

# PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

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**Township Board Regular Meeting**

**Township Hall**

**October 8, 2019, 7:00 p.m.**

**Agenda**

1. **Call to Order:** at 7:00 p.m. by Supervisor Manigold

2. **Pledge**

3. **Roll Call:**

Present: Sanger, Bickle, Manigold, Chown, Achorn, Wunsch

Absent: Wahl

Also present: Jennifer Hodges and Fire Chief Fred Gilstorff

4. **Brief Citizen Comments:** (for agenda items only)

**Monnie Peters, 1425 Neahtawanta Road:** Regarding item seven of the consent agenda, the public information session for shoreline property owners in Peninsula Township, she has worked with Christina [Deeren] and the Watershed Center of Grand Traverse Bay to update a guidebook (from 2011) for lakefront property owners. Two thousand copies of the guide were printed for the township with the printing paid by private funds. The public forum will be scheduled with someone from the Watershed Council speaking. [Peters is] working with Mark Breederland, Michigan Sea Grant Extension educator for northwest Michigan, and Heather Smith of the Watershed Council of Grand Traverse Bay, who will possibly speak.

**Manigold:** This was well received the first time the meetings were held; do you have a target date? We need to get the word out.

**Peters:** There will be one in the fall and one in the spring.

**Bickle:** When you have established a day, date, and time with the presenters, then it can be advertised in the *Old Mission Gazette*.

**Chown:** How soon is the first meeting?

**Peters:** The first week in November.

5. **Approve Agenda**

**Manigold:** Fred has asked to move item four on the consent agenda, bids received and opened on September 26, 2019, for the fire department's 1994 Sutphen fire engine and 1992 Ford F-350 water supply truck, to a business item. Also, there is a request for a project at the lighthouse area, at the turnaround at the Veteran's Memorial. There is a proposal to use recycled posts at the turnaround; this was brought forward today. This will be business item six.

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

**Roll call:**

**Pass 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
  - A. Fire department report for September 2019
  - B. Peninsula Community Library for October 2019
  - C. Old Mission Peninsula Lighthouse Park litter collection reports from Memorial Day to Labor Day, 2019
  - D. Peninsula Township ordinance enforcement report for August 2019
  - E. Treasurer's cash report by fund for September 2019
  - F. Grand Traverse County Sheriff daily officer summary for Aug. 20, 2019–Sept. 20, 2019
3. Correspondence:
  - A. Francine Sandell (two letters)
  - B. Loren and Nancy Wolf and follow-up emails from Deb Hunt, Grant Traverse County Road Commission, and Rick Liptak, Michigan Department of Transportation
  - C. Joan G. Movrich, manager for Charter Communications
  - D. Wally Juall
  - E. Chris Martin
  - F. Connie A. Sargent
  - G. Brad and Amy Lyman
4. Bids received and opened on September 26, 2019, for the fire department's 1994 Sutphen fire engine and 1992 Ford F-350 water supply truck
5. Minutes from September 10, 2019, regular township board meeting (recommend approval)
6. Request from MyNorth Media to place six signs for two days, October 18 and 19, for the annual Northern Home & Cottage Home Tour event (recommend approval)
7. Request to hold a public educational forum in the town hall building for waterfront property owners in Peninsula Township (recommend approval)
8. Request to use Charlie Doe sign to advertise the second annual Boots and Bling Fundraiser to be held November 9, 2019, to raise money for Old Mission Elementary School
9. Request to approve forest management proposal for Bowers Harbor Park (recommend Approval)
10. Summary of current Peninsula Township projects

**Moved by Bickle to approve the consent agenda, as amended, seconded by Chown.**

**Roll call:**

**pass unan**

**8. Business:**

1. Public hearing on solar panel zoning amendment (Deeren)

**Manigold closed the regular scheduled meeting and opened the public hearing.**

**Manigold:** The Lymans requested to install solar panels, and the current ordinance did not have the language to address their request. The planning commission took it and held a

public hearing and recommended approval of moving this forward with language for solar panels; this will be included in the new zoning rewrite. Are there any public comments?

**Manigold closed the public hearing and opened the regular meeting.**

**Wunsch:** This addresses houses that do not have a south-facing view and cannot capture the sunlight as effectively as those that do. With an existing home, the ground model is the way to go. The language was scaled to fit with a typical residential need, and there was no pushback against it at the planning commission level. Amendment 199 was passed by the planning commission with favorable support and no concerns.

**Sanger:** Reviewed concerns about a structure like this on PDR land and on viewshed areas. Has talked with the planner about the 10 kW system. Pointed out that a common home generator is 6 kW. A 10 kW unit will not provide that much power for a large home, and that satisfied his concerns in terms of size. For the mounted system in number two, how big of an array? With today's technology, a 10 kW will occupy 600 square feet, and the ordinance limits the height to 10 feet with a 45-degree tilt for our latitude. That ends up being 14 feet. The maximum 10 kW will be 45 feet in length or width, and that is noted in the ordinance recommendation. Therefore, that would limit the structure to 10 feet. It cannot be in the front yard setback. This is a good measure at this time.

**Achorn:** The sketch shows one acre. What happens if an applicant has property that is less than one acre?

**Sanger:** The structure must meet the side yard setbacks (15 feet), and each 1 kW is an additional two feet of setback. One cannot use the front yard setback. What if someone has an R1B lot or an R1C lot, 150 feet of width? With the 10 kW unit, the structure would be 50 feet in width and 10 feet high, and there would be room in the back yard. The 600 square feet would also be handled on the roof if the angles are correct. The size is limited by the property.

**Wunsch:** Expressed concern about the size of homes in Peninsula Township. It is likely that the limit will be bumped up; eventually homes will need 15 to 20 kW.

**Chown:** For reference, the solar array at Central High School is a ground mount and is 20 kW.

**Peters:** It is a structure and must meet the 15% lot coverage; it is just a different type of structure.

**Sanger:** Wondered why this was not handled by a variance. It amounts to a use variance; the ZBA cannot grant this.

**Manigold:** asked for a motion to approve the language for the on-site solar energy system, section 3.2.8, as recommended by the planning commission.

**Moved by Bickle to approve the language for the on-site solar energy system, section 3.2.8, as recommended by the planning commission, seconded by Chown.**

**Roll Call:** pass unan

## 2. Vineyard Ridge Lateral Fee (Hodges)

**Hodges:** Hopeful for a resolution tonight, but it is best that it is vetted by Sally Akerley [township assessor] and Attorney Greg Meihn. A lateral charge is another funding mechanism to allow for water and sewer extensions and to recapture those funds, so it is allowed under the water and sewer ordinance. The developer had to extend the sanitary sewer line down Center Road to the development. Around 15 parcels on Center Road now have sewer access. The developer gives the township the costs they incurred to install the sanitary sewer line, and we figure out a mechanism to appropriate those funds accordingly. If the sanitary sewer line abuts your property line within 200 feet of the sanitary sewer, it is mandatory to connect upon new construction or drain field failure. The developer is compensated for the money put in. The parcels have been tabulated (frontage, acreage, and use) for when they pay to tie in. We will incorporate this into a resolution. When the parcel owner pays, the developer is paid. They can pay up front or an amortized payment of 15 to 20 years with an interest rate determined by the Treasury Bill rate plus approximately 2%.  
**Manigold:** When someone comes in who lives along the sanitary sewer line the developer put in, they will see Diane at the DPW and she will pull the document. Then, that person will reimburse the developer. If the land is split, it can get complicated.

**Hodges:** Some are larger. Not all are residential parcels of land.

3. Update on proposed fire station three (Gilstorff and Hodges)

**Hodges:** There was a study session last week for proposed fire station number three. On October 21, 2019, it will go in front of the planning commission and have a public hearing. Part of the SUP is what the station will look like. Are we phasing it or building it all as one? The preliminary cost estimates are being refined and are in the packet. A checklist is included, as it is used when designing. Finally, there is an overall concept drawing and a memo outlining the steps we have taken so far. There is a lot for the discussion.

**Manigold:** An ISO study generated this. It is a determining factor with most insurance companies as to how much you pay for insurance. The variables such as speed, distance, and municipal water supply are considered in the rating. Currently, the rating is five for water, and up to Mapleton to Swaney Road is a seven. Ten was the rating north of Swaney Road. Fire station three will be located there. At first, the old building at Haserot Beach was suggested. Then we searched for a location and negotiated with the Switzers on Center Road, just south of Tompkins Road, and acquired two acres for \$43,000.00. We went through a land division and got a release from their mortgage company. Now we are going through the planning commission. In that process, we went from a one-vehicle and storage/unmanned station to a manned building. A manned building requires other things such as living quarters for two people and a sprinkler system. The benefit would be that we need four personnel to enter a building in a house fire, and [with the new manned station] we will have six people available at all times. If two are on an ambulance run, we will still have four to respond to a fire or take a second ambulance. Due to the increased size and changes to the building, the cost went from \$200,000.00 to possibly \$700,000.00.

**Sanger:** There is an ISO reduction, but minutes will be cut off the response time.

**Gilstroff:** The driving force is to get to people faster. By decreasing the response time, it will be faster and safer to get personnel to the scene. It has taken 10 to 15 minutes to get to a call in that area, which is why we need a station there. It will take four to six minutes to respond to a heart attack. Fire doubles in size every minute. We can get to the scene for a medical emergency or to a fire quicker. It is good to drive down the ISO. The documents will go to the ISO consultant today for re-rating. Jennifer [Hodges] helped with the water supply information with the hydrants in the south end. We have put in the effort to bring the ISO rating down and are always looking for ways to make the department better.

**Manigold:** It is important to point out the apparatus at the station will be a wildfire.

**Gilstroff:** Initially, it will be a medical response truck for a medical emergency.

**Manigold:** There were 46,000 paid admissions to the lighthouse [this summer]. Also, there are permanent residents moving in up there. This is a good move to serve families on the peninsula. We are keeping the two-millage tax in place. The money to build this is coming from two enterprise funds, the cell tower monthly fee and the cable company fee to use the right of way.

**Bickle:** There is a little over a million dollars in this fund. There are various finance options.

**Wunsch:** There may be a zero percent interest rate loan from the USDA for a 20- or 30-year term. I can pull that information together.

**Bickle:** For perspective, the SEV [state equalized value] of all of the properties on the peninsula is almost one billion dollars. The SEV has gained one hundred million from 2016-2018. We have a lot of homes with increasing value and want to improve safety and well-being. Example: the 2018 fire on Whispering Trail.

**Gilstorff:** There was a struggle for access; the department is working on all of that.

**Peter Meyer, 1800 Nelson Road:** With a new building being built, should the department sell the old ones or should they be kept?

**Gilstorff:** The fire department recently received delivery of a new engine and a tanker. The vehicles that are being replaced are being sold. One is a 25-year-old engine that has outlived its service. The other tanker is not needed with the purchase of the new tanker. The new tanker has replaced it, and we have gained a new way to get water from the bays. We are trying to condense the size of what we have, and there are vehicles that are not being used. The wildfire truck has been updated with equipment and can respond to medical emergencies and structural fires. It has a 750-gallon tank and is four-wheel drive.

**Chown:** For station one and station two, are there two people on full time, 24 hours a day?

**Gilstorff:** There are three shifts, with three full-time employees on each shift. Every day, there are three people. The other spot is filled by part-time employees. It is a struggle to bring part-time people in. We need to address, on average, seven to 10 shifts where slots are not filled. We are looking for staffing for fire station three. There is going to be an increase in full-time staffing. That will be noted in the year-end report, and the 10-year report will be updated.

#### 4. Snowplow contract for 2019–2020 (Bickle)

**Bickle:** There is an option as a board to go out for a bid or keep the current company for snowplowing for the township. We have used KLM Landscaping for the last two to three seasons. Several years ago when we put out for a bid, there were four bids: \$7,490.00 from KLM Landscaping, two bids for \$14,000.00, and one for \$16,000.00. KLM was 95% spot on. We have asked KLM, as outlined, if they will renew the contract for \$7,490.00. They will remain and are reputable for their insurance. I recommend that the board consider and approve KLM for one more snow season for \$7,490.00.

**Moved by Bickle to us KLM for one more season for \$7,490.00, seconded by Chown.**

**Achorn:** What about the additional work, such as sidewalks, which are not part of the original bid? Are there allowances for adjustments?

**Bickle:** Any changes in the contract, we will have to go out for bids. We can find solutions; we can work with Bob [Wilkinson, the sexton and township maintenance man] on this.

**Roll Call: Bickle, yes; Manigold, yes; Chown, yes; Achorn, yes; Wunsch, yes; Sanger, abstained**

5. Bids received and opened on September 26, 2019, for the fire department's 1994 Sutphen fire engine and 1992 Ford F-350 water supply truck

**Gilstorff:** On September 26, 2019, bids were received for old engine one and the water supply truck. A bid was received for \$3,755.00 for the water supply truck and the minimum was \$3,500.00. It was sold. The old tanker two was sold to Milton Township for \$87,500.00. This amount helped with the purchase of the new tanker. Engine one currently has a bid for \$3,000.00; the minimum bid was \$8,000.00. Engine one has been posted for sale on a nationwide website for used equipment since April. Originally, it was listed at \$18,000.00, then lowered to \$16,000.00, with no responses. Then the bid minimum was at \$8,000.00, with no action. The suggestion is to consider the \$3,000.00 bid from the Northwest Fire Training Center, as it would benefit those training at that facility.

**Bickle:** The last truck was sold for \$87,000.00. What were you hoping to get from it?

**Gilstorff:** We were hoping for \$50,000.00 and were over by \$37,500.00.

**Bickle:** It does not do any good to keep it; it will be of good use for a training device.

**Gilstorff:** The training center would be grateful. The truck failed the pump test last year as it is 25 years old.

**Sanger:** in support as it is going to a good cause.

**Chown:** Agreed. This is an excellent opportunity to continue to train our department while helping train others in the area.

**Moved by Achorn to accept the \$3,000.00 bid for engine number one, supported by Wunsch.**

**Roll call:**

**pass unan**

**Gilstorff:** Reminder that station number one in Mapleton will hold an open house this Saturday from 10:00 a.m. to 2:00 p.m.; inviting all to come. Also, the Peninsula School incident was an electrical issue. The school is currently closed and we are working with them; the state fire marshal was there today.

6. Veteran's Memorial at Lighthouse Park turn-around recycled post proposal

**Manigold:** In the cul-de-sac at the lighthouse is a Veteran's Memorial. Pete Dahl from the park commission and residents were working on it. The idea was a donation of boulders to go around the border. The boulders were not donated, so now they are suggesting we purchase recycled posts. It has gone through the highway department and Bergman's office for approval. The cost of the posts will be \$2,039.00 plus about \$400.00 for freight with volunteer labor to place them. The color will be lumber brown. This just came up this afternoon.

**Wunsch:** If there is still a preference for boulders, I might have the boulders to donate.

**Bickle:** Can this be studied more? There are still questions.

9. Citizen Comments

**Anne Griffiths, 1454 Bluff Road:** The election took away the parks commission and gave those powers to the town board. Who requested a contractor redo the kitchen in the lighthouse and who oversees the work and who approves the designs?

**Manigold:** Marge and Becky and I oversee the lighthouse.

**Griffiths:** asked who approved the change for the new lighthouse security system to EPS. What happened to the Simply Safe equipment?

**Manigold:** we can track that.

10. Board Comments

**Bickle:** The treasurer's office has been working with Gordie-Frasier on pursuing the road commission (since 2017) on monies owed to us, \$183,095.00.

**Hodges:** Sent another reminder e-mail to speak with the treasurer/accountant and engineer.

**Bickle:** The work is complete, and the township engineer of record has verified the work. I have made a point of staying on top of the road commission because several road projects are unfinished. The township pays \$650,000.00 to \$700,000.00 a year to the road commission. Roads are getting worse, not better. We might have to get legal counsel involved.

**Sanger:** Has driven up Peninsula Drive where there are multiple miles where there are no white lines and no striping. Concerned that sections of Peninsula Drive remain where they have not put the chipping on and have failed to maintain striping.

**Bickle:** For the record, it is a concern that we have not been paid. We have grave concerns about the condition of the roads.

**Wunsch:** The county road commission serves our community. It would be good if someone came forward who would be interested on serving on that board to represent this part of Grand Traverse County. What is needed are people from Peninsula Township to serve on the county road commission.

**Bickle:** The county road commission stated it can move monies around, but there are funds we have put out to get the roads fixed. Should have a dialogue with Jason Gilman.

**Sanger:** Devils Dive does not have striping and projects have not been finished.

**Bickle:** We should get together to capture the key things to present to them.

11. Adjournment:

Moved by **Bickle to adjourn, seconded by Sanger.**

pass unan

Adjournment at 8:12 p.m.