

# PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

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

## Township Board and Planning Commission Joint Special Meeting

March 14, 2022, 7:00 p.m.

Township Hall

MINUTES

1. **Call to Order** by Manigold at 7:00 p.m.

2. **Pledge**

3. **Roll Call:**

Town Board: Sanger, Bickle, Manigold, Chown, Achorn, Wunsch. Excused: Wahl

Planning Commission: Hornberger, Dloski, Couture, Wunsch, Shipman, Hall. Excused: Alexander.

Also present: Township Planner Cram and Township Attorney Meihn

Both boards had a quorum.

4. **Agenda: Bickle moved business item C to after A so that the planning commission members can leave before Fire Chief Gilstorff's presentation and the first public hearing for the Fire Special District Assessment.**

**Wunsch moved to approve the amended agenda with a second by Bickle. passed unam**  
**Planning commission concurred.**

5. **Brief Citizen Comments (for agenda items only)**

**Nancy R. Heller, 3091 Blue Water Road:** requested members of the boards be considerate of the new planner regarding item C on the agenda. There are many well intentioned people working on behalf of the community. There is adequate time to finish this important work.

6. **Conflict of Interest:** none

7. **Consent Agenda:** none

8. **Business:**

A. Purchase of Development Rights (PDR) Ordinance #23, Amendment #3, public hearing (no action will be taken; item will be tabled to April 12, 2022, township board meeting) (Director of Planning Jenn Cram)

**Manigold:** This is now a public hearing on the Purchase of Development Rights (PDR) Ordinance #23, Amendment 3. No vote will be taken until the town board meeting on April 12, 2022.

**Cram:** the PDR study group has diligently worked to bring the ordinance up to date with best practices and the Michigan Zoning Enabling Act. We brought a draft to the planning commission on February 28, 2022. Right when the packet was being published, we received comments from both the treasurer's office and assessing. We are working through those comments now. The PDR ordinance is not a zoning ordinance. The current zoning draft is still on the website. Changes will be sent to the planning commission, published on the website, and then presented at another public meeting on April 12, 2022.

**Manigold:** asked if members of the planning commission or town board had any questions; there were none. Moved on to business item C.

B. First public hearing for the Fire Special Assessment District for fiscal year 2022–2023 (Fire Chief Fred Gilstorff) **Moved to after C.**

C. Zoning ordinance comparison study session (Director of Planning Jenn Cram)

**Cram:** as the new planner, stepped into a seven-year work in progress with the zoning ordinance rewrite. Gave a history of the zoning ordinance from 2015 to the present. A comparison document was created. Going forward, the comparison document is to be used as the base. A zoning ordinance is a living document and the ability to amend the document exists. Went through the highlighted sections.

**Hall:** asked Meihn to define “substantial improvement” and “disturbance” under the special use section. The term could be perceived as making development restrictive. Removing these ambiguous terms is part of the rewrite. Having the township or county attorney help define those terms is a common practice.

**Shipman:** Yes, I want to look at what was originally intended with this approval.

**Meihn:** if you look at the introduction to the zoning ordinance, there is a discussion of the importance of the fairness concept. What can be seen is looking at one section of the ordinance, which was designed for a particular issue, and how this could become a bigger issue 10, 20, 30, 40 years later. Even 70 years. This makes the rewrite so important now.

**Cram:** we will have an opportunity on March 21, 2022 to talk this over with Meihn and follow his guidance.

**Dloski moved to adjourn the Planning Commission with a second by Hall.**

**passed by**

**consensus**

**Adjourned Planning Commission at 7:40 p.m.**

B. First public hearing for the Fire Special Assessment District for fiscal year 2022–2023 (Fire Chief Fred Gilstorff)

**Manigold:** This is the first public meeting for comment on the special assessment for the fire department. No vote will be taken.

**Fire Chief Gilstorff:** gave PowerPoint presentation [in packet]. Highlights included reduced response time to call from 15 minutes to six minutes, staffing fire station # 3, average age of equipment reduced from 16 years to 10 years, and going from 11 to 24 firefighters with eight living on the peninsula. Reviewed budget in detail.

**9. Citizen Comments Nancy R. Heller 3091 Blue Water Road:** all of my questions, and there were many, were answered by the chief over the phone today. While I do not want to see a millage increase, I can understand the need for one. Peninsula Township residents want their health, safety, and welfare taken care of and that costs money.

**10. Board Comments**

**Bickle:** the treasurer’s office looked at the 2.6 millage, and especially the .6. An interesting fact is when this general law township was formed in 1974, the population was approximately 2,000 people (in 1970) and now there are just over 6,000 people. There are developments going in at the north end with million dollar homes and a population growing older. People talk to me when coming in to pay their taxes and they are pleased with fire station 3 and the expanding staffing, and this gives peace of mind. These are prudent expenses. This is the way of the world now. Demands for services are outpacing the ability to meet those needs. Chief, you have done everything this board asked of you, and you have delivered a high quality fire

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department to this township. We doubled up on our sheriffs and I am hearing mostly positive responses.

**Wunsch:** with a limited number of roads and offering advanced life support, I remember a time not too long ago where we were transferring passengers from township ambulances to als ambulances at the township line.

**Gilstorff:** it all comes down to time. The quicker we get there, the better the outcome. We have the tools.

**Ahorn:** I have personally been in the ambulance once and my husband has been there twice.

Gilstorff runs an extremely tight ship with no slush and I see that in his day-to-day operation.

**Gilstorff:** I treat this as if was my own money, and actually as I am a resident, it is some of my own money.

**Chown:** this is a reciprocal relationship. We want them to take care of us and we want to take care of them too.

#### **11. Adjournment**

**Bickle moved to adjourn the meeting with a second by Wunsch. passed by consensus.**

**Adjourned at 8:15 p.m.**