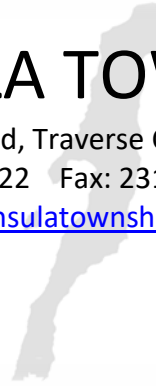


PENINSULA TOWNSHIP

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PENINSULA TOWNSHIP ZONING BOARD OF APPEALS **AMENDED** AGENDA

Special Meeting

May 21, 2026

7:00 p.m.

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Minutes** **April 21, 2026**
6. **Conflict of Interest**
7. **Brief Citizen Comments – (for items not on the Agenda)**
8. **Business:**

- a. Request No. 929

Applicant & Property Owner: Russ Knopp, 12000 Peninsula Dr, Traverse City, MI 49686

Property Address: 12000 Peninsula Dr, Traverse City, MI 49686

Parcel Code #28-11-440-024-00

Requesting a variance to allow 4 ft wide stairs in the waterfront setback and floodplain. The ordinance allows for up to 3 ft stairs (boardwalks) to be located in the setback and floodplain.

- b. Request No. 930

Applicant & Property Owner: Richard & Dianne Frank, 7215 Peninsula Dr, Traverse City, MI 49686

Property Address: 7215 Peninsula Dr, Traverse City, MI 49686

Parcel Code #28-11-325-036-00

Requesting a variance to allow reconstruction and reconfiguration of a deck in the waterfront and side setbacks. The deck is proposed to be located 25 ft from the ordinary high-water mark and 2 ft from the side property line. The ordinance requires a 60 ft setback from the ordinary high-water mark and 15 ft from the side property line.

c. Request No. 932

Applicant & Property Owner: Zuri & Rachel Betz, 2088 Phelps Rd, Traverse City, MI 49686

Property Address: 2088 Phelps Rd, Traverse City, MI 49686

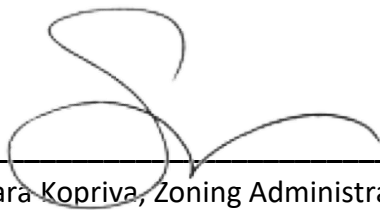
Parcel Code #28-11-109-029-04

Requesting a variance to allow the replacement of a damaged, non-conforming structure with a new deck pursuant to Section 6.2.2(2)(d). The applicant is also requesting approval for a covering over the new deck in the same location and of a smaller size than the previously covered deck, which is currently in disrepair. The variance is requested due to the existing non-conforming location within the required setback, which prevents reconstruction in compliance with current ordinance standards.

9. Citizen Comments

10. Board Comments

11. Adjournment



Sara Kopriva, Zoning Administrator

Posted May 18, 2026, 3:00 p.m.