

Master Plan Implementation Round-Table Meetings Update Report

Monnie Peters, Committee Chair, 1-29-17

Background

The Master Plan mandated five-year review, conducted last year by the Planning Commission, concluded that the current Plan was a solid and still relevant document. It needed some work on the maps, largely to ensure their accuracy and digitize them to make them available to the public on-line. But in addition, there was a recognition of a lack of progress over the five year period to accomplish the Goals and Actions in the Plan.

The Planning Commission set up a committee to examine the specific Goals and Actions and recommend implementation steps. The Committee (originally Isaiah Wunsch and Monnie Peters, now Marilyn Elliot, Susie Shipman and Monnie Peters) decided the first step would be a series of round-table discussions with the public on all the Goals/Actions. These would provide some input for the basic questions:

What needs to be done,
who should be involved,
what is the priority (low/medium/high)

Meetings to Date

There have been three meetings to date; minutes are available on the Township website for these meetings.

- October 3: Environmental, Shoreline, Historic Overlays and roads
- November 9: Residential, Parks and more on roads
- November 17: Agricultural and Rural Agricultural land use (emphasis on farming in general and not on wineries)

A five page spreadsheet of the Goals and Actions and short phrases from these meetings is attached (or part of the packet).

Next steps

There will be two more Roundtable Discussions:

- February 2: Goals and Actions in the Commercial and Semi-Public/Public areas, especially the ones at the end of the section
- Late February or early March: Ag issues specifically on wineries

The committee will then meet and suggest specific actions for some/many of the Goals/Actions, i.e. create an "implementation plan" which will be presented to the full Planning Commission for discussion, revision, and possible action.

Meeting on Master Plan Goals/Actions – February 2, 2017 at 10:00 am
Planning Commission Committee on Master Plan Implementation
Monnie Peters, Chair of the Committee
Date: January 29, 2017

This Meeting will be the fourth round-table discussion looking at the Township's 2011 Master Plan Goals and Actions. It will focus on **Commercial and Public/semi-public** Issues in the Township. The task is to go through the Master Plan "Goals and Actions" in these areas and discuss the "what" and "who" that is needed to accomplish each "Action".

The Commercial Goals/Actions can be found on pages 32-34 of the Master Plan, and the relevant public/semi-public Goals/Actions on pages 35-39. Previous round-table discussions have looked at the roads, parks, trails, and transportation Goals, but these areas may come up again.

The first three meetings of the Master Plan Implementation were October 3rd, November 9th, and November 17th. Packet materials and minutes of those meetings can be found on the Township Website. The Master Plan itself can be found on the Website under Departments, and then Planning. The link to the Master Plan is:
http://www.peninsulatownship.com/uploads/1/0/4/3/10438394/master_plan_2011_-_signed.pdf

The packet has a .pdf version of the Working Spreadsheet. If you would like an excel version, contact me, Monnie Peters, and I will email you one.

Questions or comments: contact me at mgpeters@acegroup.cc or Gordon Hayward or our new Planner, Brian VandenBrand, at planner@peninsulatownship.com

Peninsula Township Master Plan 2011 Goals and Actions

Implementation

1/29/2017 (fill-in by MGP)

Area of Concern

Goals Actions

What is needed to do this action?

Research Zoning Other

Who?

TB, PC, P-Staff, O-staff

Priority

High/Med/Low

Environmentally Sensitive Area Overlay

p 22

Protect Wetland Areas

Identify wetland areas and create an overlay map

different maps by jurisdiction; Fed, DNR,DEQ

high

Establish minimum setbacks for wetlands

ZO rewrite (25 ft)

Staff (Claire) did a lot in the mapping area, also some from McKenna
PC

Develop requirements for vegetative buffers

Look for materials from others first

PC w engineer?

Protect Steep Slopes and Ridgelines

Establish definitions

Work w Township engineer

high

Identify areas and create overlay map

Staff (Claire) got data from county?, then create map

Establish minimum standards and setbacks

not in ZO rewrite (?)

PC

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

Promote/implement Low Impact Development (LID) in new development areas

create a "Homeowner's Guide to best practices"

High

Develop Educational opportunities for best practices

not addressed

Create committee (largely citizen volunteers)

What about environmental issues of chemicals from old Farming Operations?

ENFORCEMENT an issue

manpower, resources,

Shoreline Overlay

p 23

Establish and Promote land mgmt practices to conserve/promote shoreline

Establish protection criteria/define shoreline overlay area

created in ZO rewrite

High

Protect shoreline habitats by minimizing artificial shoreline above OHW mark

more needed?

not addressed

Develop requirements for vegetative buffers

not addressed

Adopt ordinances and policies to eliminate invasives

Have Phragmites ordinance, successful program

Adopt regulations/policies requiring best land mgmt

What about other invasives?

Some in ZO rewrite

Adopt education materials/ regulations for shoreline development /(re-dev)

Protect wildlife habitat along shoreline

not addressed

Map and monitor all storm drains and water courses

Find out what available from CountyRoad Com and State DOT

Medium

PAGE 2 - Area of Concern

Goals Actions

What is needed to do this action?

Research Zoning Other

Who?

TB, PC, P-Staff, O-staff

Priority

High/Med/Low

Historic Overlay

p 24

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

see also 5th goal under Residential - Historic neighborhood overlays

(True Historic Districts not wanted)

Park Board has done lighthouse

Peter Dougherty House and Society

Use MSU extension interns?

Med-low

Agricultural Production and Land Use

pp 26-27

Preserve 9000 acres of prime/unique/contiguous farmland

Continue PDR program

Encourage clustering of new residential developments

Promote utilization of best land 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

Strong support, especially for PDR program

Maybe do another millage before the expiration of the current one

Need more encouragement/ordinance - not saving land features currently

GAAMPs does part, is it enough for land mgmt? Also MAEAP from Conservation Distr

Group unsure about two "Ag" zoning districts, not enough details for understanding

High/med

med

Farmers Market? Questioned viability esp with stron market in TC
successful roadside stands

Price of land major issue; is good farmland held by non-farmers?

Meeting happened several years ago; no follow up
traffic/parking issues esp on Fall weekends

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

Need to identify problems and then enforce, also better monitoring PDR

Need to identify problems first

Rural Agricultural Land Use Goals/Actions

p 28

Establish the Rural Ag Zoning District

Identify and verify parcels within Rural Ag District

Retain current ag density calculation for new development

Develop permitted uses in Rural Ag District

Adopt a zoning ordinance that defines stds for Rural Ag District

Group unsure about two "Ag" zoning districts, not enough details for understanding

med/low?

PAGE 3 - Area of Concern

Goals	Actions	What is needed to do this action?			Who?	Priority
		Research	Zoning	Other		
Residential Land Use Goals/Actions		p 30-31				
	Reevaluate the Residential Zoning Districts					
	Identify/verify parcels in each residential district				Continue mapping by Planning/zoning Dept.	staff
	Develop permitted/special uses in each residential district				General agreement that the 4 current residential zoning districts remain	
	Adopt zoning ordinance that defines stds in each district				Shoreline Overlay in zoning rewrite covers much in R-1-B	High
	Plan development to preserve prime Ag land, natural resources, unique character				discussion of residential in Ag zone	PC part of Ag issues
	Discourage rezoning to higher density zoning districts					
	Guide development w conservation development techniques				More work needed to look at natural features, slopes, soil types	
	Adopt planning tools to direct development away from wetlands, slopes, etc				More work needed, clearer stds, esp PUD	PC study group?
					trees, amount of grading, retention of current natural features	High
					what incentives are there for preserving more features?	
	Preserve single family character of various residential neighborhoods				This is being broken, part of AirB&B discussion?	PC with TB input
	Prevent rentals of less than 30 days					High
	Encourage cooperation w other govt agencies to monitor home-base businesses					
	Enforce and improve noise ordinance				Improvement, needs continued enforcement	
	Enforce and improve junk ordinance				Improvement, needs continued enforcement	
	Provide Senior housing housing opportunities				nothing discussed in this area	
	Consider ordinance provision for independent, assisted living, etc units					
	Consider possible mixed use village centers at Mapleton and Old Mission					
	Preserve neighborhoods w unique characteristics w historical overlay district				Neighborhood Overlay District as in Zoning Rewrite	Med-low
	Establish guidelines for potential community overlay designation				ZO creates a process and method to set up Neighborhood Overlay	
	Create Neighborhood Pattern Book to establish guidelines				create "Architectural vernacular guideline", fair amt of work done by citizen(s)	
	Address non-conforming parcels w/out increasing density				Use MSU extension interns?	citizen volunteers
	Reconsider "Village Center" w/in Township				Little interest	
	Designate potential areas that could support village center					
	Host community mtgs to gather input					
	Create action plan if future land use practices deem one necessary					

PAGE 4 - Area of Concern

Goals Actions

What is needed to do this action?

Research Zoning Other

Who?

TB, PC, P-Staff, O-staff

Priority

High/Med/Low

Commercial and Neighborhood Service Goals/Actions

Plan commercial enterprises to provide needed service p 33

Investigate mixed-use village centers

Consider village centers at Old Mission and Mapleton

Consider support of Ag tourism and Agribusiness thru events etc

Develop Ag econ tools for promotion of Ag industry

Continue communication efforts in Ag commun to turn things into zoning

Encourage Ag festivals, Farmers mkt

Industrial Land use Goals/Actions

Ensure current Industrial activities are compatible w e p 34

Establish guidelines for environmental impact study for applicants

Expand the radius of neighborhood notification

Public and Semi-public Land Use goals/Actions

Establish Public and Semi-public Zoning District pp 37-39

Identify/verify parcels w/in district

Adopt stds for district

Create Capital Improve Plan for Twmsp services/facilities

CIP plan to be done

TB, Treasurer

Very High

Provide parks, trails, rec facilities to serve all citizens

Discussion at Nov 9 mtg

Continue to maintain/improve twmsp parks

Being done until Park Commission

Park Com

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

Addition of Pelizari, BH addition and DNR site at Old Mission

Develop future trails to link to other regional trails

Continued interest in more trails, esp north-south trail

Med

Maintain/encourage communication between Planning Com and Parks Com

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

Future land use will impact Center Road; need to investigate that interaction

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

need to get statistics on Center Road, much discussion on increased traffic

Brad Bickle, incoming Treas and Gordon

Hayward to have meeting w M-DOT

Establish access mgmt plan along roadways

Continue to document road conditions for road projects

more statistics from County Road Commission?

High

Encourage street design to provide efficient traffic in neighborhoods

TB take lead?

Develop additional scenic turnouts and encourage preservation of scenic vistas

Center Road has become Scenic Roadway

TB take lead?

Encourage secondary access in new developments

PAGE 5 - Area of Concern

Goals Actions

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 maintainance 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

Consider additional recycling drop-off areas

Consider ways to reduce number and frequency of solid waste trucks

Provide locations for lawn and woody material waste to be deposited

What is needed to do this action?

Research Zoning Other

Who?

TB, PC, P-Staff, O-staff

Priority

High/Med/Low

Unrealistic to have dedicated BATA route.

Better shoulders on Peninsula Drive