

# PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

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

**Township Board  
Special Meeting Minutes  
Township Conference Room  
May 7, 2019, 3:00 p.m.**

1. **Call to Order:** by Supervisor Manigold at 3:00 p.m.
2. **Pledge**
3. **Roll Call:** Manigold, Sanger, Chown, Bickle, Wunsch, and Achorn  
Absent: Wahl
4. **Brief Citizen Comments:**  
Nancy Heller, 3091 Blue Water Rd.: reminded the board that signatures should have names printed under the signature line on all documents so whoever signs is more easily identified.
5. **Approve Agenda: moved by Bickle to approve the agenda as presented, seconded by Wunsch.**  
**Passed unan**
6. **Conflict of Interest:** none.
7. **Consent Agenda:** any member of the board, staff, or the public may ask that any item on the consent agenda be removed and placed elsewhere on the agenda for full discussion.

1. Invoices (recommend approval)
2. Request to use Community Leasing Partners for new tanker (recommend approval)
3. Request to sell surplus fire engine (recommend approval)
4. Recusal policy for matters involving Clerk Rebecca Chown and the Grand Traverse Regional Land Conservancy (recommend supervisor sign)
5. Fee recommendation for the process of land divisions, effective June 1, 2019 (recommend approval)
6. Request by Mission Point Lighthouse Friends for permission to excavate the area around the oil house entrance.
7. Minutes from March 12, 2019, regular meeting; March 20, 2019, special meeting; March 26, 2019, regular meeting; March 28, 2019, special meeting; April 9, 2019, special and regular meetings; April 15, 2019, joint township board and planning commission meeting; April 18, 2019, special meeting; and April 25, 2019, special meeting (recommend approval)

**Achorn:** had some changes to meeting minutes from March 26, March 12, April 9. Minutes will be corrected to reflect these changes.

**Moved by Wunsch to approve the consent agenda as amended, seconded by Bickle.**  
**Passed unan**

## 8. Business

1. Consider offer of Switzer property for future fire station at 19362 Center Road

**Mangiold:** outlined details of the property being considered for purchase. This track of land is not encumbered with a PDR easement or any other conservation easements and the Switzers are willing to sell one and a half or two acres to the township for the new fire station. The township's attorney will complete the necessary documents for the purchase of the property vs. using a title company. A land survey and property division will be required and the township will secure the individuals to conduct the work to be performed. This purchase will have to go through a review and approval of the planning commission as an essential service special use permit. Manigold suggested that the money to purchase the property and for the construction of the new station be taken from the enterprise fund. Manigold also suggested that the board consider purchasing a two-acre parcel for thirty-six thousand dollars and to allow Attorney Meihn to follow up on the legal documents for the purchase of the property. This will all be contingent on the Switzers' mortgage company granting a release for the split of two acres.

**Bickle:** concurred that the enterprise fund is the appropriate place to get the funds as it meets the criteria of the three components required to use monies from this fund – the health, safety, and welfare of the residents.

**Gilstorff:** went over details of the proposed structure with the ability to house staff. Does not intend to have an ambulance at this facility but will have a fire truck. Will contact Gourdie-Frasier to begin the survey on the parcel along with construction plans and a site plan for the new station. Agrees that two acres is sufficient for the needs of the community and possible future expansion will not be an issue.

**Achorn:** questioned if the amount of frontage proposed will be enough for vehicles to move around and still allow for future growth of the facility.

Board had further discussion regarding the parcel size and the adjacent sixty-six-foot easement, which benefits an easterly property.

**Moved by Sanger to accept the purchase of two acres of the Switzers' property for thirty-six thousand dollars, seconded by Bickle.**

**Roll call:**

**Passed unan**

**Moved by Wunsch to fund the purchase of the two acres from the Switzers from the enterprise fund, seconded by Bickle.**

**Roll call:**

**Passed unan**

**Moved by Bickle for Foley Mansfield to handle all the closing documents on the Switzer property purchase and to fund any and all implacable costs as well.**

**Motion failed for lack of a second.**

**Moved by Wunsch to allow the supervisor to spend up to ten thousand dollars to handle closing cost and other implacable fees related to this project from the enterprise fund, seconded by Bickle.**

**Roll call:**

**Passed unan**

**9. Board Comments**

**Manigold:** stated that he sent an email to inform the board that he is purchasing ten acres to be split from a larger parcel owned by the Bagley estate; the property will be bought through Manigold orchards.

**Akerley:** stated that the split is not technically something that he would have to have the board review or approve as it is not owned by Manigold or Manigold orchards but rather is still under ownership of the Bagley estates.

**10. Adjournment: moved by Wunsch to adjourn, seconded by Bickle.**

**Passed unan**

**Adjournment: 3:33 p.m.**