



PENINSULA TOWNSHIP

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**Planning Commission
Zoning Rewrite Ad Hoc Committee
September 8, 2025, 1:00 p.m.
Township Hall
Minutes**

- 1. Call to Order by Beard at 1:00 p.m.**
- 2. Pledge**
- 3. Roll Call – Present:** Alexander, Beard, Hornberger; Virtual: Elise Loud – Contracted Planner, Peninsula Township; Sara Kopriva – Zoning Administrator, Peninsula Township; Brad Misner, Chris Korey, & Ethan Senti from McKenna Associates
- 4. Approve Agenda**

Motion by Alexander to approve the agenda as written, seconded by Hornberger.

Motion Passes

5. Brief Citizen Comments:

Sally Erickson, 2228 Kaukauna Court: asks if Shoreline discussion was added to today’s agenda following Thursday’s meeting. (Chair clarifies that a redlined draft will go before the Planning Commission next month, not this committee.) Raises concern about increased density, stating the rewrite appears to meet the needs of violators rather than the community. Expresses appreciation for transparency and looks forward to resolutions to prevent future beach issues.

William Walsh, 8532 Eastbeach Trail: states he served on the shoreline subcommittee and at times represented Underwood Farms Association but speaks today as a private citizen. Expresses support for increasing zoning code from one to two but not three, noting three is excessive. Suggests counting a personal watercraft hoist as one half of a standard hoist. Recommends any annual permit for multi-use sites be kept simple, with an option to indicate no changes year to year. Notes Underwood Farms Association is one of thirteen associations in compliance with ordinance 7.4.2 and emphasizes willingness to work with the township.

Katherine Pike, 6095 Red Fox Run: expresses concern about increased shoreline density, citing negative visual impact, boat wakes affecting the environment, and potential damage to the road base. Emphasizes need to protect shoreline plants and trees. Requests rules to prevent docks from being placed at severe angles that block neighbors’ views or interfere with swimming access.

Kristin Erickson, 6379 Mission Pointe: member of East Beach Association, voices opposition to increased shoreline density. States peninsula’s curves and coves make three boats per 50 feet unsafe and congested. Argues proposal arises from lack of enforcement of the current ordinance and urges township to maintain existing density while enforcing current rules.

Kip Nickel, 1015 Quaker Valley Drive: states his association has responsibly managed its harbor at three boats per 50 feet for 40 years without safety or neighbor issues, maintaining required offsets and consulting neighbors on dock placement. Notes many neighborhoods operate at three per 50 feet and manage effectively. Warns that enforcing one or two per 50 feet would force owners out of harbors, create dissatisfaction among property

buyers, and lead to challenges for the township. Expresses appreciation for the shoreline study group and supports continued cooperation with the planning commission and board.

Nancy R. Heller, 3091 Blue Water Road: raises housekeeping concern about inconsistency in the agenda regarding public comment. Questions whether comments may address agenda items or only non-agenda items. Notes last-minute packet addition on signs is confusing and urges definitions and clarity. Provides parcel counts for ag-zoned properties and cautions against misinterpretation. Highlights specific language in the draft ordinance, supporting stronger accountability for business impacts but requesting more attention to parking, traffic, noise, and fire code placement. Finds memorandum unclear and difficult for applicants to understand, particularly regarding temporary non-commercial sign allowances. Requests clarification on whether amendments to off-premise signs are finalized. Chair and planner clarify the draft reflects feedback from the agricultural advisory committee, zoning rewrite, and planning commission, and is still in process. Reiterates concern that the proposed ordinance and diagram are unclear.

Howard Pike, 6095 Red Fox Road: comments on shoreline regulations and emphasizes desire to swim safely offshore from his beach. States increased density creates risks from boat traffic and pollution from oil and gasoline, making swimming less safe and water quality poorer, particularly when slips are located in front of his property.

Andy Smits, 8458 Peninsula Drive: asks about timing of proposed shoreline revisions and is told a markup will go to the Planning Commission October 7. Notes current ordinance and proposed changes lack a process for addressing site-specific conditions such as topography, boulders, and lake level changes that affect dock placement. States a one-size-fits-all ordinance without provisions for waivers will be difficult to enforce and limit property rights. Urges consideration of lake-bed complexity and seasonal changes when drafting regulations.

6. Communications:

Includes a memorandum from McKenna comparing current and proposed sign ordinances, available on the township website, and a September 4 memo on special use permit applicability and standards. No other communications reported.

7. Conflict of Interest: none

8. Approve Meeting Minutes

a. August 11, 2025 Zoning Rewrite Ad-Hoc Committee Regular Meeting

Motion by Hornberger to approve the minutes, seconded by Alexander.

Motion Passes

9. Business

a. Ordinance Language Discussion

i. Special Use Permit Amendments

Discussion centers on special use permits and when land uses should require them versus being permitted by right with performance standards. Consultants from McKenna note that clear, consistent standards for uses like restaurants and retail could reduce the need for full permit review while still addressing noise, parking, trash, and hours. Committee raises questions about restaurants at wineries and supports applying uniform standards. Outdoor seating and entertainment are discussed as site features rather than land uses, allowing consistent regulation regardless of business type. Committee favors drafting language that separates outdoor dining from entertainment and applies township-wide standards. Golf courses are noted as missing from a recent memo; consultants explain they were removed in a prior draft but must remain allowed to avoid exclusionary zoning. Committee agrees draft language should move forward and emphasizes need for clarity in the special use permit process, especially for amendments. Subcommittee has prepared revisions defining major, minor, and technical changes, and consultants are asked to present a draft at the November 10 meeting.

ii. Land Uses

Committee reviews land uses in the A-1 Ag-district. Begins with keeping of domestic pets, noting the need to distinguish between household pets and livestock. Consultants explain that thresholds such as number of dogs can trigger kennel regulations, but members suggest relying on county animal control rather than setting local

limits. RV storage is raised, with concern about large-scale or commercial operations. Consultants note standards such as setbacks and screening could regulate the use but clarify that commercial storage would need stricter controls. Site condominiums are discussed as an ownership structure rather than separate land uses. Subdivisions are discussed. Members emphasize the need for clear lot size and open space rules, with the possibility of creating a large-lot residential zoning category to avoid piecemeal negotiations. Committee confirms rental of non-owner-occupied dwellings for 30 days or more is permitted in all districts, while renting for fewer than 30 days is prohibited. Pet-sitting is reviewed as a defined business limited to four animals; members question whether it should instead be treated as a home occupation. Commercial district uses are reviewed and considered appropriate. Members propose creating a community facilities district to cover township-owned lands such as parks, schools, libraries, cemeteries, and boat launches, which would make them conforming and simplify modifications. Consultants caution that mapping must be precise and avoid private property. Committee notes building height limits have already been updated by ordinance and should be carried over intact.

b. Confirm Next Steps

Consultants list tasks including developing performance standards for restaurants, evaluating outdoor dining and entertainment as site standards, drafting special use permit amendment language, clarifying domestic pets versus kennels, creating standards for recreational vehicle storage, ensuring consistency in rental regulations, reviewing pet sitter classification, considering a community facilities district, and aligning building heights with ordinance 204. Updated draft of all reviewed sections will be prepared for October, with signage discussion added to that agenda. Staff and consultants plan to meet with the township attorney to confirm ordinance revisions do not conflict with current litigation. Attorney advises staying the course, with further guidance expected before the October meeting. Committee agrees to reschedule next meeting from October 13 to October 14 at 1:00 pm. Following meeting set for November 10.

10. Brief Citizen Comments:

Sally Erickson, 2228 Kaukauna Court: compliments the committee's work, praising the community facilities district concept and separation of outdoor dining from restaurants. Notes this approach could also apply to homes hosting events or one-off gatherings. Cautions that increased shoreline density may lead to rental of slips, creating issues similar to vacation rentals on the lake. Emphasizes the peninsula as a special resource and appreciates the committee's attention to detail.

Nancy Heller, 3091 Blue Water Road: stresses that outdoor seating should always require fire department review due to fire code considerations, noting this would save time and money for applicants and the township. Emphasizes Peninsula Township has little commercial land and should not rely on standards from other areas, as local businesses are typically surrounded by residences. Calls for clear, enforceable ordinances with guidelines to aid enforcement. Appreciates the committee's consultation with the attorney and cautions attention to the ongoing lawsuit.

10. Committee Comments

Chair requests planner and recording secretary ensure committee minutes are shared with the Planning Commission so members receive a written synopsis of discussions.

11. Adjournment

Motion by Hornberger to adjourn, seconded by Alexander.

Motion passes

Meeting Adjourned at 2:40 p.m.