

Consent Agenda

**Invoices
(to come in packet
addition)**

Reports

Fire Department August 2019 Report

Ordinance Enforcement Report for Jan.–July 2019

**Peninsula Township Ordinance Enforcement Officer
 Ordinance Violation Summary by Month
 January Through July 2019**

Zoning Ordinance	J	F	M	A	M	J	J	A	S	O	N	D	Total
Signs in ROW	1	2	2	16	26	43	15						105
Signs outside ROW													0
Car & Boat For Sale in ROW				3	1	3							7
Short-term rental			1		1		5						7
Outside Storage	1					1	1						3
Setback Violation	1		1										2
Fence Violation													0
Beach - Tree Cutting		1											1
Beach - hoists/docks													0
Night Sky Violation	5	1					1						7
LUP Check/Violation			3	2	2	6	9						22
SUP Check/Violation		1	1				1						3
Other			1			2	2						5
Total Zoning	8	5	9	21	30	55	34	0	0	0	0	0	162
Junk Ordinance				1									1
Fireworks Ordinance													0
Dangerous Bldg				1									1
Stormwater Ord.							1						1
Large Event Ordinance													0
Noise Ordinance													0
Total Other Ordinances	0	0	0	2	0	0	1	0	0	0	0	0	3
Total All Ordinances	8	5	9	23	30	55	35	0	0	0	0	0	165
Citations Issued	0	0	0	0	0	0	4	0	0	0	0	0	4
Officer's Hours Worked	36.3	25.0	12.5	43.4	52.8	45.0	67.0						281.9
Officer's Miles Driven	94	59	28	142	281	266	356						1226

Memo:

Other - July roadside stand violation

Correspondence

August 22, 2019

Mr. Rob Manigold, Supervisor
Peninsula Township
13235 Center Rd.
Traverse City, Mi 49686

Dear Mr. Manigold,

In a letter dated 7/24/2017 my wife and I wrote to you regarding our concerns regarding speeding traffic on Peninsula Dr. in Peninsula Township. Copies were forwarded to the County Sheriff and sector patrol officer. As of this date we have received NO reply of any kind. Speeding remains epidemic and relentless. The electronic speed monitor placed on the East side of Peninsula Drive approximately 1 mile north of McKinley road is a useless exercise in spending tax dollars as I am reasonably certain it has no ability to both monitor an individual vehicle's speed and record (photograph) the license plate number of any vehicles. Thus, its presence is virtually meaningless.

Should you think this is only the irate griping of some grumpy old couple we would like to direct you to the Next Door Old Mission website and the post of Richard Ryerson on 8/21 regarding speeding on the Peninsula and the 24 replies he has already received as of 8/22 supporting his observations. You would do well to keep up with this website if you really want to check the pulse of the community you were elected to serve.

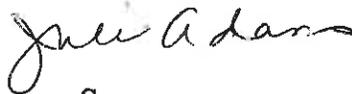
In closing we stand by the content of our 7/24/17 letter (copy enclosed) and would reemphasize the need for enforcement of the speed limit on Peninsula Dr. If this cannot be achieved through the use of law enforcement personnel then we would ask the Peninsula Township board consider the installation of photo radar or speed appropriate seasonal "speed bumps" to suppress the excessive speeds witnessed continuously on Peninsula Dr. These speed bumps are used to great effect on Sheridan Drive between Center Rd. and Eastern Ave. and in the Peacock Colony subdivision near Interlochen.

The courtesy of a reply would be greatly appreciated.

Sincerely,



Bruce A. Fisher



Julie Adams, Spouse

Cc: Thomas Bensley, Grand Traverse County Sheriff
Deputy Brian Abbring

July 24, 2017

Mr. Rob Manigold, Supervisor
Peninsula Township
13235 Center Rd.
Traverse City, Mi 49686

Dear Mr. Manigold,

I am writing to offer my comments and concerns regarding traffic issues addressed in the "From the Sheriff" section of the most recent township newsletter. First, a brief background statement: I have owned property at 7856 Peninsula Drive since Sept. of 1985. I used the property as both a residence and rental until April of 2014. Since that time it has been the residence of myself and my family.

While I find the statistics regarding vehicles traveling on Center Road informative, with particular reference to the 66% "adjusted the speed" they were traveling (I presume downward!), I do not feel Center Road should be the sole, or even main, focus of traffic studies regarding excessive speed and the use of the new "All Traffic Solutions" radar devices. Center Road is designed and engineered and designated as a State Highway. For the most part residences, businesses and recreational areas are set off the highway a significant distance and broad, although often unpaved shoulders, exist. I believe a 55 mph speed limit is in effect for the majority of Center Road's distance on the Peninsula.

My concern is the excessive speed of traffic on Peninsula Drive that we witness daily as a resident living here 12 months of the year. We live approximately .3 miles north of McKinley Road which is designated as a 35 mph speed limit area - which Peninsula Drive is from the intersection with Center Road to north of Wilson Road. My family and I travel this road daily and often several times each day. I also bike ride on this road approximately every other day.

Of course I have no data to prove the following, but there is no doubt that since 1985 the increased residency on the Peninsula and the increased tourism in the Grand Traverse region has resulted in a significant increase in daily traffic on Peninsula Drive. With this increase has come an increase in the number of vehicles speeding on this roadway which is not a State Hwy., is not engineered, or designed, nor accepting of excessive speeds. It is in essence a residential street.

Traffic here routinely exceeds the speed limit and cannot even stay on their side of the double yellow line while traveling south in front of our home. Over 18 months ago while speaking with G.T. Deputy Suhy (sp?), who was then assigned to the Peninsula, he expressed excitement about the purchase of a radar device he could tow with his patrol car, which would allow random and easy placement of the device. Since that time I have witnessed the device on Peninsula Drive exactly one (1) time! I witnessed him parked on a side street near the intersection of Peninsula and Center Roads approximately 3 additional times. Hardly a cause for concern for all of the consistent speeders using Peninsula Drive.

Therefore I am asking that in future planning for both the use of the "All Traffic Solutions" radar and assignment of patrol cars for enforcement of speed limits in Peninsula Township that these concerns be given utmost consideration and review by those responsible for these decisions. I know strict enforcement reduces excessive speeding - witness North Long Lake Rd. between Long Lake grocery and Wheelocks Welding which is a strictly enforced 35mph zone, as one example.

Your consideration in this matter is greatly appreciated by a taxpayer who is extremely tired of seeing the lives of our families, fellow bikers, our pets, wildlife and the many tourists who visit our wonderful area endangered on a daily basis on Peninsula Drive.

Sincerely,

Bruce A. Fisher

Julie Adams, Spouse

Cc: Thomas Bensley, Grand Traverse County Sheriff
Deputy Jason Hamilton

Rebecca Chown

From: Rob Manigold <supervisor@peninsulatownship.com>
Sent: Wednesday, August 14, 2019 7:34 AM
To: Becky Chown
Subject: FW: Speed Limit on Peninsula

From: Lois Byrne [<mailto:lois.byrne@gmail.com>]
Sent: Thursday, August 8, 2019 4:33 PM
To: supervisor@peninsulatownship.com
Subject: Speed Limit on Peninsula

Rob,
I would like to take Pamela Vandermey's recent request to review speeding and the speed limit in Old Mission further and extend this to the entire Peninsula. A speed limit of 55 mph on Center Road has led to cars consistently driving 10 to 15 mph over (often even more!), passing cars on curves and in no passing zones all of which creates a dangerous situation for not only other motorists but also for anyone walking or biking.

I've been told 55 mph was established since Center Rd. is considered a Michigan highway. However, even M22 has a lower speed limit in residential areas. Perhaps the 55mph limit was established before Center Road became more residential and needs to be adjusted to recognize the increase in residences along the road?

Given the amount of new build on the Peninsula and the fact that Center Road is the main thoroughfare on and off of the Peninsula, the problem of traffic and associated speeding is likely to increase over time. Lowering the speed limit would send a strong message re safety expectations and hopefully avoid, or at a minimum reduce, accidents.

Thank you,
Lois Byrne

Robin Noval

From: Rob Manigold <supervisor@peninsulatownship.com>
Sent: Tuesday, August 20, 2019 7:33 AM
To: Robin Noval
Subject: FW: Peninsula Township Request to Remove Lines from Consumer Energy Poles - Follow up

From: Susan Piehl [mailto:officemanager@peninsulatownship.com]
Sent: Monday, August 19, 2019 4:55 PM
To: Rob
Subject: FW: Peninsula Township Request to Remove Lines from Consumer Energy Poles - Follow up

For packet

From: Movrich, Joan G <Joan.Movrich@charter.com>
Sent: Monday, August 19, 2019 4:40 PM
To: officemanager@peninsulatownship.com
Cc: Movrich, Joan G <Joan.Movrich@charter.com>
Subject: Peninsula Township Request to Remove Lines from Consumer Energy Poles - Follow up

Susan Piehl, Office Manager
Peninsula Township
13235 Center Road
Traverse City, MI 49686

Re: Request to Remove Lines from Consumer Energy Poles

Good Afternoon Susan:

Thank you for speaking with me this morning. As a follow up to our conversation, I am providing you with the status of the line removal project.

As of Thursday, August 15, 2019 the project section along Center Road is completed up to McKinley Road. For safety reasons, we are rebuilding the remaining spans because the new pole line is too far to transfer. The contractor will start this phase on Tuesday, August 20, 2019.

Our Construction Department anticipates approximately two weeks for the build, a cut-over, and removal of lines once the new cable is activated.

We anticipate the work to be completed within 30 days, weather permitting.

I will follow up with an email confirming the project is completed.

Thank you –

Joan Movrich



Joan G. Movrich | Manager, State Government Affairs
Charter Communications
115 East McLeod Avenue | Ironwood, MI 49938
O: 906.553.7866
E: joan.movrich@charter.com

Spectrum is growing – see what’s new! <http://bit.ly/2G0mYbF>

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Rebecca Chown

From: Bridgit Frank <bridgit.frank@villagepilates.net>
Sent: Tuesday, August 13, 2019 5:00 PM
To: clerk@peninsulatownship.com; treasurer@peninsulatownship.com; wunschis23@gmail.com; warren.peninsulatruster@gmail.com; dave.peninsulatruster@gmail.com; marge.peninsulatruster@gmail.com; supervisor@peninsulatownship.com
Subject: Please Save Haserot Beach

Dear Board Members:

I recently heard about the plans for the boat launch at Haserot Beach. I do not think this is a good idea for the same reasons the Save Haserot Beach stated. I also see many families with small children enjoying this area and I believe it would be unsafe and destroy the nature of this quiet cove.

Please protect this lovely area for our community.

Thank you,

Bridgit Frank
10625 Craig Road

Rebecca Chown

From: Tm Venh <tmvenh@yahoo.com>
Sent: Wednesday, August 14, 2019 10:56 AM
To: supervisor@peninsulatownship.com; clerk@peninsulatownship.com
Subject: Haserot input

Hi Rob and Becky:

Thank you for all you do as Township Supervisor and Clerk.

This email is just providing my input as a township resident and one that uses both the launch and at times the beach. I write the below keeping in mind what you stated several times in the meeting last night, this is about safety and current conditions are an accident waiting to happen.

As a kid, from the time that an older brother / neighbors could drive, and if we didn't have to work, we made the drive to the beach at Grand Haven, which was busy even back then. Nine times out of ten, the parking lot was full, so what we did was: pull through the gate, drop off things for the beach, let the riders out, and the driver went on his / her way to find parking. It was a "see you in a half hour" situation most times. If I remember correctly, parking was not allowed on side streets, you had to go find a public lot somewhere and walk back. The same with downtown Traverse City beaches, no one is parking alongside the Parkway. With that said, here are my thoughts (of which I am sure you have heard everything already and maybe these aren't even within the boundaries of the ordinance, parking and or signage laws)

Two year trial time before any major construction / state involvement

Boat launch

- Remove existing dock and replace with something more sturdy, a foot wider and maybe 20' longer (extended length more for

barrier). Put signs on the dock, “stay back 20’ boat launch area”. Add a rope barrier from the end of the dock to the boat lane buoy, beach side to eliminate some of the swimmer / kayaker / paddleboard traffic in that area – and to keep boats from turning beach side after launch.

Parking (mostly additional signage and enforcement)

- Rather than signs that say no parking on pavement, control the hours / days that parking is allowed off the road, similar to how there is no overnight parking on some downtown streets. Signs that state something to the effect of “No off street parking Saturdays and Sundays” (I understand this is more than just signs and probably needs to be an ordinance).
- Provide one loading / unloading spot in boat launch parking area
- Direct all other vehicles to park in existing overflow parking lot across the street behind the post office and then at Kelley Park (opinion here: and then walk, the way people have to do at 95% of all other beaches locally and nationwide – which is less than half a mile, less than a ten minute walk to the beach).

Enforcement

- The problem is mainly on the weekends. Disregard for the parking in “boats with trailers” spots, or road parking, visitors to the park (yes even locals) can expect to be ticketed / towed if the sheriff / contracted tow company comes around.

Thank you again for all you do. As residents and neighbors, we appreciate it.

Tom Venhuizen

17391 Peninsula Drive

231-883-6016

Rebecca Chown

To: Maureen Madion
Subject: RE: Boat Launch: Haserot Beach or Other Peninsula Location

From: Maureen Madion [<mailto:maureenmadion@gmail.com>]
Sent: Wednesday, August 14, 2019 2:31 PM
To: clerk@peninsulatownship.com
Subject: Boat Launch: Haserot Beach or Other Peninsula Location

Dear Rob and Becky,

Thank you to the Board for delaying a decision on a potential installation of a boat ramp at Haserot Beach in order to give residents an opportunity for meaningful input.

I wanted to voice my strong opposition to a boat launch at Haserot Beach and any other location on Old Mission Peninsula. I am thoroughly against the installment of a boat ramp at Haserot and at Kelley Beach if considered by the Board. My reasons go beyond 'not in my back-yard' opposition:

- There are several current and adequate boat launch options for the public to obtain access to both West and East Bays.
- No case has been made for the necessity of additional boat access (especially removed from town). No statistics have been presented to support a need. Demand is not dictating this decision.
- No one likes to look at a boat launch — beautiful parks and beaches should never be tarnished for this use — especially on the Peninsula and when demand does not require it.
- A boat launch is not the best and highest use of public waterfront property on Old Mission Peninsula.
- With the significant increase in traffic and boat access that will soon result from the Boursaw Road development, any decision by the Board to install additional boat ramp access without the benefit of taking into account the Boursaw impacts would be premature. Being dictated by grant opportunities and/or deadlines is poor public policy.
- Township residents are already suffering the impacts of additional tourism, running and bike races, weddings, events, and wine & beer tours that clog our roads and create more dangerous conditions for all users. On a recent trip from town to my home south of Blue Water in the middle of a non-festival(!) weekday — I counted 150 cars coming off the Peninsula. For-profit businesses are tying up public roads and municipal funds at the inconvenience and expense of locals. These profits leave town. All in all, locals are suffering from tourism fatigue, especially those of us who live along scenic roads or race routes. A boat launch on the Peninsula just draws more drivers with trailers... only adding to deteriorating conditions.
- Boat traffic has increased significantly on East Bay (private and rentals) in the past three years — mooring just off of private beaches, abusing alcohol and violating noise regulations. The water off the "Bluffs" is becoming the new Tobeco with moored boaters. Additional boat ramps add to these real and direct problems for residents who live through harsh winters and pay property taxes for the quiet enjoyment of their properties.

Please turn down any grant opportunity that would go to a boat launch project.

Please share these comments and make them part of the public record. I look forward to greater participation in these discussions.

All the best,

Maureen Madion and Tim Tompkins
11596 Bluff Road

Robin Noval

From: Rob Manigold <supervisor@peninsulatownship.com>
Sent: Tuesday, August 20, 2019 7:36 AM
To: Robin Noval
Subject: FW: Township Board Meeting Follow-up Questions

From: James Harneson [mailto:jharneson137@gmail.com]
Sent: Wednesday, August 14, 2019 3:13 PM
To: supervisor@peninsulatownship.com
Cc: James Harneson; Nicole Johnston
Subject: Township Board Meeting Follow-up Questions

Dear Mr. Manigold,

My wife (Nicole) and I have just recently purchased property at 4016 Tompkins Rd and attended our first board meeting last night (August 13, 2019) due to the concerns that were expressed through social media about the transformation of Haserot Beach. In leaving the meeting we discussed some of our concerns and had some additional questions that we felt needed to be addressed. As we believe that there are 2 different topics going on, but both are being linked together, I have broken them down below with questions:

Haserot Beach Grant

1. (Exhibit #1) In the meeting package is an email dated 5/18/14 from Robert Hyslop (attached) that states "In 1959 we conveyed approximately 120 feet of beach frontage to the Peninsula Township, with the understanding and agreement that it would augment the newly established Haserot Park swimming beach. The deed has a prohibition against buildings, docks or other structures, with reversion to the grantors in the event of breach."
 - a. Is this true? Is this recorded and legally binding?
 - b. If this is true, does this in anyway impact the "conceptual" documents submitted for the Grant that would require alteration to comply with the above agreement?
 - c. If this is true and does impact, wouldn't it be smart to make sure whatever is proposed does not impede on this "protected" property so that this very rare 120' does not revert to private ownership and stays as public use?
2. In reading the DNR Grant it sounds that this grant is specifically for the boating access site improvements at Haserot Beach Boating Access Site
 - a. So is it my understanding that the shifting of a boat launch to Kelley Park would require the Township to submit an alteration (if acceptable, secondary site) or worst case scenario submit next year for new grant? – can we find out if secondary site would require separate grant, or is it even possible since the township does not own that property?
 - b. Any Improvements to the existing Haserot Beach Boating Access Site would still fall under this grant, with the DNR approval to any amendments? So would it be smart for the township to move forward with this approved grant, and have Gourdie Frasier start the design process with the direction (taken from last nights out crying of citizen disapproval) of the board. Additional meetings could be scheduled

to have discussions from board members, Citizens input and all conveyed to Gourdie Frasier. Encompassing those concerns voiced last night to improve the safety (beach, roadways, parking, launch) additional or restructured parking, and the deteriorating existing launch structure and submit the new proposed plans to the DNR for their review of the "new scope".

- i. If the amendment is not approved by the DNR then can the grant approval by the township be rescinded?
- ii. If I heard correctly, design, even if not approved would have split costs to the township and DNR?

The Moorings/Kelley Park

1. (Exhibit #2) The Town Board Special Meeting dated June 23,2014, this topic was being discussed and some points made by Paul Yauk were notated as follows:
 - a. "The department would take care of building, dredging, and are interested in a partner to maintain the property." – this was this stated before the acquisition of Kelley Park, what changed after the purchase on 4/20/15 by the DNR?
 - b. "The DNR thinks this a great opportunity for public boating, a passive blue water pathway, Kayaking and canoeing, route for the public to move south or north, fishing, shipwreck exploration" – sounds like all the uses that the citizens are requesting from last nights meeting were ideas the DNR proposed prior to the acquisition, again what has changed?
 - c. Board comments section = "Waterways dollars are strictly for those waterway elements... roads, parking, bathrooms, deredging. ... We will not allow swimming on this beach and we will put in grasses that do not promote swimming." Sounds like everything that was wanted out of the meeting last night, does this mean we should submit (in 2020) a separate grant request for this property, or is that not allowed, because the DNR owns the property.

On another topic brought up last evening Mr. Manigold, I would like to address the exciting topic of a new play area regarding Haserot Beach, My wife and I would like to get into contact with the resident that is setting up the funding for new playground equipment, and would like to help provide material for this project at a reduced cost to the township using our local lumber and contracting connections. You have our permission to share our contact information with her.

James & Nicole Harmeson
4016 Tompkins Road
Traverse City MI 49686
Nicole: 616-881-3820-(c)
email: Nicolejohnstonconsulting@gmail.com
James: 231-709-0758-(c)
email: Jharmeson137@gmail.com

Thank you for your response.

James and Nicole Harmeson

Rebecca Chown

Subject: FW: Boat launch/Haserot

From: elizmick@aol.com
To: supervisor@peninisula.com
Sent: 8/14/2019 3:57:23 PM Eastern Standard Time
Subject: Boat launch/Haserot

Dear Rob, Probably the last thing you want is another email regarding the boat launch proposal. Because I believe we have a long history and a mutual respect for one another, I wanted to get one last oar in the water.

I believe Fred made it clear and I think you agreed that the present grant money could not be used at Kelley Park.

I also believe Jiggs made clear a number of reasons why a boat launch as proposed in the grant is undesirable if not infeasible.

One young lady questioned the need for a new boat launch. As a frequent user, I can vouch that there is not a need.

I agree with you and others that there is a two fold safety issue;

1. People (mainly Children) crossing the street to get to the beach'
2. People (mainly children) playing in or close to the boat launch water.

The proposal on the table exacerbates the first issue. Building an improved boat launch will draw more people (but boat trailers are not the main issue on most days). Building parking across the street will inevitably cause more people to be crossing the street.

Solutions to both problems seem to be on site supervision as opposed to expensive physical changes.

A life guard to keep people playing in the water in a safe zone away the boat launch. And somehow empowering a part time township employee to traffic guard the street. Perhaps these would only be needed on holidays, weekends and particularly hot days, but it should not be difficult to find some college kids looking for summer work to fill these jobs for the 6-8 week period in question. I would opt for full time for that period.

I lived in Reno for an extended period of time. While I found it irritating, all school zone maintained a 15 mph speed limit which the Reno police force heartily enforced. That would be appropriate in this case if you could get it enforced.

I don't envy your task. I have a college classmate and friend (Peter Van Nort) who is now Supervisor in Glen Arbor. I have told him that at 82, I question his sanity. Rob, not sure there is anything I can do to help you, but please don't hesitate to call on me should something occur to you. (no, I don't want to be a crossing guard.).

Sincerely, Mickey King

Robin Noval

From: Rob Manigold <supervisor@peninsulatownship.com>
Sent: Tuesday, August 20, 2019 7:35 AM
To: Robin Noval
Subject: FW: Boat launch

-----Original Message-----

From: Ray Weigel [mailto:ray@rayweigel.com]
Sent: Thursday, August 15, 2019 2:40 PM
To: supervisor@peninsulatownship.com
Subject: Boat launch

Rob and Board,

Rob, I send an email to the Save Haserot Beach Group prior to the Township meeting, and later received an email indicating that all comments were negative concerning the project. My email made it clear I am not opposed, but hope more thought is given to working with the potential offered by Kelly Park.

I am only one voice but don't want to be misquoted.

Ray Weigel
Old Mission

Sent from my iPad

Robin Noval

From: Rob Manigold <supervisor@peninsulatownship.com>
Sent: Tuesday, August 20, 2019 7:37 AM
To: Robin Noval
Subject: FW: Haserot

-----Original Message-----

From: Marie Cornell [mailto:marienebote@gmail.com]
Sent: Wednesday, August 14, 2019 8:16 AM
To: supervisor@peninsulatownship.com
Subject: Haserot

Why is the best and easiest solution being ignored? Eliminate all roadside parking! When provided parking lots are full seek another beach. The beach is already at capacity.

Providing more parking areas isn't going to provide more beach.

The township needs to purchase and develop more public beaches elsewhere on the peninsula. Stop trying to force 20lbs (of vacationers) into a 5lb "beach"!!!! Marie Cornell

Sent from my iPad=

Rebecca Chown

From: Tom Prescott <tprescott05@gmail.com>
Sent: Wednesday, August 28, 2019 7:01 PM
To: clerk@peninsulatownship.com
Cc: supervisor@peninsulatownship.com; Robert S. Hyslop
Subject: Haserot Beach Improvements

Dear Ms. Chown:

Like all members of the Prescott family (Hyslop, Middlemas, and Prescott), I have been following the debate over the evolution of Haserot Beach closely. With the help of Bob Hyslop, Bill Hyslop, and other local family members, we have engaged with Peninsula Township leaders as appropriate to help define the best possible use of Haserot Beach for the entire Old Mission community. Our family has deep roots in Old Mission and an especially unique interest in Haserot Beach.

From my understanding, it appears there is a proposal to move the current boat launch at Haserot Beach to Kelley Park. This would be a welcome change and one I am certain most members of the Old Mission community could support. On most summer days, Haserot Beach can look like a chaotic place with trailers, boats, and swimmers all vying for their place. From our vantage point on the adjacent beach, we have often become alarmed for swimmers and their safety as boats and trailers move around them; their owners seeking to quickly launch their boats and find parking. The added traffic and congestion from limited parking for trailers makes it even worse.

By moving the boat launch to Kelley Park, I believe there are several key benefits to be gained for the Old Mission community:

1. Take a major step towards resolving the ongoing parking and traffic congestion problems at Haserot Beach.
2. Given the alternatives, this is the only approach that will completely separate the boat launch from the swim beach and ensure water safety.
3. Implementing this proposal will allow for all of Haserot Beach to once again become a great public park for the enjoyment of the entire community.

We thank you and Township leadership for the thorough efforts to identify alternatives that best meet the needs of the community.

Sincerely,

Tom Prescott
18848 Eastern Road
Traverse City, MI 49684
Sent from my iPad=

Rebecca Chown

From: Jim Middlemas <jimmiddlemas@gmail.com>
Sent: Wednesday, August 28, 2019 7:05 PM
To: clerk@peninsulatownship.com
Cc: supervisor@peninsulatownship.com; dave.peninsulatrustee@gmail.com
Subject: Haserot Beach

Good afternoon Ms. Chown,

It's come to my attention that there's a growing discussion about relocating the Haserot Beach boat launch to Kelley Park. I wanted to reach out and let you know that I think this is a tremendous development, and I am 100% in support of it.

As you know, Haserot Beach is heavily frequented in the summer months by a combination of swimmers, boaters and other watercraft enthusiasts. We've seen this usage increase over the years, leading us to develop safety concerns. The close proximity of boats and jet skis/wave runners to young swimmers should be a concern for all of us, not to mention the potential risks it poses for those out on the water in kayaks, stand up paddle boards, etc. who are often in their paths. Not every watercraft user is going to be an expert on safety.

The original intent of Haserot Beach was to create a safe environment for families to enjoy the beach and swim in the lake. I believe that the added uses created due to the boat launch detract from the original purpose. Moreover, the additional traffic generated by the watercraft users definitely impacts the local residents' enjoyment of the area.

I've had numerous conversations with local residents, who share my safety concerns and have expressed frustration with the traffic issue.

Anyways, sorry to go on like this but I wanted to let you know my position on the issue. Have a nice day.

Jim Middlemas
18848 Eastern Road
M: 949.933.8033

Rebecca Chown

From: Dave Middlemas <davemiddlemas@gmail.com>
Sent: Wednesday, August 28, 2019 7:55 PM
To: Becky Chown
Subject: Fwd: Haserot Beach and Kelley Park

Hi Becky — just a clarification of my previous email to you .
I very much support moving the boat ramp to Kelley Park , but forgot to add that the boat ramp should a single one , of the same size as the current ramp at Haserot Beach .
Sorry for the oversight !!
Dave Middlemas

Sent from my iPhone

Begin forwarded message:

From: Dave Middlemas <davemiddlemas@gmail.com>
Date: August 28, 2019 at 3:31:38 PM PDT
To: Becky Chown <clerk@peninsulatownship.com>
Cc: Rob Manigold <supervisor@peninsulatownship.com>, David Sanger <dave.peninsulatrustee@gmail.com>
Subject: Haserot Beach and Kelley Park

Ms Chown —

I want to express my full support for the efforts underway to move the existing boat ramp from Haserot Beach to Kelley Park .

My family has long been concerned about the safety issues raised by the close proximity of swimmers and motorboats .

Additionally , moving the boat ramp will be an important first step in resolving traffic and parking issues at Haserot Beach , and will restore the usage of the area back to what was originally intended — a swimming beach for our community.

In my discussions with other local residents , this approach is highly favored —

Dave Middlemas
18848 Eastern Road

Sent from my iPhone

Rebecca Chown

From: Tim Prescott <tallguy18848@yahoo.com>
Sent: Wednesday, August 28, 2019 8:17 PM
To: clerk@peninsulatownship.com; supervisor@peninsulatownship.com
Subject: Comment submission for Township Board Meeting September 10.

Ms. Chown and Mr. Manigold,

My family owns the property at 18848 Eastern Road in Old Mission, directly east of Haserot Beach. As Haserot has become busier and busier over the years, I've become more and more concerned about the unhealthy mix of power boats, swimmers, cars and pedestrians that swarm the road, parking lot, beach and water on busy weekends.

I strongly support the township board's proposal to purchase Kelley Park and relocate the boat launch there. Kelley Park has ample space for trailer parking, and good water access. It would also separate swimmers and boats, and would help alleviate traffic and parking congestion at Haserot. It will give beach goers the opportunity to enjoy the wonderful community resource at Haserot without the fear of being run over, and boaters would benefit from not worrying about running over swimmers.

Thank you for your consideration of my correspondence.

Tim Prescott
515 Lynn Street
Champaign IL 61820

Rebecca Chown

From: Jamie Watt <jpresco2@gmail.com>
Sent: Thursday, August 29, 2019 9:01 AM
To: clerk@peninsulatownship.com
Subject: OM Haserot Beach and Kelley Park

Good morning Ms Chown -

I would like to express my support in the efforts that are underway to remove the existing boat ramp at Haserot Beach and moving it to Kelly Park. My family owns the property to the east of Haserot Beach and have been extremely concerned about safety the last handful of years.

Due to the boat congestion, the proximity of swimmers and boats is alarming. I believe that moving the ramp to Kelly Park would alleviate this issue. Additionally, this move would help with the parking issues at Haserot. This would allow Haserot Beach to be restored to the original intention, a swimming beach for the community.

I am in confident in saying that myself, my family, and the surrounding community feels very passionate about this decision.

Thank you for the consideration,
Jamie Prescott Watt
18848 Eastern Road

Rebecca Chown

From: Bill <billmeisterling@gmail.com>
Sent: Thursday, August 29, 2019 3:06 PM
To: clerk@peninsulatownship.com
Cc: supervisor@peninsulatownship.com
Subject: Haserot Beach

Dear Ms. Chown,

My name is Bill Meisterling I am a descendant of the Albert and Emily Prescott family and a resident of 18848 Eastern Road. I wanted to write you to express my concerns regarding the proposed DNR boat launch expansion at Haserot Beach and offer my complete and unwavering support of the latest alternative plan which proposes the Township acquires Kelly Park and builds a single lane boat launch at that site and would close the current boat launch at Haserot allowing it to return to its original purpose as a swimming beach.

I am sure by now you are very familiar with the history of Haserot Beach and how my family as next door neighbors and land donors are tied to one another, so I will not belabor that point any further.

I would like to point out that over the many, many summers I have spent in Old Mission I have seen Haserot Beach transform from a pleasant small community swimming beach enjoyed by our local residents, into what we have today, an overcrowded tourist attraction drawing people from all over northwestern Michigan not mention (based on the “diverse” vehicle license plates I’ve seen) also many out of state tourists and spectators as well. I guess it was inevitable since the Internet age became common place and with the wide use of social media, etc., that our slice of paradise would be discovered and broadcasted to the cast of thousands afar. I do understand how tourism on the Old Mission Peninsula *can* be beneficial and I am also not adverse to (and have grown to expect) some change over the years. However, based on the chaos my family & I and other local residents witness at Haserot Beach on most weekends and even many weekdays throughout the summer, it’s imperative that drastic action needs to take place sooner rather than later. As time goes on, every summer we are seeing the situation worsen. We witness more and more overcrowding. Mostly this seems to be driven by non-local visitors with vehicles/trailers launching various watercraft and most of them are motorized medium to larger sized watercraft (not many small boats such small outboard fishing sail boats, canoes, or kayaks). Parking has become a HUGE problem with vehicles, predominantly large trucks and SUVs with trailers, parked all the way down and around Eastern Road and some of them even parking on private property. This has created a hazardous and dangerous environment due to poor visibility driving (many are speeding) along this stretch and also because of all the pedestrians including small children darting across the roadway on the way to the beach. It’s only a matter of time before someone is seriously injured or potentially even killed as a result of this. Also, another issue that has become more and more noticeable is the behavior of many of these out of town beach goers towards local residents such as my family as well as LFPA members and other nearby residents has worsened. We routinely have to ward off Haserot beach goers who trespass on our property. Although we approach these people in a friendly and cordial manner to let them know they are on private property, quite frequently we encounter belligerent and sometimes even aggressive behavior, and they either refuse to leave or eventually leave but have some nasty retorts toward us prior to doing so. Again, these are not local beach goers, they are from afar and they believe they have rights to our beaches/property.

Additionally, even more direct to the boat launch itself and the dangers it presents to nearby swimmers at Haserot, in recent years I’ve witnessed many near collisions between boats being launched or returning to the launch and swimmers. These close encounters seem to be on the rise and although we’ve been lucky so far it’s just a matter of time before a serious accident occurs. Boats and Swimmers do not mix!

In closing, I have always known the true intention and vision for Haserot Beach was for it to be a swimming beach and park area for the local community to enjoy and their families to frolic in. Over the years this purpose slowly began to erode and is now in that state is in today. By closing the boat launch at Haserot and constructing a single lane launch ramp at Kelley Park, we have a golden opportunity to return/restore Haserot back to its original glorious state.

I greatly appreciate your time and consideration of this ever so important issue.

Very Respectfully,

Bill Meisterling

18848 Eastern Road

bmeisterling@gmail.com

Rebecca Chown

From: Louise Meisterling <louisemmeisterling@gmail.com>
Sent: Thursday, August 29, 2019 4:05 PM
To: clerk@peninsulatownship.com
Cc: supervisor@peninsulatownship.com
Subject: Haserot Beach/Kelley Park Discussion for Township Meeting 9/10/19

Ms. Chown and Mr. Manigold:

I am a member of the Prescott family next to Haserot Beach, at 18848 Eastern Road, and hope that you and the Township board will realize the importance of relocating the Haserot boat launch to Kelley Park at your September 10th meeting. I think our community safety issues are most important, beginning with the dangers of boaters, kayaks, paddle boarders and swimmers all using the same area. We have been fortunate so far to have had no known serious accidents there, and certainly don't want to see that happen. Also, so many different types of vehicles park in the area (often all the way to our driveway at 18848 Eastern Rd.) because of inadequate parking spaces, putting pedestrians at great risk. The boat launch move would allow the community to use all of Haserot Beach for a safe swimming, park and picnic area, as it was originally intended.

I thank you and the Township board for giving due consideration to this ongoing community problem, and sincerely hope that you will acquire Kelley Park for the local boat launch as a much better alternative than Haserot Beach.

Sincerely,
Louise (Middlemas) Meisterling
18848 Eastern Road
Old Mission, MI 49684

Sent from my iPad=

Rebecca Chown

From: Mary Jones <j.mary24@yahoo.com>
Sent: Thursday, August 29, 2019 5:43 PM
To: clerk@peninsulatownship.com
Cc: supervisor@peninsulatownship.com
Subject: Haserot Boat Launch

Ms. Chown, Mr. Manigold and other Board Members,

As you have already heard from many Prescott family descendants residing at the Pines, I will keep my comments brief. For all the aesthetic and safety reasons sited by my siblings and cousins, I fully support the Township's current proposal to construct a single lane, shallow draft boat launch at Kelly Park and close the ramp at Haserot Beach.

As long time neighbors to this swimming beach, we have witnessed both its immeasurable value as a community resource and the many negative conditions arising since the addition of the boat launch. I commend the township for responding so reasonably to public opinion and reconsidering the DNR grant contract for an enhanced launch at Haserot.

Thank you for the time and effort you have all given to this critical review process.

Sincerely,

Mary Hyslop Jones
The Pines
18848 Eastern Road
Traverse City MI 49686

Sent from my iPad

Rebecca Chown

From: Kelly Kuhns <kellykuhns@yahoo.com>
Sent: Friday, August 30, 2019 12:48 PM
To: clerk@peninsulatownship.com
Subject: Haserot Beach - Boat Launch

Hello Becky,

I hope this email finds you well. I appreciate your time and energy with the township and all that the board does to provide the area with a safe and secure area to live and play.

My email today is in regards to the Haserot Boat Launch area. My family has been a part of the Old Mission Peninsula since the late 1800's as a proprietor of the Pines (location next to Haserot Beach). As we all have enjoyed the beauty that is Old Mission we can't help but notice how much more visited Haserot has become year after year. Parking and safety continues to be an issue as boaters and beachgoers navigate the current shared space. I have seen many close calls with boats entering into the location while small children run and play just feet from the ramp. I feel that moving the boat ramp to the Kelley Park location will not only allow for easier transistion for boaters and traffic (Eastern Rd corner is very congested and proposes its own issues).

Haserot Beach should really be a PUBLIC park not a boating park, for the safety of all.

Thank you,
Kelly Kuhns
Pines Location 18848 Eastern Road

My current address as a Traverse City resident is:
888 Clyde Lee Dr
Traverse City, MI 49696

Rebecca Chown

From: Jeanne Rogow <jbrogow@gmail.com>
Sent: Wednesday, September 4, 2019 11:28 AM
To: clerk@peninsulatownship.com
Subject: Haserot and Kelley Park Beach development

TO: Becky Chown, Save Haserot Beach, Department of Natural Resources

Hello,

We are deeply concerned about the proposed redevelopment of two beautiful and historical beaches—Haserot Beach and Kelley Park—and the subsequent effects that these changes will have on the pristine harbor and the neighboring community.

An improved boat ramp (at either site) will come with costs and risks that far outweigh the benefits of boaters that currently have ample access at East Shore and Bowers Harbor. Over the last ten years, the increased traffic on and around Haserot Beach clearly demonstrates overcapacity on a regular basis. Without an on-duty lifeguard, and limited law enforcement and EMS available, the increased traffic at this beach is a time bomb for a catastrophic event involving injury or even death of a pedestrian, swimmer and most likely, a child. Currently, the speed limits on Mission and Swaney Road are exceeded by beach-going drivers, including those towing boats.

We choose to live at the end of this beautiful and peaceful peninsula because we enjoy the quiet life, away from subdivisions, town and congestion. Kelley Park is rapidly becoming the new “Torch Lake sandbar” with boaters encroaching on swimmers and adjacent private properties. The popularity of this bay and increased boating presence has grown exponentially in the last three years and will ultimately destroy the nature of our village culture, where generations of local and summer residents have love and respect for this valuable Great Lakes ecosystem.

We are disappointed that these potential changes are to be decided by a vote of the Township Board rather than put through a transparent process of informed discussion within the community. Everyone needs to be informed and have their voices heard and considered.

~ Jeanne Rogow and Bond Sandoe, 18673 Mission Road, Traverse City, MI

Rebecca Chown

From: Jim Prescott <jdp@tjmbrokerage.com>
Sent: Wednesday, September 4, 2019 2:40 PM
To: clerk@peninsulatownship.com; supervisor@peninsulatownship.com
Subject: Haserot boat launch

Good afternoon Township Board Members,

I'm writing to show support for not only eliminating enhancements to the launch at Haserot, but moving the launch to Kelley Park. Haserot is arguably the nicest swim beach in northwest Michigan evident by the number of umbrellas and picnic goers on any given day of the week. With the increasing number of boaters parking on Old Mission Road and Eastern Road it is arguably becoming the most dangerous too. In the late afternoon when making the turn from Eastern to Old Mission you look directly into the sun blinding you briefly to oncoming cars, bikes and worse, pedestrians. All the while Kelley Park is almost entirely empty.

I know beach goers and boaters need to work together to share the beach and the bay. I do think separating the two is the safest and most socially responsible thing to do.

Please move the boat launch at Kelley Park.

Warmest Regards,

Jim Prescott
The Pines
18848 Eastern Road
Old Mission

[Disclaimer](#)

**DTE Energy Foundation Tree Planting
Grant Program Award**



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



DANIEL EICHENGER
DIRECTOR

August 20, 2019

Peninsula Township
Randy Mielnik
13235 Center Rd.
Traverse City, MI 49686

Dear Mr. Mielnik,

Thank you for submitting an application for consideration to the 2019 DTE Energy Foundation Tree Planting Grant Program, administered by the Michigan Department of Natural Resources (DNR), Urban Forestry Program. I am pleased to notify you that your project was approved for award in the amount of \$3,000.00. Congratulations!

Enclosed is a Grant Agreement packet containing the following documents for signature and information:

- Two copies of the Grant Agreement (PR 4167-8E)
- One copy of Grant Agreement Attachment 1 (IC 4167-9)
- Department of Agriculture form AD-1049, Certification Regarding Drug-Free Workplace
- Grant reporting forms:
 - DTE Grantee's Financial Report (PR 4167-2)
 - DTE Volunteer Time Record (PR 4167-3)
 - DTE Grant Tree Inventory (PR 4167-5)
 - DTE Tree Maintenance Agreement (PR 4167-4)

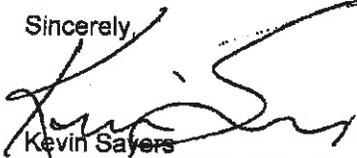
**Public Act 533 of 2004 requires that all non-municipal vendors and payees now enroll for state payments by electronic funds transfer (EFT) at the Vendor Self Service website <http://www.michigan.gov/budget/0,4538,7-157-79033--,00.html>. For assistance please contact the Vendor Support Call Center (888) 734-9749 or email SIGVA-Vendor@Michigan.gov*

Payment will be made upon completion of the grant and may be requested as soon as the project is completed, and all supporting documentation of eligible expenses and match is submitted. Payment must be requested no later than 30 days after the grant expiration date. **The grant expires May 31, 2020 and will not be extended beyond this date.**

Please review the documents carefully. Sign, date and return **both** copies of the Grant Agreement, along with a single copy of the USDA Drug-Free Workplace form. As the Grant Supervisor, I will then sign and return one original copy to you for your records. Maintain the other forms for your final grant reporting and reimbursement requests.

Your grant will not be considered effective until I have signed and dated the grant agreement.

Please contact me if you have any questions at (517) 284-5898 or saversk@mi.gov.

Sincerely,

Kevin Savers
Urban Forestry Program Coordinator



DTE ENERGY FOUNDATION TREE PLANTING GRANT PROGRAM



GRANT AGREEMENT

Issued under authority of Part 5 of Act 451, P.A. 1994, as amended, subject to the provisions of the law and the conditions herein contained. DTE Energy Foundation Tree Planting Grant Program grants are awarded to the organizations named herein.

Table with 3 columns: Legal Name of Grantee, Grant Number, Grant Amount, Street Address, Federal I.D. Number, Ending Date, City, State, ZIP, Grantee Contact Name, Grantee Contact Email, Grantee Telephone Number.

Table with 3 columns: FINANCIAL BREAKDOWN OF ESTIMATED PROJECT COSTS, DTE FUNDS AWARDED (MAX. 50% OF PROJECT), LOCAL MATCH* (MIN. 50% OF PROJECT). Rows include Personnel, Fringes, Volunteer, Trees, Equipment, Supplies, Other, Contractual Services, and Total.

SPECIAL CONDITIONS OF GRANT (Subject to the conditions contained in Attachment 1.) * Ultimate match source(s) may differ from above. Allowable reimbursement rates: BALLED & BURLAP (up to \$125/tree), BARE-ROOT (up to \$50/tree), SMALL CONTAINER (up to \$45/tree), LARGE CONTAINER (up to \$75/tree), SEEDLINGS (up to \$40/ 100 seedlings). Tree planting costs are not reimbursable but may be used as match. All cash match expenses must be documented with paid receipts, invoices or checks. All in-kind match expenses must be documented and explained on signed/dated letterhead or equivalent.

DEPARTMENT REPRESENTATIVE TO CONTACT RELATIVE TO THIS GRANT AGREEMENT:

Table with 3 columns: Name of Representative, Department Location/Office, Telephone Number, Mailing Address, City, State, Zip code, Fax Number.

THIS GRANT AGREEMENT IS SUBJECT TO THE FOLLOWING CONDITIONS AND REQUIREMENTS:

- 1. conditions outlined in Attachment 1 (IC 4167-9)
2. reimbursement may be made upon verification of actual expenditures and in accordance with conditions listed in Attachment 1
3. request for payments may be made when the project has been completed, but must be received no later than 30 days after the grant period ends and in accordance with the conditions listed in Attachment 1
4. all statements, publications or presentations concerning the grant will contain an acknowledgment of support/sponsorship from the DTE Energy Foundation and the State. Attachment 1 provides further information.
5. the Grantee hereby assures and certifies to comply with all State and Federal laws, rules, regulations, policies, guidelines, and requirements. Also, the applicant assures and certifies, with respect to the agreement that, it possesses the legal authority to enter into this grant agreement.
6. this contract is not valid until it has been signed by both the grantee, and the Department's Representative. The date of the Department Representative's signature will constitute the starting date of the grant.

I, the undersigned, certify that I have read, understand, and agree to comply with this agreement and the conditions listed in Attachment 1, and have authority to enter into this agreement on behalf of Grantee.

Signature lines for Grantee Representative's Signature, Date, DNR Representative Signature, Date.

GRANTEE: Return two (2) Original (signed) Agreements to:

DTE ENERGY FOUNDATION TREE PLANTING GRANT PROGRAM
URBAN AND COMMUNITY FORESTRY PROGRAM
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30452
LANSING MI 48909



Michigan Department of Natural Resources, Forest Resources Division

DTE ENERGY FOUNDATION TREE PLANTING GRANT PROGRAM



GRANT AGREEMENT

Issued under authority of Part 5 of Act 451, P.A. 1994, as amended, subject to the provisions of the law and the conditions herein contained. DTE Energy Foundation Tree Planting Grant Program grants are awarded to the organizations named herein.

Table with 3 columns: Grant Information, Financial Breakdown of Estimated Project Costs, and DTE Funds Awarded/Local Match. Rows include Personnel, Fringes, Volunteer, Trees, Equipment, Supplies, Other, Contractual Services, and Total.

SPECIAL CONDITIONS OF GRANT (Subject to the conditions contained in Attachment 1.) * Ultimate match source(s) may differ from above. Allowable reimbursement rates: BALLED & BURLAP (up to \$125/tree), BARE-ROOT (up to \$50/tree), SMALL CONTAINER (up to \$45/tree), LARGE CONTAINER (up to \$75/tree), SEEDLINGS (up to \$40/ 100 seedlings). Tree planting costs are not reimbursable but may be used as match. All cash match expenses must be documented with paid receipts, invoices or checks. All in-kind match expenses must be documented and explained on signed/dated letterhead or equivalent

DEPARTMENT REPRESENTATIVE TO CONTACT RELATIVE TO THIS GRANT AGREEMENT:

Table with 3 columns: Name of Representative, Department Location/Office, Telephone Number, Mailing Address, City, State, Zip code, Fax Number. Representative: KEVIN SAYERS, LANSING DIVISION OFFICE, 517-284-5388.

THIS GRANT AGREEMENT IS SUBJECT TO THE FOLLOWING CONDITIONS AND REQUIREMENTS:

- 1. conditions outlined in Attachment 1 (IC 4167-9)
2. reimbursement may be made upon verification of actual expenditures and in accordance with conditions listed in Attachment 1
3. request for payments may be made when the project has been completed, but must be received no later than 30 days after the grant period ends and in accordance with the conditions listed in Attachment 1
4. all statements, publications or presentations concerning the grant will contain an acknowledgment of support/sponsorship from the DTE Energy Foundation and the State. Attachment 1 provides further information.
5. the Grantee hereby assures and certifies to comply with all State and Federal laws, rules, regulations, policies, guidelines, and requirements. Also, the applicant assures and certifies, with respect to the agreement that, it possesses the legal authority to enter into this grant agreement.
6. this contract is not valid until it has been signed by both the grantee, and the Department's Representative. The date of the Department Representative's signature will constitute the starting date of the grant.

I, the undersigned, certify that I have read, understand, and agree to comply with this agreement and the conditions listed in Attachment 1, and have authority to enter into this agreement on behalf of Grantee.

Signature lines for Grantee Representative's Signature, Date, DNR Representative Signature, Date.

GRANTEE: Return two (2) Original (signed) Agreements to:

DTE ENERGY FOUNDATION TREE PLANTING GRANT PROGRAM
URBAN AND COMMUNITY FORESTRY PROGRAM
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30452
LANSING MI 48909



DTE ENERGY FOUNDATION TREE PLANTING GRANT PROGRAM ATTACHMENT 1



Issued under authority of Part 5 of Act 451, P.A. 1994 as amended, to provide information regarding terms and conditions of DTE Energy Foundation Tree Planting grants. Subject to the provisions of the law and conditions herein contained.

In this Attachment, the State of Michigan, Department of Natural Resources, Forest Resources Division is referred to as the State. Acting for the State is the Grant Officer, Debbie Begalle, referred to as the State. The Grant Supervisor is Kevin Sayers.

SECTION 1 - GRANT

This grant consists of the Grantee's DTE Energy Foundation Tree Planting Grant Application and Information, DTE Energy Foundation Tree Planting Grant Agreement, DTE Energy Foundation Tree Planting Grant Program Grant Agreement Attachment 1, and written and oral instructions from the Supervisor.

SECTION 2 - COMPENSATION AND METHOD OF PAYMENT

The State agrees to reimburse the Grantee for authorized expenditures as listed in the DTE Energy Foundation Tree Planting Grant Application and Information upon verification of actual, eligible expenditures and match obligation. This sum is not to exceed the actual costs or grant award amount, whichever is less.

Request for payments may be made when the project has been completed, but must be received no later than 30 days after the grant period ends. Full payment will be made upon completion of the project and compliance with State reporting and auditing requirements. Failure to meet these deadlines may result in non-reimbursement to the Grantee.

SECTION 3 - REPORTING AND AUDITING REQUIREMENTS

As well as conferring with the DNR Supervisor, the Grantee will file a final financial and program report. The reports will be submitted upon completion of the project. The reports shall specify total expenditures, broken down as to the federal portion and the Grantee's share of costs. Total expenditures will be broken down by major budget categories. Reports will be accompanied by documentation showing that the charges are for allowable purposes and that the expenditure listings are accurate and suitable for audit. In addition to the summary documentation submitted to the Department, the Grantee will keep complete financial records such that all charges, whether paid from grant funds or from the Grantee's matching funds, can be readily traced to their origins. Basic documents required to be maintained for audit include purchase orders, vouchers authorizing payments, time records for individual employees' and volunteers' hours charged to this program.

The Grantee's progress report(s) will be submitted on forms supplied by the Department. Supplementary information summarizing accomplishments will be included in narrative form. The project and related reports are subject to audit by both the Department and DTE Energy Foundation. This may include both financial audits and site visits.

SECTION 4 - ADMINISTRATION OF GRANT, CHANGES

From time to time, changes may be needed in the scope of the project and the grant. All changes must be approved by the

Grant Supervisor. Changes must be in writing and approved in advance.

SECTION 5 - STANDARDS OF WORK

In determining whether or not the Grantee has performed its obligations, it is agreed and understood that the Grant Officer shall rely on the evaluation of the Supervisor. The Grant Officer or the Supervisor may issue written or oral instructions. Any instructions that affect the scope of work, price, period of performance, or any other provision of the Grant must be in accordance with specific provisions of the Grant. The Grantee agrees that the performance of the services under this Grant shall be performed to high professional standards.

SECTION 6 - CANCELLATION

Cancellation of the Grant by the State may be for: (a) default by the Grantee, or (b) lack of further need for the service at the location named in the Grant. Default is defined as the failure of the Grantee to comply with any term or condition of this Grant. In case of default by the Grantee, the State may cancel the Grant immediately and procure the services from other sources. The State can make payment up to 20% of the grant award for any reimbursable, non-cancelable expenditures that have been completed to the satisfaction of the Grant Supervisor and complies with other grant requirements.

In the event the State no longer needs the service specified in the Grant due to program changes, changes in laws, rules or regulations, relocation of offices, or lack of funding, the State may cancel the Grant by giving the Grantee written notice of such cancellation thirty (30) days prior to the date of cancellation. The Grantee can request reimbursement for reasonable non-cancelable expenditures made prior to the date of the written notice of cancellation that have been completed to the satisfaction of the Grant Supervisor and complies with other grant requirements.

SECTION 7 - DISPUTES

Except as otherwise provided for in this Grant, any dispute arising under this Grant which is not disposed of by agreement shall be decided by the Grant Officer, who shall reduce his/her decision to writing and mail or otherwise furnish a copy to the Grantee. The decision of the Grant Officer shall be final and conclusive unless, within thirty (30) days from the date of receipt of such copy, the Grantee mails or otherwise furnishes to the Grant Officer a written appeal. Pending final decision of disputes, the Grantee shall proceed diligently with the performance of this Grant and in accordance with the Grant Officer's decision.

SECTION 8 - OFFICIALS NOT TO BENEFIT

No member of the Legislature of the State of Michigan or any individual employed by the State shall be allowed any share or part of this Grant, or to any benefit that may arise.

the Grantee complies with said order of the Michigan Civil Rights Commission. Notice of said declaration of future ineligibility may be given to any or all of the persons with whom the Grantee is declared ineligible to grant as a granting party in future grants. In any case before the Michigan Civil Rights Commission in which cancellation of an existing grant is a possibility, the granting agency shall be notified of such possible remedy and shall be given the option by the Michigan Civil Rights Commission to participate in such proceedings.

- g. The Grantee will comply with Act 220 of the Public Acts of 1976, the Michigan Handicapper's Civil Rights Act, and SECTION 504 of the Rehabilitation Act of 1973, P.L. 93-112, both of which prohibit discrimination against handicapped persons.

SECTION 16 - PRICE

Prices quoted by the Grantee shall be the maximum to be charged during the Grant period. ~~the State shall receive the benefit of any decrease in price that may occur.~~

SECTION 17 - TAXES

The State is exempt from Federal Excise Tax, and State or Local Sales Tax. Bid prices shall not include such taxes. Exemption Certificates for Federal Excise Tax will be furnished upon request.

SECTION 18 - INDEMNIFICATION

The Grantee shall indemnify and hold harmless the State, and its agents and employees, from and against all claims, damages, losses, and expenses, including but not limited to, reasonable attorneys' fees arising out of, or resulting from the contracting out of and or performance of the work, which includes all labor, material and equipment required to produce the commodity, construction, and/or service required by the Grant, provided that any such claim, damage, loss, or expense

- a. is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and
- b. is caused in whole or in part, by any negligent act or omission of the Grantee, any subgrantee, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified.

In any and all claims against the State, or any of its agents or employees by any employee of the Grantee, any subgrantee, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Grant shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Grantee or any subgrantee under worker's compensation acts, disability benefit acts, or other employee benefits acts.

The obligations of the Grantee under this Grant shall not extend to the liability of the State, its agents or employees arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, or (2) the giving of, or the failure to give

directions or instructions by the State, its agents or employees.

SECTION 19 - GRANTEE'S LIABILITY INSURANCE

The Grantee shall purchase and maintain such insurance as will protect him/her from claims set forth below which may arise out of, or result from, the Grantee's operations under the Grant, whether such operations be by himself/herself or by a subgrantee, or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

- a. Claims under worker's compensation, disability benefit, and other similar employee benefit act. A non-resident Grantee shall have insurance for benefits payable under Michigan's Worker's Compensation Law for any employee, resident of and hired in, Michigan; and as respects to any other employee protected by worker's compensation laws of any other state the Grantee shall ~~have insurance or participate in a mandatory state fund to cover the benefits payable to any such employee.~~
- b. Claims for damages because of bodily injury, occupational sickness or disease, or death of his employee.
- c. Claims for damages because of bodily injury, sickness or disease, or death of any person other than his employee, subject to limits of liability of not less than \$300,000 each occurrence and, when applicable \$300,000 annual aggregate, for non-automobile hazards and as required by law for automobile hazards.
- d. Claims for damages because of injury to or destruction of tangible property, including loss of use resulting therefrom, subject to a limit of liability of not less than \$50,000 each occurrence for non-automobile hazards and as required by law for automobile hazards.
- e. Insurance for subparagraphs 3 and 4 non-automobile hazards on a combined single limit of liability basis shall not be less than \$300,000 each occurrence and when applicable, \$300,000 annual aggregate.

The insurance shall be written for not less than any limits of liability specified or required by law, whichever is greater, and shall include contractual liability insurance as applicable to the Grantee's obligations under the indemnification clause of this Grant.

SECTION 20 - SOURCE OF FUNDS - TERMINATION

The State's payment of funds for purposes of this Grant is subject to and conditional upon the availability of funds for such purposes, being Foundation and/or State funds. No commitment is made by the State to continue or expand such activities. The State may terminate this Grant immediately upon written notice to the Grantee at any time prior to the completion of this Grant if, in the opinion of the State, funding becomes unavailable for this service, such funds are restricted. In the event of termination, reimbursement of reasonable non-cancelable expenditures in accordance with SECTION 6 may be provided.

SECTION 21 - FEES AND OTHER SOURCES OF FUNDING

The Grantee shall not seek nor obtain funding through fees or charges to any client receiving services for which the State reimburses the Grantee under this Grant. The Grantee

UNITED STATES DEPARTMENT OF AGRICULTURE
CERTIFICATION REGARDING
DRUG-FREE WORKPLACE REQUIREMENTS (GRANTS)
ALTERNATIVE I - FOR GRANTEEES OTHER THAN INDIVIDUALS

This certification is required by the regulations implementing Sections 5151-5160 of the Drug-Free Workplace Act of 1988 (Pub. L. 100-690, Title V, Subtitle D; 41 U.S.C. 701 et seq.), 7 CFR Part 3017, Subpart F, Section 3017.600, Purpose. The January 31, 1989, regulations were amended and published as Part II of the May 25, 1990 Federal Register (pages 21681-21691). Copies of the regulations may be obtained by contacting the Department of Agriculture agency offering the grant.

(Before completing Certification, read instructions on page 2)

Alternative I

- A. The grantee certifies that it will or will continue to provide a drug-free workplace by:
- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
 - (b) Establishing an ongoing drug-free awareness program to inform employees about -
 - (1) The dangers of drug abuse in the workplace;
 - (2) The grantee's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
 - (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
 - (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will -
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
 - (e) Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted -

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e) and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, State, zip code)

Check if there are workplaces on file that are not identified here.

Organization Name

Award Number or Project Name

Name and Title of Authorized Representative

Signature

Date



Michigan Department of Natural Resources, Forest Resources Division

**DTE ENERGY FOUNDATION TREE PLANTING GRANT PROGRAM
GRANTEE'S FINANCIAL REPORT**

**DTE Energy
Foundation**



This information required under authority of Part 5 of Act 451, P.A. 1994, as amended to verify information and report progress on the DTE Energy Foundation Tree Planting Grant Program.

Grant No.	CASH CONTRIBUTIONS ¹		IN-KIND SERVICES ² (IN DOLLARS)	TOTAL
	Grant Funds (DTE Energy Foundation)	Grantee's Match (Local)		
Personnel				
Fringes				
Volunteer				
Trees				
Equipment				
Supplies				
Other				
Contractual Services				
TOTAL				

¹ Cash contributions: Cash expended to complete the grant must be documented with copies of paid salary stubs, receipts or invoices.

² In-kind support: Expense/value provided to complete the grant must be documented by minimum of signed/dated letterhead explaining how expense/value was calculated.

I certify that the above information is correct.

Grantee Representative Name - PLEASE PRINT _____ Grantee Representative Signature _____ Date _____

FOR GRANT REIMBURSEMENT, THE FOLLOWING DOCUMENTS MUST BE SUBMITTED:

- Project Narrative Summary (1pg. max): Include project goals, actual accomplishments and impact on the community and natural resources. Also include key observations of successes, barriers or limitations to project completion.
- Copies of invoices, receipts, vouchers etc. that document reimbursable expenditures and match on this project.
- Signed DTE Energy Foundation Tree Planting Grant Program Grantee's Financial Report - (PR 4167-2).
- Signed DTE Energy Foundation Tree Planting Grant Program Tree Maintenance Agreement - (PR 4167-4).
- Signed DTE Energy Foundation Tree Planting Grant Program Tree Inventory - (PR 4167-5).
- DTE Energy Foundation Tree Planting Grant Program Volunteer Time Record (if applicable) - (PR 4167-3).

Return completed report(s) to: **DTE ENERGY FOUNDATION TREE PLANTING GRANT PROGRAM
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
URBAN AND COMMUNITY FORESTRY
PO BOX 30452
LANSING MI 48909-7952**



Michigan Department of Natural Resources, Forest Resources Division

DTE ENERGY FOUNDATION TREE PLANTING GRANT PROGRAM TREE MAINTENANCE AGREEMENT



This information is required under authority of Part 5 of Act 451, P.A. 1994, as amended to verify information and report progress on the DTE Energy Foundation Tree Planting Grant Program.

Grant No.: _____

The Grantee certifies that customary and reasonable tree care and maintenance will be performed for three (3) years on all trees planted under the terms of the Community Forestry Grant Program. Research has shown that tree care during the first three years after transplanting is critical to ensuring its long-term success and establishment. The estimated cost of the first year of tree maintenance may be counted towards the grantee match requirement.

Minimum standards for tree care are those criteria, instructions, and examples contained in *Tree Maintenance Guidelines (IC4108-1)*. Additionally, it is recommended that Grantee refer to the *American National Standards for Tree Care Operations – Tree; Shrub and Other Woody Plant Maintenance – Standard Practices (ANSI – A300)*. Tree maintenance includes, but is not limited to: watering, fertilizing, pruning, trimming, mulching, staking, and removing and replacing dead or dying trees.

Upon completion of the tree planting, a list of trees planted under this project must be submitted (*PR4107-4, page 2*). For each tree, list:

- Month and year planted
- Planting location
- Species
- Diameter or height

A substitute format (e.g. spreadsheet) may be used with approval of the Grant Supervisor.

Failure to comply with this requirement may result in cancellation of the current grant and disqualification from future grants.

I certify that I have read and understand the minimum standards for customary and reasonable tree care and maintenance and my organization will comply with all of the above.

Grantee Representative Name (please print)

Signature

Date

**Request from Friends
of Peninsula
Community Library**

Rebecca Chown

From: nancywdavy@aol.com
Sent: Sunday, August 25, 2019 11:55 AM
To: clerk@peninsulatownship.com
Cc: dgwilly1@charter.net; vshurly@tadl.org
Subject: Charlie Doe Sign

Dear Becky,

Could you please add an item to the Consent Agenda for the next Board meeting on September 3 requesting permission to use the Charlie Doe sign? The request is from the **Friends of Peninsula Community Library announcing the annual Book Sale to be held at the new Library September 18 - 28.**

Also, permission to post our **banner at Fire Station #2 at the base of the Peninsula.**

I have spoken to Mary Shultz and there is no other request for the Charlie Doe sign at this time.

The Charlie Doe sign would be posted beginning September 15 and the banner hung on Sept. 18

If you have questions, I can be contacted by email or call 223-7216

Thank you for your attention to our request.

Nancy Davy
President, Friends of Peninsula Community Library

**Minutes from August 27, 2019,
Township Board Meeting**

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

www.peninsulatownship.com

Township Board Regular Meeting

Township Hall

August 27, 2019, 7:00 p.m.

Meeting Minutes

1. **Call to Order** by Supervisor Manigold at 7:00 p.m.
2. **Pledge**
3. **Roll Call:** Achorn, Wunsch, Sanger, Bickle, Mangiold, and Chown
Absent: Wahl—excused
4. **Brief Citizen Comments (for agenda items only)**

Nancy R. Heller, 3091 Bluewater Rd., commented on business item two. Is not opposed to the idea of redoing signage throughout the township with an updated logo but feels it should be put on hold for now as the proposal is for just under \$10,000 of taxpayer money. The township board is engaged in several other projects at this time such as the master plan, steering committee, community survey, blight committee, the winery chateau committee, PDR, the Haserot Beach boat launch and DNR, and finalizing the park committees roles and responsibilities. Suggested that this item be put on hold until a future date. Also commented that after the blight and nuisance ordinance, a citizen commented that, "It is important to talk to people before building a plan and listening to ideas coming from the bottom up and then top down." She also questioned the amount of the proposal, stating that it was close to the cutoff point of requiring three bids.

Manigold: we do have one additional item to add to the agenda. After the blight meeting on Monday, August 26, it became apparent that the board needs to appoint an individual to run the meeting. After discussion with the attorney, we decided to add business item six, to appoint Randy Hall as chairperson of the blight committee.

5. **Approve Agenda**

Moved by Bickle to approve the agenda as amended, seconded by Wunsch.

Roll call; Manigold-yes, Bickle-yes, Sanger-yes, Wunsch-yes, Achorn-yes, Chown-yes.

Passed unan

6. **Conflict of Interest: none**

7. **Consent Agenda:** any member of the board, staff, or the public may ask that any item on the consent agenda be removed and placed elsewhere on the agenda for full discussion

1. Invoices (recommend approval)

2. Reports—none

3. Correspondence:

- A. Letter of commitment from Peninsula Township Supervisor Rob Manigold in support of the Grand Traverse Conservation District's *Helping Michigan Go Beyond Beauty* proposal to the Northwest Michigan Invasive Species Network grant program administrator

4. Request to approve the planning commission's recommendation that Al Couture be appointed to serve a consecutive term on the ZBA as the planning commission rep (recommend approval)

5. Request to add Wolstano Paniagua as a firefighter to the fire department roster (recommend approval)
6. Minutes from August 13, 2019, township board special meeting and August 13, 2019, township board regular meeting (recommend approval)
7. Request to amend the fiscal 2019-2020 regular meeting dates (recommend approval)

**Moved by Wunsch to approve the consent agenda as presented, seconded by Bickle.
Roll call: Manigold-yes, Bickle-yes, Sanger-yes, Wunsch-yes, Achorn-yes, Chown-yes.
Passed 6-0**

8. Business

1. Consider purchase of development rights monitoring bid (PDR committee: Achorn, Sanger, Wunsch)

Achorn: the three committee members met last week to discuss this sole application for the monitoring and the cost in comparison to last year's bid. We specifically discussed item A from Matt McDonough, which was the additional work the monitors need to complete each year and the additional documentation, the on-going paperwork, that will need to be completed each year since the proposal is to adhere to and formally adopt policies and procedures for both easement and monitoring violation enforcement. It will be on the bidder to give us the basics to help the board formulate these procedures.

Achorn briefly outlined the McDonough report and noted that this third party review determined that the PDR documentation in the township office was not in order or in one contained place. She stated that the information needs to be gathered and put in logical order, kept secure in a fireproof cabinet, and that all of the files need to be updated on an annual basis.

Achorn outlined the compensation provided in the bid for \$25,000 is to be divided between the parties with a three percent increase each year for a three-year period.

Sanger: the McDonough report was prepared to review the internal monitoring that was done and to make recommendations to the board. Matt McDonough was selected through a competitive bid process and stated that the work that was done was of very high quality. He is quoted as saying that they [Sally Akerley and Christina Deeren] did a very good job of monitoring.

Sanger also pointed out that of the 34 landowners interviewed by Matt McDonough, 31 gave a very positive review both of the onsite visit and the interface with the landowner. Of the three who made a somewhat negative comment, McDonough stated their complaints had no merit. The additional work McDonough identified was in the baseline documentation that is missing from the township files. That is a major issue that needs to be resolved. The file for each of these easements should contain all of the documentation.

Manigold: the McDonough report stated that those were missing, so we had Gordon Hayward

come in and work on getting all of these reports together. He found some of the information in the planner's office. Michelle Reardon, the former township planner, had begun compiling all of the information years ago and some documents were found in that office. So we have taken steps to gather the information.

Wunsch: also reviewed the new contract and the report by McDonough. Said the township staff who have been conducting the monitoring over the past couple of years have done a good job according to this report. Feels it is important to continue to engage an outside third party periodically to check the status of the work being done but feels this is a reasonable way to move forward.

Moved by Achorn to approve authorization of the contract and signature by the supervisor to sign the contract, seconded by Wunsch.

Roll call: Wunsch-yes, Achorn-yes, Chown-yes, Manigold-yes, Bickle-yes, Sanger-yes
Passed 6-0

2. Proposal to redo signage throughout Peninsula Township with updated logo and the development of graphic standards to be implemented township wide (Mielnik)

Mielnik: this issue originated back in May and was brought up by the parks committee when the suggestion of replacing signs came up. At that time it was mentioned that there are no standard signage specifications for any of the signage within the township. Many of the signs were installed at different times and reinvented. Most of these now have the park commission name on them, which is obsolete. Discussions at the parks committee led to more conversation about the need for standards to be established for something that is cohesive and functional and timeless in the sense that it does not have to be reinvented each time you do sign replacement. Subsequent conversations with the supervisor and clerk led us to seek a proposal from an independent individual. This is the proposal that has been provided in the packet, which is a multi-step process to refresh the logo for the township and create alternative signage families. "Families" is used to describe functional characteristics of the signs. These signs should look similar and have a similar identity and follow branding and logo guidelines so that they do not have to be reinvented over time and instead are used consistently. This is considered a best practice and is supported by the MEDC and other organizations in creating an identity. This proposal was also recommended to you by the parks committee at their most recent meeting.

Manigold: the proposal originated from Beth Karczewski from the park board as they are starting to redo all the parks signs.

Chown: asked Mielnik if had any more detail on how the parks committee would be involved in implementing the signage proposal if the board approved the contract.

Mielnik: a number of members have been assigned to different parks essentially to oversee them. Stated that the parks committee would be involved in inventorying all of the existing signage that exists and then identifying this new system that would apply to all the parks throughout the township and also extending into the public

buildings like the township hall as well as the website, letterhead, and business cards. Noted that we would be taking the opportunity to reinforce our identity and making a conscious connection between all the different things Peninsula Township touches.

Chown: one of the reasons the parks committee is interested in this is due to comments they have received about people getting lost at a couple of the parks. Directional signs are needed in a few of them. Chown noted that she has heard similar comments as well and would not like to spend money on signs that would ultimately be replaced because they did not have the correct name or logo. Feels this is an excellent idea and is in favor of proceeding. Is sympathetic to Mrs. Heller's statement that the board has taken on many different projects but questioned whether this would be the board's project or an undertaking by the parks committee.

Mielnik: the proposal leaves this open as to how you would like to handle that but the bulk of the project occurs in the parks so they will have the most attention devoted to the signs.

Manigold: anything over \$10,000 requires the township to get three bids, and this is close to that \$10,000 but is under so we don't have to go out for bids.

Mielnik: when that conversation occurred, there was a discussion about whether we could have a potential project for under \$10,000, and the answer was yes. So there wasn't an effort to prepare a request for proposal and to find consultants to do the work and spend the time collecting those proposals, reviewing them, and checking qualifications. This seemed like a much quicker path to get this accomplished.

Sanger: given the fact that we have these other committees, this is the appropriate time, and I see the consultant's role as coming up with a recommendation. A lot of this work is artistic, so we look to the consultant to bring to us a finished product, and running it by the committee is appropriate. Our logo today is an outline of the peninsula. Feels this will guide us with a logo, colors, and help with a font that will be consistent throughout the township, which makes sense.

Wunsch: it makes sense to make these changes. Asked about our community MEDC person as the proposal includes the logo redesign but doesn't include any of the signage. Wondered if they would cost share on the actual signs being produced.

Mielnik: Dan Leonard is responsible for this area from the MEDC. Signs will be fabricated. Noted that the firm he worked with prior to coming to the township was engaged in the RFC program.

Bickle: not sure he understands.

Wunsch: checking to see if there is any state funding available to share cost.

Bickle: there may be a component to this project being discussed that is not necessarily covered by this design element.

Wunsch: if we spend \$35,000 to \$40,000 all on redoing the signage, perhaps MEDC has state funding available to offset the cost. In his experience, if we make a financial commitment to move forward with this project, they may help fund it. Clarified MEDC as the Michigan Economic Development Foundation; said they help fund a lot of placemaking projects throughout the state.

Mielnik: most directly towards cities and villages. Dan made a pitch at the last meeting with the planning commission about the RFC program, and we have not engaged in that program formally.

Manigold: usually we do not qualify for that because our base income is above normal. Is in favor of this project starting with the parks committee but does feel that the bid that was received was so close to the \$10,000 that it should be bid out.

Bickle: everything before us is very clear but he is uncertain about moving forward at this time even though he is thrilled to see this. Said that the parks committee will have their next meeting on September 4 with a very full agenda and one of the items is project priorities. Bickle noted that he plans to attend this meeting as he wants to hear what their priorities are. Does feel that the signs need to be streamlined and uniform but worries about who will be responsible for the project. He is not against discussing this further but does not feel that the board is ready to make a decision tonight.

Achorn: conceptually is in favor of the idea of creating uniform signage but does not feel there's an issue with delaying this decision and does not have an issue with the proposed cost of the proposal.

Mielnik: as a former consultant, once the proposal is out and the cost is made public, that becomes an issue.

Achorn: is in favor of tabling this item until after the parks committee on the 4th and then adding it to our next meeting.

Maingold: so, if they are going to take this over, then we will put this back on our agenda at this price and move forward if they are ready to take it on.

Sanger: wants to ensure that this board has the final decision as the consultant is going to bring recommendations and gather information from the parks committee, which is appropriate, but the parks committee reports to this board, so he hopes this board will have the latitude in making the final decision. We need to be careful as to how we engage the parks committee and every other committee, and he would like to hear from them.

Chown: questioned if three bids would still be requested given Randy's point that this bid is now out there and in all likelihood this bid would be undercut by future bids.

Mielnik: two things here matter, and they are scope and budget and time schedule. That is a risk you take when you put out a proposal believing that it is within the guidelines of what a local government has for a bidding process.

Moved by Bickle to table this until after the park committee meeting on September 4th, second by Achorn.

Passed unan

3. Proposal for road name change: Windsor Ct. to McKian Drive (Akerley)

Akerley: material was provided in the packet related to this issue. In March of 2019, Grand Traverse County 911 elected to change some addresses. This was due to the multi-name on a singular liner road and because the numbering sequence of the homes was scrambled and out of order; they wanted to clean this up. These 10 impacted parcels have had a mandated address change from their original addresses to Windsor Court. We have received petitions that are in the packet that represent seven out of the 10 impacted property owners requesting to change the name from Windsor Court to McKian Road. The reason this was chosen as an alternative name was due historically to signage on the corner of the intersection of the impacted area that ties into that road. It is acknowledged and recognized and has a historical tie to the area as the families there have lived along that road. In many instances in the past, the board has

entertained the same type of request for road name changes. This has been vetted with Grand Traverse County, and if McKian Road is chosen by the town board, the county is in agreement with the change as well, as there is no duplicity and the name is available.

Bickle: if we move forward, I understand that 70% of the residents are in support and everyone's address changes in numeric order with that so they will be able to be located in the event of an emergency 911 situation. Google Map and Google Earth are already lined up so it does not affect their safety, health, and welfare.

Manigold: historically, as a township, we have had this issue before us in other places. It was decided when enhanced 911 came in that other roads had to be renamed, and unfortunately we have never had 100% agreement so we have gone with the majority of the residents in favor of the road name change.

Sanger: noted that a resident contacted him back in February; agrees that the number sequence is not in order for public safety. Said 911 was involved in cleaning up the numbering system. The first change was on Windsor Court while some of the residents have addresses on Peninsula Drive and some on McKian, which 911 was involved with changing.

Manigold: what really brought this to light was a 911 call. When emergency services responded, they were unable to find the address, so that is what triggered this being reviewed.

Moved by Wunsch to approve the name change from Windsor Court to McKian Drive and authorize the supervisor to sign the petition, seconded by Bickle.

Roll call; Achorn-yes, Chown-yes, Manigold-yes, Bickle-yes, Sanger-yes, Wunsch-yes.

Passed 6-0

4. Consider the 2019 L-4029 millage tax rate (Bickle)

Bickle: this occurs every year; this is just a normal procedural process where the town board is advised and informed of what the millage rate is for those that are applicable to the township. This has been going on since 1974 so essentially this is what the millage will be going onto the tax statements and when they come up for renewal.

Moved by Bickle that the board approve the clerk and supervisor are authorized to sign the L-4029 so that it may be submitted to the County Clerk and to the State Equalization, seconded by Wunsch.

Roll call; Manigold-yes, Bickle-yes, Sanger-yes, Wunsch-yes, Achorn-yes, Chown-yes.

Passed 6-0

5. Consider bid from D&W Mechanical for air conditioner replacement on the south end of the township offices (Manigold)

Manigold: D&W has been doing the maintenance for the buildings, and apparently the air conditioning is out, so they came out and gave us a bid for repairing this.

Bickle: both units are 17 years old, so it was no surprise when it began blowing warm air. There is no other solution than what has been proposed. This will get us back into operation.

Moved by Bickle to accept the bid from D&W for air conditioner replacement as noted in their proposal, seconded by Chown.

**Roll call; Chown-yes, Manigold-yes, Bickle-yes, Sanger-yes, Wunsch-yes, Achorn-yes.
Passed 6-0**

6. Appoint Randy Hall as chairperson to the blight committee
Manigold: the blight ordinance was presented a few months ago, and after the public's reaction, we decided to turn this over to the public by creating a committee. Networks Northwest was hired to facilitate this committee with volunteers from the public. It became apparent after last night's meeting and some personal attacks that we need a chairman for this committee. Randy, Christina, and I spoke to our legal counsel and it was suggested that Randy Hall, who is one of the volunteers and a member of the planning commission, chair this committee. With the approval tonight of that position, he will chair the meeting and then turn it over to Networks Northwest, which will record all of the comments, either positive or negative, and then compile the information into a report to be submitted to the planning commission, which will then begin the process of being presented to the public so that this is township wide and not a few individuals driving the bus.

Moved by Bickle to appoint Randy Hall as chairman of the blight committee, seconded by Sanger.

Passed unan

9. Citizen Comments

Nancy R. Heller, 3091 Bluewater Rd., thinks it is a good idea to appoint a chair to the blight committee as she sits on that. Wanted to stress that it is important to listen to all committee members and not discourage participation. Feels these meetings should be on Streamspot. Wanted to publicly apologize to Christina and Randy for the behavior from a member of this committee and feels we should have ended the meeting. Believes a chair will be very valuable for future meetings. Wanted to commend Mr. Hall for reaching out to her regarding a conversation they had in which she disagreed with something he said. Hall made the effort the next day to contact her and apologize, stating the information he verbalized was incorrect.

10. Board Comments

Bickle: Mr. [Jason] Gillman from the road commission was asked to look at Island View Road and Bowers Harbor Road. What drove the concern were residents, especially with school getting prepared to start. That road in its current condition is patchwork and the yellow lines are missing. We have the same issue on Bowers Harbor Road, which is another well traveled road. Has followed up with an email and has heard back. The road commission is committing to get those roads finished, hopefully by the end of the season and, worst case, by spring.

The other issue is three special assessments; he [Bickle] has been trying to find out when the township will get paid. He sent another email to Mr. Gillman and they are going to get our \$183,000 commitment paid.

Achorn: received an email late in the day from Loren and Nancy Wolf regarding the speed on Center Road and their concerns along with a request to change the speed limits. This email was resubmitted as they had not received a response. [See email attached at the end of the minutes.]

Wanted to acknowledge that the request was read and received but also to note that we do not have the power to change the speed on this road. Said that the board was also concerned about this when reviewing the Vineyard Ridge SUP request but this road is controlled by the state. We will be speaking to the county once this road is given back to them to see if changes can be implemented. **Wunsch:** could not find the official end of his term for the planning commission but thinks it is coming up at the end of the month.

Chown: this will be on the agenda for the first meeting in September.

Manigold: congratulated Wunsch on receiving the 40 under 40 award and Attorney Meihn for receiving an award for being recognized as one of the top trial attorneys in the state.

11. Adjournment

Moved by Bickle to adjourn, seconded by Sanger.

Passed unan

Adjournment: 8:47 p.m.

DRAFT

To: Old Mission Peninsula Township Board Members
From: Loren and Nancy Wolf
Re: Speed Limit on Center Road

Dear Peninsula Township Board Member,

A few weeks ago I sent a letter to the board regarding a speed limit issue on the south portion of Center Road.

Since we have not had the courtesy of a response, we are resubmitting the same letter to each of the township board members in hopes that you would give serious consideration to our concerns.

Since sending the original letter, a recent incident has caused us to further pursue our requests. Even though the incident occurred at the entrance of our street, Edmar Drive onto Center Road, many other driveways and entries onto Center Road are in equal peril. Cars entering Center Road and heading north are naturally in the passing lane of cars coming south on Center Road. Since this is presently a passing zone for southbound vehicles, the speed necessary to accomplish the passing of another car necessitates excessive speeds well beyond the present 45 MPH...some approaching 60 MPH! Further details are not necessary because it is easy to understand the nature of the near mishap which thankfully did not occur...although, last year a serious accident did occur as a result.

It is our hope that you will please consider our request for decreasing the speed limit on the portion of road detailed in our first letter, and realize that action is imperative in order to avert a serious accident and/or fatality.

Thank you for your consideration. We sincerely hope you will address this situation. It requires a simple solution and would help prevent a future tragedy

Loren and Nancy Wolf
6113 Edmar Drive
Traverse City, MI 49686

Peninsula Township Board
13235 Center Road
Traverse City, Michigan 49686

Dear Township Board,

We are writing to you to express our concern regarding the increase in traffic on Center Road. More specifically, the need to decrease the speed limit from the Unitarian Church to the intersection of Center Road and Peninsula Drive.

Within this stretch of road, approximately a distance of only ONE MILE, there are 32 residential driveways, 2 churches (including a condo complex at First Congregational Church), a major subdivision complex (The Enclave), and 6 streets. To reiterate, this is all within one mile distance!

We reside on Edmar Drive, one of the streets feeding onto Center Road. We have noticed a dramatic increase in traffic on Center Road, sometimes requiring long wait times to both enter and exit Edmar, Sterling, and Sherman. However, more concerning is the fact that along with this increase in traffic we are experiencing dangerous violations of speeding...many cars and trucks traveling in excess of 50 MPH!! The present speed limit is 45 MPH from the Unitarian Church to the Peninsula Drive and Center Road...only to change to 35 MPH a few feet north of the intersection.

We are appealing to you to make that stretch from the Unitarian Church to the corner of Peninsula Drive and Center Road 35 MPH. At present, there have been numerous accidents and dangerous incidents involving traffic attempting to either exit or enter Center road. This is a tragic accident just waiting to happen... mainly because of the 45 MPH speed limit which is too fast for this 1 mile stretch. We feel that it's an easy fix to change a 45 MPH sign to a 35 MPH sign.

Thank you for your consideration,

Loren and Nancy Wolf
6113 Edmar Drive
Traverse City, MI 49686

Business

**Requested Amendment to SUP #123
for the 81 on East Bay Development**

Peninsula Township Planning & Zoning Department
13235 Center Road
Traverse City, MI 49686

**SPECIAL USE PERMIT (SUP) / PUD
FINDINGS OF FACT AND CONCLUSIONS
SUP #123 (Amend. #1) The 81 on East Bay (Planned Unit Development Condominium
Subdivision)
_____, 2019**

PENINSULA TOWNSHIP BOARD

Applicant: The 81 Development Company, LLC
 Kevin O’Grady, Owner
 6978 Dixie Hwy, Suite A
 Clarkston MI 48346

Hearing Date(s): July 15, 2019 – Planning Commission
 September 10, 2019 - Township Board

PROPERTY DESCRIPTION

Parcel ID#: 28-11-114-001-00; 28-11-114-002-00

INTRODUCTION AND BACKGROUND

On August 11, 2015, the township board approved an application for a special use permit (SUP #123) and planned unit development (PUD) to build a 41-unit residential condominium development located on Bluff Road in Peninsula Township, subject to specific conditions. Subsequent court proceedings led to project approval pursuant to action taken by the township board on January 23, 2018.

On June 26, 2019, The 81 Development Company submitted an application (*EXHIBITS 1 AND 2*) to amend the approved SUP #123 with multiple proposed changes. Two proposed changes were subsequently eliminated at the planning commission meeting on August 19, 2019, and the following five proposed changes remained for consideration:

1. Relocate the road named Snug Harbour Court 25 feet to the west. This thereby enlarges the lots identified as units 9,8,7,6, and 5.
2. Lot widths for Units 1–9 were adjusted to provide more uniform distribution of width.
3. The landscaped area along Double Eagle Drive associated with units 10 and 4 is eliminated, thus enlarging these two lots.
4. Units 11–28 were shortened along the easterly lot line to achieve the 65% PUD open space requirement.
5. The fire department emergency access route located at the northwest corner of the development is re-aligned to conform to the adjacent landowner’s wishes. This access route is located outside of the 81 Development area.

APPROVED AT PLANNING COMMISSION MEETING ON 8/19/19

The planning commission voted unanimously to approve the five changes listed above; these changes are reflected in the updated Site and Dimension Plan dated 8-19-2019 and provided in **EXHIBIT 2A**.

SECTION 8.1.3 BASIS FOR DETERMINATIONS

FINDINGS - SECTION 8.1.3 (1) GENERAL STANDARDS

General Standards: *The town board shall review each application for the purpose of determining that each proposed use meets the following standards, and, in addition, shall find adequate evidence that each use on the proposed location will:*

- (a) Be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed. ***The board finds that the proposed plan changes do not change the essential character of the vicinity as illustrated in the previously approved plan.***
- (b) Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole. ***The board finds that the proposed changes will not add any characteristics to the previously approved development plan that would be hazardous or disturbing to existing or future uses in the same general vicinity.***
- (c) Be served adequately by essential facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools. ***The board finds that the proposed changes to the development will not materially change essential facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools as previously defined in the original plan approval. The proposed changes to the emergency access roadway are negligible according to the township engineer (EXHIBIT 3).***
- (d) Not create excessive additional requirements at public cost for public facilities and services. ***The board finds that the proposed changes to the approved development plan will not create excessive additional requirements at public cost for public facilities and services.***

- (e) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare, or odors. ***The board finds that the proposed changes will not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare, or odors. The proposed changes to the emergency access roadway are considered negligible (EXHIBIT 3).***

FINDINGS - SECTION 8.1.3(3) SPECIFIC REQUIREMENTS:

Specific Requirements: In reviewing an impact assessment and site plan, the town board and the planning commission shall consider the following standards:

- (a) That the applicant may legally apply for site plan review. ***The board finds that the applicant may legally apply for the site plan review.***
- (b) That all required information has been provided. ***The board finds that applicant has provided all required information to review the proposed plan amendments. This includes an updated site plan showing the removal of "Parcel A" from the development (EXHIBIT 2.A).***
- (c) That the proposed development conforms to all regulations of the zoning district in which it is located.
The board finds that the proposed plan amendments conform to the requirements associated with a PUD per Section 8.3. The road and lot line adjustments actually increase the amount of common open space compared with the previously approved plan (EXHIBIT 3).
- (d) That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services.
The board finds that the proposed plan amendments to the development conform to the requirements associated with a PUD per Section 8.3. The Peninsula Township fire chief has reviewed the proposed re-alignment of the emergency access road and finds no issues (EXHIBIT 4).
- (e) That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured. ***The board finds that the proposed plan amendments meet requirements or standards of other governmental agencies consistent with the original submission and approvals.***

- (f) That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se. ***The board finds that the proposed plan amendments do not negatively impact prior decisions with respect to natural resource preservation. The road and lot line adjustments actually increase the amount of common open space compared with the approved plan (EXHIBIT 3).***
- (g) That the proposed development property respects floodways and floodplains on or in the vicinity of the subject property. ***The board finds that the proposed plan amendments do not impact floodways and floodplains.***
- (h) That the soil conditions are suitable for excavation and site preparation and that organic, wet, or other soils that are not suitable for development will either be undisturbed or modified in an acceptable manner. ***The board finds that the proposed plan amendments do not negatively impact prior decisions with respect to soil suitability.***
- (i) That the proposed development will not cause soil erosion or sedimentation problems. ***The board finds that the proposed plan amendments do not negatively impact prior decisions with respect to soil erosion or sedimentation.***
- (j) That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff and will not cause undue runoff onto neighboring property or overloading of water courses in the area. ***The board finds that the proposed plan amendments do not negatively impact prior decisions with respect to stormwater. The revisions to Snug Harbour Court appear to reduce impervious surfaces created by the roadway. The previously proposed storm water provisions will be implemented into the revised Snug Harbour and emergency access roadway configurations. Site-specific storm water reviews will be required for each lot. (EXHIBIT 3, AND APPROVAL CONDITIONS ON PAGE 7).***
- (k) That grading or filling will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties. ***The board finds that the proposed plan amendments will not destroy the character of the property or the surrounding area and will not adversely affect the adjacent or neighboring properties.***
- (l) That structures, landscaping, landfills, or other land uses will not disrupt air drainage systems necessary for agricultural uses. ***The board finds that the proposed plan amendments will not disrupt air drainage systems necessary for agricultural uses.***
- (m) That phases of development are in a logical sequence so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage, or erosion control. ***The board finds that the proposed plan amendments will not impact any project phasing.***

- (n) That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems, and water sewage facilities. ***The board finds that the proposed plan amendments will not materially change plans to expand existing facilities such as public streets, drainage systems, and water sewage facilities.***
- (o) That landscaping, fences, or walls may be required by the town board and planning commission in pursuance of the objectives of this ordinance. ***The board finds that the proposed plan amendments will not change any requirements for fences or walls.***
- (p) That parking layout will not adversely affect the flow of traffic within the site or to and from the adjacent streets. ***The board finds that the proposed plan amendments will not adversely affect the flow of traffic within the site or to and from the adjacent streets.***
- (q) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient. ***The board finds that the proposed plan amendments will not change vehicular and pedestrian traffic flow within the site.***
- (r) That outdoor storage of garbage and refuse is contained, screened from view, and located so as not to be a nuisance to the subject property or neighboring properties. ***The board finds that the proposed plan amendments will not change plans for addressing outdoor storage of garbage and refuse.***
- (s) That the proposed site is in accord with the spirit and purpose of this ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this ordinance and the principles of sound planning. ***The board finds that the proposed plan amendments are in accord with the spirit and purpose of this ordinance.***

SECTION 8.3 PLANNED UNIT DEVELOPMENTS

FINDINGS – 8.3.2 OBJECTIVES

The following objectives shall be considered in reviewing any application for a special use permit for a planned unit development.

1. To provide a more desirable living environment by preserving the natural character of open fields, stands of trees, steep slopes, brooks, ponds, lake shore, hills, and similar natural assets. ***The board finds that the proposed plan amendments do not change the initial determination that the project creates a desirable living environment by preserving the natural character of open fields, stands of trees, steep slopes, brooks, ponds, lake shore, hills, and similar natural assets.***
2. To provide open space options. ***The board finds that the proposed plan amendments do not change the initial determination that the project creates a desirable living environment by preserving the natural character of open fields, stands of trees, steep slopes, brooks, ponds, lake shore, hills, and similar natural assets. The road and lot line adjustments increase the amount of common open space compared with the approved plan. (EXHIBIT 3)***
3. To encourage developers to use a more creative and imaginative approach in the development of residential areas. ***The board finds that the proposed plan amendments do not change the initial determination that the development offers a more creative and imaginative approach in the development of residential areas.***
4. To provide for a more efficient and aesthetic use of open areas by allowing the developer to reduce development costs through the by-passing of natural obstacles in the residential project. ***The board finds that the proposed plan amendments do not change the initial determination that the development offers a more efficient and aesthetic use of open areas.***
5. To encourage variety in the physical development pattern of the township by providing a mixture of housing types. ***The board finds that the proposed plan amendments do not change the initial determination that the development offers variety in the physical development patterns.***
6. To provide for the retention of farmland by locating the allowed number of housing units on the agricultural parcels of land in clusters that are suitable for residential use and that keep the remaining agricultural land in production or fallow and available for production. ***The board finds that the proposed plan amendments do not change the initial determination that the development locates the allowed number of housing units on the agricultural parcels of land in clusters that are suitable for residential use and that keep the remaining agricultural land in production or fallow and available for production.***

FINDINGS – 8.3.3 QUALIFYING CONDITIONS

Any application for a special use permit shall meet the following conditions to qualify for consideration as a planned unit development:

1. The planned unit development project shall not be fewer than twenty (20) acres in area, shall be under the control of one owner or group of owners, and shall be capable of being planned and developed as one integral unit. ***The board finds that the development area is far more than twenty (20) acres in size.***
2. The planned unit development project shall be located within a residential or agricultural district or a combination of the above districts. ***The board finds that the development area was residential (R-1A) and is now a PUD by virtue of past approvals.***
3. Water and waste disposal shall comply with the Peninsula Township Master Plan and be approved by Grand Traverse County or State of Michigan requirements. ***The board finds that the proposed plan amendments do not change past approvals of water and waste disposal systems.***
4. The proposed density of the planned unit development shall be no greater than if the project were developed with the lot area requirements of the particular zone district or districts in which it is located subject to the provisions of Section 8.1. except as provided by Section 8.3.5 (1). ***The board finds that the proposed plan amendments do not change past determinations of equivalent density.***
5. Open space shall be provided according to Section 8.3.6. ***The board finds that the proposed plan amendments positively change the open space calculations such that more open space is provided compared with the prior plan. (EXHIBIT 5)***
6. For purposes of this Section 8.3, open space does not include building envelopes, parking lots, and roads (roadbed width plus two-foot shoulders on each side). ***The board finds that the proposed plan amendments do not include building envelopes, parking lots, and roads or plans. (EXHIBIT 3)***
7. The proposed planned unit development shall meet all of the standards and requirements outlined in this Section 8.3 and also Section 8.1. and Article VII. ***The board finds that the proposed plan amendments change prior determinations that the proposed planned unit development meets the standards and requirements outlined in Section 8.3, Section 8.1. and Article VII.***

COMPLIANCE WITH GOVERNMENTAL REGULATIONS:

The petitioner shall comply with all state, county, township, and other governmental regulations relative to the establishment of a parcel zoned A-1, agricultural, with the above permitted use(s) on site, which includes meeting the requirements of the Michigan Department of Transportation (MDOT), the Grand Traverse County Drain Commissioner (GTCDC), the Grand Traverse County

Road Commission (GTCRC), and the Grand Traverse County Health Department (GTCHD). Zoning compliance is based on the governing special land use document, approved site plan, and Articles 6 and 8 of the Peninsula Township Zoning Ordinance.

APPROVAL CONDITIONS AND SAFEGUARDS:

Conditions and Safeguards: The board may require such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for ensuring that the intent and objectives of the ordinance will be observed. The breach of any condition, safeguard, or requirement shall automatically invalidate the permit granted. Specific conditions include:

1. All prior findings, conditions, and safeguards imposed by the Grand Traverse County Circuit Court and the Peninsula Township Board of Trustees remain in effect.
2. Site-specific storm water reviews continue to be required for each lot.

COMMENCEMENT AND COMPLETION

The commencement and completion of special land uses are governed by Section 8.1.2(5) of the Peninsula Township Zoning Ordinance. Violations of the special land use and accompanying site plan are enforceable and remedies available under Section 3.2 of the zoning ordinance.

EFFECTIVE DATE OF SPECIAL LAND USE:

The special land use shall be effective when the application has been approved by the Peninsula Township Board of Trustees, subject to the above conditions. The board approves by a vote of:

AYES	_____
NAYS	_____
ABSTAINING	_____
ABSENT	_____

The undersigned hereby certifies that she is the clerk for the Township of Peninsula, Grand Traverse County, Michigan, and that the foregoing special use permit was approved by the Peninsula Township Board of Trustees on _____ 2019.

The undersigned further certifies that a quorum was present at said meeting and that said meeting complied with all applicable laws and regulations.

Rebecca Chown, Peninsula Township Clerk

APPROVED AT PLANNING COMMISSION MEETING ON 8/19/19

Approved by the Peninsula Township Board on _____, 2019.

Rob Manigold, Peninsula Township Supervisor

THIS PERMIT SHALL BE ATTACHED TO THE SITE PLAN AND BECOME A PART THEREOF.

I hereby acknowledge that I have received a true copy of the special land use permit and I have been informed of said requirements of this special land use permit and of the requirements of the Peninsula Township Zoning Ordinance.

APPROVED AT PLANNING COMMISSION MEETING ON 8/19/19

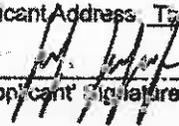
Exhibit 1
Original Application

PENINSULA TOWNSHIP APPLICATION FOR SPECIAL USE PERMIT NO.
Section 8.1

Parcel Code/s #28-11-114-001-00 and 28-11-114-002-00

Property Address: Boursaw Road

Applicant Address: Tree 81 Development Co. LLC, 314 Munson Avenue, Troyes City, MI 49066


Applicant Signature

Review Fee \$500

1210

Check No.

6/23/2017

Date

APPLICATION REQUIREMENTS Section 8.1.2

1. Each application is submitted through the Township Planner, and shall be accompanied by a fee as established by the Peninsula Township Board.
2. The applicant will assume direct costs for any additional professional review determined necessary by the Planning Commission or the Township Board, subject to prior review and approval of the applicant.
3. No part of any fee is to be refundable and no portion of the fee covers the cost of any individual land use permit that may be issued on any of the building sites located in a Planned Unit Development.
4. Requirements for documents and information filled out in full by the applicant:
 - (a) A statement of supporting evidence showing compliance with the requirements of Section 8.1.3.
 - (b) Site plan, plot plan, development plan, drawn to scale (preferable 1"=50'), of total property involved showing the location of all abutting streets, the location of all existing and proposed structures and their uses, and the location and extent of all above ground development.
 - (c) Preliminary plans and specifications of the proposed development.
5. This application, along with all required data shall be submitted to the Zoning Administrator.
 - (a) Upon receipt of a completed application and the required data by the Zoning Administrator, it is transmitted to the Township Planning Commission for review.
 - (b) The Planning Commission may hold a public hearing on the application.
 - (c) Following a study by the Planning Commission it is transmitted to the Township Board for consideration.
 - (d) The Township Board may deny, approve, or approve with conditions, a request for special land use approval.

6. **Specific Requirements:** In reviewing an impact assessment and site plan, the Town Board and the Planning Commission shall consider the following standards:

- (a) That the applicant may legally apply for site plan review.
- (b) That all required information has been provided.
- (c) That the proposed development conforms to all regulations of the zoning district in which it is located.
- (d) That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and other public facilities and services.
- (e) That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.
- (f) That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se.
- (g) That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.
- (h) That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.
- (i) That the proposed development will not cause soil erosion or sedimentation problems.
- (j) That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.
- (k) That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.
- (l) That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.
- (m) That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage or erosion control.
- (n) That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.
- (o) That landscaping, fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this Ordinance.

- (p) That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.
- (q) That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.
- (r) That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.
- (s) That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.

7. A public hearing on a special land use request is held by the Township Board if:
- a. A public hearing is requested by the Township Board, the applicant for special land use authorization, a property owner, or the occupant of a structure located within three hundred (300) feet of the boundary of the property being considered for a special land use.
 - b. The decision on the special land use request is based on discretionary grounds.

Page 3 of 3

Special Use Permit - Planned Unit Development Checklist

Special Use Permit Number 123

Parcel Code/s #28-11-114-001-00 and 28-11-114-002-00

Property Address: Boursaw Road

Applicant: The 31 Development Company, LLC

ARTICLE VIII

Ordinance Reference - Section 8.1.2 Permit Procedures:

8. Submission of Application:

1. 500 Fee No part of any fee shall be refundable.

9. include a statement of HOW the proposed project will:

The proposed dimensional site modifications do not effect these standards.

- a. ~~yes~~ Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
- b. yes Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.
- c. yes Be served adequately by essential facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.
- d. yes Not create excessive additional requirements at public cost for public facilities and services.
- e. yes Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare or odors.

The proposed dimensional site modifications continue to meet these standards.

Ordinance Reference - Section 8.1.3

10. Include a statement of HOW the proposed project meets the standard:

- a. ~~yes~~ That the applicant may legally apply for site plan review.
- b. ~~yes~~ That all required information has been provided.
- c. ~~yes~~ That the proposed development conforms to all regulations of the zoning district in which it is located.
- d. ~~yes~~ That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and other public facilities and services.
- e. yes That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.
 - i. no change Grand Traverse County Road Commission
 - ii. no change Grand Traverse County Drain Commissioner
 - iii. no change County DPW standards for sewer and water if public.

iv no change Grand Traverse County Health Department for private systems
v no change State and Federal Agencies for wetlands, public sewer and water.

- f. no change That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se.
- g. _____ That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.
- h. _____ That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.
- i. _____ That the proposed development will not cause soil erosion or sedimentation problems.
- j. _____ That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.
- k. _____ That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.
- l. _____ That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.
- m. _____ That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage or erosion control.
- n. _____ That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.
- o. _____ That landscaping, fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this Ordinance.
- p. _____ That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.
- q. _____ That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.
- r. _____ That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.
- s. _____ That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.
4. **Present 6 copies of Site plan, plot plan, development plan**
Drawn to scale (preferable 1"=50'), of total property involved showing:
- a. _____ the location of all abutting streets,
- b. _____ the location of all existing and proposed structures and their uses
- c. _____ the location and extent of all above ground development, both existing and proposed including proposed Building Envelopes and setbacks. (Also see Section 7.2.6).
- d. Preliminary plans and specifications of the proposed development. *This preliminary plan shall be in a form that can be easily reproduced on transparencies that can be used for public presentation.*

Is the project to be developed in Phases? ___ Yes; X No.

5. If the project is to be phased, provide documentation that:
- a. - Upon completion, each phase will be capable of standing on its own in terms of the presence of services, facilities, and open space, and contains the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the project and the residents of the surrounding area.
 - b. - Shows a proposed commencement date for each phase of the project.

The proposed modifications do not change the original intent of the approved PUD.
Section 8.3 Planned Unit Developments:

Section 8.3.2 Objectives: The following objectives shall be considered in reviewing any application for a special use permit for planned unit development.

Provide statements showing HOW the project meets the following Objectives:

1. no change Provides a more desirable living environment by preserving the natural character of open fields, stand of trees, brooks, ponds, lake shore, hills, and similar natural assets.
2. no change Provision of open space requirements.
3. no change A more creative and imaginative approach in the development of residential areas.
4. no change More efficient and aesthetic use of open areas by allowing the developer to reduce development costs through the by-passing of natural obstacles in the residential project.
5. no change Encourage variety in the physical development pattern of the Township by providing a mixture of housing types.
6. no change The retention of farmland by locating the allowed number of housing units on the agricultural parcels of land in clusters which are suitable for residential use and keep the remaining agricultural land in production or fallow and available for production.

The proposed dimensional site modifications do not change the conditions for PUD.

Section 8.3.3 Qualifying Conditions: Any application for a special use permit shall meet the following conditions to qualify for consideration as planned unit development.

1. - The planned unit development site shall not be less than twenty (20) acres in area, shall be under the control of one owner or group of owners, and shall be capable of being planned and developed as one integral unit. PROVIDED that the site size requirement may be reduced by the Township Board if the Board determines that the proposed use is a suitable and reasonable use of the land.
2. - The planned unit development project shall be located within a Residential or Agricultural District, or a combination of the above Districts. Individual planned unit developments may include land in more than one zone district in which event the total density of the project may equal but not exceed the combined total allowed density for each district calculated separately.
3. - Water and waste disposal shall comply with the Township Master Plan and be approved by Grand Traverse County or State of Michigan requirements. It is recognized that joining water and sewer ventures with contiguous or nearby land owners may prove to be expedient.
4. - The proposed population density of the planned unit development shall be no greater than if the tract were developed with the lot area requirements of the particular zone district or districts in which it is located subject to the provisions of Section 8.1.
5. - Open space shall be provided according to Section 8.3.6.
6. - For purposes of this Section 8.3, Open Space does not include building envelopes, parking lots and roads (roadbed width plus two (2) foot shoulders on each side).
7. - The proposed planned unit development shall meet all of the standards and requirements outlined in this Section 8.3 and also Section 8.1. and Article VII.

Section 8.3.4 Uses that May be Permitted: The following uses of land and structures may be permitted within planned unit developments, **Indicate the proposed uses in the Planned Unit**

Development:

1. X Single family dwellings.
2. - Two-family dwellings.
3. - Group housing, row houses, garden apartments, or other similar housing types which can be defined as single-family dwelling with no side yards between adjacent dwelling units, Provided that there shall be no more than eight (8) dwelling units in any contiguous group.
4. +65% Open space according to Section 8.3.6 Provided that only the following land uses may be set aside as common land for open space or recreation use under the provisions of this Section
 - a. - Private recreational facilities (but not golf courses) such as pools, or other recreational facilities which are limited to the use of the owners or occupants of the lots located within the planned unit development.
 - b. - Historic building sites or historical sites, parks and parkway areas, ornamental parks, extensive areas with tree cover, low lands along streams or areas of rough terrain when such areas have natural features worthy of scenic preservation.
 - c. - Commonly owned agricultural lands.
5. no change Signs as allowed by Section 7.11.
6. - Deed restricted Agricultural lands.
7. - Garages and accessory buildings and uses exclusively for the use of residents of the planned unit development and for the proper maintenance thereof.

Section 8.3.5 Lot Size Variation Procedure: The lot area for Planned Unit Developments within Residential and Agricultural Districts may be averaged or reduced from those sizes required by the applicable zoning district within which said development is located by compliance with the following procedures:

1. **Site Acreage Computation:**

a. no change The net acreage proposed for a planned unit development shall be computed to determine the total land area available for development into lots under the minimum lot size requirements of the applicable zoning district in which the proposed planned unit development is located.

b. no change acreage not included:

- i. - Land utilized by public utilities as easements for major facilities, such as electric transmission lines, sewer lines, water mains, or other similar lands which are not available to the owner because of such easements.
- ii. - Lands below the Lake Michigan ordinary high water mark.
- iii. - Lands used for commercial purposes subject to the requirements of Section 6.8.

2. **Maximum Number of Lots and Dwelling Units:** After the net acreage has been determined by the above procedure, the maximum number of lots and/or dwelling units that may be approved within a planned unit development shall be computed by subtracting from the net acreage a fixed percentage of said total for street right-of-way purposes, and dividing the remainder by the minimum lot area requirement of the zoning district in which the planned unit development is located. no change

- a. - The fixed percentages for street right-of-way purposes to be subtracted from the net acreage shall be fifteen (15) percent for the R-1A and R-1B residential districts, twenty (20) percent for the R-1C district and thirty (30) percent for multiple family development in the R-1D district. These percentages shall apply regardless of the amount of land actually required for street right-of-way.

- b. - Under this procedure, individual lots may be reduced in area below the minimum lot size required by the zone district in which the planned unit development is located, PROVIDED that the total number of dwelling units and/or lots created within the development is not more than the maximum number that would be allowed if the project were developed under the minimum lot area requirements of the applicable zone district or districts in which it is located. Units may be distributed without regard to district boundaries.
3. Permissive Building Envelope: Building Envelopes shall be as shown on the Site Plan and not included as open space.
4. Permissive Minimum Lot Area: Minimum Lot Area shall be as determined by the Township Board and shown on the Site Plan.
5. Maximum Permissive Building Height: 2.5 stories but not exceeding 35 feet. Accessory buildings shall not exceed a height of 15 feet. Provided that the height of agricultural buildings may be increased pursuant to Section 7.3.3 Permitted Exceptions, Agricultural Districts.
6. Section 8.3.6 Open Space Requirements Option: The Township Board shall utilize one of the following four options for dedication of the provided open space:
7. Open Space Dedicated for Private Use: A residential planned unit development with a minimum of 65% of the net acreage kept as open space and owned by the Home Owners Association or Condominium Association. That open space land shall be set aside as common land for the sole benefit, use and enjoyment of present and future lot or home owners within the development. **Open space was increased by 0.1 acres.**
- a. Such open space shall be conveyed by proper legal procedures from the project owner or owners to a home owners association or other similar non-profit organization so that fee simple title shall be vested in project lot owners as tenants in common.
- b. Documents providing for the maintenance of said land and any buildings thereon to assure that open space land remains open shall be provided to the Township Board for its approval.
- c. The access and characteristics of the open space land are such that it will be readily available and desirable for the use intended.
- Updated legal documents reflecting open space is pending.**
8. Open Space Dedicated for Public Use: A Residential Planned Unit Development with a minimum of 10% of the net acreage dedicated to the Township. That open space land shall be dedicated to the Township for park or recreational purposes by the project owner or owners provided that the Township Board makes the following determinations:
- a. The location and extent of said land is not in conflict with the Master Plan of Peninsula Township.
- b. The access to and the characteristics of the open space land is such that it will be readily available to and desirable for the use intended .
9. Open Space Dedicated for Deed Restricted Agricultural Land: A Planned Unit Development with a minimum of 65% of the net acreage as deed restricted agricultural land. That open space shall be retained in agricultural use as specified on the site plan with the following conditions:
- a. The Land shall be used exclusively for farming purposes.

- b. A conservation easement shall be granted to Peninsula Township that restricts uses to those that are allowed on deed restricted agricultural land subject to conservation easements purchased by Peninsula Township pursuant to the Purchase of Development Rights Ordinance No. 23.
 - c. A farmstead parcel consisting of a residence for the owner or operator of the farm along with any or all of the following outbuildings may be shown on the site plan if approved by the Township Board:
 - 1. Barns existing or proposed for uses necessary for agricultural production.
 - 2. Outbuildings existing or proposed for storage of machinery and equipment used for agricultural production.

_____ If a farmstead is shown on the site plan it shall be counted as one of the allowed dwelling units in the Planned unit development.
 - d. The deed restricted agricultural land may be sold separately from the dwelling parcels.
10. Open Space Apportioned Between Private Use and Deed Restricted Agricultural Land: The Township Board may approve open space apportioned between Private Use and Deed Restricted Agricultural Land described in (1) and (3) above provided, that in addition to the provisions of (7) and (9) above, the Deed Restricted Agricultural Land portion:
- a. _____ Shall be a minimum of five acres.
 - b. _____ Shall be viable farmland as determined by the Township Board.
 - c. _____ Irrespective of (9) above; no buildings shall be allowed.
11. Section 8.3.7 Maximum Percentage of Lot Area Covered by All Structures:
- a. _____ - _____ The maximum percent of lot area covered by all structures shall not exceed fifteen (15) percent of net acreage. The
 - b. _____ - _____ A Building Envelope within which structures may be located shall be shown on the site plan for all existing or future structures.
 - c. _____ - _____ The maximum number of square feet to be covered by all structures for each building envelope shall be shown on the site plan or attached to it.
- Structure Area Coverage standards continue to be met.
12. Section 8.3.8 Affidavit: The applicant shall record an affidavit with the register of deeds containing the legal description of the entire project, specifying the date of approval of the special use permit, and declaring that all future development of the planned unit development property has been authorized and required to be carried out in accordance with the approved special use permit unless an amendment thereto is duly adopted by the Township upon the request and/or approval of the applicant, or applicant's transferee and/or assigns.
13. Section 7.7 Developments Abutting Agricultural Lands: Section 7.7.1 Agricultural Setback: The following setbacks shall be required when a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed; and on those metes and bounds parcels created after the effective date of this amendment, as provided below
- a. Section 7.7.1.1 Requirement Agricultural Setback:
 - i. _____ A setback of 100 feet from the property line of the adjacent property shall be required for accessory uses, buildings or structures as follows:

- (1) When a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned A-1 Agriculture, and;
 - (2) When a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned Residential but is shown on the Agricultural Preserve Map of the Peninsula Township Comprehensive Plan as adopted and amended from time to time by the Planning Commission.
- ii. _____ A setback of 50 feet from the property line of the adjacent property shall be required for those portions of metes and bounds parcels created after the adoption of this amendment that have a common line with land that is zoned A-1 Agriculture unless that A-1 Agriculture zoned land is being used for residential purposes.
 - iii. _____ The setback areas required by (1) and (2) above shall not be used for accessory uses, buildings or structures.
 - iv. _____ A setback of 100 feet shall be required when a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned Residential but is currently being used for agricultural production that includes the carrying on of usual soil practices of cultivation, spraying and fertilization. AG setbacks continue to be met.
- b. Section 7.7.1.2 Lot Designation: Subdivision Lots or Condominium Limited Common Elements adjacent to such agricultural lands shall have designated building sites shown on the preliminary and final plans. Residential and accessory uses shall be located within the designated areas. Plans accompanying applications for zoning permits shall show such designated sites.
- c. Section 7.7.1.3 Exceptions to Required Setbacks:
- i. _____ The Township Board may, upon recommendation of the Planning Commission, decrease the required setback on any or all lots or limited common elements when the Township Board determines that one or more of the following conditions exist:
 - (1) _____ The existence of topographic conditions i.e. steep slopes, changes in grade, wetlands etc. or other site conditions which make it:
 - (a) _____ unlikely that any of the uses allowed in the agricultural district would be located on the adjacent agriculturally zoned land; or
 - (b) _____ so that the properties are sufficiently separated to mitigate incompatibilities of use.
 - (2) _____ There exists an easement such as a conservation easement on the land adjacent to the proposed plat that restricts agricultural uses in such a manner that protection to future homeowners is equal or better than that provided by the 100 foot setback.
 - (3) _____ There are existing residential uses along the lot line of the agriculturally zoned property.
- The 30-foot PUD perimeter setback remains unchanged. Setbacks within individual lots to create the building envelope maintain the intent of the original PUD.

Special Use Permit - Planned Unit Development Checklist

Special Use Permit Number #123.

Parcel Code/s #28-11414-001-00 and 28-11-114-002-00

Property Address: Boursaw Road

Applicant: The 81 Development Company, LLC

ARTICLE VIII

Ordinance Reference - Section 8.1.2 Permit Procedures:

1. Submission of Application:

- a. \$500 Fee No part of any fee shall be refundable.

Ordinance Reference - Section 8.1.3

Section 8.1.3 Basis for Determinations: Before making recommendation on a special use permit application, the Town Board shall establish that the following general standards, as well as the specific standards outlined in each section of this Article, shall be satisfied.

General Standards: The Town Board shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

General Standards continue to be met with proposed dimensional site modifications.

2. General Standards - Include a statement of HOW the proposed project meets the standards::
- a. no change Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
 - b. no change Not be hazardous or disturbing to existing or future uses in the same general vicinity and will be a substantial improvement to property in the immediate vicinity and to the community as a whole.
 - c. no change Be served adequately by essential facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.
 - d. no change Not create excessive additional requirements at public cost for public facilities and services.
 - e. no change Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by fumes, glare or odors.
 - f.

Conditions and Safeguards: The Town Board may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property

rights, and for insuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement shall automatically invalidate the permit granted.

The proposed dimensional site modifications continue to meet these standards. Specific Requirements: In reviewing an impact assessment and site plan, the Town Board and the Planning Commission shall consider the following standards:

3. Include a statement of HOW the proposed project meets the standard:

- a. no change That the applicant may legally apply for site plan review.
- b. _____ That all required information has been provided.
- c. _____ That the proposed development conforms to all regulations of the zoning district in which it is located.
- d. _____ That the plan meets the requirements of Peninsula Township for fire and police protection, water supply, sewage disposal or treatment, storm drainage and other public facilities and services.
- e. _____ That the plan meets the standards of other governmental agencies where applicable, and that the approval of these agencies has been obtained or is assured.
 - i. _____ Grand Traverse County Road Commission
 - ii. _____ Grand Traverse County Drain Commissioner
 - iii. _____ County DPW standards for sewer and water if public.
 - iv. _____ Grand Traverse County Health Department for private systems
 - v. _____ State and Federal Agencies for wetlands, public sewer and water.
- f. _____ That natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be so located on the site plan and at the site per se.
- g. _____ That the proposed development property respects floodways and flood plains on or in the vicinity of the subject property.
- h. _____ That the soil conditions are suitable for excavation and site preparation, and that organic, wet or other soils which are not suitable for development will either be undisturbed or modified in an acceptable manner.
- i. _____ That the proposed development will not cause soil erosion or sedimentation problems.
- j. _____ That the drainage plan for the proposed development is adequate to handle anticipated stormwater runoff, and will not cause undue runoff onto neighboring property or overloading of water courses in the area.
- k. _____ That grading or filling will not destroy the character of the property or the surrounding area, and will not adversely affect the adjacent or neighboring properties.
- l. _____ That structures, landscaping, landfills or other land uses will not disrupt air drainage systems necessary for agricultural uses.
- m. _____ That phases of development are in a logical sequence, so that any one phase will not depend upon a subsequent phase for adequate access, public utility service, drainage or erosion control.
- n. _____ That the plan provides for the proper expansion of existing facilities such as public streets, drainage systems and water sewage facilities.
- o. _____ That landscaping, fences or walls may be required by the Town Board and Planning Commission in pursuance of the objectives of this Ordinance.
- p. _____ That parking layout will not adversely affect the flow of traffic within the site, or to and from the adjacent streets.

- q. no change That vehicular and pedestrian traffic within the site, and in relation to streets and sidewalks serving the site, shall be safe and convenient.
- r. _____ That outdoor storage of garbage and refuse is contained, screened from view and located so as not to be a nuisance to the subject property or neighboring properties.
- s. _____ That the proposed site is in accord with the spirit and purpose of this Ordinance and not inconsistent with, or contrary to, the objectives sought to be accomplished by this Ordinance and the principles of sound planning.
- 4. **Present 8 copies of Site plan, plot plan, development plan**
Drawn to scale (preferable 1"=50'), of total property involved showing:
 - a. _____ the location of all abutting streets,
 - b. _____ the location of all existing and proposed structures and their uses
 - c. _____ the location and extent of all above ground development, both existing and proposed.
 - d. Preliminary plans and specifications of the proposed development. *This preliminary plan shall be in a form that can be easily reproduced on transparencies that can be used for public presentation.*

Is the project to be developed in Phases? ___ Yes; X No.

5. If the project is to be phased, provide documentation that:

- a. ___ Upon completion, each phase will be capable of standing on its own in terms of the presence of services, facilities, and open space, and contains the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the project and the residents of the surrounding area.
- b. ___ Shows a proposed commencement date for each phase of the project.

The proposed modifications do not change the original intent of the approved PUD.
Section 8.3 Planned Unit Developments:

Section 8.3.2 Objectives: The following objectives shall be considered in reviewing any application for a special use permit for planned unit development.

Provide statements showing HOW the project meets the following Objectives:

1. ___ Provides a more desirable living environment by preserving the natural character of open fields, stand of trees, brooks, ponds, lake shore, hills, and similar natural assets.
2. ___ Provision of open space and the development of recreational facilities in a generally central location and within reasonable distance of all living units.
3. ___ A more creative and imaginative approach in the development of residential areas.
4. ___ More efficient and aesthetic use of open areas by allowing the developer to reduce development costs through the by-passing of natural obstacles in the residential site.
5. ___ Encourage variety in the physical development pattern of the Township by providing a mixture of housing types.
6. ___ The retention of farmland by locating the allowed number of housing units on the agricultural parcels of land in clusters which are suitable for residential use and keep the remaining agricultural land in production or fallow and available for production.

The proposed dimensional site modifications do not change the Conditions for PUD.

Section 8.3.3 Qualifying Conditions: Any application for a special use permit shall meet the following conditions to qualify for consideration as planned unit development.

1. ___ The planned unit development site shall not be less than twenty (20) acres in area, shall be under the control of one owner or group of owners, and shall be capable of being planned and developed as one integral unit. PROVIDED that the site size requirement may be reduced by the Township Board if the Board determines that the proposed use is a suitable and reasonable use of the land.
2. ___ Located within a Residential or Agricultural District, or a combination of the above Districts.
3. ___ Where the County Health Department will approve, community type water and sewer facilities shall be provided as part of the site development. Package or other treatment systems shall be of sufficient capacity to process the total sewage load of the project. The location shall be such as to afford possible mechanical hook-up with the proposed Regional Treatment System when fully developed. It is recognized that joining water and sewer ventures with contiguous or nearby land owners may prove to be expedient.
4. ___ The proposed population density of the planned unit development shall be no greater than if the tract were developed with the lot area requirements of the particular zone district or districts in which it is located subject to the provisions of Section 8.3.5(2)(b).

5. _____ For each square foot of land gained through the reduction or averaging of lot sizes, equal amounts of land shall be dedicated to Peninsula Township, or retained by the property owner when specifically permitted by the Special Use Permit, or shall be set aside for the common use of the home or lot owners within the planned unit development under legal procedures which shall also give Peninsula Township a covenant or interest therein, so that there are assurances that the required open space shall remain open subject to the provisions of Section 8.3.6.
6. _____ The proposed planned unit development shall meet all of the standards and requirements outlined in this Article, Section 8.1.

Section 8.3.4 Uses that May be Permitted: The following uses of land and structures may be permitted within planned unit developments, **Indicate the proposed uses in the Planned Unit Development: No change in use type or use density is being proposed.**

1. _____ All uses permitted by right, or by special use permit in the respective Residential or Agricultural Districts in which the Planned Unit Development is proposed, subject to all the restrictions therefore.
2. _____ Two-family dwellings.
3. _____ Group housing, row houses, garden apartments, or other similar housing types which can be defined as single-family dwelling with no side yards between adjacent dwelling units.
4. _____ Recreation and open space, provided that only the following land uses may be set aside as common land for open space or recreation use under the provisions of this Section:
 - a. _____ Private recreational facilities, but not golf courses, such as pools, or other recreational facilities which are limited to the use of the owners or occupants of the lots located within the planned unit development.
 - b. _____ Historic building sites or historical sites, parks and parkway areas, ornamental parks, extensive areas with tree cover, low lands along streams or areas of rough terrain when such areas have natural features worthy of scenic preservation.
 - c. _____ Commonly owned agricultural lands.
5. no change Signs as allowed by Section 7.11.
6. _____ Agricultural lands.
7. _____ Garages and accessory buildings and uses exclusively for the use of residents of the planned unit development and for the proper maintenance thereof.

Section 8.3.5 Lot Size Variation Procedure: The lot area for Planned Unit Developments within Residential and Agricultural Districts may be averaged or reduced from those sizes required by the applicable zoning district within which said development is located by compliance with the following procedures: **Overall PUD size to remain as is.**

1. Site Acreage Computation:
 - a. _____ The gross acreage proposed for a planned unit development.
 - b. _____ Acreage not included:
 - i. _____ Land utilized by public utilities as easements for major facilities, such as electric transmission lines, sewer lines, water mains, or other similar lands which are not available to the owner because of such easements.
 - ii. _____ Lands below the Lake Michigan ordinary high water mark.
 - iii. _____ Lands used for commercial purposes subject to the requirements of Section 6.8.
 - c. Maximum Number of Lots and Dwelling Units:
Overall PUD density to remain as is. **No change.**

Original intent of PUD to remain.

No density or significant lot dimensioning changes proposed.

- d. _____ Gross Acreage available for development. (1.a. minus 1.b.)
 - e. _____ Subtract from the total gross area available a fixed percentage of said total for street right-of-way purposes.
 - i. _____ R-1A and R-1B Residential Districts - 15%.
 - ii. _____ R-1C Residential District - 20%.
 - iii. _____ R-1D Residential District - 30%.
 - iv. _____ A-1 Agricultural District - No Reduction.
 - f. _____ Net Acreage available for development.
 - g. _____ Allowed number of dwelling units (Sum of d.i. through d.v.).
 - i. _____ R-1A District (Net Acreage divided by 43,560 square feet).
 - ii. _____ R-1B District (Net Acreage divided by 25,000 square feet).
 - iii. _____ R-1C District (Net Acreage divided by 20,000 square feet).
 - iv. _____ R-1D District (Net Acreage divided by 15,000 square feet).
 - v. _____ A-1 District (Net Acreage divided by 5 Acres).
 - h. _____ Requested additional density reasons such as higher than normal developing costs resulting from special requirements of Section 8.3.
2. Permissive Minimum Lot Area:
- a. _____ Districts R-1A and R-1B -- 12,000 square feet
 - b. _____ District R-1C -- 9,000 square feet
 - c. _____ District R-1D -- 5,000 square feet
 - d. _____ District A-1 -- 22,000 square feet when the open space land is restricted agricultural land and 1 acre in all other cases.
3. Maximum Lot Area:
- a. _____ When the open space land is to be retained by the property owner as restricted agricultural land; the maximum residential lot size shall be one acre,
 - b. _____ The Township Board may approve larger lots if prime agricultural land will not be lost.
4. Permissive Minimum Yard Requirements: Under the lot averaging or reduction procedure, each lot shall have at least the following minimum yards:
- a. _____ Front Yard: Twenty five (25) feet for all dwellings. PROVIDED that front yard requirements may be varied by the zoning board after consideration of common greens or other common open space if such space provides an average of 25 feet of front yard area per dwelling unit.
 - b. _____ Side Yard: Fifteen (15) feet on each side for all one and two-family dwellings; none for town houses or row houses PROVIDED that there shall be a minimum of 15 feet between ends of contiguous groups of dwelling units.
 - c. _____ Rear Yard: Thirty (30) feet for all dwellings, PROVIDED that rear yard requirements may be varied by the Township Board after consideration of common open space lands or parks or waterfront areas which abut the rear yard area.
5. Maximum Permissive Building Height:
- a. _____ 2.5 stories but not exceeding 35 feet.
 - b. _____ Accessory buildings shall not exceed a height of 15 feet.

PUD open space increased by 0.1 acre. Updated legal exhibits pending.

6. **Section 8.3.6 Open Space Requirements Option:** The Township Board shall utilize one of the following three options for dedication of the provided open space:
- a. _____ That open space land shall be set aside as common land for the sole benefit, use and enjoyment of present and future lot or home owners within the development.
 - i. _____ Such open space shall be conveyed by proper legal procedures from the tract owner or owners to a home owners association or other similar non-profit organization so that fee simple title shall be vested in tract lot owners as tenants in common.
 - ii. _____ Documents providing for the maintenance of said land and any buildings thereon to assure that open space land remains open shall be provided to the Township Board for its approval.
 - b. _____ That open space land shall be dedicated to the general public for park or recreational purposes by the tract owner or owners provided that the Township Board makes the following determinations:
 - i. _____ The location and extent of said land is not in conflict with the Comprehensive Development Plan of Peninsula Township.
 - ii. _____ The access to and the characteristics of the open space land is such that it will be readily available to and desirable for public use, development and maintenance.
 - c. _____ That open space shall be retained in agricultural use as specified on the site plan with the following conditions:
 - i. _____ Land shall be used exclusively for farming purposes but no building shall be placed thereon nor shall any special uses be permitted.
 - ii. _____ A conservation easement shall be granted to Peninsula Township that restricts uses on the agricultural property to those above uses approved by the Township Board.
 - iii. _____ A farmstead parcel consisting of a residence for the owner or operator of the farm along with any or all of the following outbuildings may be shown on the site plan if approved by the Township Board:
 - (1) _____ Barns existing or proposed for uses necessary for agricultural production.
 - (2) _____ Outbuildings existing or proposed for storage of machinery and equipment used for agricultural production.
 - (3) _____ If a farmstead is shown on the site plan it shall be counted as one of the allowed dwelling units in the Planned Unit Development.
7. **Section 7.7 Developments Abutting Agricultural Lands: Section 7.7.1 Agricultural Setback:** The following setbacks shall be required when a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed; and on those metes and bounds parcels created after the effective date of this amendment, as provided below
- a. **Section 7.7.1.1 Requirement Agricultural Setback:**
 - i. _____ A setback of 100 feet from the property line of the adjacent property shall be required for accessory uses, buildings or structures as follows:
 - (1) When a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned A-1 Agriculture, and;
 - (2) When a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned

AG setback standards remain compliant.

AG setback standards remain compliant.

Residential but is shown on the Agricultural Preserve Map of the Peninsula Township Comprehensive Plan as adopted and amended from time to time by the Planning Commission.

- ii. _____ A setback of 50 feet from the property line of the adjacent property shall be required for those portions of metes and bounds parcels created after the adoption of this amendment that have a common line with land that is zoned A-1 Agriculture unless that A-1 Agriculture zoned land is being used for residential purposes.
- iii. _____ The setback areas required by (1) and (2) above shall not be used for accessory uses, buildings or structures.
- iv. _____ A setback of 100 feet shall be required when a planned unit development, subdivision, condominium, mobile home park, or other group housing is developed adjacent to land that is zoned Residential but is currently being used for agricultural production that includes the carrying on of usual soil practices of cultivation, spraying and fertilization.

The 30-foot PUD perimeter setback remains unchanged.

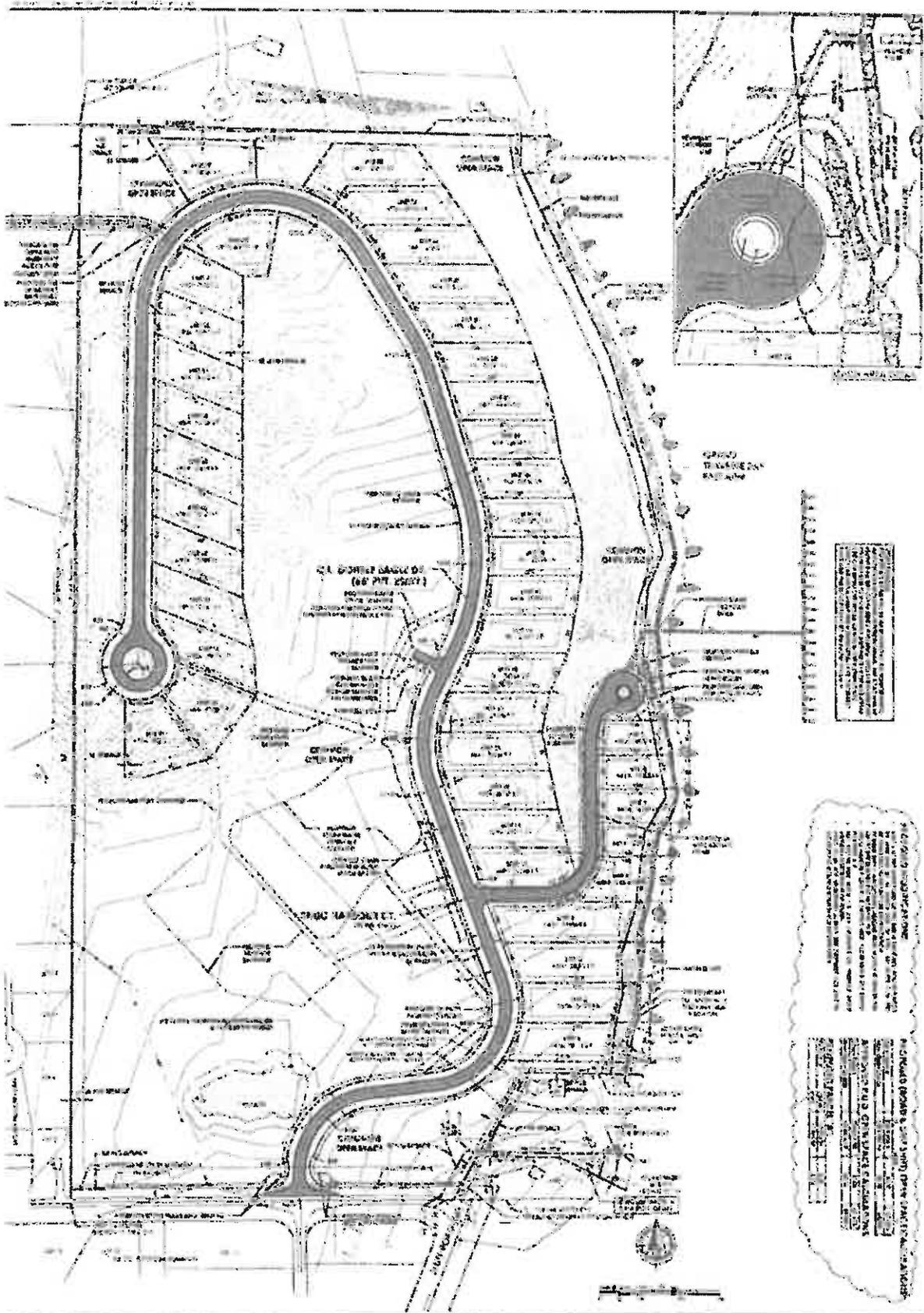
- b. _____ **Section 7.7.1.2 Lot Designation:** Subdivision Lots or Condominium Limited Common Elements adjacent to such agricultural lands shall have designated building sites shown on the preliminary and final plans. Residential and accessory uses shall be located within the designated areas. Plans accompanying applications for zoning permits shall show such designated sites.

Setbacks within individual lots (building envelopes) maintain the intent of the original PUD.

- c. _____ **Section 7.7.1.3 Exceptions to Required Setbacks:**
 - i. _____ The Township Board may, upon recommendation of the Planning Commission, decrease the required setback on any or all lots or limited common elements when the Township Board determines that one or more of the following conditions exist:
 - (1) _____ The existence of topographic conditions i.e. steep slopes, changes in grade, wetlands etc. or other site conditions which make it:
 - (a) _____ unlikely that any of the uses allowed in the agricultural district would be located on the adjacent agriculturally zoned land; or
 - (b) _____ so that the properties are sufficiently separated to mitigate incompatibilities of use.
 - (2) _____ There exists an easement such as a conservation easement on the land adjacent to the proposed plat that restricts agricultural uses in such a manner that protection to future homeowners is equal or better than that provided by the 100 foot setback.
 - (3) _____ There are existing residential uses along the lot line of the agriculturally zoned property.

- 8. _____ **Section 8.3.7 Affidavit.** The applicant shall record an affidavit with the register of deeds containing the legal description of the entire project, specifying the date of approval of the special use permit, and declaring that all future development of the planned unit development property has been authorized and required to be carried out in accordance with the approved special use permit unless an amendment thereto is duly adopted by the Township upon the request and/or approval of the applicant, or applicant's transferee and/or assigns.

Exhibit 2
Original Drawings



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The 21 Development Company LLC
The 21 on East Bay - PUD
SITE & DISSECTION PLAN
 Prepared by: [Name]
 Date: [Date]

Mansfield
 Land Use Consultants
 1234 Main Street
 Suite 100
 Mansfield, MA 01920
 Phone: (508) 548-1234
 Fax: (508) 548-5678
 Email: info@mansfield.com
 Website: www.mansfield.com



GENERAL NOTES

1. THE PROPOSED ALIGNMENT IS SHOWN IN RED.
2. THE PROPOSED ALIGNMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
3. THE PROPOSED ALIGNMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
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LEGEND

- PROPOSED ALIGNMENT
- EXISTING ALIGNMENT
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- EXISTING LANE
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED BIKEWAY
- EXISTING BIKEWAY
- PROPOSED TRAIL
- EXISTING TRAIL
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT
- EXISTING LIGHT
- PROPOSED UTILITY
- EXISTING UTILITY
- PROPOSED STRUCTURE
- EXISTING STRUCTURE
- PROPOSED LANDSCAPE
- EXISTING LANDSCAPE
- PROPOSED TREE
- EXISTING TREE
- PROPOSED WATER
- EXISTING WATER
- PROPOSED SEWER
- EXISTING SEWER
- PROPOSED GAS
- EXISTING GAS
- PROPOSED TELEPHONE
- EXISTING TELEPHONE
- PROPOSED CABLE
- EXISTING CABLE
- PROPOSED POWER
- EXISTING POWER
- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED SANITARY
- EXISTING SANITARY
- PROPOSED GAS MAIN
- EXISTING GAS MAIN
- PROPOSED TELEPHONE MAIN
- EXISTING TELEPHONE MAIN
- PROPOSED CABLE MAIN
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- PROPOSED POWER MAIN
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- PROPOSED WATER MAIN
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- EXISTING TELEPHONE MAIN
- PROPOSED CABLE MAIN
- EXISTING CABLE MAIN
- PROPOSED POWER MAIN
- EXISTING POWER MAIN

GENERAL CONTRACTOR NOTES

1. THE PROPOSED ALIGNMENT IS SHOWN IN RED.
2. THE PROPOSED ALIGNMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
3. THE PROPOSED ALIGNMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
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The 81 Developer Company, LLC
The 81 on East Bay - PUD
FIRE LANE, REVISED ALIGNMENT LYHOUT
 Township 14, Range 18, Section 10, T14N, R18E, S10E
 Parkland Township, DeWitt County, Missouri

MANUSCRIPT
 SHEET NO. 1 OF 1
 DATE: 10/15/2014
 SCALE: AS SHOWN
 PROJECT: THE 81 ON EAST BAY - PUD
 CLIENT: THE 81 DEVELOPER COMPANY, LLC
 DESIGNER: MANSFIELD LAND USE CONSULTANTS
 CHECKER: [Name]
 APPROVER: [Name]

Mansfield
Land Use Consultants
 1015 Highway 100, Ste. 200
 Parkland, MO 64654
 Phone: (660) 866-1111
 Fax: (660) 866-1112
 Email: info@mansfieldlanduse.com
 Website: www.mansfieldlanduse.com

Exhibit 2a
Revised Drawing

Exhibit 3
Engineering Review



Engineering
Surveying
Testing &
Operations

123 West Front Street
Traverse City, Michigan 49684
231 946 5874
231 946 3703

August 6, 2019

Rob Manigold, Supervisor
Peninsula Township
13235 Center Road
Traverse City, MI 49686
231-223-4484
supervisor@peninsulatownship.com

RE: The 81 on East Bay
Review of Revision #8: PUD Amendments: Fire Lane, Snug Harbour Court, Units 1-29

Dear Rob,

We have reviewed the revised plans for The 81 on East Bay project (the Project) submitted by Mansfield Land Use Consultants, the Applicant's consultant and received by our office on July 9, 2019 to ensure compliance with the Township Zoning Ordinances.

According to Mansfield the modifications to the plan include the following dimensional shifts of the site plan layout:

- Unit 1 at the south end of the site is removed and replaced by new Unit 29 at north end of site. All units 1-29 were re-numbered to reflect the modification.
- Former Unit 1 waterfront access (0.30 acres) at south end of the site was removed from the PUD.
- Snug Harbour Court was shifted west (approximately 25 ft) increasing lot depths for Units 5-9.
- Lot widths for Units 1-9 were adjusted to provide more uniform distribution of width.
- Units 11-28 were shortened along the easterly lot line to achieve the 65% PUD open space requirement.
- The emergency access easement to Smokey Hollow Road through a neighboring property at the northwest edge of the site was shifted south per request by the property owner.

A summary of our review is contained below:

Storm Water Review

According to the revised plans, no revisions to the storm water control design were required. In comparison to the originally approved plans and Ordinance #33, our review finds this to be accurate and conforms. The revisions to Snug Harbour Court would appear to reduce the amount of impervious, paved surfaces created by the roadway. It would appear the previously proposed storm water provisions can be seamlessly implemented and incorporated into the revised Snug Harbour and emergency access roadway configurations.



Private Road Review

According to the description of the modifications, the revisions do not involve changing the cross sections and impose negligible change to the profile of both Snug Harbour Court and the emergency access roadways. The proposed modifications comply with the Townships ordinance.

Overall Ordinance Compliance Review

According to revised plans, a comparison to the original approved PUD Open Space Calculations along with confirmation of values was performed by GFA with the following results provided:

	Open Space	Non-Open Space
Approved P.U.D.	65.42% (54.06 AC.)	34.58% (28.57 AC.)
Proposed (Road & Unit Shift)	65.65% (54.05 AC.)	34.35% (28.28 AC.)
Note: We have assumed the open space calculations provided on the 07/09/2019 plan, provided by Mansfield to be accurate. We were able to digitize the plans to spot check values however given the small changes in overall areas we were able to replicate to within 5% accuracy.		

Additionally, the revised plans indicated that Unit 1 (and its waterfront access) was removed from the Project. They propose to add Unit 29 to the north end of the Project. Unit 29 appears to meet the dimensional requirements of the Township and the P.U.D. Project.

Assuming no other changes have been made to the project plans as previously reviewed, our recommendation for engineering plan approval remains in place in accordance with our previous review letters and the Township SUP Conditions dated February 13, 2018. The following general items are noted:

1. The same approved Findings of Fact and SUP conditions apply including but not limited site-specific Storm Water Reviews for each lot.
2. Applicable revisions to the Master Deed to reflect the site changes are to be completed and a new document shall be signed and recorded with the Register of Deeds. A copy of this document shall be provided to the Township for their files.
3. An updated drawing shall be provided to account the water front strip known as Parcel "A" as it is our understanding this parcel is to be removed from the PUD and purchased by and adjacent property owner.

Please do not hesitate to contact me with any questions regarding this review.

Respectfully Submitted,
GOURDIE-FRASER

Jennifer Hodges, PE
Project Manager

Exhibit 4
Fire Department Review



Peninsula Township Fire Department
14247 Center Rd.
Traverse City, Michigan 49686
PH: 231-223-4443
firechief@peninsulatownship.com



Re: 81 fire lane

August 13, 2019

Randy,

After review of the proposed shifting of the fire lane for the 81 subdivision project, I see no issue with the lane being moved to the south as long as all previous conditions are met that pertain to the fire access lane. Any questions please feel free to contact me.

Sincerely,

Fire Chief Gilstorff

**DNR Waterways Grant, Kelley Park,
and the Haserot Beach boat launch
and Parking Lot Improvement Project**

Rebecca Chown

To: Rebecca Chown
Subject: RE: Haserot Memo

From: planner@peninsulatownship.com [mailto:planner@peninsulatownship.com]
Sent: Thursday, September 5, 2019 2:04 PM
To: 'Rob Manigold'; Becky Chown
Subject: Haserot

Memo of Understanding Regarding the Haserot Beach Boat Launch and Parking Lot Improvement Project

Five Proposed Steps Going Forward:

1. Respectfully decline to sign the proposed grant agreement with MDNR in recognition of additional public input indicating significant opposition to the project location and the understanding that moving the project is not possible.
2. Acquire Kelley Park from the MDNR or enter into a long-term lease that retains township control of the park and its assets.
3. Develop plans for a similar but alternative project at Kelley Park that includes a single lane shallow water launch accommodating up to a 2.5-foot draft, a launching area for non-motorized boats, low-impact vehicular movement/parking areas with minimal added parking, and signage. These plans would include identifying possible alternatives and measures to minimize impacts on neighboring properties.
4. Present alternative project to area and township residents for feedback and plan design development.
5. Take steps to re-apply for MDNR funding (as early as spring 2020), sign a new grant agreement, and proceed to build all or a portion of the proposed project at Kelley Park. This project would include removing the existing boat ramp, rip rap, and dock at Haserot and restoring the swimming beach.

Randy A. Mielnik, AICP
Director of Planning
Peninsula Township
13235 Center Road
Traverse City MI, 49686
Phone - 231-223-7314