

PENINSULA TOWNSHIP

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PENINSULA TOWNSHIP PLANNING COMMISSION MEETING MINUTES

August 16, 2021

1. **Call to Order:** 7:00 p.m. by Shipman

2. **Pledge**

3. **Roll Call:**

Present: Hornberger, Hall, Dloski, Shipman, Alexander, Wunsch, Couture; Also present: Deeren, Attorney Meihn via phone.

4. **Review for Conflict of Interest:** None

5. **Brief Public Comments:**

Todd Oosterhouse, 7700 Peninsula Drive, Traverse City: Asked why his project is not on the agenda. Stated that he was to receive an e-mail on May 17, 2021, regarding the project and he did not. He has the stormwater permit from Grand Traverse County and there are no changes to the plans.

Shipman: Jennifer Hodges reviewed the project. No action was taken.

Oosterhouse: On August 10, 2021, the stormwater plans were approved.

Discussion of committee action.

Hornberger: The project wording should be only for winery storage and work area with no public access. If there will be public access, wording should be included. This is needed in writing.

Meihn: Everything is ready to go, but declaration of use is needed.

Shipman: Will move forward to having the project on the September agenda.

6. **Additions to Agenda/Approval:**

Moved by Wunsch to approve agenda as presented, seconded by Dloski

Roll Call:

passed unan

7. **Consent Agenda:**

a. Approval of Meeting Minutes: Planning Commission Meeting, May 17, 2021

Moved by Hornberger to accept consent agenda, as presented, seconded by Alexander.

Roll Call:

passed unan

8. **Reports:**

a. Zoning Board of Appeals (Couture)

Deeren: Briefly summarized the cases heard by the ZBA.

b. Master Plan Update (Shipman)

Shipman: The committee is moving forward with the master plan. The intent of the committee was to bring an initial draft to this meeting, but it is delayed and planned for the next PC meeting.

9. Business Items:

a. Introduction-Ordinance Amendment Proposal regarding chateau Winery “area equivalent” presentation by John Wunsch.

John Wunsch, 17881 Center Road, Traverse City: Reviewed the history of the winery chateau and the PDR. Presented information to update to the amendment to change the word area equivalent to residential equivalent. Refers to packet addition for key points. This item does not interfere with the winery lawsuit.

Discussion of development rights, dwellings, conservation easements related to the proposed change in wording.

Shipman: How should the planning commission proceed with this proposed change in wording?

Hornberger: It could go to the ordinance committee.

Dloski: Suggested a public hearing instead of committee discussion.

Hall: Stated that the change is confusing.

Hornberger: A committee should look at wording; for example, “removed or repurpose” should be clarified.

Discussion of committee recommendation and public hearing.

Moved by Hornberger to hold a public hearing in October on the final language of the proposed amendment to the winery chateau ordinance language, based on the winery chateau language presented by John Wunsch, seconded by Alexander. passed unan

b. Appointment of PC representative to the Zoning Board of appeals (Dloski and Alexander)

Shipman: PC members Dloski and Alexander have offered to fill the role, supports Dloski.

Moved by Hornberger to appoint Larry Dloski as the planning commission representative to the Zoning Board of Appeals, seconded by Shipman. passed unan

c. Establishment of standing committees: Ordinance, Master Plan, Projects

Shipman: Stated need for committees that are focused and move projects forward. A nominating committee should be formed.

Discussion of committee formation.

Dloski: Asked for a clarification of committee structures.

Shipman: It is a way to move projects along.

Discussion of committees, a projects committee, and the role of committees.

Shipman: Hall and Dloski will be the core of the ordinance committee, Alexander and Shipman will be on the master plan committee, Wunsch and Hornberger will be floaters. For the nominating committee, are the current officers serving willing to renew?

Moved by Hornberger appointing Hall and Dloski to the ordinance committee, with alternates Wunsch and Hornberger, appointing Alexander and Shipman to the master plan committee, and appointing Wunsch and Hornberger to the nominating committee, seconded by Dloski.

Roll call: passed unan

10. Public Comments:

John Dolton, 10862 Eagles Landing Drive, Traverse City: Attended the township board meeting last week, which was the second public hearing for the ordinance rewrite. Heard that the ordinance would tie into the master plan. Asked why there are three public comment meetings if the board is not prepared to approve the ordinance. Holding off on the ordinance/master plan until the ordinance rewrite is passed makes it appear that it is going round and round. The township board is holding off on approval of the ordinance until it is compared to the master plan. What are the dates?

Shipman: The ordinance rewrite needs to go through the public comment process. It is several months away from approval.

Dolton: What is the mechanism to take the problem areas of the new ordinances and hold public hearing on these?

Shipman: Committees are going to begin working on the ordinances.

Dave Edmondson, 12414 Center Road, Traverse City: Read the information from John Wunsch. Edmondson has five PDR contracts. Edmondson cannot see the change in wording from area to residential as a gain. Also, "dwelling removed or repurposed" is confusing. The existing ordinance is currently quite understandable, this change opens the door to more confusion. When dealing with a conservation deed and it reads area equivalent is a covenant with the township.

Deeren: The purpose is to help clarify.

Edmondson: Five acres equates to a developmental site. When you have a conservation easement on your property, that retained development site is one acre. Concerned as to how this will affect the contracts.

Oosterhouse: As an owner of a winery chateau, the language is confusing. There is a need to look at it in whole.

11. Other Matters by Planning Commission Members:

Hall: Contacted the Michigan Township Association and they are a good educational resource. The planning commission members can create an account since Peninsula Township is a member.

Deeren: There are educational programs.

Shipman: Thanks Deeren for her work during the interim. During this time, questions can be directed to the planning commission members and the township.

12. Adjournment:

Moved by Dloski to adjourn, seconded by Couture.

passed unan

Adjournment at 8:04 p.m.