

**Packet Addition
for February 23, 2021,
Township Board Regular Meeting**

Invoices

**PENINSULA TOWNSHIP
INVOICE REGISTER**

For Invoices Scheduled for Payment on: 2/23/2021 12:

VENDOR INFORMATION**INVOICE INFORMATION**

**AMERICAN PLANNING ASSOCIATION
205 N. MICHIGAN AVE
SUITE 1200
CHICAGO, IL 60601**

**Amount of Invoice Paid: \$613.00
MEMBSHP 4/1/2021 - 3/31/2022**

Distribution:

101-400-958.000	Memberships and Dues	613.00
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**BAIRD, COTTER & BISHOP, P.C.
134 WEST HARRIS STREET**

**Amount of Invoice Paid: \$4,365.00
JAN 2021 PAYROLL; BANK RECS NOV/DEC.**

CADILLAC, MI 49601

Distribution:

101-215-818.CPA	CPA Contract Services	4,365.00
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**CARDMEMBER SERVICE
P.O. BOX 790408**

**Amount of Invoice Paid: \$726.91
STAMPS/SERVICES/SUPPLIES**

SAINT LOUIS, MO 63179-0408

Distribution:

508-000-818.BGC	Background Checks	16.95
101-209-724.000	Postage	165.00
101-420-724.000	POSTAGE	110.00
101-191-724.000	Postage	70.00
101-400-724.000	POSTAGE	110.00
101-173-726.000	Supplies	80.06
508-000-818.SEC	Security	24.99
101-209-814.000	Software License & Support	5.95
101-209-960.000	Education & Training	27.50
101-215-814.200	Publishing Software	31.78
101-400-814.000	Software License & Support	22.25
101-215-806.LTF	FEES	62.43

**CONSUMERS ENERGY
PAYMENT CENTER
PO BOX 740309
CINCINNATI, OH 45274-0309**

**Amount of Invoice Paid: \$66.37
LED LIGHT UPGRADE**

Distribution:

101-000-226.010	Franklin Wds., St.light	2.29
596-000-926.000	STREET LIGHTING--COMPACTOR	2.29
101-265-926.000	Street Lighting	9.15
101-000-226.000	Pen.Hills Townhouses,St.light	2.29
101-000-226.075	Underwood Farms Street Light	2.29
208-751-926.000	Street Lighting	9.15
101-000-226.030	OMPS, Street Lighting	2.29
101-000-226.040	Cherrywood Commons, St. Light	2.29
101-000-226.060	Mission Hills, Street Light	32.04
101-000-226.070	Congregational Church Lightin	2.29

**CONSUMERS ENERGY
PAYMENT CENTER
PO BOX 740309
CINCINNATI, OH 45274-0309**

**Amount of Invoice Paid: \$333.92
STREET LIGHTS**

Distribution:

101-000-226.010	Franklin Wds., St.light	10.82
596-000-926.000	STREET LIGHTING--COMPACTOR	17.98
101-265-926.000	Street Lighting	52.63
101-000-226.000	Pen.Hills Townhouses,St.light	14.66
101-000-226.075	Underwood Farms Street Light	19.23

**PENINSULA TOWNSHIP
INVOICE REGISTER**

For Invoices Scheduled for Payment on: 2/23/2021 12:

VENDOR INFORMATION**INVOICE INFORMATION**

	208-751-926.000	Street Lighting	41.64
	101-000-226.030	OMPS, Street Lighting	10.41
	101-000-226.040	Cherrywood Commons, St. Light	10.41
	101-000-226.060	Mission Hills, Street Light	145.73
	101-000-226.070	Congregational Church, Lightn	10.41

**CONSUMERS ENERGY
PAYMENT CENTER
PO BOX 740309
CINCINNATI, OH 45274-0309**

**Amount of Invoice Paid: \$1,224.98
ELECTRICITY/LIGHTS**

Distribution:

101-265-921.000	Electricity	570.21
101-265-926.000	Street Lighting	39.23
101-265-921.BJN	ELECTRICITY-BIG JOHNS	80.54
208-751-926.000	Street Lighting	62.11
208-751-921.000	Electricity	89.68
212-000-921.000	Electricity	31.43
215-000-921.000	Electricity	267.49
508-000-921.000	Electricity	84.29

**D & W MECHANICAL
1266 INDUSTRY DRIVE SUITE A**

**Amount of Invoice Paid: \$3,140.00
AIR PURIFICATION SYSTEM**

TRAVERSE CITY, MI 49696

Distribution:

101-901-970.265	BUILDINGS & GROUNDS	2,355.00
508-000-970.000	Capital Outlay/MiscExpenditures	785.00

**ENDEAVOR AG & ENERGY
PO BOX 771712**

**Amount of Invoice Paid: \$632.56
LIGHTHSE PROPANE**

CHICAGO, IL 60677-1712

Distribution:

508-000-745.000	Heating Fuel	632.56
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**IMAGE360
1702 BARLOW ST**

**Amount of Invoice Paid: \$463.50
HANDICAP PARKING SIGN - PARKS**

TRAVERSE CITY, MI 49686

Distribution:

208-751-726.PRK	Park Signs	463.50
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**JOHN HANCOCK LIFE INSURANCE CO
PO BOX 2495**

**Amount of Invoice Paid: \$14,951.87
PENSION**

CAROL STREAM, IL 60132-2495

Distribution:

704-000-227.070	PENSION - DUE TO JOHN HANCOCK	13,826.29
704-000-227.FPN	3% Fire Employee Pension Contribution	1,125.58

**RLI SURETY
PO BOX 801742**

**Amount of Invoice Paid: \$298.00
PUBLIC OFFICIAL SCHEDULE BOND APRIL**

KANSAS CITY, MO 64180-1742

Distribution:

101-215-710.LIB	Liability Insurance	119.20
101-253-710.LIB	Liability Insurance	119.20
101-171-710.LIB	Liability Insurance	59.60

**PENINSULA TOWNSHIP
INVOICE REGISTER**

For Invoices Scheduled for Payment on: 2/23/2021 12:

VENDOR INFORMATION

**ROBERT WILKINSON
18426 CINDER RD

INTERLOCHEN, MI 49643**

INVOICE INFORMATION

**Amount of Invoice Paid: \$2,542.00
CONTRACT - PARKS & TWP MAINTENANCE**

Distribution:

101-265-818.000	CONTRACTUAL SERVICES - BULDG & GROUND	155.00
208-751-818.000	CONTRACTUAL SERVICES - PARKS	1,767.00
508-000-818.000	Contractual Services	465.00
596-000-818.000	Contractual Services	93.00
212-000-818.000	Contractual Services	62.00

**STAPLES CREDIT PLAN
DEPT 51 - 7820389293
PO BOX 78004
PHOENIX, AZ 85062-8004**

**Amount of Invoice Paid: \$491.69
OFFICE SUPPLIES**

Distribution:

101-171-726.000	Supplies	27.98
101-173-726.000	Supplies	71.08
101-191-726.000	Supplies	15.79
101-253-726.000	Supplies	479.86
508-000-726.000	Supplies	(186.99)
101-215-726.000	Supplies	83.97

**TOBIN & CO., P.C.
2301 N. GARFIELD RD., N.**

**Amount of Invoice Paid: \$280.00
MEETING - BUDGET BEST PRACTICES**

TRAVERSE CITY, MI 49686-5167

Distribution:

101-253-960.000	Education & Training	140.00
101-215-960.000	Education & Training	140.00

**TRAVERSE CITY LIGHT & POWER
PO BOX 592**

**Amount of Invoice Paid: \$10.61
HOMESTEAD ST. LIGHT**

TRAVERSE CITY, MI 49685-0592

Distribution:

101-000-226.080	HOMESTEAD STREET LIGHT	10.61
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Total Amount Disbursed: \$30,140.41

**PENINSULA TOWNSHIP
INVOICE REGISTER**

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VENDOR INFORMATION

INVOICE INFORMATION

**ALADTEC, INC
387 ARROW COURT, STE 101

RIVER FALLS, WI 54022**

**Amount of Invoice Paid: \$2,010.00
COMPUTER SOFTWARE SCHEDULING**

<i>Distribution:</i>		
206-000-818.200	Software License	2,010.00

**APPLIED IMAGING
7718 SOLUTION CENTER

CHICAGO, IL 60677-7007**

**Amount of Invoice Paid: \$59.95
COPIER CHARGES**

<i>Distribution:</i>		
206-000-818.COP	Copier & Copier Supplies	59.95

**BLUE CARE NETWORK
PO BOX 33608

DETROIT, MI 48232-5608**

**Amount of Invoice Paid: \$282.07
HEALTH INSURANCE - HMO**

<i>Distribution:</i>		
206-000-712.000	Medical/Life Insurance	282.07

**BOUND TREE MEDICAL
23537 NETWORK PLACE

CHICAGO, IL 60673-1235**

**Amount of Invoice Paid: \$156.86
EMS SUPPLIES**

<i>Distribution:</i>		
206-000-932.000	Ambulance Supplies	156.86

**CAPITAL ONE COMMERCIAL
PO BOX 60506

CITY OF INDUSTRY, CA 91716**

**Amount of Invoice Paid: \$765.86
STN 3 SUPPLIES**

<i>Distribution:</i>		
206-000-970.FH3	Capital Outlay Station #3	249.84
206-000-970.FH3	Capital Outlay Station #3	526.04
206-000-970.FH3	Capital Outlay Station #3	(10.02)

**CONSUMERS ENERGY
PAYMENT CENTER
PO BOX 740309
CINCINNATI, OH 45274-0309**

**Amount of Invoice Paid: \$23.31
STREET LIGHTS**

<i>Distribution:</i>		
206-000-926.000	Street Lighting	23.31

**CONSUMERS ENERGY
PAYMENT CENTER
PO BOX 740309
CINCINNATI, OH 45274-0309**

**Amount of Invoice Paid: \$4.58
LED LIGHTS UPGRADE**

<i>Distribution:</i>		
206-000-926.000	Street Lighting	4.58

**CONSUMERS ENERGY
PAYMENT CENTER
PO BOX 740309
CINCINNATI, OH 45274-0309**

**Amount of Invoice Paid: \$1,033.50
ELECTRICITY - 3 STNS**

<i>Distribution:</i>		
206-000-926.000	Street Lighting	19.61
206-000-921.000	Electricity	1,013.89

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VENDOR INFORMATION**INVOICE INFORMATION**

**D & W MECHANICAL
1266 INDUSTRY DRIVE SUITE A**

**Amount of Invoice Paid: \$2,355.00
AIR PURIFICATION UNITS - 3 STNS**

TRAVERSE CITY, MI 49696

Distribution:
206-000-930.000 Stations Repairs and Maintenance 2,355.00

**FIRE RECOVERY EMS
3223 N. WILKE ROAD**

**Amount of Invoice Paid: \$555.93
JANUARY EMS PMTS**

ARLINGTON HEIGHTS, IL 60004

Distribution:
206-000-818.000 Contractual Services 555.93

**GREGORY G NORTH, PH.D., P.C.
5989 S SCHOMBERG RD**

**Amount of Invoice Paid: \$200.00
JOHNSON PSYCH TEST**

CEDAR, MI 49621

Distribution:
206-000-818.TST Testing Compliance 200.00

**MICHIGAN RESCUE CONCEPTS
27583 PRATT RD**

**Amount of Invoice Paid: \$222.00
COLD WATER RESCUE SLING**

RICHMOND, MI 48062

Distribution:
206-000-970.000 Capital Outlay 222.00

**MUNSON OCCUPATION HEALTH & MED
PO BOX 2307**

**Amount of Invoice Paid: \$283.04
K. JOHNSON PHYSICAL**

TRAVERSE CITY, MI 49685

Distribution:
206-000-828.000 Health & Safety 283.04

**MUNSON OCCUPATION HEALTH & MED
PO BOX 2307**

**Amount of Invoice Paid: \$375.74
DANIELSON, BROWN, TAYLOR PHYSICALS**

TRAVERSE CITY, MI 49685

Distribution:
206-000-828.000 Health & Safety 375.74

**NYE UNIFORM
1030 SCRIBNER NW**

**Amount of Invoice Paid: \$73.75
JOB SHIRT - VANDERMEY**

GRAND RAPIDS, MI 49504

Distribution:
206-000-935.000 Uniforms 73.75

**NYE UNIFORM
1030 SCRIBNER NW**

**Amount of Invoice Paid: \$72.99
JOB SHIRT**

GRAND RAPIDS, MI 49504

Distribution:
206-000-935.000 Uniforms 72.99

**PENINSULA TOWNSHIP
INVOICE REGISTER**

For Invoices Scheduled for Payment on: 2/23/2021 12:

VENDOR INFORMATION	INVOICE INFORMATION
NYE UNIFORM 1030 SCRIBNER NW GRAND RAPIDS, MI 49504	Amount of Invoice Paid: \$72.99 JOB SHIRT - SARBER
<i>Distribution:</i> 206-000-935.000 <i>Uniforms</i>	72.99
NYE UNIFORM 1030 SCRIBNER NW GRAND RAPIDS, MI 49504	Amount of Invoice Paid: \$72.99 JOB SHIRT - LIPKE
<i>Distribution:</i> 206-000-935.000 <i>Uniforms</i>	72.99
PHOENIX SAFETY OUTFITTERS PO BIX 20445 COLUMBUS, OH 43220	Amount of Invoice Paid: \$468.86 FIREFIGHTING GLOVES
<i>Distribution:</i> 206-000-970.000 <i>Capital Outlay</i>	468.86
TRI-GAS 1660 BARLOW ST TRAVERSE CITY, MI 49686	Amount of Invoice Paid: \$69.11 PROPANE STN 3
<i>Distribution:</i> 206-000-745.000 <i>PROPANE STN 3</i>	69.11
TRI-GAS 1660 BARLOW ST TRAVERSE CITY, MI 49686	Amount of Invoice Paid: \$248.47 PROPANE - STN 3
<i>Distribution:</i> 206-000-745.000 <i>Heating Fuel</i>	248.47
TRI-GAS 1660 BARLOW ST TRAVERSE CITY, MI 49686	Amount of Invoice Paid: \$99.19 PROPANE - STN 3
<i>Distribution:</i> 206-000-745.000 <i>Heating Fuel</i>	99.19
TRI-GAS 1660 BARLOW ST TRAVERSE CITY, MI 49686	Amount of Invoice Paid: \$158.79 EMS SUPPLIES
<i>Distribution:</i> 206-000-932.000 <i>Ambulance Supplies</i>	158.79
UNIQUE 1 SERVICES LLC PO BOX 428 FARMINGTON, MI 48332	Amount of Invoice Paid: \$880.00 ANNUAL PUMP TESTING
<i>Distribution:</i> 206-000-818.TST <i>Testing Compliance</i>	880.00
Total Amount Disbursed:	
	\$10,544.98

CEM

**PENINSULA TOWNSHIP
INVOICE REGISTER**

For Invoices Scheduled for Payment on: 2/23/2021 12:

VENDOR INFORMATION

**OMP UNITED METHODIST CHURCH
16426 CENTER RD.**

TRAVERSE CITY, MI 49686

INVOICE INFORMATION

**Amount of Invoice Paid: \$500.00
OGDENSBURG WATER SUPPLY - 2 YEARS**

Distribution:

209-000-818.000

Contractual Services

500.00

Total Amount Disbursed:

\$500.00

Additional Correspondence

Rebecca Chown

From: Curt Peterson <curtpete@gmail.com>
Sent: Friday, February 19, 2021 4:49 PM
To: clerk@peninsulatownship.com
Subject: Letter email for citizens input to upcoming twp board meeting

To Township board members,

Re: Appointment of Zoning Enforcement Officer to ZBA.

This is a bad move. And it has nothing to do with any specific individuals. But having a zoning enforcement officer of Pen Twp to serve on Zoning Board of Appeals is a conflict of separation of powers. This would be like having an executive branch member of our federal government also become a simultaneous member of the Supreme Court. Please reconsider this. The people who enforce the law should not be the ones who judge the legality of the law. Thank you for consideration of this matter. Regards, Curt Peterson

1356 Buchan Dr.

Traverse City, MI. 49686

Sent from my iPhone=

Rebecca Chown

From: Rob Manigold <supervisor@peninsulatownship.com>
Sent: Monday, February 22, 2021 8:14 AM
To: Becky Chown
Subject: FW: Out House Door at Lighthouse

packet

-----Original Message-----

From: DavidWayneSolem [mailto:davidsolem@aol.com]
Sent: Thursday, February 18, 2021 4:48 PM
To: supervisor@peninsulatownship.com
Subject: Out House Door at Lighthouse

Hi Rob,

I am writing to inform you of what happen to me this afternoon at the lighthouse.

When I was getting ready to leave the lighthouse I decided to use the Out House near the parking lot. I entered and shut and locked the door. When I was ready to leave, I rotated the lock to open it but the door would not open.

I was locked inside for approximately 15 minutes. I turned the lock numerous times but the door would not budge. Thus I had to continue to turn the lock and push on the door. Unfortunately no one came by the entire time to assist me.

I was really starting to wonder if I was going to get out of there. Finally I hit the door hard and then turned the lock once more and the door finally came open.

I am convinced that there needs to be an inside handle on that door. If I had had a handle to move the door back and forth I probably could have gotten right out.

i can only hope that you will address this problem immediately so someone else doesn't encounter the same problem.

Thank You,

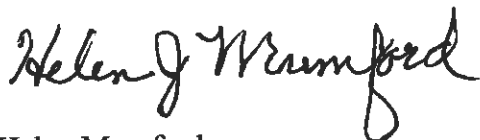
David Solem
Old Mission Peninsula Resident
231 499-5420

Helen Mumford
13619 Seven Hills Rd.
Traverse City, Michigan
49686

Dear Township Supervision,
Rob Manigold

My name is Helen Mumford, I live at 13619 Seven Hills Rd. I have lived on the Peninsula my entire life. I have seen many changes. Some OK and some not so good. I do understand it is all called progress. I do understand that owners of the land do wish to make money off said land if it is not where they live. The Arnie White property is up for some changes. Here again this is called progress. My major concern is for the Hotel/Motel they wish to build. If this is allowed our peninsula will loose it's most valued asset. Being country living, being beautiful, being peaceful, and having great areas for family fun. If one is allowed more will come. Before you know it we will have an endless line of property owners or future property owners asking for Special use Permits. We will become so commercialized that the beauty of the Peninsula will be GONE. Please do not let then build a Hotel/Motel.

Sincerely

A handwritten signature in black ink that reads "Helen J. Mumford". The signature is written in a cursive style with a large, looped "H" and "M".

Helen Mumford

Rebecca Chown

To: Susan Piehl
Subject: RE: would you forward to all the board members and put it in their packet as well.

From: Susan Piehl [<mailto:officemanager@peninsulatownship.com>]
Sent: Monday, February 22, 2021 10:36 AM
To: 'louis santucci'
Cc: Becky; Brad; Dave; Isaiah; Marge; Marge A.; Rob; Warren
Subject: RE: would you forward to all the board members and put it in their packet as well.

Louis,

I am forwarding this to all the Township Board members and Becky Chown will see your request for your email to be put in the packet.

Regards,

Susan Piehl

From: louis santucci <santucci.louis@gmail.com>
Sent: Monday, February 22, 2021 10:28 AM
To: Susan Piehl <officemanager@peninsulatownship.com>
Subject: would you forward to all the board members and put it in their packet as well.

February 22, 2021

To: Members of the Township Board

Re: Our Opposition to the Appointment of Dave Sanger to the ZBA

We are writing to ask that you not appoint Dav Sanger to the ZBA.

I see this as a serious conflict of interest which may violate state law and even if it doesn't, it gives the appearance of a conflict of interest.

While we feel no Board member should hold a position as an employee of the Township, as he does, we certainly feel that the Zoning Enforcement Officer should not sit on any board or committee dealing with zoning issues and especially not the ZBA.

Even if he were to recuse himself from any matter that might actually represent a conflict, do you really think you want a member on that Board who would have to excuse himself at many turns. Given the conflict issue we would ask that you withhold his nomination until you have an opinion from your attorney and perhaps the Attorney General as well.

Louis Santucci and Irene Van Harten
Marc Santucci and Debbie Santucci
Mr and Mrs Spanski

ZBA Appeal

ZBA Urgently Seeks New Members from the Community

The Peninsula Township Zoning Board of Appeals (ZBA) is seeking two new members.

With township attorney Greg Meihn's approval, Dave Sanger is temporarily being appointed to replace Rachel McBride, who recently vacated her seat. Dave will fill Rachel's role until a replacement from the community comes forward or, at the latest, until her term expires in August 2021.

Townships are required to have zoning boards of appeal at which township residents can request variances from certain requirements outlined in the township's zoning ordinance. Members of the ZBA are trained and typically attend one meeting per month. They are also paid a stipend of \$80.00/meeting.

If you are interested in serving on the ZBA, please send an email to Becky Chown at clerk@peninsulatownship.com.

For more information, please reach out to Peninsula Township Zoning Administrator Christina Deeren at 231-223-7318 or email her at zoning@peninsulatownship.com.

Updated Findings of Fact and Conclusions for 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.

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- ~~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