

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

Ph: 231.223.7322

PENINSULA TOWNSHIP ZONING BOARD OF APPEALS MINUTES

April 18, 2023, 7:00 p.m.

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

2. **Pledge**

3. **Roll Call**: Present: Elliott, Wahl, Dolton Dloski; Absent: Ammerman; Also present: Jenn Cram, Director of Planning and Zoning

4. **Approve Agenda**:

Moved by Dloski to approve the agenda as presented, seconded by Elliott
approved by consensus

5. **Conflict of Interest**: None

6. **Brief Citizen Comments (For Non-Agenda Items Only)**: None

7. **Business**:

a. Approval of Meeting Minutes: ZBA Regular Meeting March 21, 2023

Discussion of voting procedures for ZBA members and alternates

Moved by Wahl to approve the minutes as presented, seconded by Elliott

approved by consensus

8. **Reports and Updates**:

a. Training Opportunities and Preferences

Cram: asked the ZBA members if anyone had taken training since joining the ZBA? Elliot has taken the Citizen Planner Course twice. Dloski had taken the course several years ago as well. Presented the online option of the MSU Citizen Planner Course for fifteen hours as an option as a broad topic training, as well as training presented by the township's legal counsel specific to cases and perhaps include team building. In addition, Michigan State Extension offers a six-module online course.

Discussion of options and costs

Cram: agrees with members completing the online course first and then preparing a list of topics relevant to the ZBA; the attorneys could provide training at a later date. Feels consistent training for both the ZBA and Planning Commission is important. Will research options and timeline for training and will report back to the ZBA.

Discussion

Dolton: pleased with the procedures being put into place for applications.

Cram: will require pre-application meetings, working on documents and steps for applicants to submit complete applications. It is important that public notice is correct for hearings.

Discussion of the paperwork provided in requests/applications for variances

Dloski: discusses practical difficulty and the four standards versus the seven standards.

Discussion

Dloski: mentions follow-up to the ZBA when a circuit court decision or opinion is reached on an appeal or a case. This feedback can help with decisions.

Cram: staff receives a copy, and it is public record.

9. Citizen Comments: None

10. Board Comments:

Cram: the ZBA meeting will be held next month regarding the Ansted case.

Wahl: requests a site visit.

11. Adjournment: 7:40 p.m.

Moved by Elliott to adjourn, seconded by Wahl

approved by consensus