

PENINSULA TOWNSHIP

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PENINSULA TOWNSHIP PLANNING COMMISSION MEETING MINUTES

December 20, 2021, 7:00 p.m.

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

2. Pledge

3. Roll Call:

Present: Hornberger, Hall, Dloski, Alexander, Couture; Absent: Shipman, Wunsch;

4. Review for Conflict of Interest: None

5. Brief Public Comments:

Scott Howard, 420 E. Front Street, Traverse City, Attorney representing the Haddox family: Stated objection to the Peninsula Shores PUD #123-Amendment #2 Request, it was rejected by the planning commission twice, it is back and asked for denial.

6. Additions to Agenda/Approval:

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

Roll Call:

pass unan

7. Consent Agenda:

a. Approval of Meeting Minutes: Planning Commission Regular Meeting, November 15, 2021, and Planning Commission Special Meeting, December 2, 2021

b. Correspondence

Moved by Hornberger to accept consent agenda, as presented, seconded by Dloski.

Roll Call:

pass unan

8. Reports:

a. Committee Reports

i. Master Plan Committee (Shipman/Alexander)

Alexander: A meeting was not held.

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

Hall: Met with Greg Meihn and the committee to discuss the wording change proposal from John Wunsch; it was tabled and decided to not send to the planning commission.

Discussion

iii. Projects Committee (Shipman/Hodges)

Hodges, Gourdie-Fraiser: There are three projects under review in the business items. Brys Estate SUP #115, Amendment # 5 is under review.

9. Business Items:

a. Bonobo Winery SUP #118-Amendment Update (No action required)

Hodges: Bonobo Winery SUP #118 has been reviewed and an initial review letter has been sent listing outstanding items due. Looking at viewshed issues and waiting for updated guest activities response; currently waiting for information.

b. Peninsula Shores PUD #123-Amendment #2 Request

Hodges: Referred to the materials in the packet. There has been a detailed review specific to the general ordinance for stormwater, utilities, and open space in comparison to the original PUD; the information has been highlighted. The letter in the packet provides a summary. This is amendment number three. Overall, it is in compliance. The viewshed of the adjacent neighbor has been looked at and negligible concerns have been found. Looking at the original PUD to research the language and findings of fact.

Dloski: The concern was the area where it is located, was that area to be left alone, were trees cut, and why?

Hodges: Yes, trees were cut, it was not monitored, due to the location.

Dloski: Was the master deed looked at?

Hodges: Looking at the master deed to see if there was an intentional need to preserve the trees, not aware of that. Originally, the trees were kept for stabilization.

Dloski: Wants to see what the documents say on this.

Hodges: Public feedback is warranted; it is ready for a public hearing.

Alexander: Pointed out that the zoning states R-1 A and B commercial. Asked for clarification.

Hodges: Commercial is a typo.

Moved by Dloski to approve the scheduling of a public hearing for Peninsula Shores PUD #123-Amendment #2 Request for the January Planning Commission meeting, seconded by Couture

Roll call

pass unan

c. Bed and Breakfast SUP Application-11594 Peninsula Drive

Hodges: This has been reviewed, a letter has been given to the applicant with the items that need review. One point that needs clarity is the bedroom square footage; there is a sitting room with a hide-a-bed which could be a sleeping room. The total space could allow seven occupants; the space has two bedrooms and a sitting room. Legal counsel should clarify.

Beth Schroeder, 11594 Peninsula Drive: The space has two bedrooms, a bath, and the third space has a television but does not have a kitchen.

Dloski: The space has three sleeping areas.

Schroeder: It can support seven occupants.

Dloski: The seven occupants use one bathroom.

Hornberger: The ordinance addressed bedrooms only.

Hodges: The legal counsel may be needed to answer questions, the application is complete for public hearing. Stormwater and occupancy need clarification.

Hornberger: The public hearing can be held; still need input from Christina Deeren.

Discussion

Moved by Hornberger to schedule a public hearing for Bed and Breakfast SUP Application-11594 Peninsula Drive for the January Planning Commission meeting, seconded by Alexander.

Roll call

pass unan

10. Public Comments: None

11. Other Matters by Planning Commission Members: None

12. Adjournment:

Moved by Couture to adjourn, seconded by Dloski
Adjournment at 7:25 p.m.

passed by consensus