

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

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PENINSULA TOWNSHIP PLANNING COMMISSION MEETING AGENDA

13235 Center Road

Traverse City, MI 49686

September 16, 2019

7:00 p.m.

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Review for Conflict of Interest**
5. **Brief Public Comments**
6. **Additions to Agenda/Approval**
7. **Consent Agenda**
 - a. Approval of Meeting Minutes: PC Meeting Minutes – August 19, 2019
8. **Reports**
 - a. Zoning Update (Mielnik)
9. **Business Items**
 - a. Public Hearing – Bed and Breakfast Zoning Amendment
 - b. Public Hearing – Solar Zoning Amendment
 - c. Winery Chateau Zoning Amendment
 - d. Introduction – Fire Station #3 SUP
 - e. Master Plan Update / Draft Survey Questions
 - f. Election of Officers
10. **Public Comments**
11. **Other Matters or Comments by Planning Commission Members**
12. **Adjournment**

Peninsula Township has several portable hearing devices available for audience members. If you would like to use one, please ask the clerk.

Minutes

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PENINSULA TOWNSHIP PLANNING COMMISSION MEETING

13235 Center Road

Traverse City, MI 49686

August 19, 2019

7:00 p.m.

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

2. Pledge

3. Roll Call: Present: Dloski, Hall, Oosterhouse, Shipman, Wunsch. Also present, Randy Mielnik, Township Planner, and Christina Deeren, Zoning Administrator
Excused: Couture, Hornberger

4. Review for Conflict of Interest: None

5. Brief Public Comments: None

6. Additions to Agenda/Approval:

Shipman: strike item 7 as it is a repeat

Mielnik: The planning commission recommends an individual that also serves on the ZBA. Al Couture is interested in continuing in that role, that is the pleasure of the planning commission.

Shipman: adding ZBA Recommendation as Business Item f.

Moved by Wunsch to approve agenda as amended, supported by Dloski pass unan

7. Conflict of Interest: None

8. Consent Agenda

a. Approval of Meeting Minutes: PC Meeting Minutes – July 15, 2019

Moved by Dloski to approve meeting minutes for July 15, 2019 supported by Wunsch pass unan

9. Reports

a. Master Plan Steering Committee (Mielnik)

Mielnik: The next meeting is September 9, 2019. The members will review draft number four of the survey. Susan and Todd are on the committee. Once the draft undergoes revisions, it will be on the agendas of the planning commission, the township board, and will launch after that. We have made efforts to frame the survey questions well and plan to keep it brief.

b. Zoning Update (Mielnik)

Mielnik: Becky Chown is almost done with grammatical editing, it is expected to be released later this month. Tentatively, September 23rd is a targeted workshop date to answer any questions from the public and hear feedback on the draft.

10. Business Items

a. First Congregational Church SUP Amendment-Introduction

Jeff Parker, Jeffrey Parker Architects, on behalf of the church: We have just finished meeting with church neighbors and are here tonight to share plans for the church expansion. With a PowerPoint slide, he shows the aerial map of the church with the upper left showing the community garden and to the right, a kid's park. Down from the community garden is the retention pond. The Garden of Remembrance is also shown and is under an easement for protection. The church has not been updated for a while and there are two projects for the church. The first project is for children newborn to sixth grade. Currently, they compete for the same space. Plans are to build space in the area on top of the existing roof, shown as a rectangle on the upper right corner of the slide. Referring to the top and right of the addition, this would be made into a park complete with nice landscaping. The L shaped part of the property which loops around the kid's zone would be landscaped, and would entail lowering the grade, moving the ground to where the arrow is shown on the slide. That would balance the cut and the fill. A slide of the inside of the building is shown, and it is noted that the exterior appearance is seventeen feet tall.

The second phase is a Christian Life Center, intended to be used by the community with its own entrance. The interior would include an elevated walking path, meeting rooms and a multi-use gym. This will displace parking and a parking area would go where the fill would go for the first project. There are plans for a storage area to be built to the side of the sanctuary's chancel, and it will blend into the church architecture. The garden will include a twenty-four by forty-eight shed for use by the community garden. A slide is shown of the inside of the Christian Life Center and the front view with its own entrance. The next slide shows the Kid's Zone to the right and the Christian Life Center to the left, with a height of thirty feet.

Dloski: What is the frequency of use for the Christian Life Center?

Parker: introduces Pastor Chad Oyer of First Congregational Church

Pastor Oyer: The hours for the building are seven a.m. to six p.m. with sixty-five to eighty families using the daycare. In the evenings there are meetings and worship services. The building is used until ten at night. The church is used heavily by groups in the community and the Christian Center will be in step with those hours, seven a.m. to ten p.m. at night.

Deeren: What about Sunday, times of worship?

Pastor Oyer: Simultaneous worship services are held on Sundays from ten a.m. to eleven a.m., two services occur at that time. We have had staggered services in the past.

Shipman: What is your timeline for a formal submittal package?

Parker: I will introduce the civil engineer of Gosling Czubak Engineering Sciences for that timeline.

Bob Rochet, Gosling Czubak: We are working through plans with the church and we are hoping for the next meeting for submittal. The Kid's Zone and the storage area are important and necessitates amending the SUP.

Hall: Jeffrey indicated that there would be some land rebalancing, and parking lots would be reconfigured somewhat. Do you anticipate any problems with storm water management?

Bob: I do not. There is a large storm water basin currently in place. The Kid's Zone addition will fit over the existing footprint. We have not analyzed the Christian Life Center. There is existing storm water drainage there.

Oosterhouse: What is the timeline for the second phase, is the full package for both phases?

Parker: We will seek approval for both projects. At present, the church is undergoing a capital campaign. We want to do the projects well. The first project is the Kid's Zone addition, the park, the two storage areas, and renovating the tired areas of the church. The second phase is the Christian Life Center and it may be another year for that project.

Shipman: We will look for your packet.

Mielnik: The deadline is two weeks before the scheduled planning commission meeting to have the entire packet.

b. 81 Development – SUP# 123 Amendment

Kyle O'Grady, 901 South Garfield Avenue: I am here tonight seeking approval of Amendment One of PUD #123. It is my understanding that a small portion of this amendment has been opposed by property owners to the north of the development living on Trevor Lane. Specifically, their concern regarding the amendment is related to the public hearing notice and its wording. They have claimed this notice, published, June 29, 2019, mentioned all changes other than the movement of lot one to the north side of the property. They claimed they didn't attend the public hearing because they didn't know we planned on moving one of our lots. Although we believe that "adjustments of several lots" as stated in the public hearing notice adequately introduces the idea of moving the location of one of our lots to a different location on the property, we are willing to alter tonight's amendment request to include all previous changes and exclude moving lot one to the northern side of the property. This request, including lot change, has been thoroughly vetted and proved to be in conformance of the zoning ordinance by Jennifer Hodges.

Shipman: asks for a summary

O'Grady: We will move the road named Snug Harbour Court on the east side of the property about twenty-five feet to the west, as well, we are proposing to remove five feet of lot depth on lots eleven through twenty nine in order to make up for the open space. By request of the Well's family, the fire department emergency access route located at the northwest corner of the development is re-aligned. Those are the only changes for this amendment.

Dloski: wants to clarify, referring to page one of the introduction, the seven points, is number one part of your proposal?

O'Grady: yes

Dloski: So you are going to relocate the road Snug Harbor Court twenty-five feet to the west and this would enlarge units nine, eight, seven, six and five. Number two: lots one

through nine are adjusted. Number three: landscaping along Double Eagle Drive associated with unit ten and four is eliminated, enlarging those two lots. So, numbers four and five are deleted.

O'Grady: yes, we are going to delete number four, and delete number five.

Dloski: Units eleven through twenty-eight were shortened along the easterly lot line to achieve the 65% PUD open space requirement. Number seven, the fire department emergency access route located at the northwest corner of the development is re-aligned are included. To review one, two, three, six and seven are your requests and eliminate four and five?

O'Grady: yes

Wunsch: What range? Twenty-five? Will you modify number one to give a range to deal with?

O'Grady: We are asking for twenty-five feet exactly.

Shipman: Are you satisfied with the packet?

Mielnik: Yes, the issue set aside may come back.

Shipman: Is there engineering documentation from Jennifer Hodges?

Mielnik: There is a letter as an exhibit, and double checked today with regard that changing lot number twenty-nine as discussed still maintains compliance with the required open space calculations.

Shipman: We will take public comments at this time.

Scott Howard, Attorney on behalf of the Lewis family: We appreciate what has happened here tonight. We understand that the request for unit one to be unit twenty-nine and realize it may come back. Wanted it to be in the record that they strenuously object if this issue does come back.

Moved by Dloski to recommend to the township board approval of revision for SUP #123 items one, two, three, six and seven found on page one of the introduction and background sheet to the request, as amended, and the amendment is to delete the word about and to make it clear that it is twenty five feet, supported by Wunsch.

pass unan

Shipman: this will now go to the town board

c. Solar Zoning Amendment

Mielnik: At the last meeting, a resident pointed out that our ordinances do not address on site solar energy systems. It was the will of the board to include a draft zoning amendment. The zoning rewrite text (not released) included material that addressed this topic specifically, but several shortcomings were found in this material and edits were made to improve the draft language provided in the packet. Additionally, photos of different sizes of free-standing solar panels were included to provide a sense of scale. One change from the zoning rewrite text was to adjust the required setback given the size of the equipment. An additional two feet of setback is required for each kilowatt over one to a maximum of ten kilowatts. The planning commission can take action and schedule a public hearing to hear public and trade association input. A few areas need more attention and review.

Nancy Heller, 3091 Blue Water Road: The planner and applicant want to move forward but it needs more work before it goes to the public hearing. We need to know dimensions and see pictures. The concern is about the size of the ten-unit panel and size of the property it is put on. We need more information for the set area and roof. If it moves forward, people could request variances and her opinion is that it needs tightening up.

Deeren: For the request that came before me, the panel was a forty-seven feet long panel.

Dloski: What kilowatt was that?

Deeren: Ten kilowatts, and has seen fairly large lot coverage as well. We need to look at the size of the panels and the lot coverage.

Shipman: Yes, that is item C.

Hall: Why is the limitation expressed in terms of kilowatts instead of square footage of the panel, with advancing technology the panel could produce twenty kilowatts?

Mielnik: That is a good point, and perhaps there should be a limit set in terms of both kilowatts and the size. Going forward, the relative question is to decide to go to a public hearing now, or work on it more and delay a month?

Dloski: The gentleman asked that we come together because he could not put a solar panel in, and asked it to be considered, so he could have something to use. We should schedule a public hearing as is. I propose a motion to schedule this for a public hearing at the next meeting as is.

Wunsch: I would support a public hearing, but more research is in order. Ten kilowatts is good for the average, but would look at bumping up the square footage and look at setback requirements.

Mielnik: The area of concern is one size fits all. It would be lost on five acres, but prominent on a half-acre lot.

Oosterhouse: Put some acre definitions in there, and what the standard allows. What are the size requirements? There is a need to look at the standard to go by in 2019, what does the panel look like, and adjust it if technology improves.

Dloski: The pictures show two to ten kilowatts. We can see some perspective from the Central High School array.

Deeren: A field can be seen on M-72 as well.

Mielnik: Can come up with some drawings to show size but more input is needed

Shipman: Can we move forward to public hearing, knowing that issues will naturally come up? Do I see a motion on the floor?

Moved by Dloski for the Solar Zoning Amendment for on-site solar energy systems to go to public hearing, seconded by Wunsch pass unan

Shipman: This will go to public hearing.

John Bercini, 716 Walnut Ridge, serves on the board of directors for the

Groundwork Center for Resilient Communities: There is a new section 7.2.8, is that a replacement or addition to 6.3?

Mielnik: created a new section

Bercini: Regarding the three-foot height limit above the roof line, which is fine for a normal roof, how does that work on a flat roof? How do you measure three feet above a flat roof, is it the parapet or the floor of the roof? The parapet is the side wall and the standard solar panel is three feet wide and five feet tall. There will be variance requests. The other issue is a definition problem, for example, there could be a six kilowatt on the garage and a ground mount of six to eight that equals fourteen kilowatts. Many homes do not face dead south. The efficiency of the panels is changing. Three panels make a kilowatt. Ten kilowatts is thirty (three by five) panels. Also, you need to clarify the landscaping at the base. Is that a fence, pine trees, what do you mean?

Oosterhouse: In looking at the three feet above the roofline, are they at the most efficient level? There is a need to make sure that they are the right height.

Bercini: Most modern systems track and change the angle and degree. There is a need to consider given angle and the given panel as to the kilowatts generated.

Dloski: question about a flat roof, three feet seems easy

Bercini: You might want five, how do you measure the three feet from the base or the parapet? You will not see above the parapet.

Oosterhouse: If the roof does not have a parapet, five feet goes up, limiting the full use of what these panels could be.

Deeren: on the ground instead of the roof

Board discussion on flat roof verses ground and the variables of larger systems

Mielnik: to clarify, there is no language on landscaping in this draft

Brad Lyman, 18420 Center Road: He had requested that this item be considered. Urges not to allow perfect to get in the way of good. He has a south facing roof issue and cannot do anything. He requests a straight forward amendment for those who want to use solar.

d. Winery Chateau / B&B Zoning Amendments

Mielnik: Today, he found a section of the code that we were not aware of that speaks to part of it, in section 4.2.3, the proposed change. The question is how PDR easements impact the zoning code is significant. John Wunsch spoke a few months ago on the PDR land being included in Winery Chateaus, which spilled to bed and breakfasts, which spilled over into lot sizes. Section 4.2.3 needs additional work, but we can go forward and hold a public hearing on the bed and breakfast amendment. Not many communities have the PDR, it is important to clarify how PDR land is treated under the zoning code. For the most part, the zoning code trumps PDR.

Dloski: With a couple of very small revisions, 4.2.3 may get us where we want to be. However, there are additional discrepancies in the zoning ordinance that we need to attend to. Recommends to table and let committee meet one more time.

Moved by Wunsch to table the Winery Chateau Zoning Amendments, supported by Dloski
pass unan

e. Updated Bylaws Attached

Mielnik: this is not an action item, but informational

Hall: Looked at the bylaws and did not see a provision for indemnification of planning commission members, it is common to have this. Recommends to include one.

Dloski: On occasion, members can be sued individually, agree we should have a provision. Typically, the township insurance carrier has this to indemnify the board members.

Shipman: question to Randy Hall, did he research with the township staff on this issue about the insurance?

Hall: There is an insurance policy, but would want to ensure the planning commission members are insured/included. When individuals are sued, they do not have to hire an attorney at their own expense.

Dloski: question to Randy, do you have language?

Dloski: a copy should go to the planner and to the township attorney

Deeren: and check insurance carrier and name out individuals

Dloski: to backtrack, we need to move ahead on the B&B Zoning Amendment, item d., it can move forward to public hearing

Shipman: let's jump back to item d.

Mielnik: This had the provisions for additional guest rooms for larger sites and excluded PDR land to be counted as that. Currently the Bed and Breakfast ordinance says that the number of guest rooms is three guest rooms regardless of the lot size.

Motion by Dloski to schedule public hearing on B&B Zoning Amendment, supported by Hall **pass unan**

Mielnik: Therefore, there will be two public hearings next month, the Solar Amendment and the B&B Amendment

f. ZBA Recommendation

Shipman: Alan Couture has expressed interest in continuing.

Mielnik: Need for the planning commission to recommend someone to the township board. They will appoint that person in September.

Moved by Dloski to recommend Alan Couture as our ZBA recommendation to the town board, supported by Oosterhouse **pass unan**

11. Public Comments

Monnie Peters, 1425 Nehtawanta Road: Commented on the need to move forward with the zoning update as soon as possible.

Mielnik: There were many technical areas of the zoning rewrite that required more attention and review in recent months. The zoning map is actually part of the zoning ordinance and it requires attention as we move from a paper map to a digital map that can be updated easily going forward. It is important to have a solid product to present to the community.

12. Other Matters or Comments by Planning Commission Members

Shipman: will be absent next meeting

13. Adjournment:

Moved by Dloski, supported by Wunsch

pass unan

Adjournment time: 8:12 p.m.

Peninsula Township
Planning Commission Minutes DRAFT
August 19, 2019
Beth Chan, Recording Secretary

DRAFT

Bed and Breakfast Zoning Amendment

Amendment 198

EXISTING

(6) Bed and Breakfast Establishments:

(a) Statement of Intent: It is the intent of this subsection to establish reasonable standards for Bed and Breakfast Establishments to assure that:

1. The property is suitable for transient lodging facilities.
2. The use is compatible with other uses in the residential and agricultural districts.
3. Residential and agricultural lands shall not be subject to increased trespass.
4. The impact of the establishment is no greater than that of a private home with house guests.

(b) The following requirements for Bed and Breakfast establishments together with any other applicable requirements of this Ordinance shall be complied with:

1. The minimum lot size shall be one (1) acre.
2. Off-street parking shall be provided in accordance with Sections 7.6.3 and 7.6.4 of this Ordinance.
3. The residence shall be the principal dwelling unit on the property and shall be owner-occupied at all times.
4. The residence shall have at least two (2) exits to the outdoors.
5. No more than three (3) sleeping rooms in the residence may be used for rental purposes.
6. Not more than eight (8) overnight guests may be accommodated at any time.
7. The rooms utilized for sleeping shall be a part of a dwelling that has received an occupancy permit prior to the application for a Bed and Breakfast Special Use Permit. **(REVISED BY AMENDMENT 143)**
8. The rental sleeping rooms shall have a minimum size of one hundred (100) square feet for each two occupants with an additional thirty (30) square feet for each occupant to a maximum of four (4) occupants per room.
9. Proof of evaluation of the well and septic system by the Health Department and conformance to that agency's requirements shall be supplied by owner/occupant.
10. The Township Board shall require that a floor plan drawn to an architectural scale of not less than 1/8" = 1 foot be on file with the Fire Department.
11. Each owner/operator of a Bed and Breakfast Establishment shall keep a guest registry which shall be available for inspecting by the Zoning Administrator, and police and fire officials at any time.
12. The length of stay for each guest shall not exceed seven (7) days within any thirty (30) day period.
13. In the event that the Township Board determines that noise generation may be disturbing to neighbors, or that the location of the establishment is in an area where trespass onto adjacent properties is likely to occur, then the Township Board may require that fencing and/or a planting buffer be constructed and maintained.
14. Rental of snowmobiles, ATVs or similar vehicles, boats and other marine equipment, in conjunction with the operation of the establishment shall be prohibited.
15. A special use permit shall not be granted if the essential character of a lot or structure within a residential or agricultural district, in terms of use, traffic generation or appearance will be changed substantially by the occurrence of the bed and breakfast use.
16. Breakfasts shall be the only meals served to transient tenants.
(ADDED BY AMENDMENT 136)

PROPOSED

(6) Bed and Breakfast Establishments:

(a) Statement of Intent: It is the intent of this subsection to establish reasonable standards for Bed and Breakfast Establishments to assure that:

1. The property is suitable for transient lodging facilities.
2. The use is compatible with other uses in the residential and agricultural districts.

3. Residential and agricultural lands shall not be subject to increased trespass.
4. The impact of the establishment is no greater than that of a private home with house guests.

(b) The following requirements for Bed and Breakfast establishments together with any other applicable requirements of this Ordinance shall be complied with:

1. The minimum lot size shall be one (1) acre.
2. Off-street parking shall be provided in accordance with Sections 7.6.3 and 7.6.4 of this Ordinance.
3. The residence shall be the principal dwelling unit on the property and shall be owner-occupied at all times.
4. The residence shall have at least two (2) exits to the outdoors.
5. ~~No more than three (3) sleeping rooms in the residence may be used for rental purposes.~~ The number of guest units included in a Bed and Breakfast establishment shall be in accordance with the following table:

Lot Size ⁽¹⁾	Number of Guest Units Allowed
Between 1 acre and 5 acres	3
More than 5 acres, but less than 10 acres	4
10 acres or more	5
<i>⁽¹⁾ No acreage required above may be subject to a recorded conservation easement that excludes dwellings.</i>	

6. ~~Not more than eight (8) overnight guests may be accommodated at any time.~~ Not more than two adult guests are permitted in each guest unit.
7. The rooms utilized for sleeping shall be a part of a dwelling that has received an occupancy permit prior to ~~he the~~ application for a Bed and Breakfast Special Use Permit. **(REVISED BY AMENDMENT 143)**
8. ~~The rental sleeping rooms shall have a minimum size of one hundred (100) square feet for each two occupants with an additional thirty (30) square feet for each occupant to a maximum of four (4) occupants per room.~~ Each guest room shall have a minimum size of 100 square feet.
9. Proof of evaluation of the well and septic system by the Health Department and conformance to that agency's requirements shall be supplied by owner/occupant.
10. The Township Board shall require that a floor plan drawn to an architectural scale of not less than 1/8" = 1 foot be on file with the Fire Department.
11. Each owner/operator of a Bed and Breakfast Establishment shall keep a guest registry which shall be available for inspecting by the Zoning Administrator, and police and fire officials at any time.
12. The length of stay for each guest shall not exceed seven (7) days within any thirty (30) day period.
13. In the event that the Township Board determines that noise generation may be disturbing to neighbors, or that the location of the establishment is in an area where trespass onto adjacent properties is likely to occur, then the Township Board may require that fencing and/or a planting buffer be constructed and maintained.
14. Rental of snowmobiles, ATVs or similar vehicles, boats and other marine equipment, in conjunction with the operation of the establishment shall be prohibited.
15. A special use permit shall not be granted if the essential character of a lot or structure within a residential or agricultural district, in terms of use, traffic generation or appearance will be changed substantially by the occurrence of the bed and breakfast use.
16. Breakfasts shall be the only meals served to transient tenants.
(ADDED BY AMENDMENT 136)

Add the following definition to Article III:

Guest Unit. A room or group of rooms (only one of which is used for sleeping) occupied, arraigned or designed for occupancy by 1 or more guests for compensation, such as in a bed and breakfast establishment.

Draft Solar Zoning Amendment

memo

To: Planning Commission
From: Randy Mielnik
Date: September 9, 2019
Re: Solar Zoning Amendment

Along with any comments that may come up during the public hearing, some considerations have surfaced recently that could be added to the draft solar zoning language. Updated text is in red in the attachment and explained below:

1. The limitation on placement of free-standing solar panels between the principal building and the front lot line makes sense for smaller parcels, but not necessarily for large parcels. On large parcels, a home is often located some distance from the road, and larger sites are often wooded. For this reason, consideration of a simple 50-foot setback for free-standing solar panels in the A-I Zoning District seems desirable. (without the restriction of placement behind the principal structure, or increasing the required setback due to size). The A-I District has a minimum lot size of 5 acres and it covers about 75% of Peninsula Township.
2. A graphic was prepared to illustrate what a prototypical free-standing solar panel would look like on a one-acre lot with a home. See attached. From this, it was learned that both the setback and lot coverage requirements should be calculated using the maximum horizontal surface of the panel itself.

Brad and Amy Lyman

18420 Center Road

Traverse City, Michigan 49686

443-243-7042 ablyman999@gmail.com

Todd Oosterhouse, Secretary of the Peninsula Township Planning Commission August 29, 2019

Peninsula Township

13235 Center Road, Traverse City, Michigan 49686

To: Peninsula Township Planning Commission

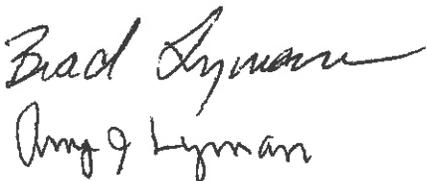
Subject: Support for Land Use Ordinance on Solar Power

We are unable to attend the public hearing on amending the Peninsula Township Zoning Ordinance of 1972 to allow free standing residential solar arrays. Please enter this letter as our testimony on the amendment.

We support amending the Township Zoning Ordinance to allow free standing residential solar arrays. This amendment may not be "perfect" but it will serve as a bridge to the comprehensive proposal now in progress. It places Peninsula residents without south facing roofs on equal footing with other residents who can presently install solar panels on their roofs. The amendment also allows residents to benefit from current Federal tax credits and Consumers Power net metering program.

We appreciate your support in passing this amendment on to the Town Board.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature is 'Brad Lyman' and the second is 'Amy Lyman'. Both are written in a cursive, flowing style.

Brad and Amy Lyman

Cc: Donna Hornberger, Al Couture, Lawrence Dloski, Susan Shipman, Rob Manigold, Isaiah Wunch, Becky Chown, Marge Acorn, David Sanger, Brad Bickle, Warren Wahl, Randy Mielnik, Christena Deeren

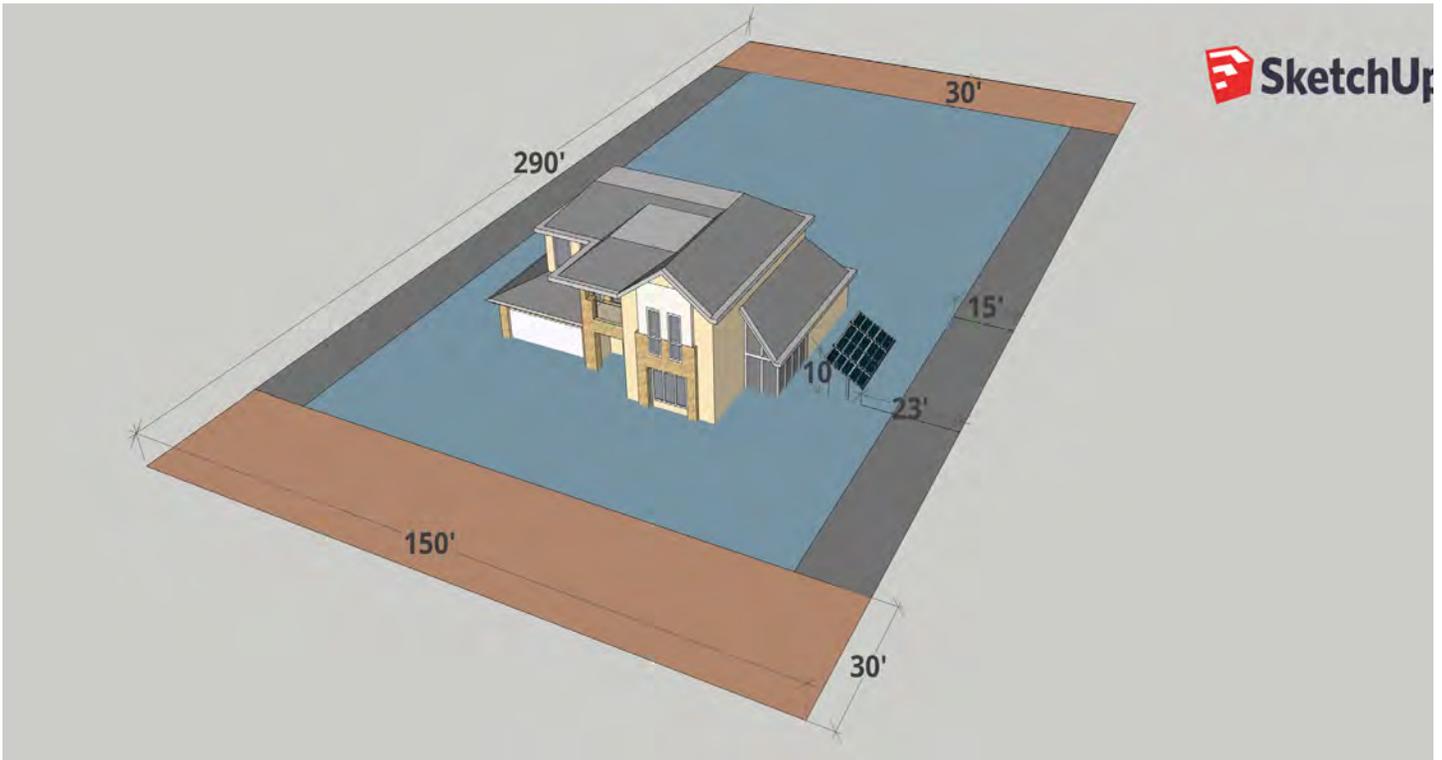
Amendment 199 (As Published)

Create new Section as follows:

Section 7.2.8 On-site Solar Energy Systems

It is the purpose of this sub-section to promote the safe, effective, and efficient use of on-site solar energy systems to generate electricity. Further, it is the purpose of this sub-section to standardize and streamline the review and permitting process for solar energy systems designed to meet on-site energy needs.

- 1. Roof-Mounted Solar Energy Systems.** Roof-mounted solar energy systems for on-site use are allowed in all zoning districts, subject to the following regulations:
 - a. Height.** Roof-mounted systems shall not extend more than 3 feet above the roofline and shall not exceed the required permitted building height.
 - b. Location.** Roof-mounted solar energy systems may be located anywhere on a roof, but shall not protrude beyond the edge of the roof.
- 2. Ground-Mounted Solar Energy Systems (10 kW or less).** Ground mounted, freestanding solar energy systems of 10kW or less for on-site use are permitted accessory structures in all zoning districts, subject to the following regulations:
 - a. Location and Setbacks.** Solar energy systems may not be located closer to the front lot line than the principal structure. Solar energy systems shall also be set back from all property lines at least 15 feet when the system produces 1kW or less. For larger systems, an additional 2 feet of setback is required for solar energy system structures for each 1kW above 1kW to the maximum of 10kW.
 - b. Height.** The height of the solar energy system, including all structural support elements, shall not exceed 10 feet when oriented at maximum tilt.
 - c. Area.** Ground-mounted solar energy systems shall be subject to the maximum lot coverage standards of the applicable zoning district.
- 3. General Standards.** The following requirements are applicable to all roof-mounted or ground-mounted solar energy systems.
 - a. Land Use Permit.** A Land Use permit shall be required for any ground-mounted solar energy system.
 - b. Batteries.** When solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure when in use, and when no longer used shall be disposed of in accordance with applicable laws and regulations.
 - c. Removal.** If any solar energy system ceases to operate for more than 12 consecutive months, it shall be considered junk, removed from the premises and subject to Ordinance No. 41 (Peninsula Township Junk Ordinance).



1 Acre Lot Example (R-1A)
30' Front Yard Setback, 15' Side Yard Setback
Solar panel is about 230 Sq. Ft. (22x10.5)
Setback assumes 5kV system (15 feet setback plus 8 feet = 23)
10' Maximum Height



Amendment 199 (Possible Amendments)

Create new Section as follows:

Section 7.2.8 On-site Solar Energy Systems

It is the purpose of this sub-section to promote the safe, effective, and efficient use of on-site solar energy systems to generate electricity. Further, it is the purpose of this sub-section to standardize and streamline the review and permitting process for solar energy systems designed to meet on-site energy needs.

- 4. Roof-Mounted Solar Energy Systems. Roof-mounted solar energy systems for on-site use are allowed in all zoning districts, subject to the following regulations:**
 - a. Height.** Roof-mounted systems shall not extend more than 3 feet above the roofline and shall not exceed the required permitted building height.
 - b. Location.** Roof-mounted solar energy systems may be located anywhere on a roof, but shall not protrude beyond the edge of the roof.
- 5. Ground-Mounted Solar Energy Systems (10 kW or less).** Ground mounted, freestanding solar energy systems of 10kW or less for on-site use are permitted accessory structures in all zoning districts, subject to the following regulations:
 - a. Location and Setbacks.** In the A-1 Zoning District, ground-mounted solar energy systems (10kW or less) must be setback at least 50 feet from any property line. In other zoning districts, ground-mounted solar energy systems (10kW or less) may not be located closer to the front lot line than the principal structure, and shall be setback from all property lines at least 15 feet when the system produces 1kW or less. For larger systems, an additional 2 feet of setback is required for each 1kW above 1kW to the maximum of 10kW (a 10kW system would require a 33-foot setback). All setbacks are measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun (not from support structures).
 - b. Height.** The height of the solar energy system, including all structural support elements, shall not exceed 10 feet when oriented at maximum tilt.
 - c. Area.** Ground-mounted solar energy systems shall be subject to the maximum lot coverage standards of the applicable zoning district (measured from the outermost points of the nearly horizontal plane of the solar panel itself at its static position or at maximum horizontal tilt if mechanized to move with the sun (not from support structures)).
- 6. General Standards.** The following requirements are applicable to all roof-mounted or ground-mounted solar energy systems.
 - a. Land Use Permit.** A Land Use permit shall be required for any ground-mounted solar energy system.
 - b. Batteries.** When solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure when in use, and when no longer used shall be disposed of in accordance with applicable laws and regulations.
 - c. Removal.** If any solar energy system ceases to operate for more than 12 consecutive months, it shall be considered junk, removed from the premises and subject to Ordinance No. 41 (Peninsula Township Junk Ordinance).

Draft Winery Chateau Zoning Amendment

memo

To: Planning Commission
From: Randy Mielnik
Date: September 10, 2019
Re: Winery Chateau Zoning Amendment

For the past few months, a committee of planning commission members (Dloski, Shipman and Oosterhouse) have been meeting to discuss the subject of the relationship between acreage requirements for a Winery-Chateau (and support uses) and land included in the PDR program. This issue was first raised by John Wunsch at a planning commission meeting earlier this year. Addressing this proved to be somewhat challenging as it touched on many related and complicated issues that were discussed. This committee met most recently on September 4th and came to a conclusion that involves recommending the attached zoning amendment.

If the full planning commission desires to see this move forward, the next step is to schedule a public hearing for next month.

EXISTING

(10) Winery-Chateau

- (a) It is the intent of this section to permit construction and use of a winery, guest rooms, and single family residences as a part of a single site subject to the provisions of this ordinance. The developed site must maintain the agricultural environment, be harmonious with the character of the surrounding land and uses, and shall not create undue traffic congestion, noise, or other conflict with the surrounding properties.
- (b) The use shall be subject to all requirements of Article VIII, Section 8.5, Food Processing Plants in A-1 Districts and the contents of this subsection. Data specified in Section 8.5.2, Required Information, shall be submitted as a basis for judging the suitability of the proposed plan. Each of the principal uses shall be subject to the terms and conditions of this ordinance except as specifically set forth herein.
- (c) The minimum site shall be fifty (50) acres which shall be planned and developed as an integrated whole. All of the principal and accessory uses shall be set forth on the approved site plan.
- (d) The principal use permitted upon the site shall be a winery. Guest rooms, manager's residence, and single family residences shall be allowed as support uses on the same property as the winery.
 1. In addition to the principal and support uses, accessory uses for each such use shall be permitted provided, that all such accessory uses shall be no greater in extent than those reasonably necessary to serve the principal use.
 2. Sales of wine by the glass in the tasting room is allowed pursuant to the minimum requirements of the Michigan Liquor Control Commission rules and related Michigan Department of Agriculture permits regarding the sales of food for on-premises consumption. The Liquor Control Commission and the Michigan Department of Agriculture shall control licenses and compliance. **(REVISED BY AMENDMENT 181)**
- (e) For purposes of computation, the principal and each support use identified in sub-section (d) above shall be assigned an "area equivalent" as set forth herein. The total "area equivalent" assigned to the principal uses shall not exceed the actual area of the site.
- (f) "Area equivalents" shall be calculated as follows:

Winery: five (5) acres or the actual area to be occupied by the winery including parking, whichever is greater;
Manager's Residence: five (5) acres;
Single Family Residences: five (5) acres;
Guest Rooms: five (5) acres for each 3 rooms, not to exceed a total of twelve (12) guest rooms.
- (g) The number of single family residences shall not exceed six (6). The manager's residence shall not contain or be used for rental guest rooms. The number of guest rooms shall not exceed twelve (12).
- (h) Not less than seventy-five (75%) percent of the site shall be used for the active production of crops that can be used for wine production, such as fruit growing on vines or trees.
- (i) The facility shall have at least two hundred (200) feet of frontage on a state or county road.
- (j) The winery-chateau shall be the principal building on the site and shall have an on-site resident manager.
- (k) All guest rooms shall have floor areas greater than two hundred fifty (250) square feet. Maximum occupancy shall be limited to five (5) persons per unit. No time sharing shall be permitted.
- (l) All lighting shall conform to the requirements of Section 7.14. **(REVISED BY AMENDMENT 175B)**

PROPOSED

(10) Winery-Chateau

- (a) It is the intent of this section to permit construction and use of a winery, guest rooms, and single family residences as a part of a single site subject to the provisions of this ordinance. The developed site must maintain the agricultural environment, be harmonious with the character of the surrounding land and uses, and shall not create undue traffic congestion, noise, or other conflict with the surrounding properties.
- (b) The use shall be subject to all requirements of Article VIII, Section 8.5, Food Processing Plants in A-1 Districts and the contents of this subsection. Data specified in Section 8.5.2, Required Information, shall be submitted as a basis for judging the suitability of the proposed plan. Each of the principal uses shall be subject to the terms and conditions of this ordinance except as specifically set forth herein.
- (c) The minimum site shall be fifty (50) acres which shall be planned and developed as an integrated whole. **All of the principal and support uses shall be illustrated on the approved site plan.**
- (d) The principal use permitted upon the site shall be a winery. Guest rooms, manager's residence, and single family residences shall be allowed as support uses on the same property as the winery.
1. In addition to the principal and support uses, accessory uses for each such use shall be permitted provided, that all such accessory uses shall be no greater in extent than those reasonably necessary to serve the principal use.
 2. Sales of wine by the glass in the tasting room is allowed pursuant to the minimum requirements of the Michigan Liquor Control Commission rules and related Michigan Department of Agriculture permits regarding the sales of food for on-premises consumption. The Liquor Control Commission and the Michigan Department of Agriculture shall control licenses and compliance. **(REVISED BY AMENDMENT 181)**
- (e) **The principal use of the site is a winery. Along with a winery, support uses described in subsection (d) above may also be located on the site, provided the acreages indicated below are allocated to each use. The total area allocated to the principal use, and the support use(s) shall be in accordance with the table below:**

(f)

Principal Use	Acres
Winery	Five acres
Permitted Support Uses	
Managers Residence	Five acres
Single Family Residence(s)	Five acres each
Guest Room(s)	1.66 acres each
<i>No uses listed above may be sited upon lands subject to a conservation easement, nor may the necessary acreages required above be subject to a conservation easement.</i>	

- (g) The number of single-family residences shall not exceed six (6). The manager's residence shall not contain or be used for rental guest rooms. The number of guest rooms shall not exceed twelve (12).
- (h) Not less than seventy-five (75%) percent of the site shall be used for the active production of crops that can be used for wine production, such as fruit growing on vines or trees.
- (i) The facility shall have at least two hundred (200) feet of frontage on a state or county road.
- (j) The winery-chateau shall be the principal building on the site and shall have an on-site resident manager.

- (k) All guest rooms shall have floor areas greater than two hundred fifty (250) square feet. Maximum occupancy shall be limited to five (5) persons per unit. No time sharing shall be permitted.
- (l) All lighting shall conform to the requirements of Section 7.14. **(REVISED BY AMENDMENT 175B)**

DRAFT

Fire Station #3 SUP Introduction

memo

To: Planning Commission
From: Randy Mielnik
Date: September 9, 2019
Re: Fire Station #3 SUP

Plans have been underway to develop a third fire station at the north end of Peninsula Township on Center Road, between Swaney and Tompkins. This will require a Special Use Permit (SUP). These plans are still being developed, but are nearly done and will be submitted shortly. To present this matter to the Planning Commission, an “introduction” is on the agenda. This is not a formal submittal at this time and no official action is requested or anticipated. However, the Planning Commission should consider scheduling a public hearing for the October meeting as a complete application is expected shortly and we need time to properly notify adjacent residents and publish a public notice.

Draft Survey Questions – Review

memo

To: Planning Commission
From: Randy Mielnik
Date: September 11, 2019
Re: Community Survey Questions

Attached are public survey questions developed by the master plan steering committee during the past few months for your information. The committee met several times with our consultant (EPIC MRA) to develop these questions. The previous survey (from 2006) was used as the beginning point, and we proceeded to delete, add and reword questions. Efforts were made to balance the length of the survey against the need to comprehensively address major issues. Based on our consultant's experience, we believe the survey length is at the maximum length, but is still acceptable. Also note that some questions are asked so we can stratify the results according to sub-groups. For example, if a resident responded in one way on a particular question, how do they feel about a related issue.

This survey is viewed as being very important to Peninsula Township. The 2006 survey results are nearly 15 years old and there are many new issues, new residents and new attitudes. We plan to use these results in multiple ways, but most importantly, the survey results will be a foundation for next steps toward a master plan update.

As you may recall, the intent is to conduct both a random phone survey and a more general on-line survey. The phone survey is geared toward producing statistically valid results because it is based on a random sample. The on-line version of the same survey will likely have greater numbers of responses, but could be less statistically valid as it will not be a random sample. All results will be reported in their entirety. Our timetable currently has us on track to likely have the survey work done and results fully reported out by the end of November.

PENINSULA TOWNSHIP PHONE SURVEY – AUGUST 2019 – Draft 6 of 09-11

TYPE: 1=Cell/2=Land

DATE: _____ / _____ / _____

PHONE #: _____

CODE: _____

INTERVIEWER: _____

=====

Hello, this is (NAME) from EPIC ▪ MRA, a Lansing based survey research firm. We've been hired by Peninsula Township to conduct a random survey among township residents to gather opinions about some important local issues. This is not a sales call, you will not be asked for a donation, and you will not be called again because you participated in this survey. This is strictly anonymous opinion research and I'd like to include your comments.

=====

We need to have a balance of men and women in the survey, and we need to have both younger and older residents represented. May I please speak to the youngest [MALE/FEMALE, depending on quota specified on list] adult, age 18 or older, who is at home right now?

IF YES: REPEAT INTRODUCTION FOR NEW RESPONDENT AND CONTINUE

IF NO, ASK: "Is there any other [MALE/FEMALE, as specified] adult, age 18 or older, who is at home right now?" **IF NOT, THANK AND TERMINATE**

___ 01. Are you currently registered to vote in Peninsula Township?

- (1) Yes **ALSO CODE AS "(1)" IN Q. 2 THEN GO TO Q.3**
- (2) No
- (3) Undecided/Refused **THANK RESPONDENT AND TERMINATE**

___02. Which of the following best describes your connection to Peninsula Township? Are you . . .
[READ 1 THROUGH 3 – CODE BEST RESPONSE]

- (1) A Permanent resident;
- (2) A Seasonal resident with a permanent residence outside the township;
- (3) Are you a non-resident owner of a business in the Township; OR,
- (4) Other [DO NOT READ – *Volunteered*] Has some other type of Twp. connection
(please specify:)

- (5) Undecided/Refused [ASK: "Do you live in Peninsula Township?" - **IF YES, CONTINUE CODE '1' AND CONTINUE -- IF STILL UNDECIDED OR REFUSED — THANK RESPONDENT AND TERMINATE**

__03. Overall, do you think Peninsula Township is headed in the right direction, or do you think it's going off on the wrong track?

- (1) Right direction
- (2) Wrong track
- (3) Undecided/Refused

__04. Thinking about the quality of life in Peninsula Township over the past few years, do you think things have [Read (1) through (3)]

- (1) Gotten Better; ----- **GO TO Q. 6**
- (2) Become Worse; or, -- **ASK Q. 5**
- (3) Remained about the same -- **GO TO Q. 6**
- (4) Undecided/Refused ----- **GO TO Q. 6**

__05. What specifically is the single most important reason you think the quality of life in the Township has become worse in recent years?

__06. Which of the following best captures what you **LIKE the most** about living in Peninsula Township? [**READ 1 THROUGH 6 – ROTATE 1 THROUGH 5 – CODE FIRST AND ONLY ONE RESPONSE**]

- (1) Scenic views
- (2) Sense of community and belonging
- (3) The quality of our environment – the air and water
- (4) Recreational opportunities
- (5) Rural, quiet, atmosphere
- (6) Or something else (*please specify*):

-
- (7) Undecided/Refused

__07. Overall, how would you rate the job Peninsula Township is doing providing basic services such as fire protection, medical response and zoning enforcement to its residents? Would you give township government a Positive Rating of Excellent or Pretty good, or a Negative Rating of Just fair or Poor?

- (1) Excellent
- (2) Pretty good
- (3) Just fair
- (4) Poor
- (5) Undecided/Refused

__08. Thinking about the basic township services you receive from Peninsula Township in return for the taxes you pay to fund those services, do you think your taxes are too high, too low, or about right for what you get back in the form of services provided by the township? **[IF RESPONSE IS TOO HIGH, ASK: “Would that be much or somewhat too high?” AND CODE BEST RESPONSE]**

- (1) Much too high
- (2) Somewhat too high
- (3) About right
- (4) Too low
- (5) Undecided/Refused

__09. Generally speaking, which of the following two statements comes closer to your view? **[READ AND ROTATE 1 AND 2]**

- (1) Our local government policies should be primarily focused on maintaining Peninsula Township’s fundamentally rural, recreational and undeveloped character, even if that means limiting economic growth opportunities for current stakeholders and discouraging housing development options.
- (2) Our local government policies should be primarily focused on assisting economic growth opportunities for current stakeholders and expanding housing development options, even if that means a reduction in agricultural and undeveloped acreage and increased demand for township services.
- (3) Undecided/Refused

Peninsula Township will be faced with many issues in the next decade. Following is a list of various issues many residents believe are important. For each, please tell me whether you think that issue is a **Top Priority; Important** but not a top priority, You are **Neutral** about whether the Township should address the issue; or, if the Township should **Not be Involved at All** with addressing the item.

ROTATE Q.10 THROUGH Q.17		Top Priority	Important Not Top	Neutral	Not Involved	Undec/ Refuse
_10.	Managing development and growth.	(1)	(2)	(3)	(4)	(5)
_11.	Preservation of historic landmarks, architecture and native culture.	(1)	(2)	(3)	(4)	(5)
_12.	Protecting the Township's viewsheds of the bays, farmland and open spaces.	(1)	(2)	(3)	(4)	(5)
_13.	Preservation of natural shoreline.	(1)	(2)	(3)	(4)	(5)
_14.	Preservation of the local agricultural economy.	(1)	(2)	(3)	(4)	(5)
_15.	Intervention in the placement of public utility easements.	(1)	(2)	(3)	(4)	(5)
_16.	Addressing traffic volume.	(1)	(2)	(3)	(4)	(5)
_17.	Protecting the water quality of the bays.	(1)	(2)	(3)	(4)	(5)
_18.	Enhancing township parks.	(1)	(2)	(3)	(4)	(5)
_19.	Providing improved public access to the bays.	(1)	(2)	(3)	(4)	(5)

Now I would like to read to you a list of things communities typically provide for residents. For each item, tell me if you think Peninsula Township is doing enough in that area, if you think too much is being done or if more should be done to address the issue. **[IF MORE, ASK: “Would that be much more or just somewhat more?” AND CODE BEST RESPONSE]**

[ROTATE Q.20 THROUGH Q.32]		Much More	Smwt More	Enough	Too Much	Und/Ref
_20.	Accommodating demand for overnight tourist visits.	(1)	(2)	(3)	(4)	(5)
_21.	Providing a variety of housing choices, including entry-level and retirement housing.	(1)	(2)	(3)	(4)	(5)
_22.	Maintaining local public, <u>non-state</u> , roads.	(1)	(2)	(3)	(4)	(5)
_23.	Maintaining township parks and recreational facilities.	(1)	(2)	(3)	(4)	(5)
_24.	Providing fair and accurate property tax assessments.	(1)	(2)	(3)	(4)	(5)
_25.	Ensuring reliable emergency response and fire protection services.	(1)	(2)	(3)	(4)	(5)
_26.	Availability of township-wide access to cable and high-speed Internet	(1)	(2)	(3)	(4)	(5)
_27.	Keeping as much of the rural character and historic landscape as possible.	(1)	(2)	(3)	(4)	(5)
_28.	Offering a wide range of recreational opportunities for residents of all ages.	(1)	(2)	(3)	(4)	(5)
_29.	Zoning code enforcement.	(1)	(2)	(3)	(4)	(5)
_30.	Cemetery upkeep and maintenance.	(1)	(2)	(3)	(4)	(5)
_31.	Maintenance of township property.	(1)	(2)	(3)	(4)	(5)

__32. Some local units of government have what are known as, “Purchase of development rights programs” or PDR programs. PDR programs typically purchase development rights from a willing private landowner with public money, often from a millage levied for this purpose. Based on this description, does Peninsula Township currently have a taxpayer-funded PDR program?

- (1) Yes
- (2) No
- (3) Undec/Don’t know/Refused

__33. [As you already know] Peninsula Township has a tax-supported purchase of development rights program in place. Which of the following statements best describes how familiar you would say you are with the local PDR program? **[READ 1 THROUGH 3]**

- (1) I am Completely aware of the Peninsula Township Purchase of Development Rights program and am quite familiar with its details;
- (2) I am aware of the Township’s PDR program but I’m not that familiar with its details;
- (3) I was only a Little aware – mentioning it reminded me that I had heard about it before;
- (4) This was the first time I have heard of the Township’s purchase of development rights program.
- (5) Undecided/Refused

__34. Voters first approved Peninsula Township’s purchase of development rights in 1992 and in 2002, voters again approved the PDR program and increased the dedicated tax levy to 2 mills for twenty years. With the current millage set to expire in 2022, would you vote Yes to renew the Purchase of Development Rights millage or would you vote No to oppose renewing it?

[IF UNDECIDED, ASK: “Well, if the election were held today and you had to decide right now, would you lean toward voting Yes in favor of the proposal or No to oppose it?” AND CODE BEST RESPONSE]

- (1) Yes ----- **ASK Q. 35**
- (2) Lean Yes ---- **ASK Q. 35**
- (3) No ----- **GO TO Q. 36**
- (4) Lean No ----- **GO TO Q. 36**
- (5) Undecided/Refused ----- **GO TO Q. 36**

__35. Which of the following PDR goals is the single most important reason you would vote [lean toward voting] “yes”? **[READ (1) through (4) and ROTATE (2) through (4)]**

- (1) To generally control growth and prevent traffic congestion
- (2) To preserve farmland;
- (3) To protect water quality; or
- (4) To protect scenic views
- (5) Other/More than one (**volunteered**)
- (6) Undecided

__36. A few decades ago, Old Mission Peninsula had no wineries and the past ten years has seen the number of wineries on Old Mission Peninsula grow from four to eleven, with inquiries being made about establishing new facilities. Based on this pattern of growth and your impressions of the positive or negative impacts wineries have had on the township overall, do you Support or Oppose the continued development and growth of local wineries as has occurred in recent years? **[IF SUPPORT/OPPOSE ASK: “Would that be Strongly or Somewhat?” AND CODE BEST RESPONSE]**

- (1) Strongly Support
- (2) Somewhat Support
- (3) Somewhat Oppose
- (4) Strongly Oppose
- (5) Undecided/Refused

__37. Currently, the Township sets limitations on the type of activities wineries can host, and the number of participants. Elsewhere in the region, there are far fewer restrictions placed on the types of activities wineries may host. Regardless of how you responded to the prior question, would you Support or Oppose relaxing the limits on the types of activities and the number of visitors existing wineries in Peninsula Township can host? **[IF SUPPORT/OPPOSE ASK: “Would that be Strongly or Somewhat?” AND CODE BEST RESPONSE]**

- (1) Strongly Support
- (2) Somewhat Support
- (3) Somewhat Oppose
- (4) Strongly Oppose
- (5) Undecided/Refused

__38. Current Township regulation prohibits privately-owned rural open spaces, farms and farm buildings, and bed and breakfast establishments, to be rented for events – such as weddings and family reunions. Overall, do you Support or Oppose this existing township regulation? **[IF SUPPORT/OPPOSE ASK: “Would that be Strongly or Somewhat?” AND CODE BEST RESPONSE]**

- (1) Strongly Support
- (2) Somewhat Support
- (3) Somewhat Oppose
- (4) Strongly Oppose
- (5) Undecided/Refused

__39. For dwellings that are not authorized Bed and Breakfast establishments, Peninsula Township ordinance prohibits daily and weekly rentals. Overall, are you satisfied or dissatisfied with the current township policy concerning short-term rentals? **[IF SATISFIED/DISSATISFIED ASK: “Would that be Very or Somewhat?” AND CODE BEST RESPONSE]**

- (1) Very Satisfied
- (2) Somewhat Satisfied
- (3) Somewhat Dissatisfied
- (4) Very Dissatisfied
- (5) Undecided/Refused

__40. Regardless of how you answered the previous question, would you Support or Oppose relaxation of the Township’s current restriction on short-term rentals? **[IF SUPPORT/OPPOSE ASK: “Would that be Strongly or Somewhat?” AND CODE BEST RESPONSE]**

- (1) Strongly Support
- (2) Somewhat Support
- (3) Somewhat Oppose
- (4) Strongly Oppose
- (5) Undecided/Refused

__41. The Mission Point Lighthouse is managed by the Township and the site attracts tens of thousands of visitors annually from around the country and the world. While the primary purpose of the Township’s management is restoration of the lighthouse and its historical maintenance, the site is promoted as a tourist destination through the availability of tours, a gift shop and the lighthouse keeper program. Which of the following statements best describes how the township should manage this landmark in future years? Should the Township: **[READ/ROTATE (1) and (2)]**

- (1) Continue the existing strategy of coupling historical maintenance and restoration of the site with tourist promotion;
- OR,
- (2) Reduce the efforts aimed at tourism and center the focus on historical maintenance and restoration.
 - (3) Undecided/Refused

__42. Existing Peninsula Township ordinance allows one dock and two boat hoists for every 50 feet of shoreline. However, this regulation is difficult to enforce and is sometimes ignored by owners of shorefront property. How important is it to you that the ordinance allowing only one dock and two boat hoists per 50 feet of shoreline be strictly enforced? Is it . . . **[READ 1 THROUGH 4]**

- (1) Extremely important
- (2) Moderately important
- (3) Of little importance, or
- (4) Not important to you at all
- (5) Undecided/Refused

__43. Many township residents store their boats, docks, hoists and recreational vehicles on the shore or near roads during the off-season. Some residents find this type of storage to be unsightly and in some cases, potentially dangerous. Would you Support or Oppose development of an ordinance to regulate the storage of boats, RVs, docks and other similar equipment? **[IF SUPPORT/OPPOSE ASK: “Would that be Strongly or Somewhat?” AND CODE BEST RESPONSE]**

- (1) Strongly Support
- (2) Somewhat Support
- (3) Somewhat Oppose
- (4) Strongly Oppose
- (5) Undecided/Refused

__44. The township’s current noise ordinance specifically excludes farm equipment but authorizes the county sheriff’s office to issue citations for loud music, noisy animals, loud cars and raucous behavior occurring at inappropriate times or locations. Would you support or oppose expanding the township noise ordinance to specifically include other noise-producing activity such as the use of any motorized equipment– including lawn mowers, power saws, leaf blowers and other homeowner tools? **[IF SUPPORT/OPPOSE ASK: “Would that be Strongly or Somewhat?” AND CODE BEST RESPONSE]**

- (1) Strongly Support
- (2) Somewhat Support
- (3) Somewhat Oppose
- (4) Strongly Oppose
- (5) Undecided/Refused

__45. Bicyclists, runners and pedestrians are regularly seen on roads throughout Peninsula Township. While some roads in the township have shoulders that can more easily accommodate non-motorized travel, many roads have very little, if anything, in the way of shoulders. Knowing that many nearby jurisdictions have adopted or are developing formal non-motorized transportation plans, would you support or oppose Peninsula Township starting a process to develop a non-motorized travel plan? **[IF SUPPORT/OPPOSE ASK: “Would that be Strongly or Somewhat?”]**

- (1) Strongly Support
- (2) Somewhat Support
- (3) Somewhat Oppose
- (4) Strongly Oppose
- (5) Undecided/Refused

Regardless of how you answered the previous question, I’m going to read several components that could be part of a non-motorized travel plan for Peninsula Township. For each item I mention, please tell me whether you think that item is: Essential, Important but not Essential, You could Take it or Leave it, or, that feature Should Not be Included, if a non-motorized transportation plan were to be developed.

ROTATE Qs. 46 through 48		Essential	Important but not Essential	Take it or Leave it	Do Not Include	Undec/ Refuse
_46.	Creating dedicated pedestrian routes for students to get to and from school.	(1)	(2)	(3)	(4)	(5)
_47.	Connecting park facilities with walking trails and bicycle paths.	(1)	(2)	(3)	(4)	(5)
_48.	Installing pedestrian safety features at key locations such as pavement markings, signals and signage.	(1)	(2)	(3)	(4)	(5)

__49. Past planning conversations in Peninsula Township have included the possibility of a small, mixed-use, Town Center to provide a local place for consumer services such as barber shops, bakeries and professional offices, with the possibility of residential apartments and/or condominiums on the second story above the storefronts. As currently envisioned, the center would be a private development with highly walkable design on 20 acres or less. Based on this brief description, and whatever else you may have seen, heard or read about a Town Center concept, do you Support or Oppose the idea of a Town Center for Peninsula Township? **[IF SUPPORT/OPPOSE, ASK: “Would that be Strongly or just Somewhat?” AND CODE BEST RESPONSE]**

- (1) Strongly Support
- (2) Somewhat Support
- (3) Somewhat Oppose
- (4) Strongly Oppose
- (5) Undecided/Refused

__51. Alternative energy systems are becoming much more popular, especially as their cost becomes more competitive with less environmentally friendly energy sources. However, some think wind and/or solar facilities diminish the appearance of rural landscapes. Apart from individual systems serving the building it is located on, there are smaller wind and solar energy systems that can supply power to several buildings in a specific geographic area. There are also large utility scale systems that connect to the grid and generate enough energy for entire towns. Considering both the visual appearance and the environmental benefits of alternative energy systems, which of these types of systems do you think would be appropriate for development in Peninsula Township? **[READ/RANDOMLY ROTATE (1) through (3) CODE ALL THAT APPLY]**

- (1) A system serving only the property it is located on
- (2) Utility scale systems integrated with the regional power grid
- (3) Systems that serve multiple structures within a relatively small geographic area
- (4) All of them (**volunteered**)
- (5) None of them (**volunteered**)
- (6) Depends on whether it's wind or solar (**volunteered**)
- (7) Undecided/Refused

__52A-B. Where do you get the information that influences your opinions the most about Peninsula Township Government? **[DO NOT READ – PROBE WITH: "Where else"? UNTIL 2 RESPONSES MENTIONED OR UNPRODUCTIVE]**

- (01) Old Mission Gazette
- (02) Traverse City Record-Eagle
- (03) Other local newspaper (*please specify*): _____
- (04) Radio
- (05) Television
- (06) The township newsletter, direct mail, notes/flyers, annual reports, etc.
- (07) Social media such as Facebook, Twitter, Etc.
- (08) The Township website
- (09) Township Employees
- (10) Township Trustees
- (11) General word-of-mouth
- (12) None; have no source of information
- (13) Other: (*please specify*): _____
- (99) Undecided/Refused

Finally, just a few questions for statistical purposes only.

__53. Do you have children who are school age or younger?

- (1) Yes
- (2) No
- (3) Undecided/Refused

__54. How would you describe your current employment situation? **[DO NOT READ – CODE BEST RESPONSE]**

- (1) Employed full time
- (2) Employed part time
- (3) Student
- (4) Homemaker
- (5) Disabled
- (6) Unemployed
- (7) Retired
- (8) Other
- (9) Undecided/Refused

__55. Is your primary residence located ... **[READ 1 THROUGH 3]**

- (1) North of Mapleton
- (2) Between Wilson and Mapleton
- (3) South of Wilson
- (4) Undecided/Refused

__56. Could you please tell me in what year you were born? **[IF REFUSED, ASK: ‘Would you please tell me into which of the following categories your age would fall? Please stop me when I get to a category that applies to you.’ AND READ 1 TO 4]**

[RECORD YEAR HERE _____ AND THEN CODE BELOW]

- (1) 18 to 34 years ----- **(1985 to 2001)**
- (2) 35 to 49 ----- **(1970 to 1984)**
- (3) 50 to 64 ----- **(1955 to 1969)**
- (4) 65 and over ----- **(1954 or before)**
- (5) Undecided/Refused

__57. What is the last grade or level of schooling you completed? [DO NOT READ – CODE BEST RESPONSE]

- (1) 1st to 11th Grade
- (2) High School Graduate
- (3) Non-college post high school (technical training)
- (4) Some college
- (5) College graduate
- (6) Post graduate school
- (7) Undecided/Refused

__58. For how many years have you lived in Peninsula Township? [DO NOT READ – PROBE FOR BEST RESPONSE]

- (1) 5 years or less
- (2) 6 to 10 years
- (3) 11 to 20 years
- (4) Over 20 years
- (5) Undecided/Refused

__59. Sex of respondent (DO NOT ASK -- BY OBSERVATION ONLY)

- (1) Male
- (2) Female

Election of Officers

A. COMPLIANCE

To the extent required by law, the Planning Commission shall conform its activities in compliance with all existing state and local laws, local ordinances and regulations, and the Michigan Freedom of Information Act, Public Act No 442 of 1976, as amended, and The Open Meetings Act, Public Act No. 267 of 1976, as amended.

B. MEMBERS AND OFFICERS

1. MEMBERSHIP

Seven members are appointed to the Planning Commission per Ordinance 42 of 2010 of Peninsula Township.

2. SELECTION AND TENURE OF OFFICERS

At the first regular meeting each September, the Planning Commission shall select from its membership a Chairperson, Vice-Chairperson and Secretary. All officers shall serve a term of one year, or until their successors are selected and assume office, except as noted in 1 and 2 in Section C, below.

3. CHAIRPERSON

The Chairperson shall preside at all meetings, appoint committees and perform such other duties as may be ordered by the Planning Commission.

4. VICE-CHAIRPERSON

The Vice-Chairperson shall act in the capacity of the chairperson in his/her absence. In the event the office of chairperson becomes vacant, the Vice Chairperson shall succeed to this office for the unexpired term, and the Planning Commission shall select a successor to the office of Vice Chairperson for the unexpired term.

5. SECRETARY

The Secretary shall execute documents in the name of the Planning Commission, perform such other duties as the Planning Commission may determine

C. PLANNING COMMISSION REPRESENTATIVES

1. TOWNSHIP BOARD REPRESENTATIVE

Per Ordinance 42, one member of the Township Board shall be an *ex officio* member of the Planning Commission with full voting rights. This representative shall provide reports, updates and enhanced communication between the Township Board and Planning Commission.

2. ZONING BOARD OF APPEALS REPRESENTATIVE

The Planning Commission may recommend that a representative serve as a member of the Zoning Board of Appeals. If appointed, that person shall report the actions of the Zoning Board of Appeals to the Planning