

PENINSULA TOWNSHIP

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PENINSULA TOWNSHIP

PLANNING COMMISSION MEETING

13235 Center Road

Traverse City, MI 49686

November 18, 2019

7:00 p.m.

1. Call to Order

2. Pledge

3. Roll Call: Present: Couture, Dloski, Hornberger, Hall, Oosterhouse, Wunsch

Absent: Shipman.

Also, present: Planning Director, Randy Mielnik, Zoning Administrator, Christina Deeren, Jennifer Hodges, and Fire Chief Gilstorff

4. Review for Conflict of Interest: None

5. Brief Public Comments: None

6. Additions to Agenda/Approval:

Moved by Dloski to approve agenda, seconded by Wunsch

pass unan

7. Consent Agenda:

a. Approval of Meeting Minutes: Planning Commission Meeting, October 21, 2019

Moved by Wunsch to approve consent agenda, seconded by Dloski

pass unan

8. Reports:

a. Zoning Board of Appeals (Couture)

Did not meet this month, no report

b. Zoning / B&B / Winery Regulations Update (Mielnik)

The zoning rewrite is in the hands of the township attorney for review, and he has other attorneys with strong land use law backgrounds reviewing it as well. For the Winery/PDR issue, the attorney has been asked to respond to two key issues, with the first asking if a farm processing facility (use by right winery) can be located on land that is subject to a PDR easement. The second question posed is, can a winery chateau can be located on land that is subject to a PDR easement. Both questions need clarification. For the B&B issue, a meeting has been set for tomorrow with John Goodman. Finally, a Winery Committee has been formed to examine the relationship between conflicts between the new MLCC regulations and our zoning ordinance. The committee includes Donna, Larry and Randy. The next meeting is November 26, 2019, at 3:00 p.m.

Hornberger: For the winery regulations, the state law has changed, and the committee is reviewing the regulations to assure the township is in compliance.

c. Pending Release of Community Survey Results (Mielnik)

Mielnik: The survey is over and it is planned be presented to the town board on December 10, 2019. There will be a complete report showing the results of both the phone survey and the mail out survey to the town board on December 10, 2019.

d. Article in Michigan Association of Planning Publication (Mielnik)

Mielnik: A copy of an article from the most recent issue of *Michigan Planner Magazine* is in the packet. It is an article highlighting the success of the PDR program in Peninsula Township.

9. Business Items:

a. Public Hearing – First Congregational Church – SUP #134

Hornberger closes the regular meeting and opens the public hearing.

Mielnik: This project has been before the planning commission in recent months, and has been modified as discussed in the last meeting. The modification was the removal of the Christian Life Center on the north side and the construction of a parking lot on the south side. There are five elements consisting of the following: construction of a kid's zone (partially over existing space), a new outdoor play area, a small three hundred and fifty square foot building addition (southwest corner of existing building), a new pole barn (west side of the property), and a fire access road made of gravel. On the screen are Pictometry Air photos, taken in the spring; they are taken on an oblique angle, to better see the site. This meeting is for public testimony and according to our bylaws, action is not normally taken on a SUP immediately following the hearing, but acted on the next month.

Mike Wills, Chair of the First Congregational Church Building Committee: Presented a PowerPoint presentation of the proposed projects. The application involves adding a kid's zone, a renovation of the sanctuary, worship, fellowship halls, and Fireside Room, and the addition of twenty-eight by forty-eight storage barn. On the slide, Walnut Ridge (to the north) and Peninsula Drive is shown. A yellow dotted line is the area we will cut down the hill and move the dirt to the left of the parking lot. Shown on a slide is the overall site plan of the project, the area in green is the sanctuary, and the small storage addition is shown in brown. The Fireside Room is the green area in the middle, it will be painted and refreshed, and the Fellowship hall will have extensive technology renovations. Both the fellowship hall and the sanctuary will be renovated, with plans to be finished by Easter. The next slide shows a concept drawing of the main level of the kid's zone (Sunday school), with three classrooms on the main level of the church, also with a reception area, three classrooms below, and an assembly area. A slide of the exterior rendering of the kid's zone and play area is shown. It is noted that the building materials will be the same as the rest of the church. Next, a slide is shown of the kid's zone as the cross-hatched block and a dotted line showing the existing elevation. The grade will be cut down, three to six feet off of the Walnut Ridge property line.

The grade will begin after the vegetation, and the vegetative screen will remain. In addition, a slide is shown of the overall site plan with the kid's zone, down to the left shows the twenty-eight by forty-eight storage barn, with the grading shown at the south end of the parking lot. A concept rendering is shown of the storage barn which will hold tools and equipment.

A portion of the building will replace a forty-eight section of the community garden fence. Bob Verschaeve of Gosling Czubak Engineering Services and Mike Comstock of Comstock Construction are present this evening.

David Merrell, 2046 Phelps Road: Is the children's zone two stories, will there be an elevator?

Wills: One story will be above grade and one story below grade. The existing elevator for the church will be used.

John Bercini, President of Walnut Ridge Home Owners Association, 746 Walnut Ridge: He is representing nine property owners, seven homes, and three vacant lots in Walnut Ridge. Expressed some concerns with the project including: the property line and the health of the trees in the existing vegetation on the property line, and the excavation plans. Expressed an idea for the church to enhance the property line with additional trees. Secondly, voiced a concern about the three HVAC units on the roof. For the HVAC units, there is the potential for excessive noise when the units are running. He did not see a wall or parapet to hide these units in the plans.

Hall: Approximately, how far from the roof top HVAC is the closest home?

Bercini: a couple hundred feet

Wills: two hundred feet

Hall: What would the noise level be in decibels of those units?

Bercini: The concern is not only these units, but all of the units, if they all would go on at once. A wall or parapet would help mitigate the noise. Vegetation and trees would help as well.

Deeren: The pavilion that you are relocating, cannot see how far it is from the property line, it is in the side yard setbacks? Secondly, how much of the basin would be filled when the storm water empties into it? Questioning where the storm water would go.

Wills: The diagonal pipes shown on the drawing are underground from rooftop storm water. They go to the basin which is a deep bowl.

Mielnik: questions about pavilion placement, as to whether it is going to be removed and relocated

Bob Verschaeve, Gosling Czubak Engineering Services: Points out the pavilion is shown west of the addition, sixteen to seventeen feet from the line. It will be moved further west, and it will be outside of the required setbacks.

Discussion of property line and setbacks.

Couture: trees on the boundary with the neighbors, any plans?

Verschaeve: They are not our trees and will not be removed. The property line is further north of the fence line and there is a buffer there. The project will not go beyond the fence line. It will be a gradual slope and will have the least impact.

Couture: How do you respond to the noise of the HVAC units?

Wills: We have discussed this with the mechanical engineers. There are three units with two different sizes. With a vegetative screen and two hundred feet of separation, we do not think it will be an issue.

Dloski: The storage building is a little over one thousand, three hundred square feet, it will be visible for residences from their backyards on Peninsula Drive.

Will: There is heavy vegetation along the property line.

Dloski: Was there today and saw the church, concerned that this is a nuisance to the adjacent property owners using their backyards.

Wills: Referring to the aerial photo, the property drops to the property line and it is heavy vegetation. The building will be green and brown with a twelve foot sidewall.

Dloski: it is referred to as a concept building

Wells: will need to get an architect for specifics

Dloski: It will match the original church, it will be green to match the vegetation. Will it be illuminated and where will the doors face?

Wills: Points out where the doors will face on aerial photo. There will not be doors facing the neighbors, as this building is for storage only. No illumination.

Deeren: How many feet to the property line?

Verschaeve: Just over sixty feet

Mielnik: At this point, no decision needed tonight, we can look at the buffer and the noise level issue for the rooftop units.

Hornberger: Regardless of where the trees are, we want them to stay healthy. We will not make a decision this evening in the next few weeks.

Wills: Points out the trees in the canopy, construction will not disturb them because we are starting three to six feet off the property line.

Mielnik: There is a need to preserve the existing tree canopy and the possibility of adding additional vegetation.

Wunsch: Can a site tour be arranged for planning commission members?

Wills: yes

Hornberger closes public hearing and opens regular meeting.

b. SUP #133-Fire Station

Mielnik: Last month, the SUP was tabled, as the final decisions on the building facades had not been made. The township board met on November 6, 2019, and has made the final decisions on the exterior materials, and the color and design of the building's exterior was approved.

Wunsch: recluses himself from the discussion and vote because he is a member of the town board.

Jennifer Hodges, (Gourdie-Fraser): Shows a concept drawing of the building. Shows the storage building which is two thousand square feet. It is forty feet on the front facing, fifty feet long, with two overhead doors with a respective height of sixteen feet. The living quarters will be twelve hundred square feet, with forty feet on the front and thirty feet (widthwise).

The height is twelve feet. The exterior is steel and the color scheme shown and was approved by the township. Side views are shown with a back patio for staff quarters. There is another service door on the back side. During the last meeting, the floor plan and amenities included were shown. Currently doing a follow up with the regulatory agencies for the preliminary review. The health department did provide an email. A note of reminder was sent to the road commission and to MDOT, but there is still the question of the ownership of that road. Steve Largent has been informed, but is out of his office, he will respond soon.

Mielnik: There are two approval conditions and safeguards listed on page five. The first condition is continued compliance from the road commission and the drain commission. The second condition is the full implication of colored landscape plan.

Moved by Dloski to recommend to the township board approval of SUP #133, subject to the conditions on page five, seconded by Hall

Roll Call:

pass unan

Wunsch rejoins the meeting

10. Public Comments: None

11. Other Matters or Comments by Planning Commission Members:

Oosterhouse: What are we waiting for from the church?

Mielnik: The by-laws state that we normally do not act on a matter before us on the same evening.

Hornberger: It is standard procedure to do this, a public hearing and vote will be next month.

Deeren: There is a training meeting in the town hall tomorrow for all boards at 1:00 p.m.

Board discussion of training meeting details.

12. Adjournment:

Moved by Couture to adjourn, seconded by Dloski

pass unan

Adjournment time: 7:55 p.m.