

Packet Addition
March 12, 2025
Township Board Special Meeting

Proposed Amendment to Ag Preservation Area Maps

PDR Selection Committee proposal to PC

Introduction

5 of the current round applications include property outside of the currently established Agricultural Preservation Area (APA) map.

Historically the boundaries have been amended when a parcel that qualified had not been included in the original map.

The selection committee made site visits to all 5 parcels.

Findings

After site visits by the selection committee, it was determined that in 4 of those 5 cases the property that extends outside of the APA should qualify for the program. Each has significant program values such as: contributing preservation adjacency, preventing segmentation and interspersions of residential activity within the zone, enhancing air drainage, and bringing land of agricultural value into the program.

Recommendation








It is recommended by the committee that the APA map be amended from the current delineation as shown in exhibit A to the delineation as shown in exhibit B.

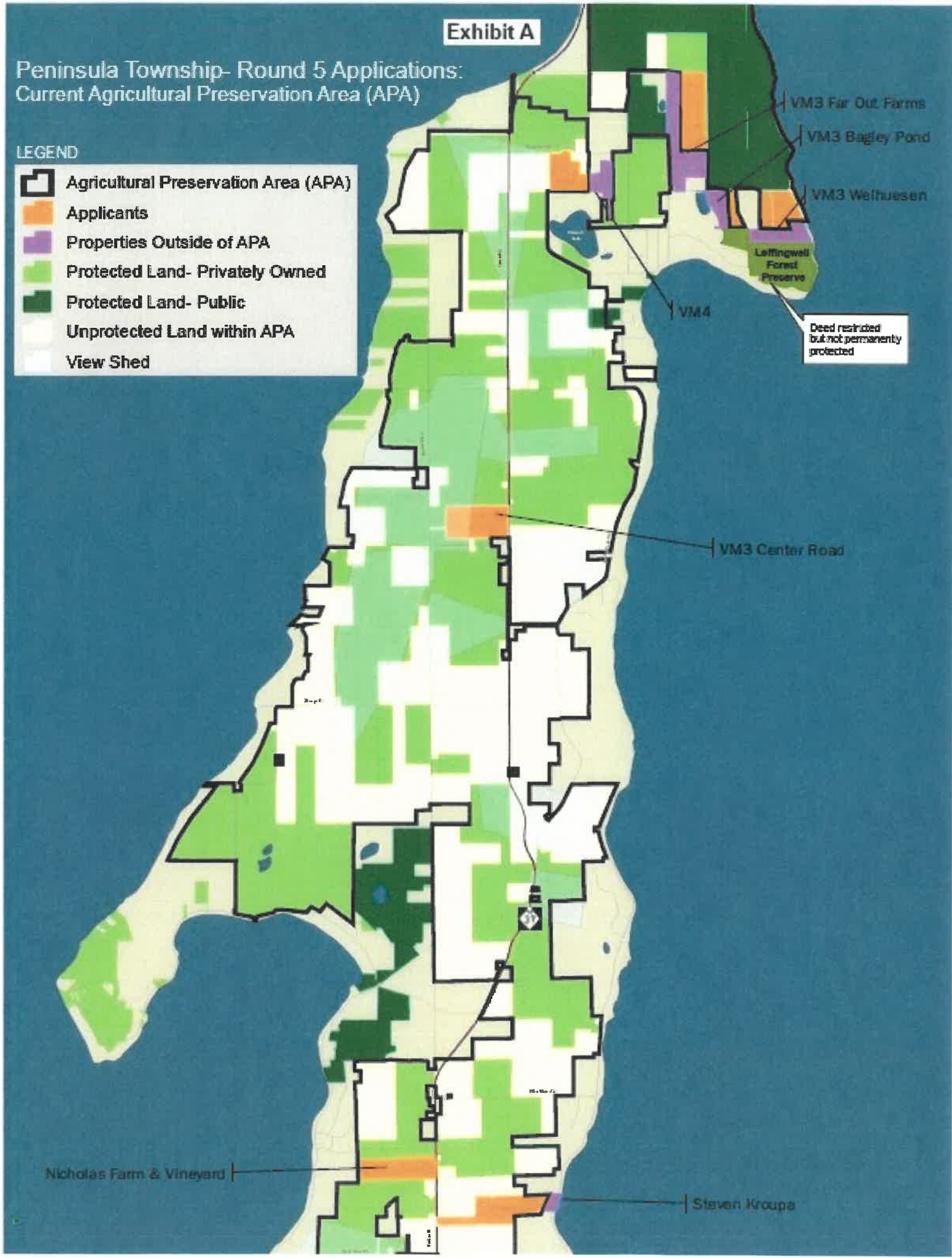
In detail the recommended amendment moves the current boundaries to match the legal boundaries of each of the applicant properties in question as shown in exhibits C, D, E & f.

Exhibit A

Peninsula Township- Round 5 Applications:
Current Agricultural Preservation Area (APA)

LEGEND

-  Agricultural Preservation Area (APA)
-  Applicants
-  Properties Outside of APA
-  Protected Land- Privately Owned
-  Protected Land- Public
-  Unprotected Land within APA
-  View Shed










Nicholas Farm & Vineyard

Steven Kroupa

Exhibit B

Peninsula Township- Round 5 Applications: Proposed Agricultural Preservation Area (APA)

LEGEND

-  Proposed APA
-  Applicants
-  Areas Outside of Current APA
-  Protected Land- Privately Owned
-  Protected Land- Public
-  Unprotected Land within APA
-  View Shed

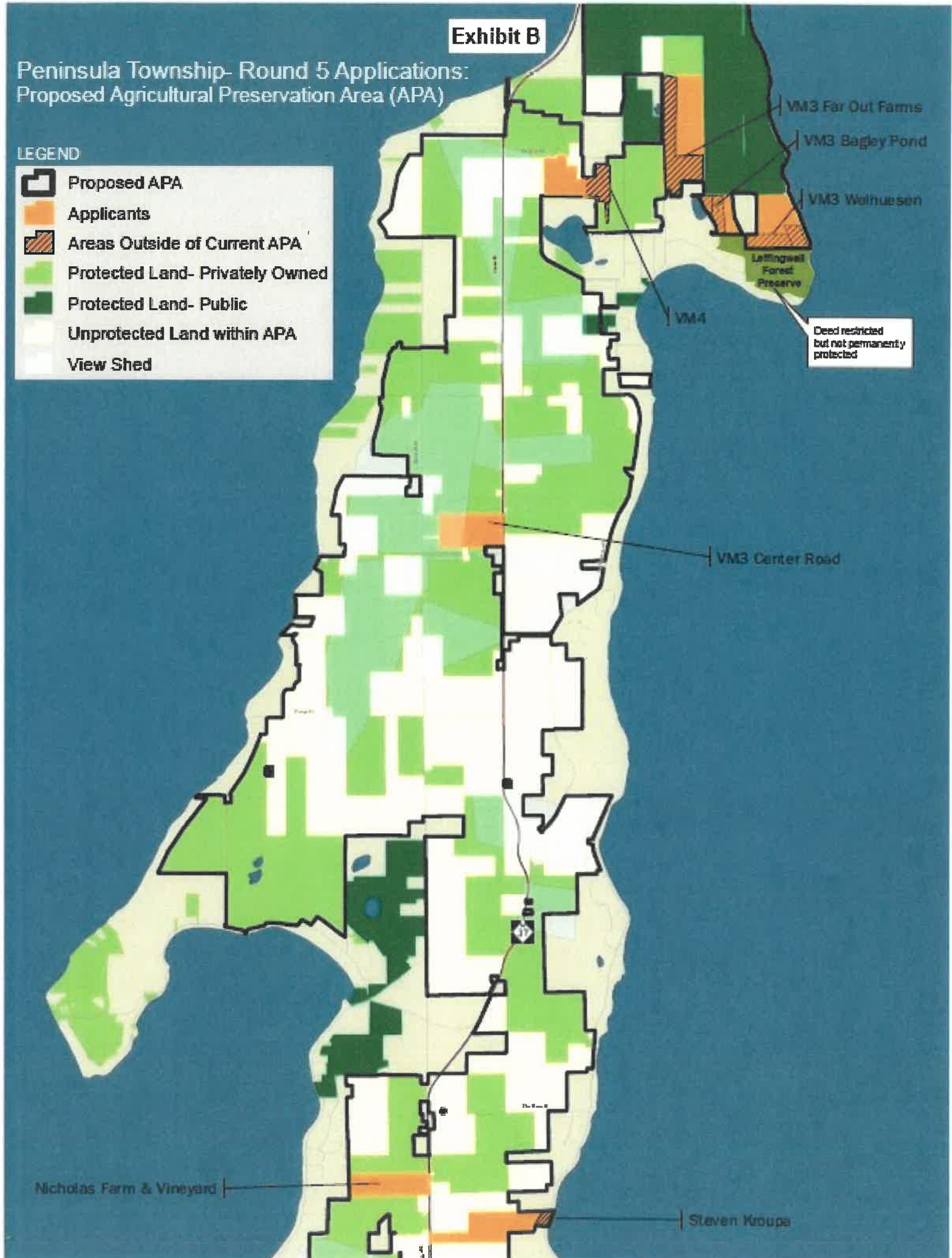


Exhibit C: VM4

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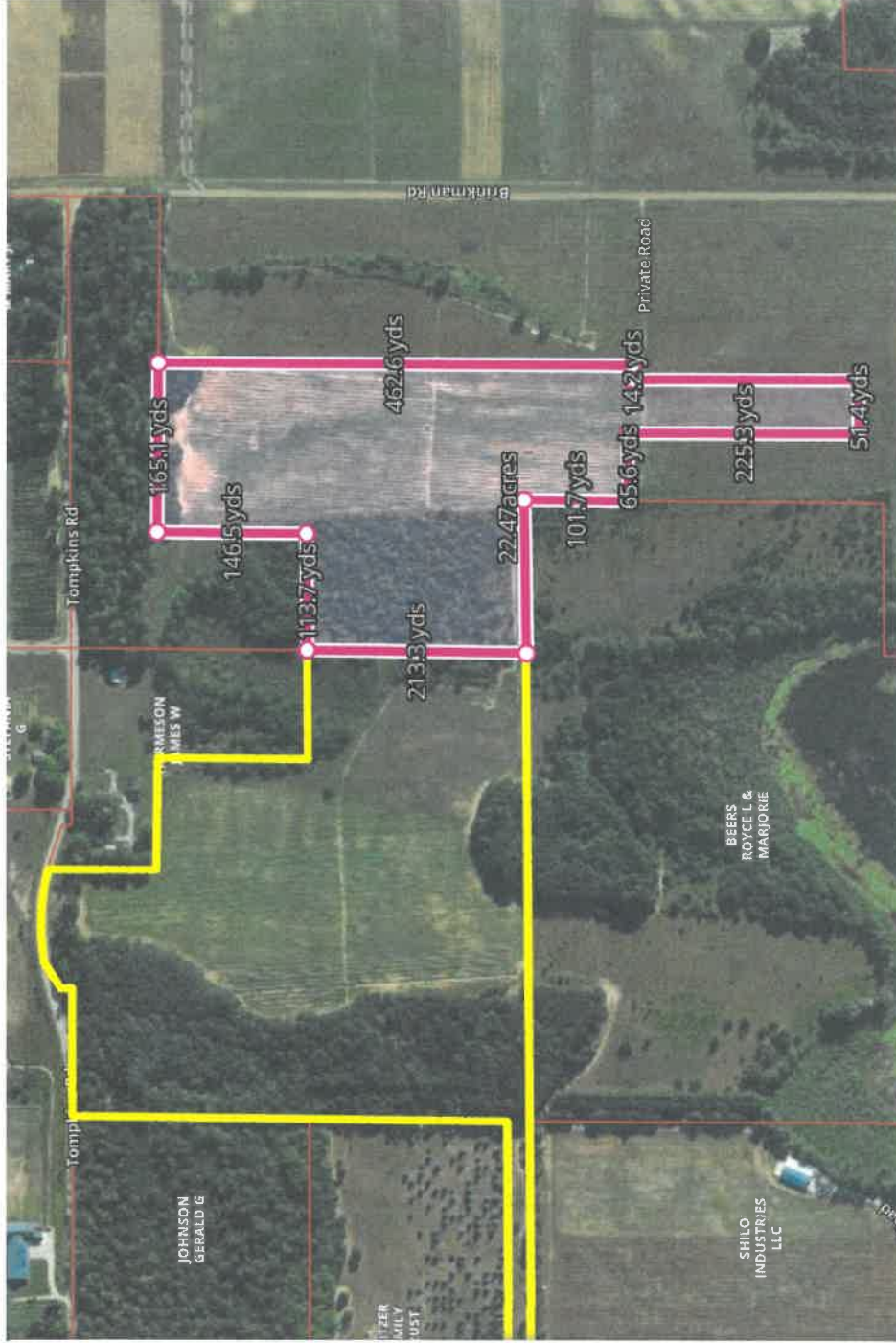
Hide on map

Area **22.47 acres**

Perimeter **↔ 1.1 mi**

Notes

- Area outside the current APA is the eastern portion of parcel: 11-227-013-03. This area is shown in pink. The remainder of this parcel to the west is shown with a yellow outline and is inside the current APA. The full parcel is in application for PDR.



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Exhibit D: VM3 Far Out Farms

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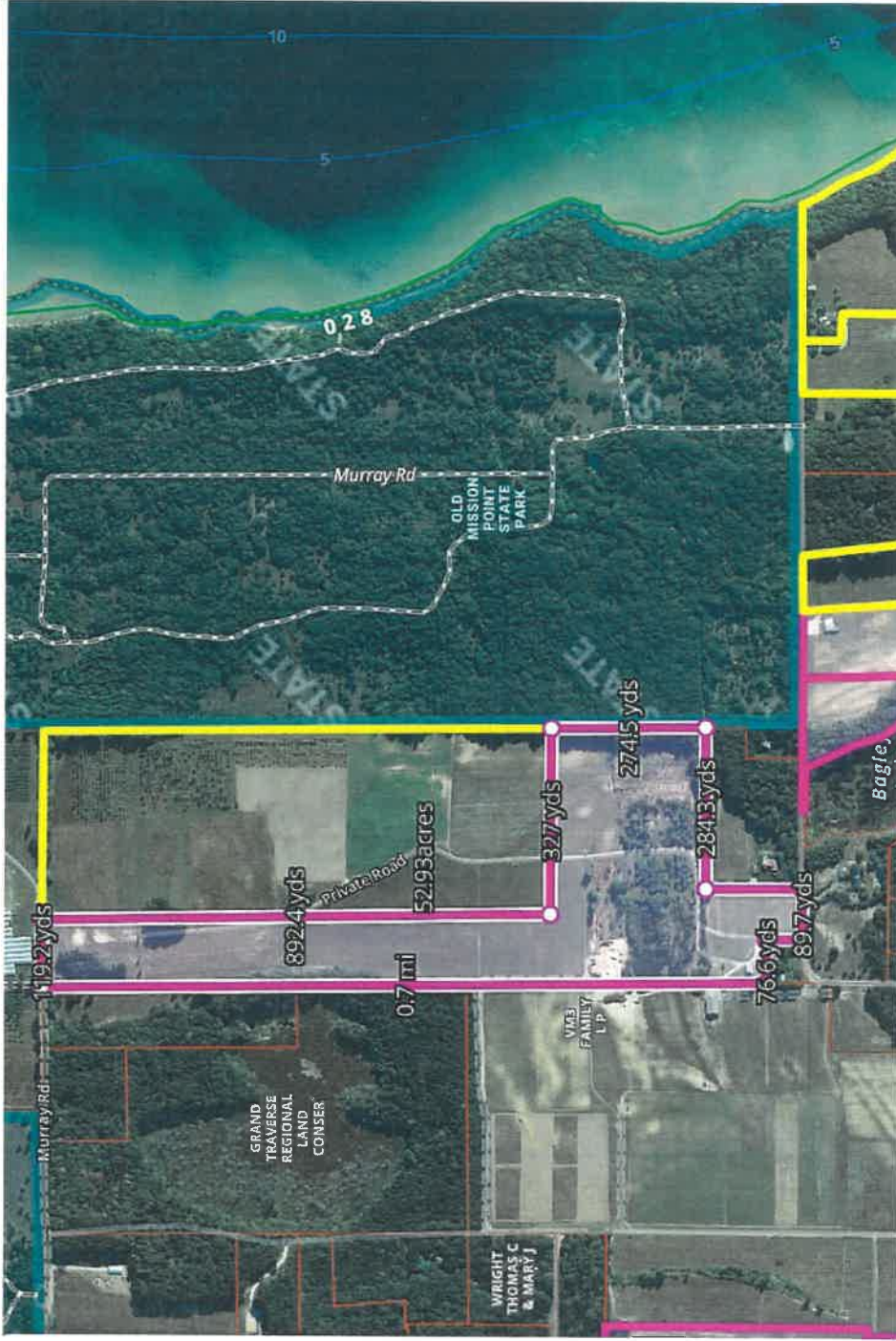
Hide on map

Area **52.93 acres**

Perimeter ↔ **2 mi**

Notes

- Area outside the current APA is entirety of Parcel: 11-226-002-00. This area is shown in pink.
- The adjacent parcel: 11-226-002-10 shown with a yellow outline is inside the current APA and is part of the same property in application for PDR.



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Exhibit E: VM3 Welhuesen

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Hide on map

Area **25.51** acres

Perimeter **↔ 1.1** mi

Notes

- Areas outside current APA are the entirety of parcels: 11-236-913-00 and 11-225-006-00. These are shown in pink.
- The adjacent parcels: 11-225-004-00 and 11-225-003-00 are shown with a yellow outline and are inside the current APA and are part of the same property in application for PDR.
- This property as a whole is regarded by its manager as one of the best orchard sites in Michigan.



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Exhibit F: VM3 Bagley Pond

Pond

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Hide on map

Area **17.1 acres**
Perimeter ↔ **0.9 mi**

Notes

- Areas outside current APA are entirety of parcels: 11-226-023-30 and 11-226-023-00. These areas are shown in pink.
- The adjacent parcel: 11-226-023-40 shown with a yellow outline is inside the current APA and is part of the same property in application for PDR.
- The land is currently planted in rye to build up the soil in preparation for future crops of some kind.
- Roughly 500 yds of frontage along east side of Bagley Lake



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