

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686
www.peninsulatownship.com

Purchase of Development Rights Selection Committee Special Meeting

April 24, 2025, 4:30 p.m.

Township Hall

MINUTES

1. **Call to Order** Wunsch called the meeting to order at 4:37 p.m.
2. **Pledge**
3. **Roll Call** Aroca, Tarczon, Manty, Wunsch, Dreier. Absent: Couch
4. **Brief Citizen Comments (for agenda items only)** None
5. **Approve Agenda** Drier moved to approve the agenda as presented with a second by Wunsch. Approved by Consensus
6. **Conflict of Interest** None
7. **Consent Agenda** None
Wunsch added minutes from the February 27, 2025, meeting to the consent agenda.
Wunsch moved to approve the minutes from February 27, 2025, with a second by Tarczon. Approved by Consensus
8. **Business:**
 - A. Review of round 2 applications and scoring
The committee reviewed and scored 12 properties from round 2 applications.
The criteria used for initial scoring is acreage, scenic view, and location (adjacent). (See next page)
9. **Citizen Comments** None
10. **Board Comments** None
11. **Adjournment** Aroca moved to adjourn the meeting with a second by Tarczon. Approved by Consensus

Meeting adjourned at 5:25 p.m.



Peninsula Township PDR ROUND 5: Application 2

Properties

Name	Parcel Number(s)	Acreage	Scenic View (10 pts)	Adjacent (5pts)	Match?	Final Score	Notes
Beiser	11-227-016-00	11	10	5	0	26	
Croft 1 (Chestnut Orchard)	11-019-013-05	10	0	5	0	15	
Croft 2 (Swaney Road)	11-227-009-00, 11-227-019-00, 11-227-020-00	51	10	5	0	66	
Derthick	11-122-011-00	23	0	5	TBD	28	
Fulmer	11-018-003-55	35	0	5	TBD	40	
Hawthorne	11-018-006-01, 11-018-008-00, 11-017-036-00, 11-018-006-20	86	0	5	TBD	91	
Miende	11-133-011-00	25	10	5	TBD	40	
Monson	11-127-009-55, 11-127-009-10	20	0	5	0	25	
Nyblad	11-228-002-00	60	0	5	TBD	65	
Peace	11-128-017-50	12	0	5	TBD	17	
Ultima Thule	11-226-007-02, 11-226-007-03, 11-226-007-04, 11-226-007-05, 11-226-007-06, 11-226-007-07, 11-226-007-18	49	0		0	49	While the property is adjacent to State owned park land and a GTRLC owned Sanctuary, technically these properties do not have existing CEs. The parcel ID on application is out of date. The new parcel is 11-103-004-57.
Weatherholt	*11-103-004-57	14	10	5	TBD	29	
Total		395					

Retained Development Rights

Name	Offered Development Rights	Acreage