

**From:** [planner@peninsulatownship.com](mailto:planner@peninsulatownship.com)  
**To:** [Andris Valdmanis \(sendvaldmanis@gmail.com\)](mailto:Andris_Valdmanis@gmail.com); [Bob Haubold \(DrBob@frctc.org\)](mailto:Bob_Haubold@frctc.org); [Chad Hartley \(chadhartley5@gmail.com\)](mailto:Chad_Hartley@chadhartley5@gmail.com); [Dave Murphy \(dgmurphy@charter.net\)](mailto:Dave_Murphy@dgmurphy@charter.net); [David K. Sanger](mailto:David_K_Sanger); [Isaiah Wunsch](mailto:Isaiah_Wunsch); [Jennifer Bramer \(agrivine@charter.net\)](mailto:Jennifer_Bramer@agrivine@charter.net); [Marybeth Milliken \(mbmilliken648@gmail.com\)](mailto:Marybeth_Milliken@mbmilliken648@gmail.com); [Susie Shipman](mailto:Susie_Shipman); [Todd Wilson \(magua@acegroup.cc\)](mailto:Todd_Wilson@magua@acegroup.cc); [Todd@bonobowinery.com](mailto:Todd@bonobowinery.com)  
**Cc:** [zoning@peninsulatownship.com](mailto:zoning@peninsulatownship.com)  
**Subject:** Updated Material after May 4th Meeting  
**Date:** Saturday, May 9, 2020 10:24:00 AM  
**Attachments:** [Updated Steps Forward.pdf](#)

---

Good Morning Steering Committee Members.

Please see the attached description of updated steps forward since our meeting on May 4<sup>th</sup>.

I think we have our technical issues solved, but I have asked for a delivery receipt message to be sure everyone gets this.

Thank you  
Randy

**Randy A. Mielnik, AICP**

Director of Planning  
Peninsula Township

13235 Center Road

Traverse City MI, 49686  
Phone - 231-223-7314

Fax – 231-223-7117  
[planner@peninsulatownship.com](mailto:planner@peninsulatownship.com)

*Regular Office Hours:*  
*Mon: 7:30am – 6:30pm*  
*Tues – Thur: 7:30am – 5:00pm*  
*Closed Friday.*

# Renewed Planning Strategy Following May 4<sup>th</sup> Steering Committee Meeting

# Reframing the Planning Process

---

1. Due to COVID-19, planning for a series of workshops aimed at building community consensus are put on hold.
2. The township newsletter will go out at the end of June or early July. While it will not be possible to advertise a series of upcoming meetings or workshops, we will use the summer newsletter to update residents and share information.
3. Rather than pause the planning process indefinitely, members of the Steering Committee will use the next 60 days to dig into the master plan focus areas and prepare for future steps.
4. The eight key planning focus areas identified at prior meetings were reduced to six at the May 4<sup>th</sup> meeting.
5. Members of the steering committee will assign themselves to the six focus areas and respond to the associated questions.
6. The six focus areas with corresponding related issues and questions are as follows:

# 6 Master Plan Focus Areas

1

## Motorized & non-motorized mobility

**Residents support more efforts to plan for non-motorized transportation mobility. Presently, there are no specific plans, policies, or strategies to develop more non-motorized mobility options. This includes connecting parks and community facilities and pedestrian safety issues. General traffic management is also an issue as traffic congestion was often referenced as one main reason for diminished quality of life in the survey.**

### Related Issues

- ❑ The potential transfer of responsibility for M-37 from MDOT to the Road Commission presents a challenge to planning and timing.
- ❑ The need for a corridor plan has been discussed in the past in terms of access management and traffic control.
- ❑ Non-motorized and corridor planning should be done with engineering expertise so that feasible options can be identified, evaluated and considered by the public.

### Key Questions

- ❑ What would a scope of services generally include in a Request for Proposals (RFP) to send to qualified firms who can help with this work?
- ❑ Some elements in work scope include the geographic limits of study area(s), public engagement approaches, project options to consider, identification of project funding options, etc.

# 6 Master Plan Focus Areas

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.**

### Related Issues

- Roof-mounted solar panels are allowed per existing zoning.
- In the last year, the zoning ordinance was updated to allow small (10kW or less) free-standing solar panels.
- More could be done to allow larger alternative energy installations in agricultural areas to help power farms.
- Wind power is also relevant and part of the alternative energy discussion.
- There are related issues about community-scale (multiple customers) systems in terms of both wind and solar.
- Concerns over alternative energy equipment and fixtures often center on potential visual impacts and diminished rural character.

### Key Questions

- What should be done to best identify a range of optional polices regarding alternative energy?
- How can we engage residents in a dialog about the tradeoffs between the environmental and economic benefits of alternative energy and the preservation of viewsheds and rural character?

# 6 Master Plan Focus Areas

---

3

## Related Issues

## Key Questions

### Water Quality/Shoreline Protection

**Water quality is very important to residents and shoreline protection is increasingly essential with historic high water levels. Water levels will continue to fluctuate and new local policies or regulations will not immediately change current circumstances. However, the issue going forward is whether existing local regulations should be updated to better protect water quality and shorelines for the future.**

- A potential shoreline overlay zoning district was discussed in the 2011 Master Plan.
- An important element of water quality and shoreline protection is control over the removal of trees and vegetation that holds natural shoreline embankments in place.

- Existing regulations should be reviewed in the context of needed updates to better protect water quality and shorelines for the future?
- New regulations should be viewed in the context of best practices, demands on enforcement mechanisms and balance with property rights?

# 6 Master Plan Focus Areas

4

## Related Issues

## Key Questions

### Agri-Tourism, Rural Character & Lodging

**Preserving rural character and agriculture is clearly important to residents. However, the subject of what agri-tourism actually means (and how to support it) could be better defined. Additionally, while Peninsula Township draws many tourists, we lack a well-reasoned strategy on guest accommodations (apart from B&B's & Winery Chateaus).**

- Apart from farm stands, existing opportunities to sell products grown on-site and value-added agricultural products seem limited.
  - Agri-tourism and lodging also relates to events at rural venues (weddings, reunions, etc.).
  - Historically, Peninsula Township has not allowed short-term rentals. Future state-legislation may change the boundaries of local authority on this issue.
  - There is a growing sense that while much has been done with preserving agricultural land, the economics of farming remain challenging.
- Identify a range of options for allowing agri-tourism and rural event venues?
  - Consider the existing framework for allowing B&B's and guest rooms at Wineries and identify a range of options for consideration?
  - Address the issue of rural event venues?

# 6 Master Plan Focus Areas

---

5

## Cultural Anchors

**As historic landmarks, local architecture and native culture are important to residents according to the survey what (if any), additional steps might be needed to preserve, protect or enhance buildings, sites and areas?**

### Related Issues

- ❑ The 2011 plan suggests the need for additional steps to identify and preserve unique structures and areas. These steps include more efforts to identify unique structures, establishment of a new committee, creation of a historic districts encouraging preservation of structures and research to determine if farms may qualify for centennial farm status.

### Key Questions

- ❑ Review the existing Master Plan and determine which action steps are still viable?
- ❑ Identify additional steps or measures?



# 6 Master Plan Focus Areas

## 6

### 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 some opposition. This concept was in the 2011 master plan and is represented in other past related studies.

### Related Issues

- A town/village center is potentially a mixed use area with buildings containing small format retail and consumer service stores, housing and offices.
- A town/village center area would be limited in size, and designed with a walkable, human-scale environment.
- Such a project would aid in meeting other township needs such as more housing choices and a greater variety of local establishments for goods and services.
- No specific location has been identified.

### Key Questions

- As this planning concept may be hard to grasp, how can we portray design and development concepts effectively so that residents can accurately understand and evaluate options?

# Next Steps

---

1. Committee members are to self-assign themselves to the six issue areas. Members may assign themselves to more than one if desired. Please send an email to the planner (copying all) indicating what topic(s) you wish to be assigned to. Members are encouraged to discuss issues areas with others and make as much progress as possible.
2. Committee members will respond to key questions and will report early findings at the next meeting. Members may identify and address other related question areas.
3. Members are free to call upon the planner for help, questions, clarification, resources, etc.
4. The township newsletter will report the current status of activities as they stand when generated.
5. We will continue to explore possibilities for on-line community engagement and plan for a time when public workshops make sense.