



News You Can Use!

Peninsula Township

Winter 2018

www.peninsulatownship.com

FROM THE PARKS COMMISSION...from Anne Griffiths

The Peninsula Township Park Commission's most recent project has been the development of a LONG RANGE PLAN to update the most recent plan produced in 2010. This plan was written in coordination with the help of Township Planner Brian VanDenBrand. It is the result of contributions from Park Commissioners and interested citizens. The plan will be taken to the Township Board for final approval. Using this Plan, the Park Commission intends to vigorously pursue funding for its multiple parks in progress and in need of improvement. As usual, the Park Commission encourages input via in person meeting attendance and correspondence. Meeting minutes are easily perused via the minutes, on the Township home page www.peninsulatownship.com.

NEWS FROM THE OLD MISSION PENINSULA EDUCATION FOUNDATION... from Allison O'Keefe

2017 was an incredible year for the Old Mission Peninsula Education Foundation.

In April of 2017, we were able to purchase the Old Mission Peninsula School building, property and contents for \$1.1 million from the local school district. In July we secured the status of charter authorization from Grand Valley State University, and we became an official public school in the state of Michigan. We finished the year in December, swearing in our new school board. And now, we are officially up and running!

Enrollment for grades K-6 will begin in February with the dates to be determined. We are also working to put an infant – Pre-K program in place as well. Details on these events and further progress will be noted on our website www.ompef.org. We also have a Facebook page and have created an OMPS alumni Facebook page as well. The OMPS school website is being created and has been set to go online in January.

OMPEF and the OMPS school board are two separate entities. OMPEF is currently transitioning from a founding board to a fundraising board while the school board continues to move forward in creating the new Old Mission Peninsula School curriculum. As we move forward, OMPEF will be funding all of the startup costs for the school opening in September, 2018.

December also saw some very generous donations of almost \$500,000, which goes a long way to our goal of \$2 million dollars. Parents, community members and the Wineries of Old Mission Peninsula were all part of that financial influx, as well as the Community Foundation, who awarded us with a \$1,000 grant. We continue to fundraise as the success of our school relies on the donations that can provide us with all of the pieces the community has said are important moving forward. Our hope is to have a full time Spanish and art teacher, among other things.

Now that we are in 2018, the hope is that people will continue to give to Old Mission Peninsula Education Foundation where the goal of the year is to create the best elementary educational program in the area. We are well on our way. None of this would have been possible without the dedication, support and commitment of this community, which values tradition, community and excellence. Happy New Year from the Old Mission Peninsula Education Foundation!

NEWS FROM ASSESSING...from Sally Akerley

Special Assessment Districts. In 2018, eight special assessment districts were established over several neighborhoods for a variety of improvements, namely road paving projects, city water extension and drainage districts. Each district required five distinct township resolutions over the course of three public hearings. The township helped to finance all of the projects through the issuance of bonds which enabled residents to spread the payments over 20 years. The majority of the work is complete and over 80% of the impacted parcels have already made payments in full.

Personal Property Taxes. P.A. 261-264 made some statutory changes regarding the filing deadlines and appeal procedures for personal property tax.

Small Business Property Tax Exemption Claim under MCL 211.9o (Form 5076)—Deadline: Feb. 20 (postmarks ARE accepted). Taxpayers with late applications can appeal directly to the March Board of Review.

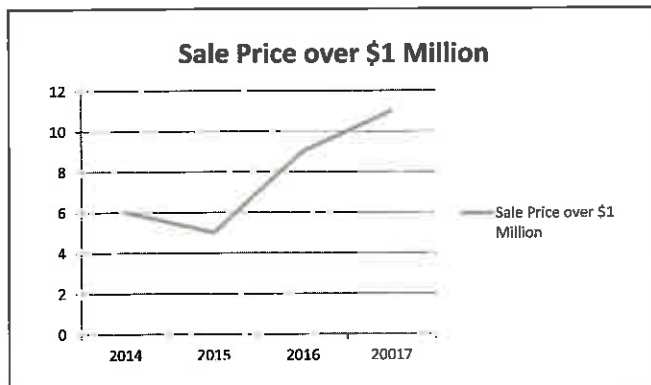
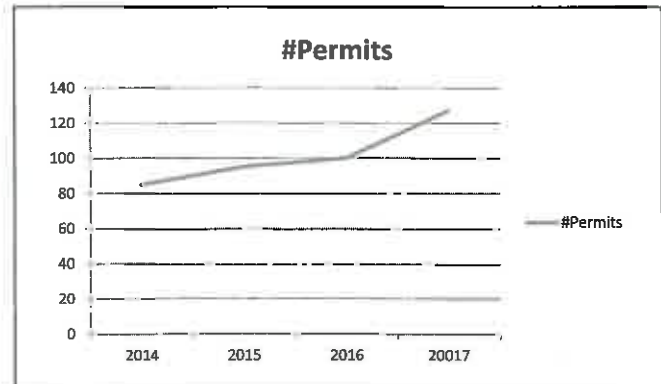
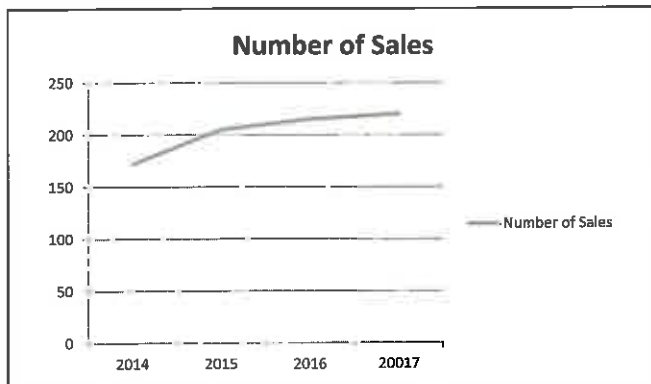
Personal Property Statement (Form 632)—Deadline: Feb. 20 (postmarks are NOT accepted)

Eligible Manufacturing Personal Property Tax "EMPP" (Form 5278)—Deadline Feb. 20 (postmarks ARE accepted). Taxpayers with late applications can appeal directly to the March Board of Review.

As a reminder, some transfers of ownership between certain family members are exempt from the uncapping of taxable value. You may refer to Michigan Compiled Laws MCL 211.27a (7) for more information.

Field Inspections will begin spring 2018. It is recommended we visually site inspect 20% of the parcels each year. Note: These inspections are limited to the exterior only.

Trends. Below are a series of graphs showing the trends in real estate sales in the township over the past four years.



NEWS FROM THE PLANNING DEPARTMENT...Brian VanDenBrand, Planner

Happy New Year! This is a quick update of our planning and zoning activities in 2018. Please keep an eye on our website for a more detailed, year-end Planning Commission report.

Purchase of Development Rights. The Purchase of Development Rights (PDR) Selection Committee met in September, November, and January. Our appraiser has been working with the next three highest priority applicants. The PDR Committee will continue to meet and begin negotiations with the landowners involved.

Donation of Development Rights. Please remember that you also can preserve property by donating development rights. Federal tax incentives were expanded as of 2015 for donations of development rights on qualified land and now allows:

- Deductions of up to 50% of adjusted gross income in any year for conservation agreement donors;
- Deductions of up to 100% of adjusted gross income for qualifying farmers and ranchers; and
- Carry forward period of 15 years for any unused deduction.

A brochure which explains tax incentives for donated easements can be located on the front page of the township website, www.peninsulatownship.com.

Zoning Ordinance Rewrite Update. The Planning Commission has been working on an update to the zoning ordinance, and our subcommittee has met regularly to review remaining discussion points. We've received the draft zoning ordinance from our consultant for a final clean up. We will have a series of public meetings to explain changes, answer questions, and accept public input on the revised zoning ordinance. In general, the Planning Commission is looking for a "content neutral" rewrite of the zoning ordinance, meaning that we hope to modernize the ordinance while not proposing substantial changes to regulations. Even so, this process has been quite an undertaking.

Parks Planning and Development. In January, the Parks and Recreation Commission recommended adoption of a 2018 Park Plan. This document is required in order to qualify the Township for a number of grant sources, such as the Natural Resources Trust Fund. The Park Commission remained busy working to make improvements to many of our parks.

Joint Township Board and Planning Commission Study Sessions. In early January, the Township Board and the Planning Commission began reviewing planning and zoning procedures, and how to best provide information to the public. We are happy to welcome Jennifer Hodges from Gourdie Frasier Associates as our new Township Engineer. Jennifer will be instrumental in helping us to coordinate development review with other public agencies such as Grand Traverse County and the Michigan DEQ.

The New Peninsula Community Library. Public hearings will be held in the upcoming months. We're excited to have many residents who support the new library.

The Township also considered the following zoning issues in 2017:

- Land Division
- Junk
- Short Term Rentals
- Flood Plain Regulations
- Ordinance Enforcement Procedures (and hiring a contracted Ordinance Enforcement Officer)

What's Next? In the coming year, we hope to finalize minor changes to our master plan and complete the zoning ordinance rewrite. Please watch our website for continuing information and to remain involved in these important meetings. We will also consider shoreline erosion issues and continue to implement the PDR program.

THE PENINSULA COMMUNITY LIBRARY NEWS...Vicki Shurly

Libraries are the gathering place across America. Contrary to trends predicted a decade ago, libraries have reinvented themselves into places for education, entertainment, information, technology and social interaction. Libraries ARE the gathering place of community. The love all of you have shown for the future of PCL is incredible. Over 550 gifts and pledges have been received to date, including grants from Acentek for projector technology and the Grand Traverse Regional Community Foundation. Tom's Food Markets has generously sponsored both our children's and teens areas with a gift of \$155,000. Christy Kuhnke, President, commented, "We are honored and proud to fund the new Peninsula Community Library Children's and Teen Areas. Our leadership giving remains constant ...with an emphasis on enriching the lives of children in our area and supporting various avenues to help create a bright future for them." We stand at close to 1.7 million of our 2.5 million dollar goal for a new PCL. We are also creating a wonderful new relationship with the Old Mission Peninsula Education Foundation as we both move forward into a bright new era for our community. Old Mission residents are making good things happen!

In the meantime, here is what is happening at YOUR community library:

Consumer Education. The State of Michigan's Attorney General will offer a program on consumer awareness here at PCL, at 7 PM. Identity Theft – February 19. (Note: The Grand Traverse County Prosecutor will offer a similar program on Wednesday, February 21st at 7 PM at the township hall.)

TEENS @PCL! Teens & pre-teens may create beautiful cupcakes for their valentine February 12 @ 6:30 PM. Bring a dozen unfrosted cupcakes and we will provide the décor. Pizza and pop, too - RSVP!

Art for Grownups. Adults create a wall-worthy masterpiece of modern art with painter's tape and acrylics February 22 at 6:30 PM. No fee, but call to let us know you are coming!

The Regulars. Page turners is the 3rd Thursday of the month at 6:30 PM.

Gentle Yoga happens Wednesdays at 9:30 AM for \$7.

The Great Start Collaborative offers their 5 to One playgroup on the 1st and 3rd Thursdays at 9:30 AM.

Story Stew for kids is offered the 2nd, 4th & any 5th Thursdays at 9:30 AM. Our Reading Therapy Dog Zeb loves to listen to kids read – call for times.

Other Projects, Groups, and/or Services. Notary service & help with mobile tech devices is available too – call. Kids enjoy crafts & play in our Imagination Station. Bring your project to THREADS at PCL Mondays at 10 AM & work among friends! Chapter Chicks Mother Daughter Book Club for tweens meets 1/20 at 9:30 AM. We have Large Print materials, audio-books and DVDs!

Our hours:

Mon. & Thurs. 9-8,

Tues., Wed. & Fri. 9-5:30,

Sat. 9-1

When TCAPS is closed due to weather, PCL is also closed.

NEWS FROM THE DEPUTY SHERIFF...Brian Abbring

Identity Theft Protection Program. Wednesday, February 21, 2018 at 7 PM - Peninsula Township Hall with the Grand Traverse County Prosecutor.

NEWS FROM THE NEW FIRE CHIEF...Fred Gilstorff

Happy New Year to all Peninsula residents from your Fire department. My name is Fred Gilstorff and I am your new Fire Chief. I must convey how much of a pleasure it is to lead your fire department. I have made it my priority to familiarize myself with the township in my first few months. To do this, I have been spending a lot of time meeting residents within the township. If I have not met you, and you wish to meet me, please just stop by Station 1 (by the Mapleton Market) or give me a call at 231-223-4443. As we go forward into 2018, it is my mission to provide the highest quality of service to the residents and visitors of Peninsula Township through fire protection, fire prevention, and emergency medical services. The members of the department are training hard to assure that we accomplish this mission.

In 2017, the fire department responded to 418 calls for service, with the majority being emergency medical calls. Our department is a Basic Life Support transporting agency that will transport a person to the hospital in their time of need. If a person needs Advanced Life Support, we will be intercepted by North Flight Ambulance Company. Ultimately it is our priority to make sure that the patient receives the highest level of care possible.

In these winter months the fire department is asking for a little help from the residents. If you live in an area that is protected by fire hydrants, please keep a 3 foot area all around the hydrant clear of snow so the department can easily see and connect to the hydrant. Please try and keep your address numbers clear of snow because we need to see them to provide service to your house. If you need a reflective green address sign to help identify your property, please contact us. We have them for sale.

If residents have any questions pertaining to the fire department, please give us a call, we are happy to help (231-223-4443). Looking forward to meeting you, and I hope you have a great 2018.

NEWS FROM THE DOUGHERTY "MISSION HOUSE" ...from Bill Cole

For the first time in approximately 100 years, a Christmas Party was held in the Dougherty "Mission House". The Peter Dougherty Society Board and volunteers enjoyed a festive evening. The house has also received a final county approval for occupancy. This marks the beginning of the next **phase**. Although there is still much to do, the long range plans call for opening the house for visitors. If you have interest in becoming a docent, please contact Bill Cole, 223-8778.



Dougherty House, Christmas, 2017

FROM THE TOWNSHIP ENGINEER...Jennifer Hodges

RECYCLING FACILITY ON DEVILS ROAD – SITE ACCESS IMPROVEMENTS

The recycling facility project was completed in November and entailed the construction of concrete pad at the entrance to the compactor site and for the recycling bins. Work also included addition of gravel and grading of the limits of the driveway. Thanks to the efforts of Team Elmers, American Waste and Gourdie-Fraser, the Township residents now have a stable drive and pad that will provide many years of service. The improvement will allow for the shedding of water and has eliminated the ruts and potholes to provide better parking and access.

TOWNSHIP AND CITY WATER CONTRACT NEGOTIATIONS

Approximately 820 customers are serviced by the Peninsula Township Municipal Water System. The water system is comprised of infrastructure to meet the domestic and fire suppression demand with the entire Township. The water source, purchased from the City of Traverse City, is distributed and quantity recorded through four (4) Master Meters located at the City / Township jurisdictional line. Discussions with the City over the course of the past 2 years were finalized with a resolution in December. Historical billings regarded the meters as flowing one-way; however, with the implementation of capital improvements by the Township in 2008, the meters do function and flow both ways. Per the terms of the water contract, meters that flow back into the City are to be invoiced to reflect a 15% credit. Such credit was approved by the City and Board of Public Works to address 2016 and previous five (5) years per the Statute of Limitations. This credit equates to approximately \$16,000 and will be placed in the water fund to be used for future capacity improvement and maintenance projects.

TOWNSHIP OFFICE GENERATOR INSTALLATION (EMERGENCY POWER BACKUP)

Project was completed in November and entailed the installation of an onsite, permanently-fixed generator to service the Township Office in the event of emergency. The generator will provide emergency backup to provide lighting and heating. This is a great asset to the Township because it provides shelter to residents during an emergency situation.

SPECIAL ASSESSMENT DISTRICT PROJECTS (SAD)

The projects are 80% complete. Final site walkthrough with Elmer's, the Road Commission and Grand Traverse County Department of Public Works has been completed, and an outstanding punch list generated. Team Elmer's will return to the project in the spring to complete the outstanding punch list and restoration items. It is anticipated final completion and acceptance of the project will occur in early summer and residents within the respective SADs will then have the opportunity to connect to the extended sanitary and water mains. Thank you to all the residents for your patience through the duration of this project.

TOWN BOARD NEWS...Joanne Westphal

Brrrr! It's chilly outside, but you are more than welcome to come in from the cold & join the Town Board & Planning Commission for a weekly study session. The topics are hot and the discussions are lively! The sessions are open to the public, nearly every Wednesday (exceptions are Feb 7th, Mar 7th, April 4th).

We meet at 9 am in the town office conference room for a remarkably interesting variety of topics including steps in the permitting process, land use permits, special use permits, planned unit developments, purchase of development rights, parks master planning, and short-term rentals. Everyone is welcome!



NORTHWEST MICHIGAN INVASIVE SPECIES NETWORK

It is the Northwest Michigan Invasive Species Network (ISN)'s mission is to *protect, enhance, and promote northwest Michigan's natural communities through terrestrial invasive plant management and outreach.*

ISN works in Benzie, Grand Traverse, Leelanau, and Manistee counties.

Services include:

- Invasive/native plant expertise
- Presentations and class field trips
- Invasive plant management
- Recommended Planting Guidelines and ordinance templates for municipalities
- Outreach materials (brochures, signs, and boot brush stations)
- Recognition through *Go Beyond Beauty* for gardeners, groups, and businesses that don't use or sell highly invasive plants

For more information about ISN, our projects, and invasive species, please visit our website at habitatmatters.org.

Subscribe to our free monthly eNews at the bottom of our homepage.

ISN's Focus Species: Garlic mustard, Japanese knotweed, Japanese barberry, Oriental bittersweet, and *Phragmites*



If you have any questions or concerns, please reach out to our ISN staff:

Katie Grzesiak, ISN Coordinator kgrzesiak@gtcd.org

Emily Cook, Outreach Specialist ecook@gtcd.org

Fields Ratliff, Habitat Management Specialist fratliff@gtcd.org

Rebecca Koteskey, Communications Specialist rkoteskey@gtcd.org

HabitatMatters.org

1450 Cass Rd Traverse City MI, 49685

231-941-0960

The Northwest Michigan Invasive Species Network (ISN) is a collaboration of over 40 highly motivated and respected organizations in the region. ISN's mission is to protect, enhance, and promote northwest Michigan's natural communities through terrestrial invasive plant management and outreach. Its service area includes Manistee, Benzie, Leelanau, and Grand Traverse counties. More information can be found at HabitatMatters.org.



Peninsula Township Newsletter
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Monday 7:30-6:30;
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 Closed Fridays

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