

# PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

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

## Township Board Special Meeting Minutes

March 10, 2021, 3:30 p.m.

### Township Hall

1. **Call to Order** by Supervisor Manigold at 3:30 p.m.
2. **Pledge**
3. **Roll Call** Manigold, Bickle, Sanger, Chown, Achorn, Wunsch  
**Absent:** Wahl
4. **Brief Citizen Comments (for agenda items only):** None
5. **Approve Agenda**  
**Manigold:** requested that Jill Byron be removed from business item 2 and that Rick Vida be added.  
**Sanger moved to approve the agenda as amended, seconded by Bickle.**  
**Roll call:** 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  
**No consent agenda was provided**
8. **Business:**
  1. Interview Luke Miller to replace Rachel McBride on the Peninsula Township Zoning Board of Appeals to finish out Rachel's term, which ends August 2021, and to renew Luke for a three-year term to end August 2024.  
**Manigold:** acknowledged that the applicant is in attendance and asked Mr. Miller to provide a brief history.  
**Luke Miller:** is interested in being involved locally and the appeals process seems to be a good way to get involved. Relocated to the peninsula in May of 2020; is newer to the area and to the peninsula.  
**Sanger:** asked about Mr. Miller's educational background.  
**Miller:** received a business degree from Cornerstone University. Is the owner of Miller Energy Company. Was having a challenging time with engineers and accounting staff so relocated his family to northern Michigan. Looking to find things that they are passionate about as a family so they can get involved with the community. Purchased property from Wayne Kiley and have no plans to develop the property at this time. Intends to use the back acreage to keep horses.  
**Wunsch:** served on the ZBA and asked Mr. Miller if he feels he will be able to enforce the rules; said the ZBA is the closest thing we have to a judicial branch in township government. Questioned Mr. Miller on his view on setting precedent on cases that come before the board.  
**Miller:** understands that there is a process to excuse himself for conflicts of interest. Does not feel he would have a difficult time saying "no" to cases even if he sees those individuals around the community.  
**Sanger:** found it interesting to serve on the ZBA and apply the ordinance and grant a bi or exception to the rules; also noted that members of the ZBA can't set precedent on cases that are before the board.

**Miller:** understands and does not believe he will have an issue.

**Bickle:** learned over the years serving as treasurer that residents have their own vision. Realtors sometimes do not inform residents of the ordinance so residents sometimes are ill informed about what the ordinance states.

**Sanger:** as a ZBA member, fair and reasonable treatment has to be applied equitably to all residents and cases.

**Achorn:** recalls cases where the architect has submitted plans that are not in compliance for various reasons. These need to be more agreeable to the ordinance.

**Wunsch:** this is a good entry into government.

**Sanger:** encouraged Mr. Miller to visit the Michigan Township Association website.

**Deeren:** will deliver a current copy of the ordinance and encourages Mr. Miller to participate in the next virtual meeting for the ZBA as a participant to see the order in which the board hears cases and the determinations that are made by the board.

**Moved by Wunsch to accept Luke Miller's appointment to fill the term vacated by Rachel McBride until August 2021, seconded by Bickle.**

**Roll call:** Passed Unan

2. To approve the appointments of **Jill Byron**, Marilyn Elliott, Gary Wilson, and **Rick Vida** as alternates on the Peninsula Township Zoning Board of Appeals (Manigold)

**Manigold:** explained that two attorneys currently sit on the board, which can create a conflict of interest, so the township has asked previous board members to act as alternates. This also curbs the need for additional education as these individuals have already served as board members.

**Moved by Wunsch to approve the appointments for Rick Vida, Marilyn Elliott, and Gary Wilson, seconded by Bickle.**

**Roll call:** Passed Unan

9. **Citizen Comments: None**

10. **Board Comments: None**

11. **Adjournment:**

**Moved by Achorn to adjourn, seconded by Sanger.**

**Roll call:** Passed Unan

**Final adjournment: 3:48 p.m.**