



Opposition to Proposed Reduction of Shared Waterfront Hoist Allowance

From Jack Casey <jbcasey1@gmail.com>
Date Wed 10/29/2025 1:25 PM
To duneclimber55@yahoo.com <duneclimber55@yahoo.com>; Maura Sanders <supervisor@peninsulatownship.com>; Elise Loud <planner@peninsulatownship.com>
Cc Jen Casey <jcaseytc@gmail.com>; David Spinweber <daspinweber@gmail.com>

Dear Peninsula Township Planning Commission Members,

My wife and I understand that there is discussion about reducing the existing shared waterfront allowance of three hoists per 50 feet of frontage. We want to express our strong concern with this proposal, as we believe it would have significant negative consequences for long-time Old Mission Peninsula residents like us.

- **Home purchase decision:** We purchased our home largely because of the potential for lake access. If the likelihood of access had been lower, we would have chosen to live elsewhere.
- **Impact on property values:** We paid a premium for this amenity, and any reduction in the current hoist ratio would directly diminish property values. Our own AI-based analysis of OMP data suggests that even modest reductions in hoist allowances could lead to more than a 10% decline in real estate values. For many residents, their home represents a major portion of their net worth — imagine seeing your investments take a 10%+ permanent loss for no clear reason.
- **Longstanding success of current policy:** In our 10 years here, we have never seen any negative impact from the current ratio. On the contrary, it fosters community interaction at the beach and around the docks. We are all respectful and thankful for the privilege to have water access and take great care to avoid any littering, pollution, or other behavior/action that may negatively impact the bay for our neighbors or wildlife.
- **No visual or environmental change:** Reducing the hoist ratio will not alter the footprint of existing association docks, nor will it affect shoreline views.
- **Minimal effect on water use:** The impact on boat traffic or density is negligible. East and West Bays together span over 200 square miles — we're talking about removing perhaps 20–30 boats across both bays, which is statistically insignificant.
- **Recommendation:** The likelihood of new subdivisions with shared waterfront access being developed on the OMP is extremely low. If changes must be made, we strongly urge you to permanently grandfather existing subdivisions under the current rules and apply any new restrictions only to future developments. It is unfair to penalize current residents who purchased their homes under the existing regulations.

We appreciate your attention to this matter, though frankly we are surprised this issue is even under consideration. Who is being harmed by the current ratio? What problem is this proposal intended to solve? After more than two decades of success under the existing policy, it seems unnecessary — especially when there are far more pressing matters facing our community.

Sincerely,

John and Jen Casey

10729 Wood View Terrace

Bayside Woods



Shoreline Regulations for Shared Waterfront Neighborhoods

From Alexcatt65 Gmail <alexcatt65@gmail.com>

Date Thu 10/30/2025 9:39 PM

To duneclimber55@yahoo.com <duneclimber55@yahoo.com>; Elise Loud <planner@peninsulatownship.com>

Dear Peninsula Township Planning Commission Members c/o Kevin Beard, Chair:

I am writing to you regarding your contemplation of a new regulation framework for water access on the Peninsula. We are members of a shared waterfront community that currently has three boat hoists per 50 ft of frontage, which we responsibly self-manage within our neighborhood every year. If you vote to reduce this allowance, we see clear implications for ourselves and our neighbors:

- Some boat owner neighbors that currently enjoy boat access to the bay from our docks could be asked to now forgo this right.
- Reductions in boat access now and in the future will have significantly negative impacts on our current and future property values.
- Residents who have purchased property recently and are waiting their turn to have access may have many years to wait to have this opportunity if water access is restricted.

What we are asking you to do is the following:

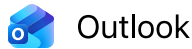
1. Respect the resident/township collaboration through the Shoreline Regulation Study Group (SRSB) including their recommendation of three hoists per 50 ft of frontage.
2. Cooperate with the neighborhoods to manage the shoreline responsibly as defined in the SRSB recommendations.

We urge you to adopt these SRSB recommendations as these were the result of many months of collaborative community dialog. Rejection of their recommendations may discourage any future cooperation we might receive. We all need to continue to work together to support the rights and privileges of residents. Working together can avoid conflict and benefit all. Thanks for listening and we appreciate all of you for your volunteer service to our community.

Respectfully Submitted,

Name: Alex Cattelan

Address: 1101 Quaker Valley Drive, 49686



Shoreline Regulations for Shared Waterfront Neighborhoods

From Ben Hollenbeck <hollenbeck.ben@gmail.com>

Date Thu 10/30/2025 11:13 AM

To duneclimber55@yahoo.com <duneclimber55@yahoo.com>; Elise Loud <planner@peninsulatownship.com>; Maura Sanders <supervisor@peninsulatownship.com>

Cc Quaker Valley North Property Owners Association <qvnorth@gmail.com>; Kip Nickel <nickel.kip@gmail.com>

Dear Peninsula Township Planning Commission Members c/o Kevin Beard, Chair:

We are writing to you regarding your contemplation of a new regulation framework that could reduce our rights to water access that we have enjoyed for several decades. We are members of a shared waterfront community that currently has three boat hoists per 50 ft of frontage, which we responsibly self-manage within our neighborhood every year. If you vote to reduce this allowance, we see clear implications for our neighbors:

- Some boat owner neighbors that currently enjoy boat access to the bay from our docks could be asked to now forgo this right.
- Reductions in boat access now and in the future will have significantly negative impacts on our current and future property values.
- Residents who have purchased property recently and are waiting their turn to have access may have many years to wait to have this opportunity.

What we are asking you to do is the following:

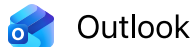
1. Respect the resident/township collaboration through the Shoreline Regulation Study Group (SRSG) including their recommendation of three hoists per 50 ft of frontage.
2. Cooperate with the neighborhoods to manage the shoreline responsibly as defined in the SRSG recommendations.

We urge you to adopt these SRSG recommendations as these were the result of many months of collaborative community dialog. Rejection of their recommendations may discourage any future cooperation we might receive. We all need to continue to work together to support the rights and privileges of residents. Working together can avoid conflict and benefit all. Thanks for listening and we appreciate all of you for your volunteer service to our community.

Respectfully Submitted,

Ben + Kyungock Hollenbeck

1078 Quaker Valley Dr.



Shoreline Regulations for Shared Waterfront Neighborhoods

From Jacqueline Iriarte <jacquelinebroad@gmail.com>
Date Thu 10/30/2025 10:38 AM
To duneclimber55@yahoo.com <duneclimber55@yahoo.com>
Cc Maura Sanders <supervisor@peninsulatownship.com>; Elise Loud <planner@peninsulatownship.com>; David Spinweber <daspinweber@gmail.com>; Danny Iriarte <iriarte.danny@gmail.com>

Dear Peninsula Township Planning Commission Members c/o Kevin Beard, Chair:

We are writing to you regarding your contemplation of a new regulation framework that could reduce our rights to water access that we have enjoyed for several decades. I grew up boating with my family on East Bay, and now my husband, two kids and myself greatly enjoy utilizing our boat on West Bay. We are members of a shared 330' waterfront community that currently has thirteen boat hoists, which we responsibly self-manage within our neighborhood every year. We support the Shoreline Regulation Study Group recommendation of three hoists per 50 ft of frontage and urge you to adopt it. If you vote to reduce this allowance, we see clear implications for our neighbors:

- Some boat owner neighbors that currently enjoy boat access to the bay from our docks could be asked to now forgo this right.
- Reductions in boat access now and in the future will have significantly negative impacts on our current and future property values.
- Residents who have purchased property may have many years to wait to have boat access.

What we are asking you to do is the following:

1. Respect the resident/township collaboration through the Shoreline Regulation Study Group (SRSG) including their recommendation of three hoists per 50 ft of frontage.
2. Cooperate with the neighborhoods to manage the shoreline responsibly as defined in the latest SRSG recommendations.

We urge you to adopt these SRSG recommendations as these were the result of many months of collaborative township/community dialog. Rejection of their recommendations will discourage future cooperation from residents. We all need to continue to work together to support the rights and privileges of residents. Working together can avoid conflict and benefit all.

Thanks for listening and we appreciate all of you and your volunteer service to our community.

Jacque and Dan Iriarte

1003 Bayside Drive Traverse City, MI. 49686

--Jacqueline Iriarte--
917.587.1204

"Nothing is impossible. The word itself says 'I'm possible'!"-Audrey Hepburn



Shoreline Regulations for Shared Waterfront Neighborhoods

From Judith Kellett <judithmarie519@gmail.com>

Date Thu 10/30/2025 10:42 AM

To duneclimber55@yahoo.com <duneclimber55@yahoo.com>; Elise Loud <planner@peninsulatownship.com>; Maura Sanders <supervisor@peninsulatownship.com>

To: Kevin Beard, Elise Loud, Maura Sanders

Re: Shoreline Regulations for Shared Waterfront Neighborhoods

Dear Peninsula Township Planning Commission Members c/o Kevin Beard, Chair:

We are writing to you regarding your contemplation of a new regulation framework that could reduce our rights to water access that we have enjoyed for several decades. We are members of a shared waterfront community that currently has three boat hoists per 50 ft of frontage, which we responsibly self-manage within our neighborhood every year. If you vote to reduce this allowance, we see clear implications for our neighbors:

- Some boat owner neighbors that currently enjoy boat access to the bay from our docks could be asked to now forgo this right.
- Reductions in boat access now and in the future will have significantly negative impacts on our current and future property values.
- Residents who have purchased property recently and are waiting their turn to have access may have many years to wait to have this opportunity.

What we are asking you to do is the following:

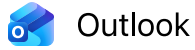
1. Respect the resident/township collaboration through the Shoreline Regulation Study Group (SRSB) including their recommendation of three hoists per 50 ft of frontage.
2. Cooperate with the neighborhoods to manage the shoreline responsibly as defined in the SRSB recommendations.

We urge you to adopt these SRSB recommendations as these were the result of many months of collaborative community dialog. Rejection of their recommendations may discourage any future cooperation we might receive. We all need to continue to work together to support the rights and privileges of residents. Working together can avoid conflict and benefit all. Thanks for listening and we appreciate all of you for your volunteer service to our community.

Respectfully Submitted,

Judy and Mark Kellett

1259 Lin Dale Drive (Lin Dale Estates)



Shoreline Regulations

From Sandy Nordin <sknordin44@gmail.com>
Date Wed 10/29/2025 9:04 PM
To Elise Loud <planner@peninsulatownship.com>

Elise Loud,

We are absolutely in favor of the long overdue ordinance of three hoists per 50 feet that was proposed by the Shoreline Working Group. If you own a piece of property on the Bay, you should be able to enjoy the water as long as you properly maintain your property.

Respectfully,
Sondra and Richard Nordin

--

+++++

Dear Peninsula Township Planning Commission Members,

My family has lived on the Old Mission Peninsula for five generations, farming tart cherries, apples, peaches and other fruits for most of that time. I have lived here my entire life (56 years), with the exception of college and a few years in Ohio for my first job. I love the Old Mission Peninsula, it is part of my DNA. We have obviously seen conflicts come and go at the Township level during my lifetime, but generally those have been resolved in a neighborly, respectful manner with good conversation and good compromise. It seems like over the last ten years or so that has gradually changed, with the Township for some reason becoming more focused on regulation, enforcement, restriction, taking and punishment. I have sat back and watched this happen and watched as we have turned from a community that settles their differences in a respectful, neighborly way to one that now has attorneys involved in settling matters as a regular part of their business. I don't pretend to know everything about the Township business and the details of some of the challenges that they face (I am sure that they are many), but what I do know is that the manner in which the citizens and the Township are interacting with one another is not healthy, is not productive and does not support Community.

The issue that I am writing about today, the proposed regulation of the number of hoists/boats to be allowed on water frontage on the Old Mission Peninsula, is another example of this. I applauded the Township when it put together a group of people representing a cross section of the community that would be impacted by decisions relating to water frontage to come up with a set of recommendations related to those decisions. Even though I have my own opinion about the ability of the Township to regulate the bottomlands of the Great Lakes, I would very much consider conceding to the recommendations of this committee because that is what Community is about, that is good discourse, that is productive compromise. To hear that the Township might now disregard the recommendations made by this committee and instead put into place something of their own creation that is again focused on limiting, taking and punishing is very disappointing and not in the interest of good Community.

I would urge the Township to adopt the recommendation of the committee and have the regulation allow for 3 hoists/boats per 50 ft. of water frontage. This approximates the current situation on the ground and is the recommendation that was made by the committee put together by the Township itself. I cannot fathom why the Township would ignore this recommendation and I think that if they choose to do so it will be at their own folly. We need to start turning things around in this Township to support Community and not Division and this is a perfect opportunity to start that process.

Respectfully Submitted,
Jason Warren
10707 Wood View Terrace
Bayside Woods Association