



News You Can Use!

Peninsula Township

Spring 2017

www.peninsulatownship.com

FROM THE TOWN BOARD

Hello, once again! We apologize for being a little late with this quarter's newsletter. The months of March and April 2017 were extremely busy for the Township. We addressed balancing budgets, preparing for a referendum election, updating computer and office furniture, receiving resident petitions and securing bonds for eight Special Assessment Districts, cleaning and repairing the town hall, and hiring a new zoning administrator and a deputy clerk.

In the Treasurer's office, the old budget from the previous Town Board was finalized as the township approached the end of its Fiscal Year on March 31, 2017. By law, every township is required to balance their books by the end of the fiscal year. We also are required to have a new budget for the upcoming year approved by the Town Board by March 31st. We are happy to report that both the old budget for the 2016-17 Fiscal Year was reconciled and the new budget for 2017-18 was approved, on time. In addition, all departments within the Township, met with Deputy Treasurer Marge Achorn and Treasurer Brad Bickle to create their proposed budgets, and every item in the budget has been scrutinized and justified in terms of expenditures.

In the Clerk's office, activities focused on streamlining the accounts payable, payroll, and general ledger to more closely fit the Michigan Department of Treasury Uniform Chart of Accounts. In early March, two of our chairpersons for our precinct teams (Carol Raphael and Bernie Soutar) joined Clerk Jo Westphal at a county-wide evaluation session to select new voting equipment for the township, which will come online in November of this year. We also conducted, with the help of all our of election inspectors, the BATA referendum on May 2.

At the Town Board, we passed over 30 resolutions, held over 10 public hearings, listened to scores of residents expressing their opinions, and gave approval on one new subdivision (Vineyard Ridge).

So if we are a little late, we are sorry, and hope to keep you informed on a regular schedule in the future!

IN REMEMBRANCE...

The family of Norm and Wanda Crampton would like to extend an invitation to everyone on the Peninsula to join them for a cherry pie and coffee in celebration of their lives. Neither Norm nor Wanda wanted anything formal related to their passing, but preferred to have a community-celebration instead. The event is on Saturday, May 20, at the American Legion Hall, 4007 Swaney Rd., from 2-4 pm. Come by and enjoy some pie and hear about this remarkable couple! Any questions, please call Renee at 231-313-1130.

LIBRARY NEWS...

Peninsula Community Library (PCL) has been busy over the past few months, as the library transitions to a new facility, and the elementary school transitions from a public school to a charter school, over the next few years. The library continues to support a Summer Reading Club for families, collaborative story hours, an Imagination Station (featuring a new grocery store play area), book fairs, and an art sale. Check the Peninsula Community Library website for up-coming events and on-going summer programs. www.peninsulacommunitylibrary.org/ or 231-223-7700.

FROM THE PLANNING DEPARTMENT...

Bluff Road Update. In late March, the Township responded to many citizen concerns regarding the tree cutting for the Bluff Road repaving project. For background, in the fall of 2016, we were made aware of the Road Commission's intent to remove dead and leaning trees. However, when the trees were actually marked in spring, we were left with less than two weeks before the contractor was scheduled to begin cutting. In an attempt to protect the trees, two resolutions were passed by the Town Board. The first was to request that the Road Commission delay the project in order to allow township staff time to flag trees we felt should stay. The second resolution was in support of a resident petition to designate Bluff Road as a Natural Beauty Road.

The Township considered a restraining order to halt the tree removal. However, because of the broad discretion granted to the Road Commission by State law, the chance of success of a lawsuit was low. The Road Commission's priority of clear site line and vehicle/tree separation distances was in conflict with the Township's goals of shoreline stabilization and protecting community character. In the end, we were able to negotiate with the Road Commission to save some trees, but not nearly as many as we hoped to save.

Natural Beauty Roads. Efforts are under way to designate Bluff Road as a "Natural Beauty Roadway". This designation arose in an attempt by concerned peninsula residents to limit the number of trees identified for removal by the Grand Traverse County Road Commission along Bluff Road earlier in March 2017. The process for designating a road has been in existence since 1995. The designation is to identify and preserve in a natural, essentially undisturbed condition, certain roads having unusual or outstanding natural beauty by virtue of native vegetation or other natural features within or associated with the right-of-way. Additionally, the natural features of a road would set it apart from other roads as being something unique and distinct.

Short-term Rentals. The Planning Department would like to remind our residents that short-term rentals, AIRBNBs, and vacation home rentals are not permitted in Peninsula Township. A short term rental is anything less than 30-consecutive days. This regulation is intended to promote stable neighborhoods by preventing the commercialization and investment-driven purchases of single-family homes. The Township does allow bed and breakfast establishments by Special Use Permits in all residential and agricultural zones, subject to the special requirements for the facility.

Planning Commission Sub-committees. Two sub-committees are busy working on the proposed zoning ordinance rewrite and an update of the goals and objectives of the Master Plan. The current goal of the rewrite committee is to have a polished draft of the revised zoning ordinance ready for public review in late summer. Work relating to improvements in the Master Plan have just begun. The public is welcome to sit in on deliberations relating to either sub-committee; however, active involvement in the sub-committee work is not possible until the documents are ready for public review.

Demolition Permits. Please be aware that a demolition permit is required to demolish any building. The purpose is to protect you and the public's health, safety, and welfare by ensuring that utilities such as electric and gas lines, wells, and septic systems are properly disconnected. The township provides a no-cost demolition acknowledgement form to monitor these changes to property, while the actual demotion permit is issues through the County Construction Codes Office (231-995-6044).

New Code Enforcement Officer. Dave Sanger has been hired to respond to complaints and to monitor code issues in the Township. Hired in April, Dave is a long-time Township resident, who has served for a number of years on both the Planning Commission and Zoning Board of appeals.

Because Peninsula Township has a complex set of ordinances, many people do not know they are violating an ordinance until a complaint is filed. Dave's primary job is to educate the public and ask for voluntary compliance with existing ordinance standards.

NEWS FROM THE CLERK'S OFFICE...

New Deputy Clerk. The Township has a new Deputy Clerk—Brenda DeKuiper. Brenda came to the Township from Blair Township where she was treasurer for 10 years. Her skills include communication, accounting, computer applications, and election preparation. In her spare time, she is actively involved in the NW Michigan Community Action Agency that spearheads Head Start, Meals on Wheels, Veterans Affairs Programs, and addresses homelessness in Grand Traverse County. She also is a keen advocate of parkland, park facilities, and open space, and has worked on several grants to secure funding for those types of amenities in a number of communities.

BATA Referendum. On May 2, 2017, township residents cast votes to determine if a new millage would be authorized in the county for the Bay Area Transportation Authority (BATA). BATA buses currently serve two counties—Grand Traverse and Leelanau—and run numerous routes from Traverse City to outlying Townships in these two counties, including Peninsula Township. The millage increase would add about 0.1553 mills to the current 0.3454 mills, bringing the new millage level to approximately 0.5 mills for a period of five years.

Peninsula Township residents cast 732 (27.97%) votes in Precinct #1 (north end of the peninsula), and 734 (27.69%) votes in Precinct #2 (south end). The majority of voters in both precincts voted favorably for the millage increase. Peninsula Township had the highest voter turn-out of all voting precincts, including Traverse City. More data can be obtained from the Township Clerk, if you are interested.

Upcoming Improvements in Recording Board and Commission Meetings. Howard Byrnes is helping the Township up-date recording activities in the Township hall, by offering suggesting on a new video system that will interface well with our existing audio recording system. The video system will be directed to several high definition screens in the town hall so that residents can see the various business items being discussed in addition to any presentations given by guest speakers, developers, and/or residents. The audio-visuals will be streamed at the same time as the meeting, and will be archived for future reference by residents on-demand. The Town Board thinks this will greatly enhance resident participation in township affairs.

New Voting Equipment. The Clerk's Office has filed a resolution with the County Clerk to request funding for new voting equipment from the State. Current voting tabulators are over 10 years old, and the State had decided that it is time to up-date its voting equipment. Grant monies from the State and Federal governments will pay for the new equipment, which is lighter weight, faster in tabulating ballots, and more accurate is recording data.

New Recording Secretaries. Those of you attending Township Board and Commission meetings will see some new faces at the recording secretary post in the Town Hall. In addition to Rachel Mavis, who is the current recording secretary for the Town Board over the past half year, three new applicants for recording secretary have applied to the Township. Over the next month, each of these new applicants will be given a board or commission meeting to record in order to determine their skills and style of writing in the position. All of the board and commission members are excited to have these important individuals at their regular scheduled meetings.

Kudos to Election Inspectors. Special thanks go out to all of the election inspectors who worked

Precinct #1 & #2 as well as the Absentee Voter Ballot team during the May 2 election. In particular, we would like to thank Carol Raphael, Shirl Waclawski, Bernie Soutar, Nancy Nordfjord, Nancy Davies and Diane O'Brien-Shaffer, who were the co-chairs for the three vote recording teams, and Marilyn Elliot and Maryanne Abbott, who were the Receiving Board members. Good work everyone!

FROM THE ASSESSING DEPARTMENT...

Special Assessment Districts (SAD's). Eight distinct special assessment districts were approved by the township board at their March 28, 2017, meeting. Special assessment districts (SAD's) are citizen driven requests for certain amenities or improvements to their neighborhood. The residents pass petitions demonstrating support for the district. The Township Board assists in financing the projects through the sale of bonds

Recently, the Grand Traverse County Road Commission petitioned for the creation of two drainage districts in order to eliminate private water run-off onto county roads. In order to maintain local control of the cost and design of the projects, the residents instead petitioned the Peninsula Township Board for the creation of two drainage SAD's. Because the township was able to secure bonds to finance the project and offer a 20 year pay-off period, additional SAD's were established for road improvements and city water extension. The eight district which were established are: 1. Braemar Drain (near Braemar Drive and Old Mission Estates subdivision), 2. The Logan Hills-Maple Terrace Drain (which also included some of the neighboring subdivisions and metes and bounds parcels near the McKinley Road-Peninsula Drive intersection), 3. Braemar Drive (Road Improvement), 4. Westwind Road (Road Improvement), 5. Logan Hills Road (Road Improvement), 6. Maple Terrace Avenue (Road Improvement), 7. Maple Terrace Water Extension (City Water), 8. Old Mission Estate subdivision (Road Improvement). Team Elmer's was the successful bidder on all eight projects and work is expected to begin this spring. Special assessment bills will be issued to those impacted residents annually, beginning with the summer 2017 billing cycle.

Assessing Visits. With spring here, our routine inspection of properties (for assessing purposes) will resume. It is recommended that local assessors annually inspect approximately 20% of parcels within their jurisdiction each year. The purpose of the visit is to ensure the accuracy of the assessing information, and it is an opportunity to update photos for each resident's record card. Inspections are limited to the exterior only. If a resident is not home, a card will be placed on the door with the date of inspection indicated. Please contact the assessor's office, if you have any questions or concerns about this process.

Land Divisions. Realtors and property owners are encouraged to seek formal approval for any potential land division prior to marketing a property for sale. The land division application can be found on the "Assessment Department" tab of our website. Multiple approvals from several agencies and departments are required. According to ordinance, approvals and/or denials shall be issued within 45 days of receipt of a completed application.

For more information on the items above, contact the Sally Akerley in the Assessor's office, 223-7313.

PARK COMMISSION NEWS...

Over the past six months, several major park improvements have been completed. The State

Historic Preservation Office has awarded the Township a grant to complete the restoration of the south elevation of the Lighthouse. On the interior, the keepers' bathroom has been completely remodeled to deal with unsafe flooring and mold conditions under the washer/dryer, toilet, and shower. Through the support of the Mission Point Lighthouse Friends, a new refrigerator has been installed in the Lighthouse kitchen, and a freshly painted living room exists. Finally, all of the major trail systems in Lighthouse Park and Pilazarrri Park have been completely remapped and remarked.

Looking to the future, it is time for a new Parks Master Plan. The Park Commission is actively seeking community input through social media (including NEXTDOOR website) and planned listening sessions. Watch the township website for dates. At least one of these sessions will be at the Legion Hall. Outdoor work will commence shortly with weed spraying and invasive species cutting as well as tree planting. Again, the Commission will try to notify all residents via internet site and the Township website.

To volunteer or comment contact:

Anne Griffiths, Park Commission Chair
aegriffiths415@gmail.com
231-313-8217

Helpful News Bits...

STUFF

Not sure what to do with STUFF? Get connected with "RecycleSmart|GRAND TRAVERSE COUNTY" by contacting www.recyclesmart.info or calling 231-941-5555. They have information on recycling, composting, donating, household hazardous waste*, paint disposal, and trash disposal. A sample of their services follows.

*2017 Household Hazardous Waste (HHW) Drop-off Event Dates. HHW collection events include: oil-based paint, solvents, automotive fluids, household cleaners, lawn and garden chemicals, pesticides, batteries, and fluorescent light bulbs. HHW drop-off events are by appointment only and will be held from 1:00-7:00 pm on the following Thursdays: March 23, May 11, June 22, and August 10. One Saturday drop-off event will be on October 14 from 9:00 am-2:00pm. Register to bring your waste by calling 231-941-5555 or go online at www.RecycleSmart.info. Sarah Archer is the program manager.

FARMLAND POLLINATOR PROTECTION PROJECT

A new program sponsored by USDA/NRCS Conservation Innovation Grant Program is being administered by the American Farmland Trust to increase pollinator habitat in the Grand Traverse Region. Pollinators, especially insects, help fertilize trees, shrubs, and ground crops. This program encourages farmers/landowners to increase pollinator habitat by selecting plant species that provide additional food and shelter for pollinators. Interested landowners can contact Vic Lane at the Grand Traverse Regional Land Conservancy, 231-929-7911.

RUMBLE STRIPS

For anyone traveling Center Road (M-37), you probably noticed a new addition to the highway surface—rumble strips! The Michigan Department of Transportation (MDOT) initiated the change to bring increased safety benefits to travelers on state highways. The rumble stripes are a low-cost measure used to prevent one of the most serious of traffic crashes—the lane departure crash. The strips consist of a set of transverse grooves applied on the shoulder and/or center-line of a roadway. They provide tactile and audible warning to alert inattentive drivers. Over the 2008-2010 years, in the areas of Michigan where the strips were applied, head-on crashes were reduced 50% and fatal crashes were reduced 51%. For more information, go to: www.michigan.gov/rumblestrips.

COYOTES ON THE SOUTH END

Coyotes have been seen with regularity on the south end of the township, in and near Pelizzari Natural Area (PNA). Unfortunately, several neighbors' dogs and other animals have been killed by coyotes. DNR officials state that coyotes are common in all areas of Northern Michigan. With diminishing habitat, more have been seen in residential areas. Coyotes are rarely a threat to people but off-leash pets are at risk. Hikers at PNA are required by county ordinance to have their dogs leashed at all times and this risk is all the more reason to safeguard and control pets. Neighbors should also be aware that their off-leash pets on their own property may be at risk. Coyotes generally feed at night with peaks in activity during morning and evening. Hunting is not permitted at PNA due to proximity to homes. More information on coyote behavior can be found at: www.michigan/dnr.

OLD MISSION PENINSULA SCHOOL

Old Mission Peninsula Education Foundation (OMPEF) has completed the purchase of Old Mission Peninsula School. What a spectacular facility! The paperwork was signed in April. The foundation is actively moving forward to raise money to fund a school on Old Mission Peninsula which will open in September 2018. The decision has been made to create a new charter school rather than stay with TCAPS. A starting goal of two million dollars has been set to fund the school. You can donate directly to OMPEF through our website at www.OMPEF.org or by mail at OMPEF, P.O. Box 171, Old Mission, MI 49673. Thanks to everyone in the community, and beyond, who made this important cause possible!

OLD MISSION SCENIC HERITAGE BYWAYS COMMITTEE

Your Old Mission Scenic Heritage Byways Committee (M-37, Center Road) is looking for a few good men and women to fill vacancies on our Committee.

The following is a short history. Peninsula Township's portion of M-37 was officially designated a Scenic Heritage Route in December 2007. We are part of a regional set of designated byways, coordinated by Networks Northwest, which include M-19 (Tunnel of Trees), and M-22 around the Leelanau Peninsula down to Manistee. Our particular mission is "To identify, preserve, enhance, and promote the scenic, agricultural, and rural characteristics of the M-37 Corridor in Peninsula Township."

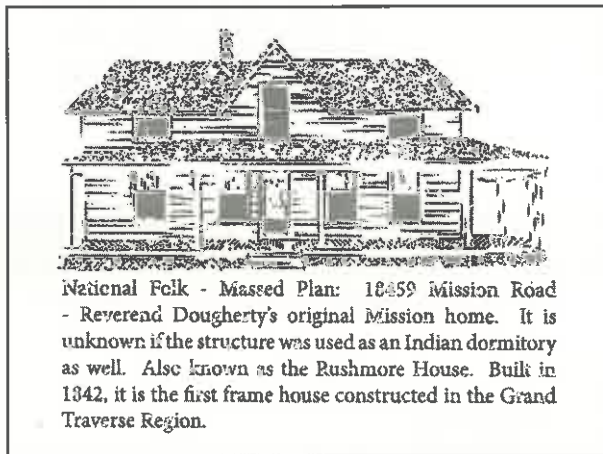
Our regional byways are part of the Michigan Byways network. Look soon for new Michigan Byway signs as you are driving out the peninsula. Our local committee consists of representatives from different township organizations, as well as interested citizens. Current members include Bern Kroupa, Nancy Heller, Jim Sullivan, Donna Hornberger, Walter Brys, and Gordon Hayward. Our next meeting is scheduled for Tuesday morning, June 20th, from 9 to 10:30 am, in the Conference Room at the Peninsula Township offices. We welcome your attendance, and we always make time for public comment at the end of our meeting. Perhaps after listening, you will decide to join our committee.

For more information, please contact Ann Swaney (aswaney@acegroup.cc), Chair – Old Mission Peninsula Scenic Heritage Route Committee.

ARCHITECTURE OF THE OLD MISSION PENINSULA

A HISTORY OF VERNACULAR HOUSING STYLES BY J. M. WESTPHAL

1842



2017



Over the years, Michigan State University's Landscape Architecture Program has studied historic housing styles on the Old Mission Peninsula as a part of their "Place Identity" research initiative, conducted by Dr. Jo Westphal. In 1999, Greg Alban, a talented undergraduate in the program, sketched this image of the Dougherty House (built in 1842) from a black & white photograph taken by Dr. Westphal in 1989. The house style predated most housing genre generally found in Michigan in the early 1800's. The house's floor plan, however, suggests that it would have been classified as a "National Folk Style with a Massed Floor Plan", meaning that the house design originated from local interpretations of desirable housing for the times and its 1st floor lacked partitions that created distinct spaces or rooms. This sketch became the first of a series of sketches that Alban completed; his work eventually led to a poster that was developed but never published containing 17 sketches of the predominant vernacular housing styles found on the Old Mission. The Dougherty House was the oldest of the houses sketched in such a fashion. In 1989 (when the black and white photo that Alban used to sketch the house was taken), the Dougherty house was in serious disrepair from years of neglect. A modern photograph taken on May 10, 2017, shows the house as it looks today after its refurbishment. For a history of the house, see Julianne Meyers (1988) book, *Reflections of Yesterday*, and Joanne Westphal's (1995) book, *Architecture and Site Design Guidelines for the Old Mission Peninsula*, available at the Peninsula Community Library.

TOWNSHIP HOURS:
Monday 7:30-6:30; Tuesday-Thursday
7:30-5:00; closed Fridays

STAFF

Supervisor: 223-7322
Rob Manigold
supervisor@peninsulatownship.com

Clerk: 223-7321
Joanne Westphal
clerk@peninsulatownship.com

Deputy Clerk: 223-7321
Brenda DeKuiper
deputyclerk@peninsulatownship.com

Treasurer: 223-4484
Brad Bickle
treasurer@peninsulatownship.com

Deputy Treasurer: 223-4484
Margaret Acorhn
deputytreasurer@peninsulatownship.com

Trustees:
Margaret Acorhn 223-7536
Marge.peninsulatruster@gmail.com

Trustees continued:

Maura Sanders 313-5921
maura.peninsulatruster@gmail.com

Warren Wahl 989-312-1006
wahlw@northwood.edu

Isaiah Wunsch 620-0791
Wunschis23@gmail.com

Assessor: 223-7313
Sally Akerly
assessor@peninsulatownship.com

Planner: 223-7314
Brian VanDenBrand
planner@peninsulatownship.com

Zoning Administrator: 223-7318
Christina Deeren
zoning@peninsulatownship.com

Office Manager: 223-7322
Susan Piehl fax: 223-7117
officemanager@peninsulatownship.com

Lighthouse Manager: 645-0759
Ginger Schultz
www.missionpointlighthouse.com