

**PENINSULA TOWNSHIP**  
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**PENINSULA TOWNSHIP PLANNING COMMISSION MEETING MINUTES**

TOWNSHIP HALL

13235 Center Road

Traverse City, MI 49686

June 15, 2020, 7:00 p.m.

Corrected 07/22/2020 by Beth Chan

1. **Call to Order:** 7:00 p.m. by Hornberger
2. **Pledge**
3. **Roll Call:** present: Dloski, Couture, Hornberger, Oosterhouse, Hall; excused: Shipman, Wunsch; also present, Meilnik, Deeren, Attorney Meihn (via phone)
4. **Review for Conflict of Interest:** None
5. **Brief Public Comments:** None
6. **Additions to Agenda/Approval:**  
**Moved by Dloski to approve agenda as presented, seconded by Couture**  
**Roll call:** pass unan
7. **Consent Agenda:**
  - a. Approval of Meeting Minutes: Planning Commission Meeting, February 24, 2020  
**Moved by Couture to approve consent agenda as presented, seconded by Oosterhouse**  
**Roll call:** pass unan
8. **Reports:**
  - a. Zoning Board of Appeals (Couture)  
**Couture:** No meeting was held, therefore, no report
  - b. Winery Committee Update (Dloski)  
**Mielnik:** The March meeting was cancelled, it was decided the committee will resume when things normalize.  
**Dloski:** A subcommittee meeting will be scheduled when the wineries are ready.
  - c. Master Plan Update (Mielnik)  
**Mielnik:** Meetings were held twice with Zoom. Discussion centered on how to proceed in this environment. A meeting is scheduled for July 6, 2020.
9. **Business Items:**
  - a. Special Open Space Use – Mapleton Farms, SUP #136  
**Doug Mansfield, Mansfield Land Use consultants, 830 Cottage Drive, Suite 201, Traverse City:** Comfortable with the findings and conditions.

**Hornberger:** The public hearing was held in February, the SUP will allow for a septic field.

**Mielnik:** Deliberation led to a SUP which allows a narrow set of use on the property for a septic field to serve the Mapleton market and grill.

**Moved by Dloski to approve Mapleton Farms SUP #136 to send to the town board, subject to the five approval conditions and safeguards on page six of the packet, seconded by Hall**

**Roll call:** pass unan

b. Hawthorne Vineyards – Winery Chateau, SUP #135

**Hornberger:** A public hearing was held in February, the SUP application is in the packet.

**Mielnik:** There are four conditions on page ten of the packet.

**Hornberger:** There were questions about parking and the turn-around.

**Mielnik:** The changes are shown in the packet

**Dloski:** There were letters from the residents, specifically one from a resident who had a driveway near the entrance that experienced cars turning around. Has Hawthorn met with these neighbors?

**Ann Pettyjohn, General Manager, Hawthorne Vineyards:** Hawthorne Vineyards has reached out with a letter or in person and the issues have been resolved. The sign adheres to township regulations, but is hard to see.

**Dloski:** What about the owner by the entrance?

**Pettyjohn:** Cars have turned around in his driveway, he has cones out now.

**Couture:** What is the impact on traffic?

**Pettyjohn:** We do not anticipate extra traffic.

**Hall:** There were letters of support as well.

**Courtoure:** On page ten of the application, there is a reference to 111 guests, with the actual number of 122. What is this?

**Marie Delise, 527 Second Street, Traverse City:** The number of 122 is based on the calculation of 1.25 tons per person, the winery would qualify for 122, but the maximum is 111.

**Hornberger:** For a sign change, the ZBA would have to approve it.

**Pettyjohn:** Several of the bushes have been trimmed, parked cars can hinder the view of the sign. We are limited in what we can do, the resident was satisfied with the conversation to address the problem of cars turning around in his driveway.

**Board discussion of traffic issues and cars turning around.**

**Moved by Couture to approve SUP #135 subject to the approval conditions and safeguards on page ten, seconded by Hall**

**Roll call:** pass unan

**Couture:** Voiced concern over the potential for extra traffic and noise

c. Bella Vue PUD, SUP#137

**Mielnik:** Waiting on addition calculations from the applicant. Will be on the schedule for a July public hearing. The township engineer has started evaluation of the plans.

**Dan Leonard, Coldwater Development:** Have the health department, the road commission, and MDOT preliminary reports. Well and septic systems will be placed on the site and material from the County Health Department is expected soon. In addition, now waiting on landscaping plans for the neighbor to the north. We will be ready for July.

**Dloski:** Is the retention basin along Center Road?

**Leonard:** The basin runs on a slope to the south of the entrance drive.

**Dloski:** Detained and released constructed of grass.

**Leonard:** it can handle a large volume of rain

**Hall:** Who approved the storm water management?

**Leonard:** The drain commissioner. The engineer will respond to the calculation for the run off and detention will be in the Gordie-Fraiser report.

**Hornberger:** The public hearing will be in July.

**Mielnik:** Will there be a new set of plans?

**Leonard:** We will be using the plans that were submitted previously.

**Meilnik:** Notice of the public hearing will be given to neighbors within 300 feet and the notice will go in the paper.

**Moved by Dloski to hold a public hearing for SUP #137 in July, subject to all material submitted to the township, seconded by Couture.**

**Roll call:**

**pass unan**

d. Peninsula Shores (81 on East Bay), PUD Condo. Subdivision, SUP #123 (Amend. #2) -  
Introduction

**Mielnik:** Amendment #1 was approved by the board last year. The application included a minor relocation of Snug Harbour Court, various lot line adjustments and changes to the fire department emergency access route. The proposed relocation of a lot to the north side of the development was removed from Amendment #1. Amendment #2 now seeks reconsideration ~~the of~~ that lot relocation.

**Kyle O'Grady, 901 S Garfield Ave, Traverse City:** Reintroducing the amendment of the PUD for a relocation of one lot.

**Dloski:** There is opposition from the landowner.

**O'Grady:** The neighbor to the north is opposed to a home next to his lot. The southeast neighbors are alright with the idea.

**Dloski:** Have you submitted revised condo docs?

**O'Grady:** In December.

**Hall:** Presented a question about unit one; asking it is the first when you come into the entrance. Is there beach access?

**O'Grady:** Lot #1 included Parcel "A" which provided lake shore access. Parcel A will be sold to an adjoining property owner and Lot #1 would be relocated.

**Hornberger:** Will unit one be sold to the neighbor?

**O'Grady:** Yes, parcel "A" would be sold to a neighbor.

**Couture:** Requests a site visit.

**Dloski:** Is unit one still a buildable lot.

**O’Grady.** No, unit one becomes open space.

**Dloski:** Referring to the letter form the attorney, a margin of five percent can disqualify

**Mielnik:** Last time there was a net increase in the open space.

**Scott Howard, Olson, Bzdok and Howard, representing the Lewis Family Trust:** 8.1.3 of the zoning ordinance, paragraph 1A,1B and 1F are important to the impact on the landowner. It is important to clarify the open space calculations.

**Dloski:** How would a construction of a house impact your client?

**Howard:** Their property is adjacent and they will look at a house; originally their view shed was trees.

**O’Grady:** The view is not impacted; the developer is observing the setback.

**Discussion of the idea of open space and the impact of the building of a home on surrounding homeowners and the correct calculations of open space.**

**Moved by Dloski SUP 3123, Amendment #2 to move to public hearing in July, subject to submission of required documentation to the township, seconded by Hall.**

**Roll call:** pass unan

e. PDR Viewshed Map and Agricultural Land Preservation Area Map

**Mielnik:** The planning commission will need to approve the viewshed map in the future. It is important to update this map as points are awarded to property owners included in viewshed areas. Recent edits to the map have been done to clarify if a property was in or out as some lines just touched parcels and it was hard to make a clear determination. A list of specific property numbers accompanies the map. No action needed tonight.

**Discussion of the priority, points given and other variables for the agricultural area and the viewshed; tax parcel numbers control the description.**

f. Zoning Update

**Mielnik:** The zoning ordinance update is moving forward. A few issues have been identified as a result of the draft being on the web site for several months. Comments from Planning Commission Members are encouraged. An updated list of edits will be provided at the July meeting.

10. **Public Comments:**

**Jane Boursaw, 12875 Bluff Road:** When does the current millage for the PDR expire?

**Deeren:** 2021, there is no money left. Unsure of when it will go on the ballot.

**Discussion of providing information to the public of what the PDR is.**

11. **Other Matters or Comments by Planning Commission Members:** None

12. **Adjournment:**

**Moved by Dloski to adjourn, seconded by Couture**

Adjournment at 8:12 p.m.