# Packet Addition
# August 11, 2026, Township Board Regular Meeting

# PCL Report

Peninsula COMMUNITY LIBRARY

## AUGUST 2026 DIRECTOR'S REPORT – VICTORIA SHURLY

*Summer Reading Club ended with a magic show July 28th featuring our favorite family funny guy Joel Tacey, followed by a free hot dog picnic. We had 151 people that day and a staff member had to run to the market for more hotdogs and buns. No totals yet but we had a record year with so many people attending programs. One grandma brought the staff flowers a few days after SRC ended to thank us for a fabulous program!*

*We are no longer providing notary services. While most people were kind, we have had enough issues this year to make it unwise to continue. TADL's attorney had informed them that there have been a number of lawsuits involving notarizations at libraries in Michigan. TADL has also discontinued the service.*

*We decided this year not to have staff at the Old Mission Historical Society's annual Log Cabin Day, but provided DIY craft activities instead. Ken Pratt informed that it worked well so we plan on doing the same next year. It is hard to find library staff willing to give up an entire Sunday in June!*

*The Red, White & Blue & PCL Too event was cancelled in July due to extremely poor air quality due to the smoke. We will not reschedule the event, but Mary Sue Wilkinson is doing a kids' concert for us August 26th at 11 am so friends will host the children's bike parade and ice cream sundaes planned for the cancelled event then.*

*Speaking of smoky skies, we were packed on the worst air quality days with visitors and residents alike looking for indoor activities. The furnace filters and ionize runit air filter have been changed several times this summer!*

*Jenna and Jesse will be joining us for the last of our summer garden concerts August 18 at 7 PM. They are a mix of Americana, soul, jazz and pop, blending great harmonies. Patrons are invited to bring lawn chairs and a picnic to enjoy!*

*Anne Seurynck, with Foster Swift Collins & Smith, an attorney who works with libraries including the Library of Michigan, will do a ZOOM meeting for PCL Trustees 9/10 at 4:30 p.m. on the role of a Library Board Trustee. Cost is $267/ hour and the session is expected to last 2 – 2.5 hours.*

*PCL Fun Fact: TADL's outgoing administrative assistant, Vicki Carpenter, has a painting hanging at PCL of our seating area!*

*Circulation July 2026: 3266 + 152 manual checkouts, July 2025: 3657*
*July Volunteers: 14 adults & 1 teen, 32 hours of time to PCL*
*Curbside pickups: 12. Home delivery: 0. New library cards: 25. Guest cards: 0*
*Hold Transit Counts July: 623 to other libraries from PCL, 409 from other libraries to PCL*
*Programs July: 24 Participation July: 1184 Table crafts: 621 Reference Questions: 510*
*1000 Books Before Kindergarten: 2 Meeting Room Reservations: 14 Website Hits: 2000*

# Correspondence

Peninsula Township Officers and Trustees
13235 Center Road
Traverse City, MI 49686

August 6, 2026

Re: Township budgeting and financial reporting

Township officers and Trustees,,

I am writing to discuss some aspects of your budgeting and financial reporting to the board and the citizens of Peninsula Township. These are concerns I have raised repeatedly through comments and emails regarding your procedures in managing the township budgets and financial reporting.

VIOLATION OF STATE PUBLIC ACT 2:

Over the past several years, you have continued to violate Public Act 2 in several ways.

Budgeting a fund to have a negative fund balance is illegal and requires filing a plan of recovery with the State of Michigan. According to the annual totals reported in your proposed budget, you ended the March 31,2026 fiscal year to include a negative fund balance for the parks fund. In addition, the March 31, 2027, budget had an ending fund balance that is negative.

You continue to ignore the requirement to report actual revenue and expenditures compared to the budget for all funds quarterly as required by Public Act 2. Not only is this illegal but it creates the appearance that you do not want to be transparent and informative to the board and public regarding your finances.

You attempt to adopt your budget by activity level, which is allowed. However, you have already proposed more than three amendments for this current year by line item. This is contradictory and underscores the mismanagement of the budgeting process.

When you approve bills each month, there is no evidence that the clerk has compared the resulting actual expenses to the budget to determine if there are any overages. This results in a violation of Public Act 2 when bills are paid causing an overage compared to budget.

This is one reason that you should prepare a budget-to-actual comparison every month.

Each of the officers and trustees violate State Law when you vote for a budget with components that are in violation of Public Act 2. This is a very serious issue that each of

you needs to pay closer attention to. When you are sworn into office you vow to uphold local and state laws, yet you vote to violate them every year. Lack of capability on the part of your staff is concerning and lack of knowledge of the law is not an acceptable excuse for violating it. You are ultimately responsible for obtaining proper knowledge and advice to act in accordance with the law.

You owe it to the township taxpayers and residents to act immediately. Take steps now to comply with the law. Your auditor must report this to the State of Michigan as a significant weakness in internal control.

Other issues related to budgeting:

1) Your current year budgeted property tax revenues appear to be under the computed property tax revenues using the updated taxable value and the Headlee adjusted millage rates for the general, fire and PDR funds. The total difference is nearly $400,000. Have you corrected this with an amendment since March?
2) Your beginning fund balances in your budget do not agree with the prior year audited financial report ending balances. A major difference is that you used the total general fund balance in budgeting, not the uncommitted fund balance. Since you had committed $525,293 of your general fund balance according to page 13 of your audit report, you only had $1,192,033 remaining fund balance. This is critical when you are spending more than $600,000 in legal fees and adding wages and benefits at a rapid pace. This is especially true when you have a large judgement against the township which will impact all taxpayers.
3) When you amend the budgets, you look only at a few line items and amend those to be taken out of fund balance rather than review the whole budget to actual financial reports. You should be looking at other budget line items to see if you have lower expenses or higher revenues that can cover these projected budget overages.
4) Your BS & A software has budget to actual report preparation capability. It does not appear that you use the capability when reporting to the board and public monthly and when you make budget amendments.
5) The Michigan Township Association and the State budgeting manual recommend that you begin the budgeting process several months prior to the beginning of the new year, so you have ample time for board and public discussions. The fact that you amended your current budget several times when you are only four months into this fiscal year indicates that you need more advance and complete planning in your budgeting process.
6) You hired Maner Costerian, a prominent CPA firm, to review your township systems and governance in 2024 and released the report after the election that year. The

report was on your website but has been taken down now. This report included several critical observations and recommendations concerning your need for a business manager and better use of the financial reporting software. You should review this report again and involve the public in the conversation. Their recommendations would make the township office more efficient if you implemented them.

7) Your annual audit report includes a letter of internal control issues which is directed to the board. Each year the auditors include a comment regarding a significant internal control weakness caused by the lack of staff understanding of preparing the annual financial reports, including footnotes. You can remedy this by acquiring staff that are educated and experienced in township financial reporting, or you can hire another CPA firm to assist with this process. Since you already hire another CPA firm to prepare your payroll, which is a relatively easy process, it would seem that it is worthwhile to the township taxpayers to have the board hire an outside consultant to help improve your reporting processes and knowledge.

My goal has been, and still is, to help the township better manage finances at this critical time.

Please consider these issues and contact me if you would like to discuss them in more detail. We can quickly and easily identify solutions that can be implemented this year.

Sincerely and respectfully,

Brad Niergarth, CPA

P.S.

I am a CPA, retired from public accounting after over forty-five years in Traverse City. In my past career I have audited governments in Michigan, served on the Michigan Committee for Governmental Accounting and Auditing and consulted with the Michigan Township Association as an instructor for township clerks and treasurers.

## Becky Chown

**From:** Maura Sanders
**Sent:** Monday, August 10, 2026 8:33 AM
**To:** brad niergarth
**Cc:** Becky Chown; Katie Clark
**Subject:** Re: Fire Fund planning and form L-4029

Good morning Brad,

I hope you had a nice weekend. I am confirming receipt of your email correspondence and have asked our Clerk to add this to the packet addition.
I would like to again encourage you to come in and sit with our Treasurer, professional to professional. She will be able to provide the clarity and answers that you seek, especially after recently completing the audit process in preparation for a timely submission to the State.

Sincerely,

*Maura Sanders* 🍒
*Peninsula Township Supervisor*
*13235 Center Road*
*Traverse City MI 49686*
*phone - 231-223-7323*
*fax - 231-223-7117*
supervisor@peninsulatownship.com
*Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.*

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**From:** brad niergarth <bpniergarth372@gmail.com>
**Sent:** Sunday, August 9, 2026 9:41 AM
**To:** Maura Sanders <supervisor@peninsulatownship.com>; J. P. Milliken <jp.peninsulatrustee@gmail.com>; David K. Sanger <dave.peninsulatrustee@gmail.com>; ju.alexander@gmail.com <ju.alexander@gmail.com>; Becky Chown <clerk@peninsulatownship.com>; Katie Clark <treasurer@peninsulatownship.com>; Wunschis23@gmail.com <Wunschis23@gmail.com>; brad niergarth <Bpniergarth372@gmail.com>
**Subject:** Fire Fund planning and form L-4029

I am writing this letter after reviewing the package for the township board meeting on August 11, 2026. After a couple of years of planning for a new fire department building I noted that you are now studying a plan for a new township hall and delaying the purchase of property for the new fire department.
Please consider:
--Many taxpayers are concerned about undertaking a new capital expenditure while you continue to spend over $600,000 on legal fees from our general fund budget each year and have a large judgment hanging over our taxpayers while you continue to appeal the judgement and do not mediate a settlement.
--Apparently you failed in obtaining the property that Fred requested for the new fire department building. I think you owe it to the taxpayers to disclose the negotiations for this property and the reasons that it failed to happen after your subcommittee recommended acceptance of an offer.
I would encourage you to determine how to liquidate the existing property at the same time that you acquire a new fire hall so you keep the township debt to a minimum.

--Your approved another .4 mills for the fire department tax levy this year and budgeted $645,000 for debt service on the new building this year. This levy appears on the form L-4029 that you have included in your package. It appears that there will not be a new building being constructed in this fiscal year since you have not acquired property. Therefore, I recommend that the township board reduce this levy to the previous 2.6 mills for operating the fire fund. Of course, you should also amend the current year fire fund budget to remove this debt service line item. I am sure that the taxpayers would appreciate the lower tax levy and halting the growth of a larger fund balance and savings in the fire fund.
--Your survey showed that the residents appreciate the job that Fred and the fire department team does for our township. Please plan for a short term intermediate solution for the housing problems involved in our current fire hall.
--The information included on the form 4029 further demonstrates the issue I raised in a recent letter. Your budget for the general fund understates the revenue from property tax and the collection fees that you will receive next winter. I recommend that you amend your budget to more accurate numbers. The understatement of property tax revenue to be collected in the PDR fund is much larger and that budget should be amended to accurate numbers also.
The fire fund tax revenue is also understated in your budget and should be amended.
I am assuming that all personal property taxes will be collected, either the delinquent prior year's levy of the current year levy.
I am not sure if your understatement of these property tax revenues is intentional or just careless budgeting. These figures were available when you prepared your budget and you could have included accurate property tax revenues in your original budgets.

Please tax action Tuesday evening and roll back the fire fund tax levy to 2.6 mills and defer raising money for debt service when the debt will not exist in this fiscal year.

Thank you for your consideration in this matter

## Becky Chown

**From:** Maura Sanders
**Sent:** Monday, August 10, 2026 8:56 AM
**To:** jaynephillipsrn (null)
**Cc:** David Sanger; Becky Chown
**Subject:** Re: Noise ordinance favors the wineries

Good morning Jayne,

I, first, want to apologize for you having to deal with the unneighborly behavior coming from Chateau Chantal and their amplified music coupled with yelling and screaming from drunk patrons. This is certainly not the neighborly behavior agreed to when their Special Use Permit was approved. Thank you for calling the Sheriff's office to lodge a complaint. I am seeking that call record in order to help formalize a noise complaint. Our ordinance enforcement officer, Cced, will be in touch with you soon. We realize that other neighbors have been impacted and we take this matter seriously.

Sincerely,

***Maura Sanders*** 🍒
*Peninsula Township Supervisor*
*13235 Center Road*
*Traverse City MI 49686*
*phone - 231-223-7323*
*fax - 231-223-7117*
*supervisor@peninsulatownship.com*
*Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.*

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**From:** jaynephillipsrn (null) <>
**Sent:** Saturday, August 8, 2026 4:29 PM
**To:** Maura Sanders <supervisor@peninsulatownship.com>
**Subject:** Noise ordinance favors the wineries

Chateau Chantal has had amplified music and yelling and screaming for several hours today on their terrace . I tried calling the Chateau but only get voice mail. This happens every wedding season without fail.

It's a Saturday so I called the County and of course the sheriff can't send out an officer which I understand. And of course your ordinance people as well as the twp deputy are all off work today.

We can't even be outside to enjoy our own property.

So here we are at 15755 Smokey Hollow Rd with no recourse to stop the yelling and screaming from the terrace. I realize the amplified music is allowed to 10PM. So we just have to suck it up and listen the drunken yelling and screaming next door.

You have unenforceable noise ordinance

I would appreciate your response to this email.

Jayne Phillips

Sent from my iPhone

**Becky Chown**

**From:** Maura Sanders
**Sent:** Sunday, August 9, 2026 3:50 PM
**To:** Becky Chown
**Subject:** Short note and link from E Dreier

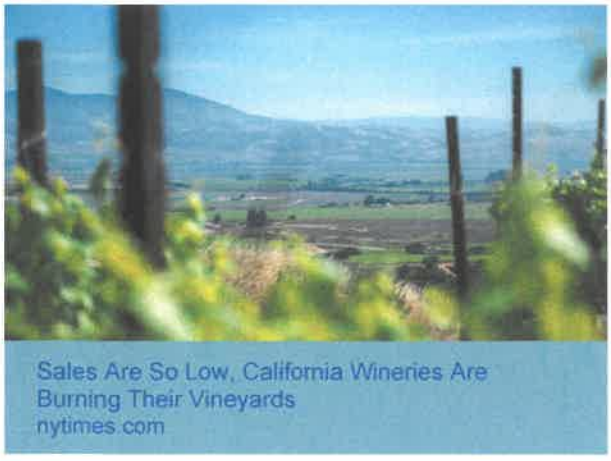
Packet addition.

***Maura Sanders*** 🍒
*Peninsula Township Supervisor*
*13235 Center Road*
*Traverse City MI 49686*
*phone - 231-223-7323*
*fax - 231-223-7117*
*supervisor@peninsulatownship.com*
*Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.*

From: **Eric Dreier** <ecdreier@gmail.com>
Date: Sun, Aug 9, 2026, 12:21
Subject: Short note and link from E Dreier
To: Maura Sanders

Hi Maura, this is a recent link to the NYT regarding over production of wine in California. The same thing happening in Oregon and Washington. I suspect that our local wineries are familiar with this development.

Once again I want to express my appreciation for your work,
Eric Dreier



**Becky Chown**

**From:** Maura Sanders
**Sent:** Monday, August 10, 2026 8:35 AM
**To:** PJ Kelley
**Cc:** Katie Clark; Becky Chown
**Subject:** Re: Township finances
**Attachments:** Peninsula Twp Letter - Edited.docx

Good morning Paula,

I hope you had a nice weekend. I am confirming receipt of your email correspondence and have asked our Clerk to add this to the packet addition.
I encourage you to come in and sit with our Treasurer, professional to professional. She will be able to provide the clarity and answers that you seek, especially after recently completing the audit process in preparation for a timely submission to the State.

Sincerely,

***Maura Sanders*** 🍒
*Peninsula Township Supervisor*
*13235 Center Road*
*Traverse City MI 49686*
*phone - 231-223-7323*
*fax - 231-223-7117*
*supervisor@peninsulatownship.com*
*Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.*

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**From:** PJ Kelley <team.dog.59@gmail.com>
**Sent:** Sunday, August 9, 2026 2:31 PM
**To:** Julie Alexander <jualexanptpc@gmail.com>; David Sanger <dave.peninsulatrustee@gmail.com>; jp Milliken <jp.peninsulatrustee@gmail.com>; Isaiah Wunsch <Wunschis23@gmail.com>; Maura Sanders <supervisor@peninsulatownship.com>; Katie Clark <treasurer@peninsulatownship.com>; Becky Chown <clerk@peninsulatownship.com>
**Subject:** Township finances

Dear Board Members,

I have some serious concerns about the township finances, which I have outlined in the attached letter. I have written to the Board before and yet things seem to be spiraling faster out of control.

Please review the attached letter and include it in the packet addition before Tuesday nights meeting - no need to include the spreadsheet in the packet addition as I think that will put it over the 3 page limit for correspondence in packets.

Thank you,

August 9, 2026

Dear Town Board Members,

I have received the agenda and packet for the regular meeting of the Peninsula Township Board for August, and I see again that the Board is continuing the long tradition of not having regular financial discussions. Given the $49M winery lawsuit hanging over Peninsula Township – as well as other lawsuits - it is even more critical that the Board pay strict attention to fiscal matters. Financial discussions should be a part of **every** Board meeting. The Board needs to review Michigan Public Act 2, which outlines the requirements in financial reporting and budgeting processes.

From financial documents that I received on 07/22/26 from a FOIA request, the General Fund is already overbudget from the Original budget approved at the start of the fiscal year only 3 ½ months ago. In the attached spreadsheet that I received, I have highlighted the overages. I have also created an estimated forecast for year end. This data shows overspending/underbudgeting for:

- liability and work comp insurance;
- Capital outlay;
- Non-statutory pay;
- Lawsuits

In the YTD activity provided by the township, the General Fund shows $593, 818 being transferred out to Parks Fund, despite no Original or Amended Budget and no discussion in this fiscal year of this transaction. If this is a commitment from a prior year, then cash & fund balance for the General Fund during the budget approval meeting on 03/24/26 were overstated, while cash & fund balance for Parks were understated.

As shown on the spreadsheet, the General Fund is forecasted to be at a loss of **-$655,855** at year end. After the date of 07/22/26 for the FOIA data, the Board has since approved an additional $10,000 for a new website at the 07/28/26 Board meeting and I see a request at the upcoming August meeting for software for short term rental tracking that is over $10,000.

**Additional Financial Matters for Board Discussion**

1. Discrepancies between original budget approved by the Board (and presented to the public) on 03/24/26 and the original budget received from FOIA request on 07/22/26. I can find no Board discussion at the public hearing on 03/24/26 to change these line items:

| | **Draft Original Budget - in packet for Board Mtg on 03/24/26** | **Original Budget - from FOIA request on 07/22/26** |
|---|---|---|
| General Fund Revenue | $2,233,645 | $1,734,057 |
| General Fund Expenses | $2,000,016 | $1,999,428 |
| General Fund Appropriations IN | 0 | $258,000 |
| Roads Appropriations IN | $16,050 | 0 |
| Cable Appropriations OUT | $334,100 | $213,000 |
| Tower Appropriations OUT | $351,850 | $214,800 |

2. The Board also approved a negative budget for the Parks Fund of **-$63,119**, resulting in a negative fund balance of **-$159,811** with no Board discussion on a fiscal plan to manage this fund. **Deficit spending is a violation of Michigan Compiled Laws.**

3. It was mentioned at the 03/24/26 public hearing that the Police Fund was not being supported by a millage this year. The ending fund balance was estimated to be $447,000 at the end of the new fiscal year, which

began on April 1, 2026. Expenses this fiscal year are estimated at $233,300. Although there was general discussion at the public hearing regarding this fund, nothing specific was stated on how to finance this fund in the future.

4. From Aug of 2025 to June of 2026, per the Treasurer's Report submitted at each monthly Board meeting, Parks Cash has been reported as a negative, at one point reaching a low of **-$134,884**. Is the cash for Parks Fund being co-mingled with the General Fund? If so, why is the cash ledger for Parks not being updated (ie showing negative cash balances)? This leads to misconceptions about available cash from both the Parks and General Funds.

   Even more amazing, is that not one Board member has questioned this at a public meeting in the last year.

5. For the last 6 years, the Town Board has continued to approve the expenditure of public funds on private and non-profit business by publishing articles and providing free advertising to local community organizations in the township newsletter, which is produced by the Clerk. As noted in earlier communications by me to the Board, a healthy portion of the township newsletter is devoted to articles on entities that the township government has no care nor control over and is promoting activities that do not support the governmental entity. Even worse, the non-governmental articles are not evenly spread amongst all businesses or social groups on the peninsula – the newsletter routinely focuses on only certain organizations to the exclusion of others.

   As an example, in the Summer 2026 edition of the newsletter, a half page was devoted to the Grand Traverse Regional Land Conservancy (GTRLC) acquisition project of 58 acres of land on the peninsula. According to the GTRLC website, this is NOT a Peninsula Township Government PDR project, but an independent project of the GTRLC. Another full page in the newsletter was devoted to Pyatt Lake. Pyatt Lake has been featured many times in the township newsletter. Peninsula Township government neither owns nor has the care or control of this park.

   Given that GTRLC has a $62,000 contract with Peninsula Township (for the sole purpose of coordinating the government's PDR program) and the Director of GTRLC is married to the Peninsula Township Clerk, the optics of these two articles alone look incredibly biased.

   Please see my previous communications to you regarding the complete list of private and non-profit organizations that the Board continues to promote.

> The following links will provide you with information on what Peninsula Township Government can and cannot spend public funds on: Michigan Townships Association, Michigan Municipal League, Fahey Schultz.

There are many other financial items that need to be addressed, but this list will be a good start place in building a solid foundation of fiscal responsibility and will keep Peninsula Township within legal financial practices.

Sincerely,

Paula J. Kelley

Cc: Michigan Department of Treasury, Local Audit & Finance Division, via email TreasLocalGov@Michigan.gov

## Becky Chown

**From:** Becky Chown
**Sent:** Monday, August 10, 2026 1:28 PM
**To:** 'Fred Woodruff'
**Subject:** RE: Hemlock Boardwalk Donation
**Attachments:** Pelizzari Hemlock Revenue & Expenditures.pdf; newsletter_-_summer_2026.pdf

Fred:

Attached please find the information you seek.

Becky

Rebecca Chown
Peninsula Township Clerk
13235 Center Road
Traverse City MI 49686
phone: 231-223-7321
fax: 231-223-7117
clerk@peninsulatownship.com
Office Hours: Mondays 7:30 a.m. to 6:30 p.m., Tuesdays–Thursdays 7:30 a.m. to 5:00 p.m., and closed Fridays–Sundays and holidays

-----Original Message-----
From: Fred Woodruff <fmwoodruff@gmail.com>
Sent: Sunday, August 9, 2026 10:53 AM
To: Becky Chown <clerk@peninsulatownship.com>
Subject: Hemlock Boardwalk Donation

Ms. Chown:

I note that there will be ribbon cutting on Monday for the board walk for the Hemlocks at Pelizzari Park.

This reminded me that I believe Barb and I contributed $500 to the Township in 2025 fulfilling a pledge we made in 2024 based on an understanding that the donation would be matched by another donor. We received an acknowledgment of the donation in April if 2025, would you also please provide us with the Township records confirming that our $500 donation was indeed matched by a $500 donation from that donor and that our donation and the matching funds were used to pay for the cost of the installation of the new boardwalk.

Thank you for your attention to this request.

Fred Woodruff
4824 Forest Avenue.

GL ACTIVITY REPORT FOR PENINSULA TOWNSHIP
FROM 214-000-675.HFH TO 214-000-675.HFH
TRANSACTIONS FROM 04/01/2024 TO 07/31/2026



| Date | JNL | Type | Description | Reference # | Debits | Credits | Balance |
|---|---|---|---|---|---|---|---|
| Fund 214 Pelizzari Natural Area Fund | | | | | | | |
| 04/01/2024 | | | **214-000-675.HFH DONATIONS-HOPE FOR HEMLOCKS** | BEG. BALANCE | | | 0.00 |
| 10/02/2024 | CR | RCPT | RIGAN, PETER<br>DONATION-HEMLOCK TRAIL | 65002 | | 50.00 | (50.00) |
| 10/17/2024 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 10/17/20 | | | 23,680.00 | (23,730.00) |
| 10/21/2024 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 10/21/20 | | | 6,250.00 | (29,980.00) |
| 10/31/2024 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 10/31/20 | | | 38,920.00 | (68,900.00) |
| 11/05/2024 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 11/05/20 | | | 2,575.00 | (71,475.00) |
| 11/25/2024 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 11/25/20 | | | 15,950.00 | (87,425.00) |
| 11/26/2024 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 11/26/20 | | | 2,780.00 | (90,205.00) |
| 12/03/2024 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 12/03/20 | | | 400.00 | (90,605.00) |
| 12/17/2024 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 12/17/20 | | | 57,550.00 | (148,155.00) |
| 12/18/2024 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 12/18/20 | | | 50,000.00 | (198,155.00) |
| 01/09/2025 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 01/09/20 | | | 32,180.00 | (230,335.00) |
| 01/15/2025 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 01/15/20 | | | 525.00 | (230,860.00) |
| 01/27/2025 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 01/27/20 | | | 500.00 | (231,360.00) |
| 04/01/2025 | | | 2025-26 Fiscal Year Begin | | | | 0.00 |
| 04/08/2025 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 04/08/20 | | | 500.00 | (500.00) |
| 05/12/2025 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 05/12/20 | | | 1,000.00 | (1,500.00) |
| 05/28/2025 | CR | RCPT | PELIZZARI-HOPE FOR HEMLOCKS 05/28/20 | | | 50.00 | (1,550.00) |
| 04/01/2026 | | | 2026-27 Fiscal Year Begin | | | | 0.00 |
| 07/31/2026 | | | 214-000-675.HFH | END BALANCE | | | 0.00 |
| | | | Cumulative Net Debits and Credits: | | 0.00 | 232,910.00 | (232,910.00) |
| TOTAL FOR FUND 214 Pelizzari Natural Area Fund | | | | | | 232,910.00 | 0.00 |
| GRAND TOTALS: | | | | | DONATIONS | 232,910.00 | 0.00 |

GRANTS 85,000
ARPA 50,000
$367,910.00

EXPENSES = $344,905.36

BALANCE $23,004.64

0. 0

FUNDS RAISED
232,910. +
85,000. +
50,000. =
367,910.00 *

FUNDS PAID
367,910.00 -
344,905.36 =
23,004.64 *

BALANCE

GL ACTIVITY REPORT FOR PENINSULA TOWNSHIP
FROM 214-751-966.GNT TO 214-751-966.GNT
TRANSACTIONS FROM 01/01/2023 TO 07/31/2026



| Date | JNL | Type | Description | Reference # | Debits | Credits | Balance |
|---|---|---|---|---|---|---|---|
| Fund 214 Pelizzari Natural Area Fund | | | | | | | |
| 01/01/2023 | | | **214-751-966.GNT Pelizzari Grant Expenses** | BEG. BALANCE | | | 0.00 |
| 04/01/2023 | | | 2023-24 Fiscal Year Begin | | | | 0.00 |
| 05/11/2023 | AP | INV | GOURDIE-FRASER, INC<br>Pelizzari Grant Expenses | 22029514 | 270.00 | | 270.00 |
| 04/01/2024 | | | 2024-25 Fiscal Year Begin | | | | 0.00 |
| 09/19/2024 | AP | INV | MITCHELL GRAPHICS<br>Pelizzari Grant Expenses | 8838 | 614.73 | | 614.73 |
| 10/01/2024 | AP | INV | MITCHELL GRAPHICS<br>Pelizzari Grant Expenses | 7647 | 2,008.50 | | 2,623.23 |
| 10/30/2024 | AP | INV | MITCHELL GRAPHICS INC<br>Pelizzari Grant Expenses | 7827 | 1,023.44 | | 3,646.67 |
| 04/01/2025 | | | 2025-26 Fiscal Year Begin | | | | 0.00 |
| 08/26/2025 | CD | CHK | Pelizzari Grant Expenses | 2018 | 25,360.00 | | 25,360.00 |
| 08/27/2025 | AP | INV | GOSLING CZUBAK<br>Pelizzari Grant Expenses | 98070 | 10,800.00 | | 36,160.00 |
| 09/16/2025 | AP | INV | GOSLING CZUBAK<br>Pelizzari Grant Expenses | 98186 | 2,840.00 | | 39,000.00 |
| 10/22/2025 | AP | INV | GOSLING CZUBAK<br>Pelizzari Grant Expenses | 98336 | 1,920.00 | | 40,920.00 |
| 11/10/2025 | AP | INV | SUNSET TREE REMOVAL LLC<br>Pelizzari Grant Expenses | 8164 | 500.00 | | 41,420.00 |
| 11/17/2025 | AP | INV | GOSLING CZUBAK<br>Pelizzari Grant Expenses | 98569 | 420.00 | | 41,840.00 |
| 12/16/2025 | AP | INV | WICKCRAFT MFG COMPANY INC.<br>Pelizzari Grant Expenses | 12.02.2025 | 37,662.55 | | 79,502.55 |
| 12/17/2025 | AP | INV | GOSLING CZUBAK<br>Pelizzari Grant Expenses | 98751 | 120.00 | | 79,622.55 |
| 02/18/2026 | AP | INV | GOSLING CZUBAK<br>Pelizzari Grant Expenses | 99159 | 1,140.00 | | 80,762.55 |
| 03/18/2026 | AP | INV | GOSLING CZUBAK<br>Pelizzari Grant Expenses | 99329 | 1,440.00 | | 82,202.55 |
| 04/01/2026 | | | 2026-27 Fiscal Year Begin | | | | 0.00 |
| 04/23/2026 | AP | INV | GOSLING CZUBAK<br>Pelizzari Grant Expenses | 99567 | 1,140.00 | | 1,140.00 |
| 05/07/2026 | AP | INV | WICKCRAFT MFG COMPANY INC.<br>Pelizzari Grant Expenses | 04.23.2026A | 71,276.26 | | 72,416.26 |
| 05/19/2026 | AP | INV | GOSLING CZUBAK<br>Pelizzari Grant Expenses | 99703 | 3,700.00 | | 76,116.26 |
| 05/27/2026 | AP | INV | WICKCRAFT MFG COMPANY INC.<br>Pelizzari Grant Expenses | 05.20.2026 | 7,223.90 | | 83,340.16 |
| 06/29/2026 | AP | INV | GOSLING CZUBAK<br>Pelizzari Grant Expenses | 99997 | 3,496.00 | | 86,836.16 |
| 07/14/2026 | AP | INV | AJ'S EXCAVATING LLC<br>Pelizzari Grant Expenses | 6-18-26 | 171,950.00 | | 258,786.16 |
| 07/31/2026 | | | 214-751-966.GNT | END BALANCE | | | 258,786.16 |
| | | | Cumulative Net Debits and Credits: | | 344,905.38 | 0.00 | 344,905.38 |
| TOTAL FOR FUND 214 Pelizzari Natural Area Fund | | | | | 344,905.38 | | 258,786.16 |
| GRAND TOTALS: | | | | | 344,905.38 | | 258,786.16 |

GL ACTIVITY REPORT FOR PENINSULA TOWNSHIP
FROM 214-000-675.GNT TO 214-000-675.GNT
TRANSACTIONS FROM 01/01/2023 TO 07/31/2026



| Date | JNL | Type | Description | Reference # | Debits | Credits | Balance |
|---|---|---|---|---|---|---|---|
| Fund 214 Pelizzari Natural Area Fund | | | | | | | |
| 01/01/2023 | | | **214-000-675.GNT PNA Grants-Hemlock Boardwalk** | BEG. BALANCE | | | 0.00 |
| 04/01/2023 | | | 2023-24 Fiscal Year Begin | | | | 0.00 |
| 08/30/2023 | CR | RCPT | JIM AND DIANA HUCKLE<br>PELIZZARI DONATIONS-HUCKLE | 55563 | | 50,000.00 | (50,000.00) |
| 09/20/2023 | CR | RCPT | OLESON FOUNDATION<br>PELIZZARI GRANT-OLESON | 57239 | | 25,000.00 | (75,000.00) |
| 12/14/2023 | CR | RCPT | TRAVERSE CITY TRACK CLUB<br>PNA DONATIONS-TC TRACK CLUB | 58273 | | 10,000.00 | (85,000.00) |
| 04/01/2024 | | | 2024-25 Fiscal Year Begin | | | | 0.00 |
| 04/01/2025 | | | 2025-26 Fiscal Year Begin | | | | 0.00 |
| 04/01/2026 | | | 2026-27 Fiscal Year Begin | | | | 0.00 |
| 07/31/2026 | | | 214-000-675.GNT | END BALANCE | | | 0.00 |
| | | | Cumulative Net Debits and Credits: | | 0.00 | 85,000.00 | (85,000.00) |
| TOTAL FOR FUND 214 Pelizzari Natural Area Fund | | | | | | 85,000.00 | 0.00 |
| GRAND TOTALS: | | | | | | 85,000.00 | 0.00 |

+ ARPA FUNDS = $50K

IN THIS ISSUE

Hope for Hemlocks Campaign at PNA a Giant Success ..... 1–3
GTRLC ..... 4–5
Peninsula Township Parks ..... 5
OMPS/OMPEF Update ..... 6–8
Attention, PDR Property Owners ..... 8
Peninsula Township Goes All In on the Open Meetings Act ..... 8
Update from District 7 Grand Traverse County Commissioner TJ Andrews ..... 9–10
Non-motorized Transportation Planning Update ..... 10
Peninsula Twp Fire Department ..... 11
Peter Dougherty Society ..... 12
Agricultural Advisory Committee Update 13
Treasurer's Office ..... 13
Winery Lawsuit Update ..... 14
Planning and Zoning Department ..... 15–16
Farewell to Treasurer Margaret Achorn .. 16
Assessing Department ..... 17
Peninsula Community Library ..... 18–19
OMP Historical Society ..... 20–21
Deconstruction versus Demolition ..... 21
Old Mission Women's Club ..... 22
Three New Ad Hoc Subcommittees ..... 22
Garland-Tompkins Am. Legion Post 399 . 23
Happy Birthday, Burton Pheatt ..... 23
Rest in Peace, Nick Kroupa ..... 23
Mission Point Lighthouse and Park ..... 24
A Changing of the Guard ..... 24
Township Organizational Analysis ..... 25
Clerk's Office ..... 26
Cemetary Updates ..... 27
Kelley Park Boat Launch Update ..... 27

## PENINSULA TOWNSHIP PARKS COMMITTEE

# Hope for Hemlocks Campaign at Pelizzari Natural Area An Overwhelming Success!

### Jubilation and Gratitude.

If the hemlock trees quietly gracing the John "Doc" Spencer Trail at Pelizzari Natural Area (PNA) could speak, those might be the emotions they would express at learning Peninsula Township has successfully met its campaign close-out challenge grant goal of raising $80,000 by December 31, 2024.

The campaign began nearly two years ago, when the township's parks committee learned the hemlocks in the extraordinarily popular Hemlock Wing were at risk of being "loved to death." A small sub-committee immediately began seeking grant dollars to pay for the expected $320,000 in boardwalk and trail construction costs.

**In addition to committing $50,000 from its ARPA funds, the township received grants from the following sources:**

| | |
|---|---|
| $25,000: Oleson Foundation | $25,000: Biederman Family Foundation |
| $50,000: Huckle Family Foundation | $10,000: Traverse City Track Club |
| $5,000: Schmuckal Family Foundation | |

In late August, two family foundations with local roots stepped up to offer an unprecedented challenge: they would match every additional dollar that came in up to $80,000 to help the township raise the remaining funds to complete the project. **The Thomas Family Foundation pledged $50,000 and the Tim and Libby Ash Foundation $30,000.**

With a New Year's Eve deadline looming, the township sent solicitation letters to residents within five miles of PNA signed by parks committee members Torey Caviston, Becky Chown, Pete Dahl, Mary Beth Milliken, Dave Murphy, and Michele Zebell plus PNA neighbors Betsy Calcutt, Erin Gartland, Amy Ranger, and Shawn Schmidt Smith.

Our generous community responded and then some: 134 donors raised $124,810 in just four months, an incredible outpouring of support that exceeded our fundraising goal and allows us to place the remaining dollars into a restricted fund to be used exclusively for future needs at PNA.

continued on next page...

Peninsula Township would like to thank the following donors to the Hemlock Wing project, many of whom made gifts in memory of a cherished loved one, to honor the efforts of a community member, or to acknowledge someone special, including Cinnamon, Duffy, Jack, and Tessa, four beloved dogs. We are deeply grateful for every gift received and the lasting impact they will make in our shared northern Michigan home. Thank you, friends and neighbors near and far, for your generosity!

## DONORS TO THE HOPE FOR HEMLOCKS CAMPAIGN

Mike and Margaret Achorn
Dean and Shawn Anagnost
Bruce and Cheryl Anderson
Linda Barker
Kevin Beard and Nancy Morelli
Tom and Tina Beatty
John and Rebecca Bercini
Richard and Susan Bingham
Brian and Rhonda Bissell
Brian and Deborah Boyle
Jim Burkholder
Peter Byron and Betty Cash
Betsy and Scrub Calcutt
Braun and John Campbell
Glen and Becky Chown Family
Tom and Lois Connelly
Bob and Karin Cooney
Tom and Mary Croft
Leslie Cuppett
Scott and Wendy Currie
Carolyn Dembowski
John and Cindi DeSpelder
Jane and Tim Dijak
Kathy and Fred Doelker
Eric and Kathy Dreier
David and Dianne Dykstra
Mark Elliott and Heather Kingham
Doug Endicott and Andrea Walworth
Bill and Gail Ericson
Michael and Marcy Etienne
Terry Farrugia
Dennis Fedorinchik
Annie Floeter
Dean and Nora Francis
Richard and Dianne Frank
Marc and Janie Gall
Michael and Sarah Gano Family
Linda and Merrill Gardiner
Erin and Patrick Gartland
Lauri and Jim Gartner
Roger Gerstle and Margie Rich
Jeremy and Carolyn Gibson
Robert A. Gould
Jeff Graft
Richard and Patricia Hager
Nancy Hammond
David and Margaret Hauser
Teri Hedrich
Judith Heffron
Pete and Sandy Hinz
Tom and Mary Ann Hoogerhyde
Donna and Lee Hornberger
Sharon L. Hughes
Lola Jackson and Dilys Tosteson Garcia
Laura and Paul Jacobson
Linda and Wendell Johnson
Steve and Suzanne Johnson
Jill Jurek
Kegley Family Foundation
Kevin Kelly
Glen A. King
Alice Kohl and Michael Rhyner
Mera J. Kohler
Lise Kolinski
Barbara and Bobby Kong
Jeffrey and Marcia Lee
Jeff Leonhardt
Ross and Cathy Lillie
Teri List
Judy Livengood
Bonnie R. Lockwood
Chuck and Kathy Lombardo
Bern and Marcia Loomans
Catherine Lowran
Douglas and Lynne Luciani
Mary Macdowell
Roderich and Julia Maclachlan
Glen and Tracie MacPherson
Peter Magoun
Gladys Maguire
Michael and Mary Jean Martin
Jeff Mazure
Karen McCosky
Dan and Sarah McNamara
Julie Mellgren
Mary Beth Milliken
Cathy and Paul Minster
Mike and Margaret O'Callaghan
Thomas and Alissa O'Hagan Family
Daniel and Barbara Palazuk
Grant and Paulette Parsons Family
John and Theresa Pelizzari
Monnie Peters
Sue Peters and Dave Murphy
Howard Pike
Judith Pohlod
Sherrilyn Polgar
Gary and Darlene Pope
Tom Rensberry
Lindsay and Chris Rogers
Doug and Carol Rose
Deborah Rough
Roger and Allene Rousse
Janis Runk
Rick and Cindy Sack
William C. Scharf
Judith Schroeder
Nathan and Stephanie Schultz
Chris and Anita Scussel
Don and Yuko Seay
Bill and Laura Serocki
Patricia Sharpnack
Nancy Shotwell
Albert E. Sickinger
Shawn Schmidt Smith
Linda and Larry Sommerville
Jeff and Judy Spencer
Mark and Kathy Spencer
Sharon Studinger
Ron and Carol Suckle
Craig and Becky Tester
Patricia Thomas
Craig Tiggleman
Sarah and Steve Trippe
Nick Tucker
Kent and Nancy Walton
Jane S. Watts
Daryl Webster
Richard and Karen Williams
Ron Williamson
Jim and Sue Woodburne
Fred and Barb Woodruff
Antony and Judith Wright
Kim and Frank Yanke
Michele Zebell
Susan Zion

continued on next page...

## Dust of Snow

The way a crow
Shook down on me
The dust of snow
From a hemlock tree

Has given my heart
A change of mood
And saved some part
Of a day I had rued.

--Robert Frost

Exposed roots along the trail in the Hemlock Wing

### Why Is a Sustainable, Elevated Boardwalk Needed?

Hemlocks are slow-growing evergreen conifers. In addition to drooping boughs and fine, soft needles, they have a shallow root structure in soft, moist soils. Several years ago, the township's partner organization, the Grand Traverse Regional Land Conservancy (GTRLC), informed the township that heavy foot traffic in the Hemlock Wing was compacting the roots, damaging the understory, and causing noticeable stress to the trees. The solution was to construct an elevated boardwalk that will allow visitors of all ages and abilities to enjoy the hemlock forest without harming it. The boardwalk will guide visitors, preventing the creation of rogue trails, erosion of steep hillsides, and trespassing onto neighboring properties, and allow the trees to continue their magnificent work capturing carbon and filtering pollutants so that they don't enter East Grand Traverse Bay, the source of drinking water for Traverse City. The project will also include interpretive signage that explains the forest's ecology and how the boardwalk will protect it.

### What Are the Specifics of the Planned Trail?

The project includes a 0.3-mile loop with 800 feet of universally accessible (UA) boardwalk, 500 feet of UA gravel trail, a modest section of bridge, and a small viewing platform with interpretive signage.

While there is not currently direct access to the hemlocks that would permit official UA designation, it's well understood that how people access the area would permit some users who are physically challenged to enter and benefit from UA standards.

The boardwalk design of galvanized metal framing and timber decking will last a minimum of 70 years, while the modular design will minimize repair costs. Should a fallen tree or limb damage the boardwalk, that small section will be easily and inexpensively replaced.

### Are the Hemlocks at Risk from the Invasive Insect Called Hemlock Woolly Adelgid?

All hemlocks are susceptible to the hemlock woolly adelgid (HWA). The good news is, they respond well to treatment if the infestation is caught early. To date, this particular stand of hemlocks, regularly monitored by GTRLC, is free of HWA, but should the trees become infected while stressed from root compaction, saving them will be harder and more expensive. Notably, constructing the boardwalk will not cause additional stress to the trees.

Hemlock Woolly Adelgid

*With the needed dollars in hand, the township is securing bids for the engineering and construction work and hopes to break ground in 2025. Look for an update in the summer 2025 issue of the newsletter or reach out with questions to Becky Chown at* ***clerk@peninsulatownship.com****.*

continued on next page...

# Additional Information for Conditional Rezoning Request

PROGRESSIVE COMPANIES

August 7, 2026

Maura Sanders, Township Supervisor
Peninsula Township
13235 Center Road
Traverse City, MI 49686

Re: Parcel No. 11-009-029-10 Conditional Rezoning

Dear Supervisor Saunders and Township Trustees:

Unfortunately, I am unable to attend the Township Board meeting in person this coming Tuesday because I will be with my daughter at the Mayo Clinic. Several questions raised at the public hearing last month are addressed in this memo, which will hopefully positively inform your deliberations on the conditional rezoning offer for the Bella Vue request.

**We have been working in good faith with the Township.** This rezoning process has taken nearly one year. We consulted the Township's planner for guidance and were told that a PUD would not be viewed favorably. Instead, it was suggested we align the property with the Master Plan, which we did. We appeared before the Planning Commission four times. We listened to their concerns and presented a conditional rezoning offer that sufficiently satisfied the Commission to warrant a 4-2 vote in support of a recommendation to approve. We have also appeared before the Township Board twice. We understand that going through the process is not a guarantee of approval; however, we followed in good faith the Township's direction and collaborated with the Planning Commission with positive intent.

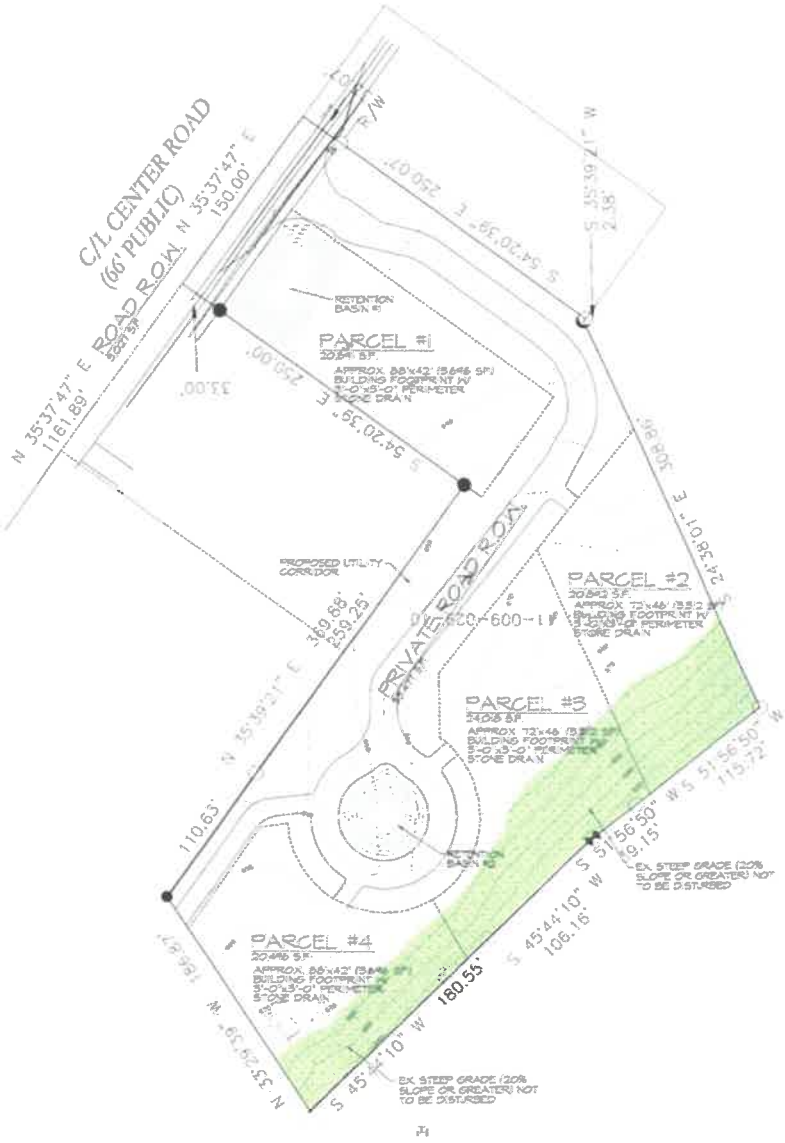
**The property owner did nothing illegal in removing diseased trees.** Peninsula Township does not have landscape or tree preservation requirements. He did not break any township ordinances in removing his trees. Even if there were an ordinance, a typical tree ordinance allows for the removal of dead and diseased trees. The landowner had received opinions from two arborists that the trees should be removed due to disease and pests, so the trees would have met this standard. Holding this up as a reason for not liking this rezoning request is unfair, particularly when the Board controls the rules that township residents are required to follow.

**Your recently adopted Master Plan supports this request.** The public, staff, and property owners rely on this policy document for guidance on the Township's desired vision for the future. The Future Land Use Map identifies this property as Suburban Residential. The Plan also recommends zoning district boundary adjustments for oddly shaped parcels and the elimination of dual-zoned properties, which this request does.

Further, your 2024 Master Plan makes no mention of protecting steep slopes or vegetation in the future land use section or implementation section as action items. There is no basis in the Master Plan that would substantiate a denial of this rezoning request, particularly when the applicant is voluntarily imposing conditions on his own property that respond to the verbal concerns of the Planning Commission and Township Board - even though nothing can be found in policy or

ordinance which documents these items as a priority for the township. The landowner has made a reasonable request in exchange for attempting to do the very things that the Township Board has expressed it would like to see.

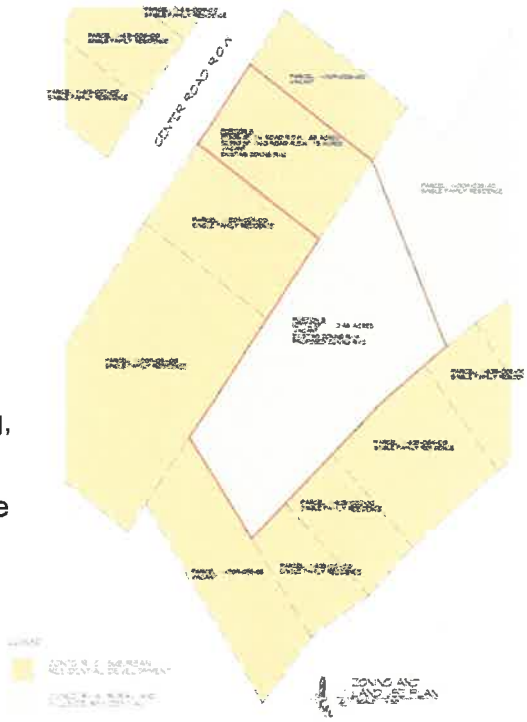
**Engineering for the site has demonstrated feasibility.** While not a requirement for a rezoning request, we provided information to the Planning Commission and in your packet that showed how the site could accommodate a private road and stormwater management facilities. The Township's engineer, and that of Grand Traverse County, must review any such plans prior to permitting. There is no need to speculate whether or not the engineering will work, we know it will and are confident that those responsible for protecting the public interest will ensure any development on the property adheres to engineering standards.




**The applicant's request is appropriate.** The question was asked about why the property owner was requesting one additional lot. The answer is because your ordinance allows property owners to ask, and the request assists in implementing your adopted Master Plan. Through the rezoning process, we collaborated in good faith with the Planning Commission to find a comprehensive solution that provides lasting environmental protections bound to the property, regardless of ownership. This thoughtful approach is responsive to the stated aims of the Planning Commission and Township Board and is a good representation of the types of regulations you may wish to consider as you work on your new zoning ordinance.

We are hopeful that you will find that we have followed the Township's Master Plan and Zoning Ordinance, and in fact well-exceeded what is typically provided in a rezoning request. On the next two pages we have demonstrated how we meet your standards to approve. If you have any questions, please do not hesitate to contact me via email at sschulz@weareprogressive.com or via phone at 616.822.1020.

## Rezoning Standards



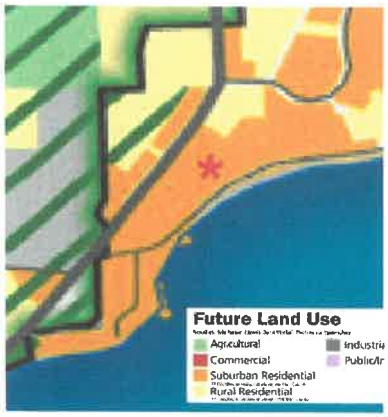
1. **Is the proposed rezoning reasonably consistent with surrounding uses?**
   - Yes, the subject parcel is surrounded on three sides by property zoned R-1C. Rezoning the R-1A portion to R-1C will be consistent with surrounding zoning.
   - Uses will be limited to those residential uses permitted in the R-1C district.
   - Only one additional lot will result from this rezoning, for a total of 4 lots on 3.32 acres.
   - The majority of homes in the same zone district are located on much smaller lots than those proposed with this development.

2. **Will there be an adverse physical impact on surrounding properties?**
   - No, steep slopes and existing vegetation will be protected in perpetuity. If vegetation is removed, the applicant and/or successors will be required to replace it.
   - Homes on all sides of the parcel face away from the property (facing Center and Bluff Roads). Additionally, the applicant's offered required setback from the top of the slope assists in reducing impacts to the top of the slope and views of proposed homes.
   - The change in elevation provides additional separation from homes on Bluff Road.
   - When property is developed, all soil erosion and sedimentation, stormwater, private road, health department, and zoning requirements will be met to ensure harmonious relationship with surrounding properties.

3. **Will there be an adverse effect on property values in the adjacent area?**
   - The majority of homes in the same zone district are located on much smaller lots than what is proposed with this development.
   - No, proposed development will be residential, similar to all surrounding uses.
   - This location does not affect protected farmland but does provide the opportunity for some limited additional development which will provide additional taxable value to the Township.

4. **Have there been changes in the land use or other conditions in the immediate area or in the community in general which justify rezoning?**
   - There was a new Township Master Plan adopted in 2024, which supports the request. (See Standard #5)
   - The lack of requirements for steep slopes and the preservation of vegetation on those slopes was identified to be of concern to the Planning Commission and neighbors. There are currently no zoning requirements for either. This rezoning achieves the township's aims for sensitive development by imposing voluntary conditions on the applicant's property that stay with the land in perpetuity.

5. **Is the rezoning consistent with the Township Master Plan?**
   - Yes, it is consistent with the Future Land Use Map, Master Plan Goals, and recommended zoning for the parcel.
   - This is consistent with the recently adopted 2024 Master Plan, which recommends zoning district boundary adjustments where odd-shaped parcels are involved and eliminating dual-zoned properties.
   - The Master Plan makes no mention of protecting steep slopes or vegetation in the future land use section or implementation section as action items.




| Land Use | Related Zoning District | Percent |
|---|---|---|
| **Agricultural**- Land primarily used for production agriculture | A-1 | 37.2% |
| **Commercial**- Land primarily used for commercial uses | C-1 | 0.5% |
| **Industrial**- Land primarily used for industrial uses | Varies | 0.1% |
| **Suburban Residential**- Land primarily used for residential uses on less than 5 acres | R1-B, R1-C, R1-D | 17.4% |
| **Rural Residential**- Land primarily used for residential uses on more than 5 acres | A-1, R1-A | 34.2% |
| **Public / Institutional**- Land primarily used for parks, library, fire stations, public buildings, etc. | Varies | 10.6% |
| Total | | 100.0% |

6. **Is the site served by adequate public facilities or is the petitioner able to provide them?**
   - Yes, owner will provide adequate water and septic facilities for future homes.
   - Parcels will have access from existing public road, which is a state trunkline (Center Road / M-37).