse Fund G/L #508-000-699.000 "Appropriated Transfers In" $20,000.00; Lighthouse Gift Shop Fund G/L #509-000-999.000 "Appropriated Transfers Out" $20,000.00; funds will be used for normal operating expenses
   4. New hires for the Peninsula Township Fire Department
   5. Minutes from September 8, 2020, township board regular meeting (recommend approval)
   6. Correspondence
      A. Joanne Westphal
      B. Karen Smith
      C. Edward Stych
      D. Bud Stych – Letter Read by Supervisor Manigold (added to agenda)

   Moved by Wunsch to approve the consent agenda as amended, seconded by Wahl.
   Roll call:
   Passed unan

8. **Business:**
   1. Hessler Log Home proposal for repairs (Reiser)
   Discussed bid for repairs to the structure and grounds of the Hessler Log Cabin. He and John

Scarborough from the Old Mission Peninsula Historical Society have been monitoring problems for the past few years. The detailed list of repairs is outlined in the memo in the packet and includes safety issues with the porch, rocks around the building, and treating the logs to help preserve them.

Moved by Achorn to approve the cost for repairs to the Hessler Log Cabin not to exceed six thousand, five hundred dollars ($6,500.00), seconded by Wunch.
Roll call: **Passed unan**

Achorn: Stated that the current budget does not support this cost.

Moved by Achorn to amend the budget to increase Hessler Log Cabin budget 213-000-930 by seven thousand dollars ($7,000.00), seconded by Wunsch.
Roll call: **Passed unan**

Moved by Wahl to appropriate the transfer of seven thousand dollars ($7,000.00) from the tower fund to the Hessler Log Cabin budget, seconded by Chown.
Roll call: **Passed unan**

2. Request to allow igloos at wineries (Manigold)
Manigold: a request was received from the wineries regarding the use of igloos for the winter months. The township board had previously approved the use of temporary structures during the COVID-19 restrictions so that the wineries could have additional outdoor space.
Sanger: dealt with the use of the igloos last winter. They are considered temporary structures and are not approved within the ordinance. Contacted the city of Brighton, Michigan, and spoke to the director of zoning for the city, which has approved the use of these temporary structures. Livingston County Health Department has also approved them during the COVID restrictions as they allow for social distancing. Contacted Bruce Remai from the Grand Traverse County Building Code Department and inquired if building permits would be necessary for permitting these temporary structures. Noted that our ordinance does allow for the use of temporary structures.
Wunsch: inquired if this has been discussed with the township attorney.
Manigold: this is a safe way to allow additional gatherings for the wineries, as they are still limited to their indoor capacity.
Manigold: read the following proposed temporary guidelines for approving the use of igloos:

Peninsula Township will allow "igloos" immediately as temporary structures pursuant to the following requirements:

1. No more than five igloos are permitted in any area with a defined outdoor customer service area established by a special use permit. This includes outdoor patios and decks. Existing SUPs do not need to be amended.
2. No more than five igloos are also permitted in any area with a defined outdoor customer service area as associated with a "use by right" winery or existing restaurant.
3. Igloos associated with wineries must be placed within the defined MLCC service areas.
4. No igloo may have a capacity greater than ten people.
5. Land use permits are required for all igloos, and such permits will indicate that removal is necessary on or before May 1, 2021.
6. The Peninsula Township Fire Department shall review proposed installations of igloos pursuant to the International Fire Code before issuing a land use permit.

Moved by Wunsch to approve the language and temporary use of igloos, seconded by Wahl.
Roll call: **Passed unan**

3. Resolution 2020-10-13 #1, Interlocal Agreement for Grand Traverse County Designated Assessor (Manigold)
Manigold: this is a process going through the entire state. Grand Traverse County has taken the lead on this as it is a formal action with a resolution to be approved.

Read the resolution out loud.

Moved by Chown to approve the Interlocal Agreement for Grand Traverse County Designated Assessor, seconded by Wunsch.
Roll call: **Passed unan**

Manigold: read a letter from Nate Alger stating that a credit will be applied to the township for $14,446.00 per the CPO program for the non-use of the CPO during COVID when the stay-at-home order was invoked by the governor. The finance director will apply credits to the township's billing for this program, giving credit for two months of non-service.

4. Recommendation from planning commission regarding solar panels (Mielnik)
Mielnik: last year, amendment 199 was passed to allow free-standing solar panels within the township. Since then, two issues have been raised. One issue is the question of whether free-standing solar panels can be considered agricultural structures when placed on land subject to a PDR easement. Second, a desire to have solar panels larger than 10kW to support agricultural operations has been expressed. Regarding the first issue only, Township Attorney Greg Meihn recommended that the township formally determine that solar panels can be considered agricultural structures on land subject to PDR easements. He recommended that this issue be addressed first at the planning commission level, then brought before the township board for approval. At the September meeting, the planning commission took up this issue and offered the favorable recommendation that solar panels can be considered agricultural structures and therefore are allowable on properties subject to PDR agreements.
Sanger: this would allow solar panels on PDR properties. The master plan identifies the viewsheds for the PDR program; solar panels would not be allowed within a viewshed if they are structures.
Mielnik: We now have an updated viewshed map, and we can identify specific parcels included in a viewshed. This is a significant improvement over previously available viewshed maps
Wunsch: viewsheds are defined within the easement agreements; the solar panels should be viewed like any other structure.
Achorn: has three pages of questions pertaining to this issue that are not answered. Suggests this matter go back to the planning commission rather than coming at this time to the township board. Feels more information should be obtained regarding placement and the size increase request.
Meihn: the PDR easements allow for the placement of structures but do not define an agricultural structure.
Wunsch: the current ordinance language caps these panels at 10kw. The planning commission is looking at possibly increasing this to 20/25kw panels, which aligns with the needs of farmers.
Achorn: the B&B ordinance was reviewed repeatedly and people have been taxed towards the purchase of these properties. Feels the community should have a voice on this topic and that it is premature to bring this issue before the township board.
Meihn: this can be forwarded to a public hearing if the board desires.
Wunsch: solar arrays would be placed on property just like anyone else would be allowed to. PDR properties would not have any greater use than regular residential use.

Achorn: wonders about the Grand Traverse Regional Land Conservancy's position on this topic, as it would also have an interest and say in these panels being situated on purchased lands. Concerned that solar farms could fill the landscape.
Meihn: solar farms (providing power for off-site uses) are prohibited by the easements and the ordinance.
Manigold: expressed frustration that PDR easements are treated differently than regular agricultural properties. Emphasized that the only right that was sold was the right to develop residential housing. All other agricultural rights were reserved.
Meihn: the original drafts of the easements were created in a manner that creates confusion. The confusion comes in the statement, "bundle of rights."
Monnie Peters, 1425 Neahtawanta Rd.: net metering works with the customers in determining the amount of electricity that is appropriate for their usage. Once a determination is made, it doesn't change. There should not be a set upper limit. Screening around the solar arrays could be established.

Moved by Wunsch to approve the recommended policy, which states: It is the policy of Peninsula Township to consider the installation of solar panels as a common agricultural practice as defined by PDR easements when such panels are in direct support of onsite agricultural practices. When a PDR easement also includes a viewshed referenced in the easement and/or the baseline report, no free-standing solar panels are allowed in such designated viewshed, **seconded by Chown.**

Roll call: **Passed unan**

9. **Citizen Comments:**
Eric Drier: gave a report from the parks committee. Through a grant from DTE, 50 trees will be delivered and planted at Bowers Harbor Park. The parks committee will continue to sell the old playground equipment.

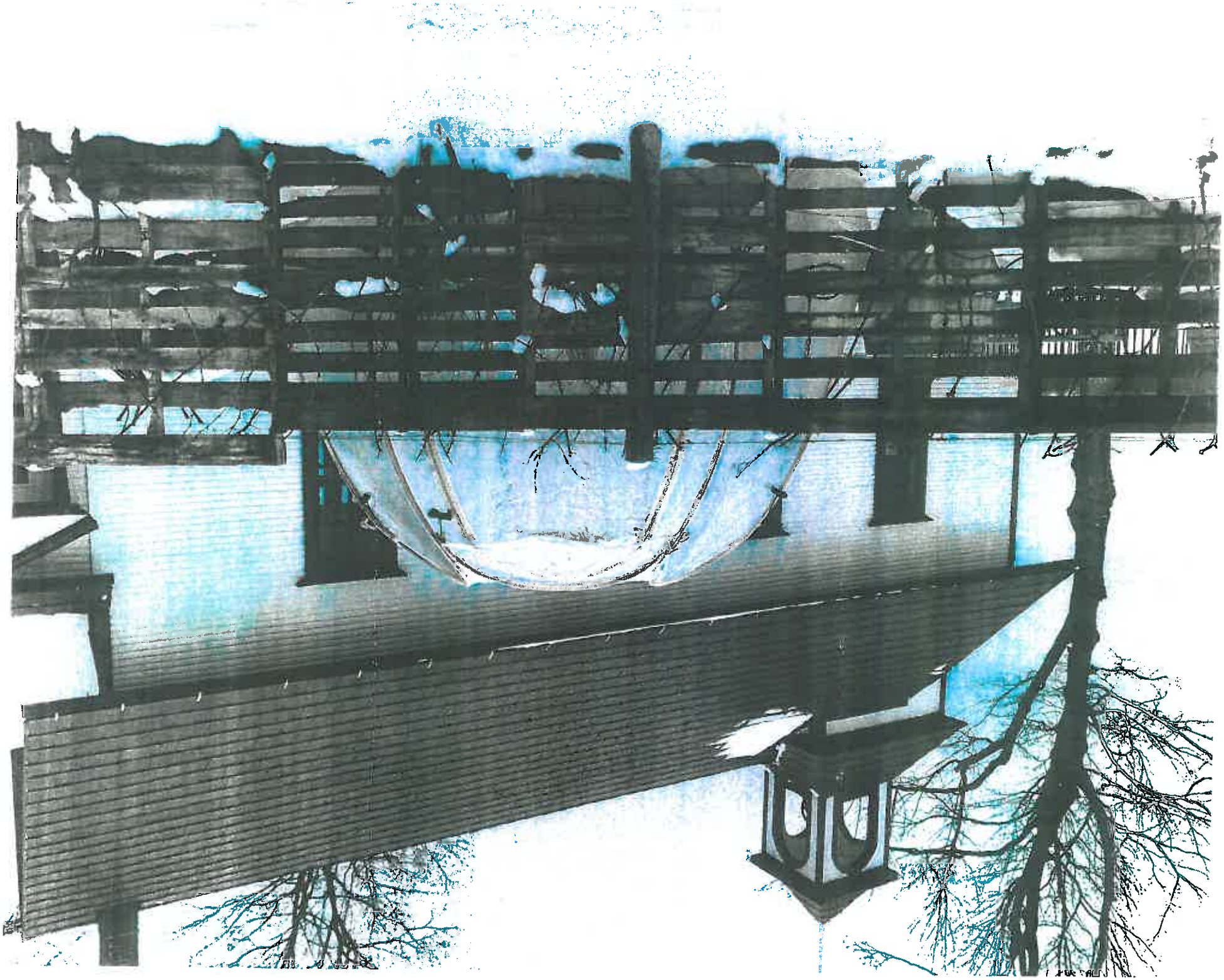
Don Atkinson: the Haserot playground project has been successful. Brian Peace from Team Elmer's removed the old structure. They have began pouring the concrete and framing for the 12-inch engineered wood chip base for the new equipment. Donations were received from the Glysson and Woodruff families. Thanked the township board for supporting this project and for the donations. An open house/ribbon-cutting ceremony is proposed for October 24; no time has been set. **[NOTE: the open house/ribbon-cutting ceremony is being delayed until spring.]** The parks committee is continuing to raise money for park projects.

10. **Board Comments:**
Chown: the repairs to the Bowers Harbor Park walkway were completed last week.
Eric Drier: the entire loop was resurfaced. Due to the higher water levels, the surface was deteriorating. They did a good job on the resurfacing and in some places removed and replaced the damaged asphalt.
Manigold: thanked the Van Meter family for a $4,000.00 donation and Golden Fowler for the donation of furniture to the new fire station. Informed the board that a $50,000.00 donation was also received by an anonymous donor in the community. Suggested a letter be drafted requesting donations from the community on three different topics: fire station, playground equipment for the parks, and cemeteries.
11. **Adjournment**
Moved by Sanger to adjourn, seconded by Wunsch.

Passed Unan

Final adjournment: 8:15 p.m.

WEAR MASK
KEEP OUR FAMILY SAFE
No Smoking
On Premises
INDOOR
SEATING BY
RESERVATION
ONLY
PLEASE REMAIN
IN YOUR VEHICLE
UNTIL YOUR
RESERVATION
TIME



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kroupa Enterprises LLC
Joan & John Kroupa
2324 Kroupa Rd.
Traverse City, MI 49686

9590 9402 5295 9154 0857 19

2. Article Number *(Transfer from service label)*

7018 3090 0001 1819 9711

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [signature] ☐ Agent ☒ Addressee

B. Received by *(Printed Name)* John Kroupa

C. Date of Delivery 2-10-24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

Land Use Permit-Peninsula Township

Parcel ID: *11-004-015-00* **Permit #** *6154* **Zoned:** *A-1*

Owner: *Kroupa Enterprises LLC - Peninsula Cellars*
Address: *2324 Kroupa Rd., Traverse City, MI 49686*

Property: Section: *4* **Town:** *28N* **Range:** *10W*
Address: *11480 Center Rd., Traverse City, MI 49686*

Use 1: Placement of two (2) igloo / clear tent portable structures

STRUCTURES MUST BE REMOVED BY MAY 1, 2021 PER TWP BOARD

The use of these temporary structures was approved by TWP Board 10-13-2020

Proof of Ownership:	*Y*	**Site:**	*Y*	**HD Permit:**	*NA*	**Survey:**	*N*
Driveway:	*N*	**EGLE:**	*NA*	**Soil Erosion:**	*NA*	**Stormwater:**	*NA*
Conforming:	*NA*	**Army Corps:**	**NA**				

Parcel		**Required**
Width:		**330**
Depth:		***
Square feet:	*5.8*	**5 ac.**
Setbacks		
Front:		**35**
OHWL:		**60**
Rear:		**50**
Side 1:		**50**
Side 2:		**50**
Structure		
Height:		**35**
Stories:		**2.5**
Existing Area:		***
Proposed Area:		***
Total Area:		***

Inspection Requirements:

Two inspections are required:
First inspection for staking / layout of project piror to construction & footings.

Second inspection required after construction is complete.

Property Owner is responsible to notify the Zoning Administrator when staking is ready for inspection and for the final inspection of the completion of construction.

Percent of lot coverage: *NA* **Maximum: N/A**

Comments: *Placement of two (2) igloo / clear tent portable structures*

AFTER THE FACT PERMIT

Check No. 8378 Grape Harbor Inc. 2/11/2021 $75.00 permit fee & $300.00 penalty

Stake Inspection must be approved by the Zoning Administrator prior to construction.

Land Use Permit must be posted in a visable location on site

Date Approved: *2/16/2021* **Expires:** *5/1/2021*

Zoning Administrator: *Christina Deeren* **Approved per the Township Board 10-13-2020**

Owner/Agent Signature: _____ No signature required due to COVID - 19 - Restrictions - CMD

TE 2/16/2021

PERMIT NO. 6154

LAND USE PERMIT

This Permit Must Be Displayed on the Premises

Any Person willfully destroying this permit will be punished to the fullest extent of the law.

CONSTRUCTION MUST BE COMPLETED BEFORE PERMIT EXPIRES AND PERMIT HOLDER SHALL NOTIFY THE ZONING ADMINISTRATION WHEN COMPLETED FOR FINAL INSPECTION OF BUILDING BEFORE OCCUPANCY MAY BE PERMITTED

This permit is issued for the Placement of (2) 19 100 / clear Tent Structures until May 1, 2021

Location: 11480 Center Rd., Traverse City, MI 49686

Fee $ 375.00 (After the Fact)

PENINSULA TOWNSHIP

This Permit Expires 5/1/2021

By [signature]

AFTER THE FACT (~15.- applic + ~30.- penalty)

Peninsula Township Application for Land Use Permit and Required Materials

** All structures must meet setbacks & all structures of 25 square feet or greater require a Land Use Permit **

1. Parcel Tax # 28-11-004-015-00. Parcel Zoning A-1
2. Property Address ____________________
   (If an address has not been assigned it must be requested from the Grand Traverse County Equalization Dept.)
3. Proposed use of structure Seating for guests
4. Property Owner's Name and Address Kroupa Enterprises LLC
   2324 Kroupa Rd TC MI 49686
5. Fees - $100.00 for a new dwelling, $75.00 for additions or other construction, Commercial based on Size.
6. Evidence of Ownership if not in Township Files. (Recorded Deed or Land Contract).
7. ~~Calculations related to lot, existing, and proposed structures (will be confirmed by staff):~~
   a. ~~______ Area of the parcel excluding road rights-of-way. Measured to the Ordinary High Water Mark for shoreline properties.~~
   b. ~~______ Total square footage of existing building footprint(s). (**Including roof overhangs**, garages, accessory structures, porches, decks & patios not flush with the ground).~~
   c. ~~______ Calculated square footage of proposed building/structure footprint (see instructions on line b).~~
   d. ~~______ % of lot coverage (Line b & c divided by line a).~~
8. ~~One (1) full set of construction plans for proposed structures including site plan and elevations (will be kept for Assessing Department).~~
9. ~~Exterior light fixture detail (See Section 7.14 of the Zoning Ordinance).~~
10. ~~Copy of Site Plan **not greater than 11" x 17", drawn to scale** showing the following:~~
    a. ~~property boundaries; Shoreline properties must show the Ordinary High Water Mark on a certified survey, and the Flood Elevation Line (3 feet above OHWM), if any.~~
    b. ~~All existing and proposed structures including decks and roof overhangs.~~
    c. ~~Setbacks for existing and proposed structures, (Varies by zoning, see Section 6.8 of the Zoning Ordinance).~~
11. Front Elevation (not greater than 11" x 17") **drawn to scale.**
12. ~~Health Department Permit for well and septic system (unless connected to a central sewer/water).~~
13. ~~Soil & Erosion Permit from G.T. County Soil Erosion - Sedimentation Office.~~
14. ~~Driveway Permit from County Road Commission or M.D.O.T.~~
15. ~~Written approval for construction from the Association's Architectural Committee (if applicable).~~

* 16. Approval from Peninsula Fire Dept

The following may be required to receive a permit:

____ Property boundaries to be located and marked by a registered land surveyor (if property corners are not marked). **(Include Ordinary High Water Mark and Flood Plane Elevation).**

____ DNR permit for wetlands or critical erosion areas.

____ Zoning Board of Appeals approval for filling within the Flood Plain, Extension of a non-conforming structure or Dimensional Variance. (See Planning & Zoning Department for requirements).

____ Storm Water Review **(for properties within 500 ft. of OHWM)** $850.00 additional fee. (See Planning & Zoning Department for requirements).

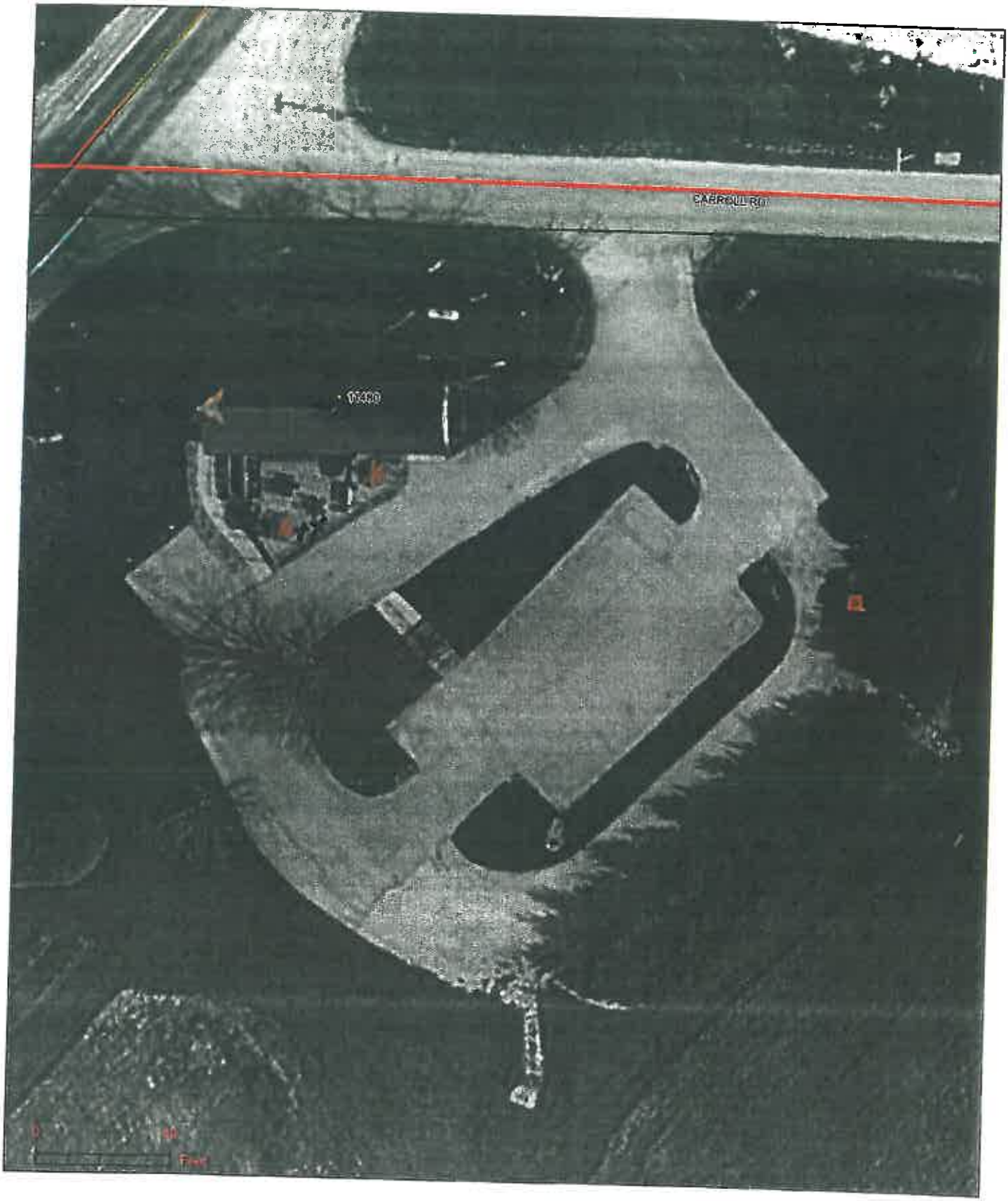
[signature]
Applicant Signature

2-11-21
Date

John Kroupa
Applicant Name (Printed)

231-620-0550
Phone Number

PENINSULA TWP 2018



GRAPE HARBOR INC **DBA PENINSULA CELLARS**

Peninsula Township Treasurer

8378

2/11/2021

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/11/2021	Bill		375.00	375.00		375.00
					Check Amount	375.00

After the fact permit for
2 igloos/ clear tent structures
approved by Twp bd on 10/13/2020 w/
Removal date of 5/1/2021

Huntington GH Checki

375.00