

**PENINSULA TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
13235 Center Road
Traverse City, MI 49686
February 25, 2019**

1. **Call to Order:** 7:00 p.m. by Peters
2. **Pledge**
3. **Roll Call:** Present: Todd Oosterhouse, Al Couture, Monnie Peters, Donna Hornberger, Larry Dloski; also present: Randy Mielnik. Absent: Susan Shipman, Christina Deeren.
4. **Review for Conflict of Interest:** none
5. **Brief Public Comments:** none. Peters welcomed some local students that were in attendance.
6. **Additions to Agenda/Approve Agenda:** **Motion:** by Wunsch to add Planner report on Zoning Rewrite to 8(c), second by Dloski. **Action:** Passed.
Motion: by Hornberger to approve the amended agenda, second by Couture.
Action: Passed
7. **Consent Agenda:**
 - (a) Approval of Meeting Minutes: Planning Commission Meeting: 12/17/2018
 - (b) Acceptance of Meeting Notes: Zoning Ordinance Rewrite Committee 12/13/2018
 - (c) Communications: None**Motion:** by Dloski to approve the consent agenda, second by Couture.
Action: Passed.
8. **Reports**
 - (a) **Township Board** (Wunsch) Wunsch has been appointed to be the Township Board representative to the Master Plan Steering Committee. The 81 lawsuit is wrapping up.
 - (b) **Zoning Board of Appeals** (Couture) A case for a variance for a set-back for a home remodel was heard. A neighbor spoke in support of it, and after a modification for moving a chimney was agreed upon, the variance was granted.
 - (c) **Zoning Rewrite** (Mielnik) The committee met Dec. 13. Some changes have already been made. Changes still need to be made to the zoning maps concerning airport overlays and also to lighting standards. Gordie-Fraser, Christina Deeren and Dave Sanger are currently reviewing it. The hope is to hold public meetings in March to share the code with the community. The code will then be presented to the Planning Commission, and then to the Township Board.
9. **Business Items**
 - (a) **Kroupa PUD Pre-Application – Introduction**

Nathan Elkins of Influence Design Forum, 120 E. Front St. Loft 2, TC, MI 49684, a planning and design consultant, introduced the Socks Construction group, David Socks, 607 Randolph St. TC, MI 49684, and Charlie and John Socks. They are under contract with Wayne Kiley the property owner. The project is currently called “The Former Kroupa Farm”. The parcel is 87.70 acres total. The northern part is 48.17 acres. The southern 39 acres are currently part of another PUD. A slideshow was presented showing the property and two options being considered for land use. Both options provide for 8 single family sized homes on 3-4 acre lots. One of the

options would also put 20-25 acres in agricultural production, have a processing facility and a single -family home. The other would have 40-45 acres of open space with a farmstead using the existing buildings. They are putting a heavy focus on conserving viewsheds. It was noted that the plans are still quite rough. Two special considerations were raised. One, the existing Eagles Landing PUD will need to be amended. Second, they will need a second access point, as called for in the township's private road standards. Questions and discussion followed with the following suggestions given: drill a test well, get water samples; get soil surveys; check with the fire chief about egress; look at underlying ordinances.

- (b) **Bowers Harbor Vineyard Update** (Mielnik) BHV is pursuing a new Winery Chateau Special Use Permit. They are submitting two variance requests to enable them to propose a Winery Chateau SUP. These requests will be considered at the Zoning Board of Appeals (ZBA) on March 14, 2019. If there is a favorable ZBA decision, and a formal SUP is then applied for, the April 15th Planning Commission Meeting would be the first opportunity to hold a public hearing followed by deliberation of the Planning Commission. It would move to Township Board after that. Spencer Stegegna, 2896 Bowers Harbor Road, thanked Mielnik, Deeren, Wunsch and Shipman for their help with this. He stated that he is optimistic.
- (c) **Grey Hare Inn Discussion** - Cindy Ruzak, 1994 Carroll Rd., Traverse City, MI 49686 owner Gray Hare Inn addressed the Commission. She would like to see the B&B ordinance revised to make it equal to winery ordinances. She would like to add the line "for every 5 acres over the first five, you could have one more room." She expressed frustration over the very long time she has been trying to get a change and her further doubts as to the usefulness of the community survey to aid in decisions. After a review of the timeline and much discussion, it was decided that since the PC cannot draft an ordinance, they could make a recommendation to the Township Board. **Motion:** by Dloski The PC recommends to the Township Board that the PC be authorized to propose an amendment to the B&B Ordinance to increase the number of rooms to a maximum of 5 on agricultural land based on acreage. Second by Couture. **Action:** Passed.
- (d) **Bylaws Update** (Mielnik) Presentation of a draft of the Planning Commission Bylaws. This is consistent with attorney recommendations. Corrections noted: pg.2, B,1. Replace "numbers 5 and 6 below" with "numbers 1 and 2 in section C below." Pg. 6, F,6. Change the word "take" to "taking". Pg. 2, B. Change to "Members and Officers" with an introductory paragraph statement: "7 members of the PC are appointed per Ordinance 42 of 2010 of Peninsula Township." Delete the numbers that are added after number words throughout document. **Motion:** by Wunsch to approve the document with noted changes, second by Dloski. **Action:** Passed.
- (e) **Annual Report** (Mielnik) Draft for presentation. A few corrections were noted: Dloski's term runs until 2021; on p. 2, add a "d" to the end of "update" under Zoning amendment. Other work done by PC last year: hearing and adoption of enforcement (Jan.); Flood plain hearing in Jan., passed by PC in Feb., went to the Township Board in May. Also did work on short-term rentals and the junk ordinance in the Spring. **Motion:** by Hornberger to approve with noted corrections, second by Wunsch. **Action:** Passed.
- (f) **Master Plan Steering Committee** (Peters) Asked for interest for serving as the PC representatives (2) on the steering committee. Shipman, Oosterhouse and Dloski

volunteered initially. Dloski withdrew. Peters appointed Shipman and Oosterhouse to serve as the PC representatives to the Master Plan Steering Committee. Peters reminded the group that the PC has the responsibility to do the Master Plan. She asked for detailed reporting of progress every month. It was also suggested by Peters that the committee meet in this room and use the Stream Spot to record the proceedings. The PC would also like an additional member from the Township Board to serve on this committee. Wunsch will address this with the TB.

10. Public Comment

Lance Vernon, 2676 Twin Eagles Drive, described meeting with the Socks Construction Co. to discuss the proposed new development. He observed that usage of the 245' water frontage needs to be addressed in the plan. Questions concerning parking, outbuildings, and access should be incorporated into plan.

John Dolton, 10862 Eagles Landing Drive, is another resident of the neighborhood adjacent to the proposed development. Through research of his own he noted the following: there is no right to build on the 39 acres; Wayne Kiley told residents that there would be no residence on the 35 acres and so that may be a tougher sell to residents if that changes; there is currently a parking agreement on record with the county for the use of beachfront property, it is on Eagles Landing Drive; there is a current road agreement for a 100' road extension of the cul-de-sac road into the property once it is sold.

11. Other Matters or Comments by the Planning Commission

Couture- will not be at the March 18 PC meeting.

Peters- we need to get the corrected minutes from the joint meeting held on Jan.22, in order to approve them.

12. **Adjournment Motion** by Dloski to adjourn meeting, second by Peters.

Action: Passed. Meeting adjourned at 9:12 p.m.

Sue Crampton
Recording Secretary