

**Packet Addition
for September 10, 2024,
Township Board Regular Meeting**

Parks Committee Update on Goats at Bowers Harbor Park Addition

Becky Chown

From: Michele Zebell <mzebell.parks@gmail.com>
Sent: Sunday, September 8, 2024 11:47 PM
Cc: Becky Chown; Dave Murphy; Mary Beth Milliken; Pete Dahl; Jennifer Cram; Planning & Zoning Administrator
Subject: Re: Goats & YW Crew @ Peninsula Park
Attachments: image.png; Outlook-vi52033f.png

Hello everyone. Here is an update on the grant work at the expansion/addition.

Friday afternoon, Bryce, Sean, and I walked the park. It gave them an opportunity to see conditions at the park, and me a chance to gather a bit more information about the "whats" and the "hows."

The timeframe they outlined was very short--the goats would be transported to the park on Tuesday of this week! Rather than describe all that would need to be put in place to make that happen, here is the text Bryce sent today as well as my response:

Bryce Hundley:

"Hi Michele. I've been able to talk with our primary goat tender, and we sadly won't be able to make this fall work for the goat project. We'll be speaking with the GT Band shortly and hopefully get approval to pick up again when the snow melts in the spring.

Thanks for meeting with Sean and me on Friday."

My response:

"Thank you. Over the course of the weekend, I came to the conclusion that delaying would be a better option. My only fear is that we will lose the grant and the ability to do the work.

There's much that I can do to support your efforts next year--provide water and electricity, clear an area for the shed, have our maintenance person mow to provide easier access for the YW crew, the goats, and the public to observe. The opportunity to receive some training to support your efforts and learn how you utilize the YW youth in conjunction with the goats would be wonderful. With an established timeframe, I would also be better able to communicate with residents about the project, gather interest and volunteers, and perhaps inspire donations for continued work in the future.

Thank you for appealing to the Grand Traverse Band to allow for an extended period to utilize their gift. So hoping they will approve an extension.

Thank you and Sean for your time on Friday as well."

So, no goats this year, but high hopes for next spring/summer. If not, we will need to return the funds to the Grand Traverse Band.

Michele

On Thu, Sep 5, 2024, 6:36 PM Bryce Hundley <BHundley@cfs3l.org> wrote:

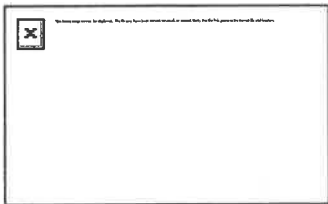
Thanks for this detail, Michelle! I am hoping to be able meet with you either at the property or virtually tomorrow. Would you be available at all after about 10am? I'd like to bring Sean Miles as well. He will be much more knowledgeable about the programmatic side of things. I have copied him on this email.

It occurs to me that your volunteers may be the answer to my biggest concern other than the shelter...namely how to look after the goats on the weekends now that our summer season is over. There would be some training necessary, but I don't believe it is very involved.

Thanks for working with us.

Kindly,
-Bryce

Bryce P. Hundley, CPA
Director of Finance
(231) 499-5872 cell



From: Michele Zebell <mzebell.parks@gmail.com>
Sent: Thursday, September 5, 2024 4:55 PM
To: Bryce Hundley <BHundley@CFS3L.ORG>
Cc: Rebecca Chown <clerk@peninsulatownship.com>; Dave Murphy <davemurphy6943@gmail.com>; Mary Beth Milliken <mbmillikenonpeninsula@gmail.com>; Pete Dahl <peterleedah1@gmail.com>; Randy A. Mielnik <planner@peninsulatownship.com>; Zoning <Zoning@peninsulatownship.com>
Subject: Goats & YW Crew @ Peninsula Park

External Sender - From: (Michele Zebell
<mzebell.parks@gmail.com>

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This message came from outside your organization.

Good afternoon, Bryce.

This is the information I have to the best of my recollection based upon my understanding of the grant as well as the text messages Bill and I exchanged.

-The grant is a GTB 2% Allocation Grant awarded this spring to the township in conjunction with YouthWorks. I believe the Youthworks hours served as the matching portion of the grant. Bill knew that the township did not have funds when he contacted me about applying once again for the grant. We applied last year and were turned down.

-Bill had asked that the township transfer the \$19,000 grant fund to his organizational account, but without specific dates for the work, we were hesitant. Our experience is that the money is usually paid out once the work has been

completed or at least, is underway. I explained that the township is heavily scrutinized and that we needed to follow proper protocol; if transferring the money ahead was standard practice, that he could speak with our treasurer. He did not pursue that option.

-He had said that the goats would likely be at the park for 2-3 weeks as would the YW crew. The order of which group would come first changed as the summer progressed, but my last impression was that the YW young people would be working at the park in August, and the goats would follow.

-Bill and I tried to arrange times to walk the park to determine where it would be best to place the people and the goats. That never worked out, but in the meantime, the Grand Traverse Regional Land Conservancy generously completed a very thorough plant species inventory then sent their intern to map the park and indicate where the needs were most pressing. I have attached that document to this email.

-Area 1 has little, if any, poison ivy. The 2nd area has quite a bit. I respect Bill's order of operations, but I also thought that first having the goats consume the poison ivy would make area 2 more accessible to the YW young people.

-My property is adjacent to the park. I can run a hose and electricity from our house and workshop into the park if that would be helpful. The parks committee is aware of the need for a protective shelter for the goats at night. If you describe what is needed, we will beat the bushes to try to get things in place. An overview of how the goats are managed would also be appreciated. Additionally, information such as how many goats will be at the park, how the goats are contained (moveable fencing or portable electric fencing,) what would we need in place to allow residents the opportunity to see the goats or observe them as they work/eat.

-We want you to be aware that we do have predators in the area--coyotes, bobcats, and possibly a small bear. There are also many deer though I don't think that that is a problem. We just want to be certain that the goats will be safe.

Thank you for your help in getting this worked out. We are very excited to have the goats here, but also to have young people in transition who are learning the skills needed to be reliable and responsible employees.

I will be speaking at our township meeting next Tuesday, September 10. It would be the perfect time to enlist help to gather the materials and any volunteers that will be needed for us to do our part.

Looking forward to speaking with you soon.

Michele
231-342-6418
mmzebell@gmail.com

Additional Correspondence for Peninsula Shores Business Item

Becky Chown

From: tgdurham@verizon.net
Sent: Friday, September 6, 2024 10:55 AM
To: Becky Chown
Subject: Peninsula Shores/5th Ammendment

Dear Trustees:

My family owns property on Trevor Road in Smokey Hollow Estates, just north of Peninsula Shores. Some have said that only the Lewis/Haddox cottage is objecting to the proposed amendment. That is not correct – ALL the owners in Smokey Hollow Estates are opposed to this amendment as it does not meet the Ordinance standards and because of its adverse impact on Smokey Hollow Estates.

Some people seem to focus only on the impact of the amendment on those inside the Lewis/Haddox cottage and ignore the impact of this amendment on our common open space. The Trevor Road cul de sac and the area around it are common open space for use by all the owners in Smokey Hollow Estates. We have social gatherings at this cul-de-sac. We star gaze from this cul de sac. Our children and grandchildren play there. We take walks there and walk our dogs there. It is currently a very rural setting.

The use of the Smokey Hollow Estates open space that abuts the Peninsula Shores development is very important to us, and we greatly appreciate the quiet rural nature of, and views from, this outdoor space. However, adding yet another house in what was to be open space will significantly diminish the rural character and views of open space at our cul-de-sac. Please do not ignore the adverse impact this amendment would have on the use and enjoyment of our common outdoor space.

The original approved plan for Peninsula Shores had open space in the area that abuts the open space owned by Smokey Hollow Estates residents at the end of our cul-de-sac. We were initially satisfied with the original plan. We were extremely disappointed when the Peninsula Shores developer sought (and received) approval to build a house near our cul-de-sac in an area originally designated as open space. Now they are asking approval for a second house by our property. We think the developer will continue asking for amendments until you draw the line and say no. Please put a stop to this scope creep and project creep and deny this amendment.

The open space by our properties was one of the reasons why the Township found the initial development met the ordinance standards. The clustering of houses in the interior of the development was another. The preservation of our views was a third reason. Please honor that initial determination, give deference to that initial determination, stop this scope creep, and retain the open space and views by our properties that were a basis for the original approval of this development. The proposed amendment clearly does not meet the Ordinance standard that requires there to be a substantial improvement to property in the immediate vicinity, so the amendment should be denied.

Thank you for your attention.

Tom Durham

4126 Trevor Rd.

Becky Chown

From: chaddox75@gmail.com
Sent: Friday, September 6, 2024 4:51 PM
To: Becky Chown; Marge Achorn; rudy.peninsulatrustee@gmail.com;
dave.peninsulatrustee@gmail.com; maura.peninsulatwptrustee@gmail.com;
armen.peninsulatrustee@gmail.com; Isaiah Wunsch
Cc: Jennifer Cram
Subject: Peninsula Shores Amendment No. Five

Dear Trustees,

Pages 115 and 116 of the 9-10-2024 meeting packet contain letters from the developer's attorneys asking to meet with the Township. It sounds like the developer wants to provide supplemental materials to the Township, discuss those materials, and have the Board agree that the Ordinance standards have been met in private meetings, apparently without any opportunity for public review of the supplemental materials, without public input, and without their being any deliberation or decision making in an open meeting. Hopefully that is not the case.

Please continue to apply the Ordinance as written, stop scope creep, and respect and follow the original findings of fact.

Have the proposed findings of fact denying the amendment been prepared and shared with the developer? If so, it seems to me they should now be released to the public in a supplemental packet before Tuesday's meeting. There is no reason to keep them secret from the public if they have already been disclosed to the developer. I had previously asked the Planner to provide those to me, but she said we could provide public comment/input on them after the findings of fact are included in a packet that is part of the public record.

Thanks

Craig Haddox
4150 Trevor Road

Becky Chown

From: Megan Haddox <mlhaddox@mac.com>
Sent: Friday, September 6, 2024 5:09 PM
To: Becky Chown
Subject: Peninsula Shores, Amendments 5

Hello,

I am writing to address how the proposed amendment does not meet the Ordinance standards.

Others have addressed how the substantial improvement standard is not met. I agree with those comments.

I want to comment on the 8.1.3(1)(a) standard, which states that each proposed use on the proposed location will 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.

It is clear that under the originally approved SUP, the intended character of the northern portion of this development was to be open space. The existing character of Smokey Hollow Estates is a low density, rural development. Putting a cluster of two houses by Smokey Hollow Estates is neither harmonious nor appropriate in appearance with the existing character of the general vicinity given the low density, rural character of Smokey Hollow Estates.

Thank you for your consideration.

Megan Haddox
4150 Trevor Road

Sent from my iPad