

PENINSULA TOWNSHIP

13235 Center Road, Traverse City
MI 49686

www.peninsulatownship.com

Township Board Regular Meeting

April 14, 2026, 7:00 p.m.

Township Hall

Minutes

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

2. **Pledge**

3. **Roll Call**

Present: Sanders, Clark, Milliken, Alexander, Wunsch, Sanger, Chown

4. **Governmental Updates:**

Alan Leman, Peninsula Township Representative to the Grand Traverse County Road Commission:

gave an update on flooded roads. South Airport and Swaney Road are closed. A road tour meeting is scheduled on April 25 starting at the road commission at 9 a.m. There will be multiple stops, including Bluff Road, to consider a stabilization plan and East Shore Road to review its unique erosion problems. The bus has capacity for 33 people. Ten road commission members will be present. This will be an open meeting with the board present. There will be time for public comment.

Kevin Beard, Chair, Planning Commission: in the past 15 months, the PC has made amendments to the building heights section of the code, approved special use permits for Seven Hills, the fire station, and the library, and developed a recommendation for shoreline regulations. It also formed the zoning code rewrite subcommittee made up of three PC members and one agricultural committee member, which meets monthly. It is working to reorganize the zoning code with new amendments and improved graphics and tables. Amendments to the sign code are necessary to bring us into compliance with the U.S. Supreme Court ruling that any ordinance that regulates content is unconstitutional. We are looking at changes to the special use permit process as it relates to requesting minor amendments to an existing special use permit to streamline the process. We encourage continued training for the planning commissioners or anyone who is interested. Online workshops are available through MSU Extension and the Michigan Township Association.

John Dolton, Chair, Zoning Board of Appeals: thanked members, the planner, and new zoning administrator Jenna Beattie. The first meeting for the ZBA in 2026 is scheduled for next week. In 2025, the ZBA met six times, including two special meetings, and reviewed seven variance requests, with five and a half approved and one and a half denied. The board faced complex projects such as non-conforming house replacements, wetland considerations, and shoreline construction, which required additional engineering reports and special meetings.

Dave Murphy, Chair, Parks Committee: thanked committee members and highlighted recent updates and ongoing projects. Packet has a funding update. The hemlock boardwalk [at Pelizzari Natural Area] is underway, made possible by Clerk Chown's fundraising efforts. Invasive species removal and native plant reintroduction are ongoing with support from the conservancy. Planning on testing a

donation pipe to help fund projects at the parks. New signage for Archie Park is nearing installation. Bowers Harbor Park pickleball courts are opening soon, with active volunteer coordination. Challenges at Kelley Park with the DNR and EGLE are being addressed. The township manages nearly 870 acres of park land, with 680 in state property. The parks committee is engaging with the DNR and conservancy staff, and a management plan is in progress. The historical society has proposed tree planting initiatives, and the parks committee looks forward to working with them.

John Kroupa, Chair, Agricultural Advisory Committee: the first recommendation the AAC worked on was a signage ordinance to better support agriculture with six changes presented. It's currently held up with the new re-write for legal compliance. Second recommendation was for an acreage reduction in amendment 201 to be consistent through all tiers at 40 acres. This was sent to the PC in June of 2025. The third recommendation was draft language for an agritourism definition developed by a subcommittee of the AAC. It was sent to the PC in October, then forwarded to the zoning rewrite committee. In 2026, will be working on language for small farm processing opportunities for properties between five and 39 acres.

John Wunsch, Chair, Purchase of Development Rights Selection Committee (written report in packet).

Nancy Davy, President, Peninsula Community Library Board: reviewed tax money for the library, which is channeled through the Traverse Area District Library. Operations are funded by tax money, but the structures were funded by donations from the community. Updates include enhancements to the Lori Brickman walking trail around the library grounds with benches and informational plaques. The non-profit Friends of Peninsula Community Library has successfully raised funds and started construction on a new storage space called the Bookery. Will allow for more convenient storage for the annual book sale. New items have been added to the Library of Things. The list of available items is on the website. Thanked board members and library staff.

Ginger Schultz, Manager, Mission Point Lighthouse: is preparing for the lighthouse opening on May 1. Hours will be 10 a.m. to 5 p.m. and closed on Tuesdays. Expecting a busy season given the 250th anniversary of the country. Have hired a new assistant. Looking for volunteers for ground cleanup and planting and for a volunteer with flexible hours to help as a parking lot attendant on busy days.

Fred Gilstorff, Chief, Peninsula Township Fire Department: responded to 160 calls this year, 70 percent of them EMS. Two significant structure fires were noted, one of which was contained quickly due to early notification, highlighting the importance of home alarm systems for early detection. The department offers CPR, fire safety, and first aid classes. Child car seat inspection is also offered. Staffing is full with 23 members, 15 full time and 7 part time. Hydro testing is scheduled in May to assess water hydrant systems. Optimistic about keeping station 1 building moving forward in 2026.

Deputy Andre France, Peninsula Township Community Police Officer: last month responded to a handful of calls, mostly fraud and suspicious [activity]. Two criminal arrests, 40 traffic stops, six citations, six traffic accidents, one with minor injuries. Emphasized the dangers of using cellphones while driving, warning any electronic device in a driver's hand can result in a citation. Passing on the shoulder can also result in a citation. For non-emergencies, contact the township office or Grand Traverse County Sheriff's Department.

Don Eichberger, President, Old Mission Peninsula Historical Society: reviewed preservation efforts for the two township-owned historical sites, the Hessler log cabin and the replica log church. Collaborate also with the Peter Dougherty Society in preservation efforts. Most maintenance upkeep

is done by volunteers. For some larger projects, it's necessary to hire professionals. Estimated that roof repair of the cabin will be needed in 20 years at an estimated cost of \$40,000, and the log church roof replaced in approximately 14 years with an estimated cost of \$30,000.

This summer the society is hoping to shore up the steeple on the log church at an estimated \$4,000. Efforts by the society on document preservation successfully remediated mold from a large number of historically significant documents.

The chestnut tree preservation program is bringing awareness and reestablishing the American chestnut tree on Old Mission Peninsula. More than 500 chestnuts harvested in the fall were planted this spring.

A commemorative rock honoring S. E. Wait is moving to a more visible location at the Bowers Harbor Boat Launch. Wait taught the first school on the peninsula with classes held aboard the *Madeleine* during the winter of 1851.

More than 700 maple trees have been planted by the memorial tree program along Center Road. More than 300 are memorial trees with small commemorative plaques installed next to them.

Clark: asked about fundraising efforts for the steeple repair projects.

Eichberger: we raise some money but not enough to cover it. We are putting away money annually for the future.

Chris Rieser, Chair, Peter Dougherty Society: we are preparing to open the Dougherty House on June 3. Hours will be 11 a.m. to 4 p.m. Wednesdays through Saturdays. New displays will include patriotic banners to commemorate the country's 250th anniversary. 2025 saw close to 1,000 visitors, up 20 percent from the previous year. This will be the society's third year with a paid summer docent, and we hope to hire a backup. Twelve pre-booked tours are scheduled, aided by local and national tourism efforts. A drone LIDAR survey was conducted last fall to document the area.

The society is also involved with the chestnut tree propagation project in coordination with ongoing national efforts. Two historic American chestnut trees on Dougherty property are around 200 years old. Volunteers are always needed.

Susie Shipman, Chair, Non-Motorized Transportation Committee: discussed the upcoming community engagement event on April 28 at the Old Mission Peninsula School gymnasium from 6:30 to 8:30 p.m. An online survey will be available to the public from April 24 to May 10 for those unable to attend at peninsulafeedback.com. The event will be a presentation of the current concept for the non-motorized plan in order to gather feedback from the community. The project is grant funded with support from the town board and various funders. Survey results will inform a final written plan presented to the PC. Thanked everyone who has participated, including the working group, which has been meeting since the end of the master plan update committee work in 2019. Have received support from TART trails as well. Will be working closely with the parks committee on this project moving forward.

Chown: is the survey only for those who cannot attend the in-person meeting?

Shipman: anyone can take it. We want as much feedback as possible.

Renee Kolle, Superintendent at Old Mission School Peninsula School: expressed gratitude to the community for its support following a break-in on February 9 and appreciation for the school's practice of drills with safety officers that helped ensure the situation was handled safely.

5. Conflict of Interest:

Wunsch asked to be recused if a discussion on signage moratorium is added to business.

6. Consent Agenda:

- A. Invoices
- B. Reports:
 - 1. Peninsula Township Fire Department
 - 2. Treasurer's Office
 - 3. Grand Traverse Sheriff's Office Citation, Accident and Arrest Statistics
- C. Minutes from March 24, 2026, Township Board Regular and Special Meetings
- D. Memo from Township Supervisor Maura Sanders regarding 2026 Meijer Festival of Races Public Hearing Notice
- E. Grand Traverse Is Changing from CodeRED to Grand Traverse Alert
- F. Grand Traverse County RecycleSmart 2026 Household Hazardous Event Dates
- G. County Road Association of Michigan 2025 Transportation Package
- H. "Old Mission Peninsula: Citizens Coalition Strategy Causes Stir"
- I. "What Crisis? Napa Valley Finds Unique Way to Fight Back as Wineries Wither"
- J. State of the U.S Wine Industry 2026
- K. Correspondence
 - 1. Scott Jones
 - 2. Mike Skurski
 - 3. Jim Raphael
 - 4. James Ropposch
 - 5. Tom Croft
 - 6. Kip Nickel
 - 7. Martin Metzker
 - 8. George Weber
 - 9. Isaiah Wunsch
 - 10. Jed Hemming
 - 11. Molly Stretten
 - 12. Sally Erickson
 - 13. Trevor Tkach/Maura Sanders

Alexander moved to approve the consent agenda as presented with a second by Clark.

Roll call vote: yes – Clark, Milliken, Alexander, Wunsch, Sanger, Chown, Sanders Passed unan

Sanders: late additional correspondence has been included in the packet addition.

7. Approve Agenda

Sanders requested business item seven for a discussion on a signage moratorium extension if time allows.

Alexander moved to approve the agenda as amended with a second by Chown.

Motion passed by consensus

8. Brief Citizen Comments (for agenda items only): none

9. Business:

- 1. Overview of Draft Shoreline Amendment #206 (Planner Sara Kopriva)

Kopriva: included a memo in the packet highlighting the changes proposed by the PC. Is putting together meeting minutes to review the discussions around the changes, as [she became planner and] picked up the item in January and missed the beginning of the work. Chris Patterson, township legal counsel, has been working on the draft from the beginning and is present on Zoom for any questions. [Board member] Alexander is a member of the PC and can also answer questions.

Patterson: reviewed language changes, a new term for freestanding water equipment, and new definitions around the terms joint use and shared waterfront. There are quantitative changes around the setbacks for shared waterfront from 15 feet to 30 feet, and the number of hoists is increasing from one on 50 feet of shoreline to three on 50 feet. An administrative waiver process was added to facilitate through the zoning department any property facing incompatibility with the new standards. Permit applications were streamlined where possible.

Kopriva: the PC spent a lot of time on this. The joint ownership dock is a new addition to the ordinance. Interested to see if anyone will implement the new option. The administrative waiver is for location. Will apply to any concern with neighboring property.

Board discussion around the administrative waiver process and seasonal approval.

2. Public Hearing for Shoreline Amendment #206 (Sanders)

Sanders opened the public hearing at 8:14 p.m.

Gordon Hodges, 1331 Lindale Drive: is president of Lindale Estates. Supports the three for 50 and 15-foot setbacks. A 30-foot setback will be problematic. The 15 is neighborly. We're shared frontage; we have private [property] on each side. We all have each other's phone numbers, and we've never had a problem. I was going to write my own letter, but Kip Nickel's and George Weber...I couldn't write a letter better. Please take that as my endorsement. I'm confused on what [Patterson] just said with the requirements for permits. I've read that the permits were still in place? It's confusing to keep up with the setback issue, 15 versus 30. The PC came back with 15, and I'm reading 30. I'm confused by that, but I do want to say thank you to this body and the PC. It's three-hour meetings with the PC; they've gone through a lot. Respect to Sally [Erickson]. We're theoretically on the opposite side of the fence with this, but she's acknowledged her situation is impeding on others, and she doesn't take that position. I have respect for what they're going through. I think that can be resolved differently than affecting everybody else to solve one problem. That's my input. Thank you.

John Dolton, 10862 Eagles Landing: I was involved in the original shoreline committee/working group that lasted the better part of a year. I believe the process was effective. It was balanced in creating recommendations for the revised ordinance. The task of that working group was not to draft ordinance language but simply to gather input from the community and various professionals to provide direction about policy. We did talk about details, such as numbers of hoists, setbacks, etc. While no ordinance is perfect, the one you're considering reflects a great deal of professional and resident input, not to mention a huge amount of effort by the planner and the PC.

I do have a concern regarding the change for the side setbacks on shared waterfront. The working group agreed that 15 feet was a consensus recommendation, not 30 feet. There was a lot of discussion around that. It was not an arbitrary number. We talked about hoists and docks, how various layouts would work within various setbacks. My knowledge of the complaints the township receives is that only a minority of shared waterfront properties are causing any resident concern. The majority are not issue. The imposition of a 30-foot side setback will cause an association such as ours, Eagles Landing...We have two phases. One of our phases would be impacted by this due to the

number of hoists that are allowed. We have 22 lots and 16 boat slips. The imposition of that 30-foot side yard setback could cause great difficulty in continuing to use the layout we have used for a number of years. That extra 15 feet on each side can make a significant difference. The boat slip rights are permitted under our special use permit. Those boat slip rights had to be purchased by individual lot owners. The developers charged us for those boat slips. I hope you will consider the comments regarding this topic in the board packet, and I encourage a change back to the 15-foot side setback for shared waterfront as recommended by the study group.

Kip Nickel, 1015 Quaker Valley: I've been listening to these discussions as an observer for about two and a half years. The 15-foot side setback has worked in our neighborhoods for decades. Over that two-and-a-half-year period, that [change] came up in the last, say, two months. At first, I thought it was talking about where the dock hits the shore it should be 30 feet, but then it says, "The dock anywhere in the water." So, a hoist can be 15 feet from the shoreline, but the dock has to be 30, but you have to walk onto the dock to get onto the hoists. Moving it to 15 eliminates that confusion. If you want to have 30 to make sure the dock touches the shore, that makes sense and probably is the case in many neighborhoods. It came up late in the game. It's confusing in terms of what it's going to do to neighborhoods and how they set up their docks, and we've successfully used 15 feet for many years without issue. Thank you.

Tom Barnhart, 10895 Peninsula Drive: ask you to defer the final decision on the shoreline amendment. At least send it back to the PC so they can provide underlying facts that support what they've done. They've done a lot of work. The issue is they received a lot of information. They received a lot of commentary from community members. What they've not done is comply with what you asked when this board disbanded the shoreline study group. You asked the PC to take on this task, to get the necessary facts, to have the hearings, minutes, and, in general, be able to present the board not just with a recommended plan but the underlying facts and reasons. The PC did not do that. Initially, it set up an ad hoc subcommittee. I'm assuming they met. There was never any communication. Maybe there didn't need to be. I know communications were sent to members of the ad hoc committee. They were never released or discussed more broadly. The PC continued that trend. On more than one occasion, a planning commissioner in a meeting said, "We are not fact finders. That is not the role of PC. That is the role of the staff." To my knowledge, staff never was asked to and never did any sort of factual research to determine what's going on. There have been no facts presented with the documentation to this board. There was a very surface statement. At the last meeting, one of the former PC members stood up and said, "We could have decided on two, we could have decided on three, we could have decided on four. They all could have worked." There's been no information presented. And as late as the packet for today, there's no information presented on why three was chosen. It's important for the populace to know. It seems there are some different standards for shared lot owners versus single lot owners, the side setbacks that apply to shared versus single. The single lot owners are limited to three hoists regardless of the waterfront length, and I have a neighbor with 300 feet of frontage, and they'd be happy with one. [Three-minutes timer] I ask that all that be looked at and revisited by the PC. Thank you.

Dirk Mammen, 10878 Wood View Terrace: I appreciate what you do. I appreciate what the PC did. I spent 20 plus years of my career doing what you've done. Appointed, elected, and it's really quite an effort. I had a whole presentation, but it's a little premature because I'm not sure what the issue is you will be discussing after the public hearing, if it's three for 50 or four or one. I haven't figured that

out. I was involved in these meetings and the public hearings at the PC for the last months. I reviewed the records from the past year and a half, and the work they did was tremendous. The amount of effort they put in, the public input, the letters, the back and forth, the listening to for and against...The factual record is what I wanted to describe; I'll present it in writing before your meeting in two weeks. The PC was phenomenal. Sally Erickson as well, with certainly a different problem than most of us. I'm a shared waterfront owner. I encourage you to adopt the PC's ordinance as written. The 30 and 15 foot I'm a little confused about. I thought the 15 foot was the land side of where we can store equipment in the winter and the water was the 30 feet so we have safer egress as you exit from your boat. I'll look at the factual record, but I believe 15 was meant to be the sides on the land.

Alexander: no, water too...15-foot setbacks for individual.

Mammen: thank you for that. Thank you all for hearing this. I'll send something in writing that's a little more explicit. Mr. Patterson, I'll let the board get this factual evidence that I put together that I think some might be interested in. Thank you.

Sally Erickson, 2228 Kaukauna Court: builder, developer, certified aging in place builder, certified green builder, dedicated developer, and seasoned builder for more than 40 years in Traverse City. I'm used to following the rules as rules are written. That's what our association has done. I appreciate the time and effort. I've been coming to meetings for so long that some of you weren't even living here. I moved into the condos in 1983. I've been a township resident for a long time and a Traverse City resident my entire life. The shoreline is incredibly important. That's my main focus. The shoreline group did a very hard job and worked hard as well as the PC, and I appreciate their work.

Our complaint was from 2021 when we wrote our first letter. It was a letter I wrote, not because I wanted to but because I had to, because of the abuse of a group that has chosen to do higher density. We are an example of being the next-door neighbor to a group that does not respect their neighbors and has used a higher density that was not approved.

We are now going to a higher density that will be approved. I think the situation we have had will become bigger, and you will have more people who come with the same types of situations that we have endured for more than 15 years.

I am sorry that I had to complain. I didn't complain to change the rules. I complained to have them enforced. To all the people who have been pulled through this knothole because of that non enforcement, I am truly sorry.

If you adopt this ordinance, which I do not think is enforceable the way it's written because it doesn't have enough pieces that identify how people will talk to each other, I am concerned that what we experienced will only get greater. Thank you for your time.

Tara Mager, 10996 Trillium Court: thank you for the ability to come here tonight. I know your work goes without the pay and gratitude you deserve for your service. I echo the acknowledgement for the PC. I had the ability to attend a couple meetings and listen. I appreciate that fair process of engagement and a clear understanding of extensive data collection around people's perceptions and how they might interpret that. I'm here to recommend aligning with the policy recommendations as presented by the PC. As I mentioned data, it's not clear to me where the deviation from the PC's recommendations to the current township board recommendations support the conclusion of reducing the allowable hoists as well as increasing setbacks. Some of the administrative processes, I'm trying to get a better understanding about. I'm concerned about deviating from those recommendations. [The ordinance] doesn't seem to address some of the concerns I've heard

tonight. My constituent's comments seem clear. Many of the recommendations place an unfair burden on shared ownership lots, and as someone just acknowledged, there are other avenues to address those besides adding additional policies or procedures. Having direct conversations and applying those enforceable strategies is often more advisable. Looking at what appears to be a more restrictive limit, a direct burden on shared property frontage...It limits access even further, requires co-owners to determine things that are far outside our sphere of understanding, and without clear evidence as to how that's going to help address safety.

Regarding shoreline preservation, I heard about debris and littering. I don't understand how shifting that burden to shared ownership is going to address those concerns that have been brought before the board. I echo others tonight in encouraging the board to follow the PC's recommendations. They align more closely to what's going to be practical use. They had a fair process. They engaged in transparency, and honoring that recognizes that process and promotes transparency and trust between the board and its constituents. Thank you for your consideration.

Holly Mullins, 1153 Braebury Way: I echo what everyone said and thank you for your hard work and the PC's. It sounds like there's a lot of local residents who have [worked] on this issue over quite some time. Thank you to everyone who's put in time. But as a homeowner in a shared frontage neighborhood, I am concerned. Our neighborhood is Quaker Valley North. Kip is our guy. We've been operating with this setup for 40 years with no issues. We're a neighborhood where we respect the water. We all love the water. This is why we live here, right? We don't have challenges. I don't feel like our neighborhood should be changed when we don't have any challenges or problems. Bringing up the 15 versus the 30 getting thrown in the last few months, that's concerning. If you've been working on this for two and a half years and then throw something in at the end, it seems like either an inefficiency or not wanting to do things in an up and up way. Either address it a long time ago or explain why it's now being thrown in.

I also have concerns that if you make changes that affect how many boats can be in the neighborhoods, that can affect property values. That's a big deal for homeowners. Making changes that affect people's pocketbooks is a big deal.

In the fall, you did a survey. This is from your executive summary. I don't know if you've read it, but it talks about a 55 percent majority of survey respondents saying the township is on the wrong track. When it cites the reasons, it talks about lawsuits and government overreach and over regulation. I don't want there to be more lawsuits and more potential for my tax dollars to be affected. I'm hoping these data points are an opportunity for you to reflect "How do we get back on track?" It says it's a complete reversal from 2019 when 61 percent [said] you were headed in the right direction. I'm concerned because there seems to be a pattern of over regulation, and that affects people's bottom line. It affects people's pocketbook. That's concerning to me as a taxpayer, that we already have one big lawsuit, and the potential that if you continue to do things that...People love the water here. People love living the lake life. If you take that away from them, I think you know what could happen. Bring on more lawyer fees, higher taxes. I'm asking you to be responsible and to take it seriously, that when you're making decisions that affect people's money, it's serious. [Three-minute timer]

I'm worried that my property values could be significantly impacted. How I enjoy the lake could be significantly impacted, and, honestly, for no benefit. If we lose a bunch of dock spots, it's not like all of a sudden things are going to change in the water.

David Spinweber, 966 Bayside Drive: I am not a boat owner, but I do live in a shared community. I'm the HOA president. Will read a letter from one of our residents, **Bill Policastro, 1080 Bayside Drive**, who couldn't be here tonight. He's been working with the Army Corps of Engineers and EGLE to get our permits, which he told me this morning we should have by the end of next week. He's very involved in this process. [Read out loud:] "Members of the township board, I appreciate the opportunity to provide comments supporting the PC's recommendations regarding shoreline amendment number 206. The PC's recommendations allowing three boat hoist placements for 50 feet of shoreline is the most legally defensible and fact-supported standard before the board. The record shows no environmental, safety, or navigational evidence supporting reduction to two, and no state statute or EGLE guidance establishes a lower limit. A more restrictive standard would create immediate nonconformities, impair long-established riparian use, and expose the township to avoidable claims of unequal or arbitrary regulation. The PC's recommendation aligns with existing lawful use, preserves reasonable riparian expectations, and avoids retroactive impacts on shared frontage parcels that have relied on this density for decades. It is consistent with Michigan's strong protection of riparian rights and the requirement that zoning regulations be reasonable, proportionate, and supported by the factual record. For these reasons, I respectfully urge the board to adopt the PC's recommended three hoist standard as the option most consistent with Michigan law, the evidentiary record, and the township's obligation to regulate fairly and predictably. Thank you."

Sanders closed the public hearing at 8:41 p.m.

Board discussion. Three on 50 is based on an informal township survey showing this change would eliminate an estimated 90 percent of compliance issues currently occurring. The 15-foot shared waterfront change came from the PC considering intensity of use of shared docks on neighbors, potentially requiring a larger buffer. The board asked for more information from staff on setback considerations and EGLE permit requirements for continued discussion at the next April meeting.

3. Resolution 2026-04-14 #1, Peninsula Township Purchasing Policy (Sanders)

Board discussed standards and expectations and allowing the supervisor to authorize up to \$10,000 at her discretion with Sanger raising concerns of abuse without explicit contract timeframes included in the resolution. The general consensus was that there is enough oversight on budget spending to make an overspending concern easy to spot and rectify.

Wunsch moved to approve Resolution 2026-04-14 #1 with a second by Chown.

Roll call vote: yes – Alexander, Wunsch, Chown, Sanders, Milliken

No - Sanger

Motion passed by majority

4. Federal Grants Procurement Policy (Sanders)

Sanders: required to apply for federal grants.

Chown moved to adopt the Federal Grants Procurement Policy as presented with a second by Clark.

Roll call vote: yes - Wunsch, Sanger, Chown, Sanders, Clark, Milliken, Alexander

Passed unan

5. Federal Procurement Conflict of Interest Policy (Sanders)

Sanders: this policy is tied to the grant procurement policy.

Wunsch moved to adopt the Federal Procurement Conflict of Interest Policy with a second by Clark.

Motion passed by consensus

6. Review of January 2025 Township Board Priorities (Sanders)

Sanders: spreadsheet is in the packet. Prioritized items included staffing in the planning and zoning departments. There have been some staffing changes over the year, including the recent hire of Jenna Beattie to fill the zoning admin position. The zoning ordinance rewrite also ranked highly and is currently in process with the rewrite committee. Putting a Headlee rollback on the ballot has not been addressed. If the board would like to address this, it will need to be put on the business agenda at a future meeting. The community survey was completed. Parks funding plan is still in process and still a top priority. Shoreline was highly ranked and is being addressed. The township website will be reworked in the near future to come into compliance with ADA laws.

7. Sign Moratorium

Chown moved to excuse Wunsch with a second by Alexander. Motion passed by consensus

Board agreed that the sign moratorium is still necessary while the ordinance is being rewritten.

Chown moved to extend the sign moratorium through December 31, 2026, with a second by Sanger.

Roll call vote: yes – Sanger, Chown, Sanders, Clark, Milliken, Alexander Passed unan

Alexander moved to return Wunsch to the board with a second by Sanders.

Motion passed by consensus

8. Citizen Comments:

Sally Erickson, 2228 Kaukauna Court: speaking to the zoning ordinance rewrite, specifically to enforcement, what enforcements will be put in place as we move forward with these different zoning rewrites, including the shoreline? Requests that enforcement have some teeth so that it has an effect. As a builder and a developer, all of my sub[contractors], everybody that worked on my job site, had to meet all the rules and regulations for their particular trade, for all the things they did on their site. I was the overseer to make sure all those people were doing what they were supposed to do. We were inspected. We had fines if we didn't meet expectations. Fines on the supplier, on the trade person, and on the general contractor. Moving forward with decisions and final words, perhaps an ordinance could include that if you are an installer of something, you must follow the ordinances, even if the owner tells you not to, because your particular license and trade are on the line. We've come into contact with that, where people ask us to do something that's not legal. And right now, we're taking our ordinance and changing it to meet the violators. That's my opinion. As you move forward, please have teeth in your ordinances, something that will make an impact so that people actually follow the rules and don't laugh at them and say, "\$250 whoop-de-do." I appreciate your time and your work. Have a good evening.

Dave Murphy, 6943 East Shore Road: couple things more about the parks, especially with the comments about budget. I had a few more things to say, but I heard an alarm go off, so I cut my comments short and then everybody went longer. It's invaluable for our public bodies to integrate efforts. I try to attend most of these meetings and have attended a lot of PC meetings over the past few years. I've been on [the] master plan steering committee, non-motorized committee, the Maner Costerisan committee for structure of government, the citizen survey. I'll be back on the scenic heritage route committee, which I chaired for about five years back in the early 2000s. Part of why I feel the need to stay informed on these issues is parks and making sure we're doing the right things for the whole community and not operating in a silo where we're not considering bigger pictures. I'm trying to bring that to the parks committee as a whole, that all of us should be participating in

these things as much as we can. As Susie [Shipman] brought up, bringing parks into the non-motorized, that's obvious. We're going to have to be there long term.

In terms of the budget issues, the perspective I want to take with parks is, how does it assist the township as a whole? What should we be thinking about, not just with parks but with all the needs of the township? I've been having individual meetings with the new members of parks, trying to emphasize that we can't just look at [things in a silo], especially when we peel off individual parks. You're not just here for that one item. You're here for all the parks, and you're here for the township.

To Sally [Erickson's] point about enforcement. We so often hear the preexisting, nonconforming language. I purposely stayed out of the shared waterfront issue. I had too much else on my plate to dig into that one too. But I know the history of what Sally has been through. I understand there were subs that had no issues going back decades, but boy, what Sally has dealt with and what her neighbors have dealt with, was never not on the table for the township. None of you were here for that. They registered their complaints loud and clear, going back to the beginning, and I feel for them. I also feel for the subs that have violated and gotten away with it. They do feel that their property values are at stake. I don't have the answer. Mirroring what Sally said about enforcement moving forward, and I said this at a couple PC meetings, don't write if it can't be enforced. Thank you.

9. Board Comments:

Sanders: next week is the Michigan Townships Association Annual Conference at the Grand Traverse Resort. Staff will be in and out Monday through Thursday. You'll still be able to get ahold of anybody within a respectable amount of time.

When the board signed the short-term rental policy ordinance resolution, I sent a copy with a letter to the board of realtors explaining that if their agents violate this policy, they will be held as responsible as the property owners. With the shoreline ordinance, similar letters will be sent to companies that move docks in and out of the water. It's important that all folks be held accountable when the rules are broken.

10. Adjournment

Alexander moved to adjourn at 9:23 p.m. with a second by Milliken.

Passed by consensus

Becky Chown

To: Katharine Pike
Subject: RE: specific zoning concerns regarding shoreline

From: Katharine Pike <katatlanta@gmail.com>
Sent: Friday, October 17, 2025 7:46 AM
To: Planning & Zoning Administrator <zoning@peninsulatownship.com>; enforcement.peninsulazoning@gmail.com; Wunschis23@gmail.com; dave.peninsulatrustee@gmail.com; jp.peninsulatrustee@gmail.com; jualexanptpc@gmail.com; Robin Noval <deputy.clerk@peninsulatownship.com>; Becky Chown <clerk@peninsulatownship.com>; Maura Sanders <supervisor@peninsulatownship.com>
Subject: specific zoning concerns regarding shoreline

Increasing the density of boats on Mission Peninsula decreases safety and decreases rural character.

Dangerous to Swim

Swimming in a body of water is the most simple, natural human interaction a human being can have with a body of water. This year it was not safe to swim at our beach.

To come and go from their slips, many of the boats from the marina at Hidden Ridge had to back into our water space with propellers running due to their dock placement. Try to imagine trying to swim in the water and having a boat motor backing into your face. That's a hazard. It's not safe. It should be safe and feel safe to swim in front of your own beach.

Pollution

Recreational boats can and do leak oil and gas due to oily bilge water, overfilling fuel tanks, leaky hoses and worn out motors, which pollutes the water and pollutes the shoreline. Pollution in the water compromises swim safety and is damaging to beauty and rural character.

Enforcement Minimal and Ineffective

My understanding is that Hidden Ridge was issued a fine for exceeding the limit on boats and that the fine was about what it costs for a modest meal for 2 at the Boathouse. I am told there was a cease and desist order. Yet they neither ceased nor desisted. Why is the fine not levied on a daily basis until the violation is corrected? Why is there not a police officer enforcing a cease the desist order? Without clear enforceable rules that are enforced, it creates a wild west environment, pitting neighbor against neighbor. Better to have residents angry with one township enforcer than having numerous neighbors in conflict with their neighbors. Enforcement should be effective and fines should be levied until violations are corrected.

Future Possibility of Beaches as Businesses

The proposed changes to the number of allowable boats makes the peninsula vulnerable to high density

boat use and people renting out slips on their dock as a business venture. People who currently do not have a dock might soon see the viability/profitability of buying a dock and renting out slips. Beaches can become businesses, with slips even being rented to houseboats which offer short term accommodation. A shoreline dense with docks and boats compromises rural character.

More boats means less safety and less rural character.

I support the allowable density of boats remaining at the current level and being effectively enforced.

Best regards,

Katharine Pike
6095 Red Fox Fun404-731-6628

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Katharine Pike
404-731-6628

DRAFT

November 18, 2022
Isaiah Wunsch
Peninsula Township Supervisor
Dave Sanger
Zoning/SUP Enforcement

Hello Gentlemen,

I want to touch base and see that this is addressed during the winter 22/23, and before the hint of docks in the water next spring 2023. I know Dave, you are keenly aware of this concern.

Thank you for your help with this safety issue.

Best regards,
Sally

October 21, 2021

Rob Manigold
Peninsula Township Supervisor
13235 Center Road
Traverse City, MI 49686

RE: Beach abuse and dock location Hidden Ridge PUD approved 2001 originally 120' of frontage = Now 237' frontage – allowing by ordinance 4 boats; One boat for 50' of frontage.

From the East Beach Association and Sally Erickson, Developer Port of Old Mission neighborhood/PUD

Hello Rob,

Our concern is for the safety of our members, their families, and their guests.

The current use by our neighbors of the Hidden Ridge PUD Subdivision is selfish on two levels – unneighborly and erosively destructive to the beach and surrounding beaches.

1. If Hidden Ridge is allowed a dock. The dock should be centered on their frontage per Peninsula Township ordinance. This year 2021 the group installed the dock system adjacent to the beach South Property line – thereby forcing all the boats on the dock to drive through our swim and human use area. **Totally selfish and unsafe for our families and friends.** I pointed this factor out to Mr. Tucker the Hidden Ridge Beach representative during the dock installation this past spring, and basically got an “Oh well” response, he would send out a safety memo.
2. We realize that this group (Hidden Ridge Homeowners Association) has gone around local rules, but **the permitting that they have does not allow for an installation of the nature that was put in place in 2021**, and a simple infraction/fine is not a deterrent to this group. We need better enforcement of rules our group, East Beach Association, both respects and enforces. This is a horrific precedent being set for our region by Peninsula Township and the Corp of Engineers and potentially the Great Lakes Basin. Mother Nature requires that we work as a team, and respect the plans and rules instituted by the local jurisdiction and voted upon by local community members.

The Corp of Engineers should not undermine these types of measures.

3. If this type of misuse is allowed – what’s to say someone else won’t do this with 150 families. Is it just a matter of “word smithing” your way around the rules rather than respecting them....?
4. The boats cause extensive wake and shoreline destruction. Hidden Ridge has clear cut their beach area and has had significant erosion, as a result of this stripping of vegetation, and the wake abuse of power boat traffic that 20+ boats inflict on the shoreline. They have consistently brought in semi loads/trains of beach sand to compensate for the destructive impact that their lack of beach stewardship has inflicted on the shoreline. It leaves one wondering if the roadbed for East Shore could be compromised.

Our 157’ of frontage allows for 21 families/3 boats to use our beach from the Port of Old Mission neighborhood; and we charge a membership fee to join our East Beach Association. We have 171+ condo/homes in our neighborhood; that is how we keep the membership limited to the rules of Peninsula Township. Rules, which were incorporated into our Phase III Port of Old Mission Master Deed when we acquired the beach frontage – NOW Port of Old Mission Phase III Consolidated Master Deed.

5. I mention the Master deed because all buyers in Hidden Ridge PUD were/or should have been presented with a Hidden Ridge Master Deed prior to purchase – It does not matter if this was a bank owned or distressed development. That is how the development was approved by the township, and all owners had to agree to this document to close on their lot/home. The limits to beach use, and number of boats is not new information, it is PUBLIC information and familiar to the anyone who resides on the miles of beach frontage in Peninsula Township.
6. Perhaps this would be not issue - however our neighbors have made it abundantly clear that rules and simple curtsey to neighboring properties is not of concern to them as a group.

For this reason, we are lodging a Formal Complaint, and request for plan of action to prevent this type of miss use from happening in 2022, and any years in the future. We will not accept the Hidden Ridge dock system and safety issues that occurred in 2021, as result of disregard for the rules and approvals, for our members. Please let us know how your will resolve this issue.

Please let me know if you need additional information or if I can help to resolve this situation in any way. Available to meet in person, also available by email or text & phone.

Respectfully,

Sally J. Erickson

POM Associates Inc

Port of Old Mission Neighborhood

Builder/Developer

East Beach Association developer & member

sally@sallyerickson.net

[231-218-5125](tel:231-218-5125)

POM Assoc. Inc. & East Beach Association

mailing address

6379 Mission Pointe

Traverse City, MI 49686

cc. Christina Deeren – Peninsula Township Zoning
Dave Sanger – Ordinance Enforcement Officer, PT Trustee
Jill Little, Manager POM Phase III Association
East Beach Association Membership

NEW – Isaiah Wunch 11/2022