

PENINSULA TOWNSHIP

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PENINSULA TOWNSHIP PLANNING COMMISSION MEETING MINUTES

October 18, 2021, 7:00 p.m.

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

2. Pledge

3. Roll Call:

Present: Hornberger, Hall, Dloski, Alexander, Couture; Absent: Shipman, Wunsch; Also present: Deeren, Attorney Meihn via phone.

4. Review for Conflict of Interest: None

5. Brief Public Comments: None

6. Additions to Agenda/Approval:

Moved by Dloski to approve agenda as presented, seconded by Hornberger

Roll Call:

pass unan

7. Consent Agenda:

- a. Approval of Meeting Minutes: Planning Commission Meeting, September 20, 2021
- b. Correspondence

Moved by Couture to accept consent agenda, as presented, seconded by Alexander.

Roll Call:

pass unan

8. Reports:

a. Committee Reports

i. Master Plan Committee (Shipman/Alexander)

Alexander: Committee has not met. The meeting is scheduled for October 28, 2021, and will be looking at the next steps, timelines, structure, and framework for the ordinances.

Dloski: Will the master plan stay with the planning commission until the committee is finished with their work?

Alexander: No, it is a living document.

Dloski: Is the planning commission ready to make a motion to hold a public hearing?

Mielnik: The Michigan Public Enabling Act has certain steps that need to be done. The first step is after the master plan is prepared; it must be submitted to the township board for approval. A draft must be distributed to adjacent jurisdictions and specified public agencies specified in the act. For review, there is a 63-day comment period.

Discussion of the process

Moved by Dloski to submit the proposed master plan to the township board for review and comment, seconded by Couture.

Roll call:

pass unan

ii. Zoning Ordinance Committee (Hall/Dloski/Hornberger/alt. Wunsch)

Deeren: At the town board meeting on October 12, 2021, it was moved by the township board to get the zoning ordinance approved with changes and edits per the public hearing. Changes and edits will be incorporated. Hoping to adopt at the next township board meeting.

iii. Projects Committee (Deeren)

Deeren: The application from Bonobo is under review by Jennifer Hodges; the committee will reconvene to review the application.

Discussion of the process moving forward

9. Business Items:

a. Nomination/Election of Officers (Hornberger/Wunsch)

Hornberger: The proposed slate to be voted on is Shipman as chair, Hall as vice-chair, and Dloski as secretary of the planning commission.

Moved by Hornberger for Shipman as chair, Hall as vice-chair, and Dloski as secretary of the planning commission, seconded by Alexander.

Roll call:

pass unan

b. Draft Master Plan (Randy Mielnik)

Mielnik: The comments from the last meeting are embodied in the draft version on the township website. Work is being done on minor edits and typos before distribution to the township board.

10. Public Comments:

Laura Serocki, 6924 Center Road: Referred to page 55 in the master plan and the existing land use map. Wildwood is shown as an open area; it is developed with an open area. It is shown as agricultural; it is R1A and R1C. This is existing land use. Referred to page 71, the future land use map: Wildwood lots are shown as residential, agricultural and all others are R1A and R1C. Serocki's property is shown as agricultural. The blue areas are not on the legend. Requested further review of the maps so she can understand the reason for these designations.

Bill Serocki, 6924 Center Road: Referred to pages 55 and 71 in the master plan, the existing and future land use maps, believes they are wrong. Referred to the agricultural definition on page 71. Requested that his property be designated as R1A, not agricultural.

Hall: Raised question of inaccuracies.

Deeren: Any map amendment can be made. It is an ongoing process through the committee process.

Mielnik: The land use pattern is a generalized description of land use. It takes the density of the whole parcel versus the developed portion. Explains how land use is determined by density threshold.

11. Other Matters by Planning Commission Members:

Alexander: Suggested a list be available of outstanding SUPs.

Discussion

12. Adjournment:

Moved by Dloski to adjourn, seconded by Alexander

pass unan

Adjournment at 7:30 p.m.