

Planning Issue Areas

Preliminary Key Planning Issue Areas – Emerging Topics (updated after Feb. 3 meeting)

- 1 Addressing the non-motorized transportation planning needs. (**formal non-motorized plan**)
- 2 Traffic issues, growth and overdevelopment are popular responses to the question of why people think things have gotten worse in Peninsula Township. (**potential M-37 / Peninsula Drive corridor planning**)
- 3 Scenic views are second only to rural quiet atmosphere in terms of the most liked township characteristic. (**review “Prime Scenic View Map” as related to PDR program**)
- 4 Rural, quiet atmosphere is the most liked township characteristic (**review “Prime Agricultural Preservation Area Map” as related to PDR program**)
- 5 Build more consensus around the topic of what **agri-tourism looks like in Peninsula Township** (wineries, rural event venues, farm markets, etc.)
- 6 Dig deeper into the **town-center** concept
- 7 Build more consensus around **wind and solar energy** in Peninsula Township

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- 8 Address the issue of lodging in Peninsula Township. Currently only limited options are offered in terms of Winery-Chateau's and B&B's (is this adequate – or should this expand?)
- 9 What additional steps can Peninsula Township take to protect the shoreline and water quality?
- 10 What should the master plan say about the development of Peninsula Township parks (in a general sense)?
- 11 As the preservation of historic landmarks, architecture and native culture has been identified as being important and what (if any) additional steps might be needed to preserve, protect or enhance it.
- 12 Need to develop (and perhaps illustrate) alternative development scenarios to identify and understand options for how unprotected agricultural land might develop (or remain undeveloped).

8 Master Plan Pillars / Focus Areas (DRAFT for discussion)

ISSUE / TOPIC

ACTION

1 **Motorized and non-motorized mobility**
Most residents support more efforts toward non-motorized transportation planning needs while traffic issues rank high among concerns. Presently, there are no specific plans, policies, or strategies to manage traffic or to develop non-motorized mobility options.

Develop corridor plans for M-37 & Peninsula Drive and a non-motorized transportation plan for the township. Potential transfer of responsibility for M-37 presents a challenge to planning and timing.

2 **Alternative Energy**
The survey suggests modest support for *site-specific* alternative energy. More dialog seems to be needed to more fully explore options, alternatives, and desired local policy.

Convene a workshop(s) to explore options and develop more consensus. Conversations should be aimed at specific types of alternative energy and possible regulatory parameters.

3 **Water Quality/Shoreline Protection**
Water quality is very important to residents and shoreline protection is increasingly essential with historic high water levels. A key question is whether existing local regulations effectively protect water quality and shorelines.

Convene a workshop(s) to explore options and develop more consensus. Conversations should be aimed at best practices and potential updates to regulations to better address concerns.

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4

Agri-Tourism & Rural Character.

Preserving rural character and agriculture is important to residents, but the subject of what agri-tourism means locally could be better defined. In a larger sense the vision for how agricultural land functions, might develop (or remain undeveloped)

Convene a workshop(s) to explore options and develop more consensus around what agri-tourism looks like in Peninsula Township (wineries, rural event venues, farm markets, etc.).

5

Lodging

Currently few local lodging options are offered (a few winery chateau's and B&B's). An ongoing question is if options should expand and if so in what form (country inns, small boutique hotels, more B&B's, etc.). Options could also relate to the viability of agricultural land.

Convene a workshop(s) to explore and discuss lodging options and how alternatives might support or diminish rural character and agricultural viability.

6

Parks

The master plan should articulate broad goals for the development of the township park system. This should include the possibility of expansion of park areas and connectivity.

Convene a workshop(s) in concert with the Park Committee to identify overarching goals for the development of the park system. Work needs to build on existing 5-year recreation plan.

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7

Cultural Anchors

Because historic landmarks, local architecture and native culture are important to residents, what (if any) additional steps might be needed to preserve, protect or enhance these areas?

Convene a workshop(s) to better articulate steps that could be taken to preserve, protect or enhance local cultural features and help create a stronger sense of place.

8

Town/Village Center

The notion of creating a limited center of mixed-use development activity (in or near an area like Mapleton) has surfaced in the past. While the concept is hard to express in a brief survey question, results showed limited opposition. For this reason it seems that a deeper dive in to this may be warranted.

Convene a workshop(s) to better understand options and to outline benefits and drawbacks of such a development concept.