

**Packet Addition
for July 09, 2024,
Township Board Regular Meeting**

PCL Report



It is shaping up to be a very busy summer! The library is filled with patrons, both “regulars” and visitors from all over the globe, from the time the doors open to close. Many great comments on how beautiful the building and grounds are. Patrons are loving the Children’s Garden with its play area, stone stepping garden and room to relax and work.

Brothers Tree Service surveyed the trees on our property. The variety of trees that were planted were chosen by the Township as a part our special use permit when construction was approved. The arborist feels that the spruce trees can be saved through a fertilization program, but that the hemlocks should never have been planted as our soil is too sandy in those areas. Sadly, removal of those three is recommended. One of the spruces has a blight that requires treatment. As far as the rest of the gardens, Old Mission Associates is sending someone out once a month to supplement the work our great volunteer gardeners do. The strawberry and blueberry plants in the raised beds are being replaced as they are at the end of their bearing life.

Summer Reading Club is in full swing. So far, 127 children are registered, 54 adults and 8 teens. In a community where the average age is 57, the number of children signed up is phenomenal! Our first program July 9, Adventures Out of This World, features NASA flight engineer Joe Gibson, husband to PCL’s own Cruz Paniagua. Upcoming Summer Reading Club programs include Adventures in the Garden July 16 with Just Bee Yoga’s Kay Epple, Adventures in the Wild July 23 with PCL’s own Dawn Farley and Adventures in Our Neighborhood July 30 with a crew of special guests including musicians Mary Sue & Mark, the Peninsula Township Fire Department and the Traverse Area District Library’s Bookmobile. July 30 is the grand finale and our popular complimentary hot dog picnic will be offered following the program. All programs start at 11 a.m. Prizes include a surprise as well as a gift certificate to Buchan’s for a scoop of their fabulous ice cream.

The flag was replaced in time for the Fourth. It is the 6th flag we have had since moving into the building. High winds fray it easily. Weights have been added and that as well as going with a smaller flag have helped extend the life.

PCL Fun Fact: PCL’s Local History Collection received the donation of a 1928 girls’ basketball uniform, courtesy of George Beckett whose grandmother made it for her daughter. It now hangs above the map case beautifully framed. The insignia is a proud OM for Old Mission.

*Circulation June 2024: 2725 + 127 manual checkouts, June 2023: 2660
June Volunteers: 16 people (2 teens), 34 hours of time to PCL
Curbside pickups: 0. Home delivery: 0. New library cards: 20
Hold Transit Counts June: 690 to other libraries from PCL, 467 from other libraries to PCL
Programs June: 24 Participation June: 618 Reference Questions: 472
Website Hits: Not available this month Twilight Baby Bags: 2, 1000 Books Before Kindergarten: 1
Wireless Users: not reported Meeting Room Reservations: 14*

PENINSULA COMMUNITY LIBRARY 2893 ISLAND VIEW ROAD, TRAVERSE CITY, MI 49686 231-223-7700

www.peninsulacommunitylibrary.org

Like us on Facebook – Peninsula Community Library

Next Board Meeting: August 8 at 4:30 p.m.

Additional Correspondence for Peninsula Shores Public Hearing

Becky Chown

From: Tom McMahon <trm81951@gmail.com>
Sent: Saturday, July 6, 2024 11:44 AM
To: Becky Chown; Marge Achorn; rudy.peninsulatrustee@gmail.com; dave.peninsulatrustee@gmail.com; maura.peninsulatwptrustee@gmail.com; armen.peninsulatrustee@gmail.com; Isaiah Wunsch; Jennifer Cram
Subject: New Peninsula Shores PUD Amendment Application - Comments

Dear Trustees,

We are residents in Smokey Hollow Estates at 4114 Trevor Road. We attended many of the hearings and meetings connected with the contentious initial approval of this SUP by the Township.

The Township was very concerned about the impact of this project on the other properties nearby. They approved the project based upon it not negatively impacting adjacent neighbors. They approved the project based upon it complimenting the existing residential use pattern. They approved the project based upon the lot locations being sufficiently within the interior of the project site to sufficiently preserve views. They approved this project based upon the proposed open space being a substantial improvement over the non-PUD development rights which benefits properties within the immediate vicinity. They approved the project because it provided for desirable living environment with respect to views and the preservation of the same from surrounding properties. All of these items are set forth in the original findings of fact. In other words, the Township was highly cognizant of the impact the project would have on neighboring properties and approved the project only because that impact was minimized as stated in the findings of fact.

Thus we are very puzzled by some who now seem to want to ignore the impact on neighboring properties in determining whether to approve the proposed amendment, and ignore the reasons why this project was approved in the first place.

We often walk up to the Trevor Road cul de sac with our dog. Our grandchildren play up there when they come to visit. We attend gatherings of family and friends up there. We enjoy the quiet and rural character of this area. Allowing another house on the north end of Peninsula Shores will detract from that quiet and that rural character, plus create more noise that we will hear from our residence.

Further, the proposed benefits from this amendment are small. The open space is legally increased slightly, but the number and sizes of the houses to be built will not change, so this change is of little benefit (and of no benefit to neighbors or the Peninsula Township community). Opening a viewshed at the intersection for those who already have panoramic bay views by negatively impacting the viewshed of neighboring properties is not an improvement. We don't understand how opening up a view for others can be a positive, but closing a view by moving a house to the north end open space is not a negative for the neighboring properties and the community members traveling on Smokey Hollow Road. The improvement to traffic is marginal given where the houses are being built and the existing lines of site.

Please look at the protections and benefits to neighboring properties that were among the reasons why this project was approved. Please evaluate whether this application and the proposed changes meet the requirements of section 8.1.3(1)(b) of our zoning ordinance. It seems obvious to us that it does not. The proposed amendment is disturbing to the use of properties in the area. The proposed amendment is a

significant negative for properties in the vicinity rather than being a substantial improvement. The proposed amendment is contrary to the original findings of fact. The Township was very aware of the need to minimize the impact of this development on the neighboring properties when it approved the project. You should take the same approach, respect the original findings of fact, follow the Ordinance requirements, and deny this application.

Thanks for your time and efforts.

Tom and Susan McMahon