

**PENINSULA TOWNSHIP  
ZONING REWRITE PROCESS COMMITTEE  
AMENDED AGENDA  
13235 Center Road  
Traverse City, MI 49686  
October 3, 2016  
9:30 AM  
Conference Room**

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Approve Agenda**
5. **Brief Citizen Comments – for items not on the Agenda**
6. **Conflict of Interest**
7. **Consent Agenda**

Any member of the Board, staff, or the public may ask that any item on the Consent Agenda be removed and placed elsewhere on the agenda for full discussion.

8. **New Business**

- a. Discuss the Goals and Actions of the Master Plan
- b. Discuss the Zoning Ordinance Rewrite Process for implementation.

9. **Citizen Comments**

10. **Board Comments**

11. **Adjournment**

***Peninsula Township has several portable hearing devices available for use during this meeting. If you would like to use one, please contact the Chairperson.***

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Gordon Hayward  
Peninsula Township Director of Planning & Zoning

Posted : September 29, 2016

## **Background for Planning Commission Committee Meeting**

**Monday October 3, 9:30 am**

Monnie Peters, Planning Commission Member and Committee Chair  
email: [mgpeters@acegroup.cc](mailto:mgpeters@acegroup.cc)

The purpose of this meeting is to discuss the Goals and Actions of the Master Plan and to “jump start” the process of implementation. It will be a round table discussion, and we welcome and encourage the public to join us and participate.

The Planning Commission recently finished its five year review of the Master Plan and concluded the Plan needed only small changes, mainly in the mapping area. The Town Board concurred. All agree that the Master Plan, approved in 2011, is a good and still relevant document. The complaints have been not that the Plan is bad, but that so little of it has been implemented. So the issue is how can those of us who work for and with the Township “get the ball rolling” on implementation. How can we achieve the Goals in the Plan? and what needs to be done and by whom (the Actions)? And then what are the priorities?

The accompanying spread sheet (3 pages) lays out all the Goals and Actions of the Master Plan. This is a tool to help figure out specific work plans for the Planning Commission and others to complete the Actions and accomplish the Goals. (My apologies for such a small font size on the spreadsheet ... if you would like the spreadsheet in the electronic excel format please contact me.)

If you cannot attend, we welcome comments and suggestions. Send them either to me (email above) or to Gordon Hayward, Township Planner at [planner@peninsulatownship.com](mailto:planner@peninsulatownship.com)

Footnote: the phrase used to describe the meeting business on the notice says zoning ordinance process. Zoning ordinance will be a large part of this, but it is not the first step or the only process.

Area of Concern

Goals Actions

Progress

What is needed to do this action?

Who?

Priority

Research Zoning Other

TB, PC, P-Staff, O-staff

(1 or 2 or 3)

per Planner, Michelle Reardon  
memo: 3/14/16

**Environmentally Sensitive Area Overlay**

p 22

substantially incomplete

**Protect Wetland Areas**

- Identify wetland areas and create an overlay map
- Establish minimum setbacks for wetlands
- Develop requirements for vegetative buffers

**Protect Steep Slopes and Ridgelines**

- Establish definitions
- Identify areas and create overlay map

**Establish/promote land mgmt practices to conserve and protect these areas**

- Promote/Implement Low Impact Development (LID) in new development areas
- Develop Educational opportunities for best practices

**Shoreline Overlay**

p 23

draft of overlay regulation

**Establish and Promote land mgmt practices to conserve/promote shoreline**

- Establish protection criteria/define shoreline overlay area
- Protect shoreline habitats by minimizing artificial shoreline above OHW mark
- Develop requirements for vegetative buffers
- Adopt ordinances and policies to eliminate invasives
- Adopt regulations/policies requiring best land mgmt
- Adopt education materials/ regulations for shoreline development /(re-dev)
- Protect wildlife habitat along shoreline
- Map and monitor all storm drains and water courses

**Historic Overlay**

p 24

Park Com, OMHS, PD Soc doing this  
no action w/in Twnshp Govt

**Identify and preserve historic structures/locations**

- Identify specific structures and areas
- Establish Historic Preservation Committee for structures and materials
- Establish historic districts w guidelines and stds
- Encourage preservation of historic structures
- Research farms for Centennial Farm Status

**Agricultural Production and Land Use**

pp 26-27

substantially incomplete

**Preserve 9000 acres of prime/unique/contiguous farmland**

- Continue PDR program
- Encourage clustering of new residential developments
- Promote utilization of best mgmt practices
- Develop refined Agricultural Preservation Zoning District and regs

**Retain and attract growers and agricultural entrepreneurs**

- Encourage growers to produce, process, market ag products
- Establish Ag Development Plan w MSU Land Policy Inst
- Include AG in capital planning (roads, power)
- Raise local profile by communicating ag development, production, to all stakeholders

**Ensure complementary harmonious existence between res and ag zones**

- Establish monitoring schedule to enforce ordinance existing/new SUPs
  - Remove non-ag related uses from existing ag zone
- staff working hard monitoring/enforcing

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Goals	Actions	Progress	What is needed to do this action?			Who? TB, PC, P-Staff, O-staff	Priority (1 or 2 or 3)
			Research	Zoning	Other		
<b>Rural Agricultural Land Use Goals/Actions</b> p 28		substantially incomplete					
	<ul style="list-style-type: none"> <li>Establish the Rural Ag Zoning District                             <ul style="list-style-type: none"> <li>Identify and verify parcels within Rural Ag District</li> <li>Retain current ag density calculation for new development</li> <li>Develop permitted uses in Rural Ag District</li> <li>Adopt a zoning ordinance that defines stds for Rural Ag District</li> </ul> </li> </ul>						
<b>Residential Land Use Goals/Actions</b> p 30-31		substantially incomplete need to re-evaluate?					
	<ul style="list-style-type: none"> <li>Reevaluate the Residential Zoning Districts                             <ul style="list-style-type: none"> <li>Identify/verify parcels in each residential district</li> <li>Develop permitted/special uses in each residential district</li> <li>Adopt zoning ordinance that defines stds in each district</li> </ul> </li> <li>Plan development to preserve prime Ag land, natural resources, unique character                             <ul style="list-style-type: none"> <li>Discourage rezoning to higher density zoning districts</li> <li>Guide development w conservation development techniques</li> <li>Adopt planning tools to direct development away from wetlands, slopes, etc</li> </ul> </li> <li>Preserve single family character of various residential neighborhoods                             <ul style="list-style-type: none"> <li>Prevent rentals of less than 30 days</li> <li>Encourage cooperation w other govt agencies to monitor home-base businesses</li> <li>Enforce and improve noise ordinance</li> <li>Enforce and improve junk ordinance</li> </ul> </li> <li>Provide Senior housing housing opportunities                             <ul style="list-style-type: none"> <li>Consider ordinance provision for independent, assisted living, etc units</li> <li>Consider possible mixed use village centers at Mapleton and Old Mission</li> </ul> </li> <li>Preserve neighborhoods w uniques characteristics w historical overlay district                             <ul style="list-style-type: none"> <li>Establish guidelines for potential community overlay designation</li> <li>Create Neighborhood Pattern Book to establish guidelines</li> <li>Address non-conforming parcels w/out increasing density</li> </ul> </li> <li>Reconsider "Village Center" w/in Township                             <ul style="list-style-type: none"> <li>Designate potential areas that could support village center</li> <li>Host community mtgs to gather input</li> <li>Create action plan if future land use practices deem one necessary</li> </ul> </li> </ul>						
<b>Commercial and Neighborhood Service Goals/Actions</b> p 33		substantially incomplete					
	<ul style="list-style-type: none"> <li>Plan commercial enterprises to provide needed services                             <ul style="list-style-type: none"> <li>Investigate mixed-use village centers</li> <li>Consider village centers at Old Mission and Mapleton</li> </ul> </li> <li>Consider support of Ag tourism and Agribusiness thru events etc                             <ul style="list-style-type: none"> <li>Develop Ag econ tools for promotion of Ag industry</li> <li>Continue communication efforts in Ag commun to turn things into zoning</li> <li>Encourage Ag festivals, Farmers mkts</li> </ul> </li> </ul>						
<b>Industrial Land use Goals/Actions</b> p 34		actions are incomplete					
	<ul style="list-style-type: none"> <li>Ensure current industrial activities are compatible w environment                             <ul style="list-style-type: none"> <li>Establish guidelines for environmental impact study for applicants</li> <li>Expand the radius of neighborhood notification</li> </ul> </li> </ul>						

**Public and Semi-public Land Use goals/Actions**

pp 37-39

some work

**Establish Public and Semi-public Zoning District**

Identify/verify parcels w/in district

Adopt stds for district

Create Capital Improve Plan for Twnsp services/facilities

**Provide parks, trails, rec facilities to serve all citizens**

Continue to maintain/improve twosp parks

Explore appropriate locations to expand parks, water access, rec facilities

Develop future trails to link to other regional trails

Maintain/encourage communication between Planning Com and Parks Com

**Maintain integrity of roads to encourage traffic to move safely, smoothly**

Maintain Center Rd as arterial providing free flowing w no stops/signals

Establish access mgmt plan along roadways

Continue to document road conditions for road projects

Encourage street design to provide efficient traffic in neighborhoods

Develop additional scenic turnouts and encourage preservation of scenic vistas

Encourage secondary access in new developments

**Encourage access to public transportation**

Research feasibility of BATA fixed route

**Provide pedestrian movement in high density and in commercial areas**

Provide system for bike traffic w/out conflicting w vehicles

Require plan for internal pedestrian movement to adjacent subdivisions

Keep lakeshore road ends open for ped access, etc

**Provide efficient Township Services**

Develop Capital Improvement Plan (state mandate)

Continue police protection

Use existing facilities in many ways to benefit community

Investigate need for additional or updated fire station

Maintain township library

Develop relationships w neighboring govts for partnering to reduce costs, etc

**Assure availability of Electricity and natural gas**

Work w companies to create comprehensive future services

Install electric underground in new developments; bury existing if possible

Consider alternative energy sources while maintaining character

**Enhance communications within Township**

Expand public information on Township web site

Continue to distribute newsletter

Encourage communication w other governmental entities

**Evaluate need for future water and sewer districts**

Adopt rules so all central systems conform to fed/state/local requirements

Maintain water/sewer agreements with TC

Encourage homeowners to hook-up to public sewer systems

**Adopt measures to ensure continued use of good septic systems**

Develop plan for individual septic sys maintenance and inspection

Adopt regs to bring all sewage disposal sys up to current stds

Encourage residents to correct deficient sys/consider common/cluster systems

Work w GT DPW to provide collection of septage and holding tank waste

**Provide convenient, economical solid waste disposal**

maintain transfer station and do curb-side pickup

done

Consider additional recycling drop-off areas

Consider ways to reduce number and frequency of solid waste trucks

done

Provide locations for lawn and woody material waste to be deposited