

The challenges noted on previous pages align with the 12 following vision statements that can also be thought of as organizing planning principles for Peninsula Township.

## Summary of 12 Vision Statements

Vision	Subject Category	Summary
Recognize an "island-like geography."	Land Use	The ability to maintain the quality of life in the township will be highly influenced by the reality that the peninsula is more or less an "island" with a single "bridge" that carries residents to and from Traverse City and beyond. This "bridge" is a two-lane street that has a finite carrying capacity and few options to increase that capacity. Shoreline routes such as East Shore Road and Peninsula Drive are not desirable options as routes because they serve neighborhoods with strong recreational and aesthetic value. Detailed vehicle traffic counts and studies are needed annually to help monitor change over time and to help guide township development policies. Recognizing the need to limit growth and associated traffic generation is a major underpinning and foundation for nearly all other vision statements and planning policies.
Continue to implement policies that reduce build-out potential.	Land Use	<p>Looking ahead to this new decade and beyond, we see thousands of acres of agricultural land that could still be developed into homes. Demand for homes on the Old Mission Peninsula is strong and likely to grow stronger given existing trends. At the same time, residents clearly want to preserve and maintain a rural atmosphere.</p> <p>The renewal of the PDR program is crucial to completing the task of land preservation that began in the early 1990s. Protecting the remaining 4,701 acres of agricultural land identified in the agricultural preservation area (APA) is an essential step toward limiting population growth and additional traffic congestion.</p>
Ensure that future development is constructed in ways that thoughtfully balance all land-use needs.	Land Use	Even with new PDR activity resulting from a third millage, some level of development can be expected as some property owners choose to develop their land within the constraints of the zoning ordinance. In the past, the township has explored the concept of a transfer of development rights (TDR) program as a way to concentrate new development by "transferring" permitted density to a more carefully planned area. The TDR program, coupled with the potential for mixed use development in the commercial zones to include first floor retail/ commercial with second floor residential, could help create local businesses that serve residents. Properly designed and constructed commercial uses could help reduce the need for residents to travel to Traverse City for goods and services, thereby potentially helping to reduce traffic.

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Constructively and collaboratively work toward the goal of adding value to local agricultural products while mitigating negative impacts of noise and traffic.	Land Use	The township supports local agriculture and efforts to retain rural character while drawing a distinction between production agriculture (i.e., growing things) on the one hand and non-production, or value-added activities such as processing and selling products on site, on the other. This latter category of activities leans in a more light industrial and commercial direction, generating issues related to traffic and noise that detract from rural ambiance and character. More efforts are needed to balance production agriculture with non-production or value-added and commercial activities.
Protect the shoreline and wetlands to the maximum extent possible through both regulation and education centered on vegetation protection and enhancement.	Land Use	The last several years of high water levels on the Great Lakes have had a profound impact on coastal communities throughout Michigan. Coastal erosion and flooding have impacted residents with substantial costs and damages. Predicting lake levels in the future is all but impossible, but it is prudent to improve regulations and education efforts regarding vegetation removal so that future high water levels are less damaging and water quality is protected from erosion. Similarly, it is important to continue to educate residents on the value of all wetlands and shoreline vegetation cover as a means of reducing both flooding and pollution.
Continue to view alternative energy (solar/wind) as having a potential role in Peninsula Township.	Land Use	Peninsula Township's geography (island-like with one major road on and off) along with the existing above ground infrastructure present challenges to delivering a reliable power source consistently. Alternative energy sources provide opportunities to supplement gaps. The township will continue to implement policies to regulate solar and wind energy generation while protecting viewsheds.
Balance demand for a local hospitality industry against the need to control growth and manage traffic.	Land Use	There is a role for a local hospitality industry in Peninsula Township in three major categories: wineries (with guest rooms), bed and breakfasts (independent of wineries), and possibly small, quaint "boutique" hotels. The balance between additional hospitality functions and added traffic is a critical one related to numbers of available rooms and specific locations. The connection between offering accommodations in a rural B&B and supporting agricultural viability is also recognized.
Make pedestrian and bike travel safer and more convenient	Mobility	Residents and visitors alike deeply appreciate all that Peninsula Township has to offer pedestrians and bicyclists. However, planning for and implementing even modest local projects to support non-motorized travel have been nonexistent. Evidence of support for steps in this direction is abundantly clear from recent survey results. There also seems to be increasing recognition that it is time for ramped-up non-motorized transportation planning, even among those who are not inclined to bike or walk, simply from the standpoint of safety and impacts on vehicular traffic flow.

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Make vehicular travel safer and more convenient	Mobility	Associated with the desire to make pedestrian and bike travel safer and more convenient is the need to control vehicular speeds and improve safety.
Operate under the best possible form of government, with suitable and essential public facilities.	Character, Facilities, and Governance	As unique and special as Peninsula Township is, it shares one key attribute with most other townships in Michigan: its form of government. Increasingly, people are asking if a general township is the optimal form of government for the residents of the Old Mission Peninsula. State laws provide options for different structures of local government, which could improve service delivery and local control.
Continue developing an outstanding park system throughout the township with “hubs” at Mission Point Lighthouse Park, Bowers Harbor Park, and Pelizzari Natural Area.	Character, Facilities, and Governance	The township maintains three large parks strategically located at the north, middle, and south latitudes of the township along with several additional smaller parks. The township will continue to improve these parks through upgrades and expansions consistent with the needs of each area. Additionally, the township is now poised to move forward with a new boat launch at Kelley Park.
Continue preserving, enhancing, and celebrating local history and culture.	Character, Facilities, and Governance	People enjoy living in an area with a sense of place, and an important attribute of our identity is local history and culture. There are four primary historical sites in the township: the replica Log Church and Peter Dougherty Home in Old Mission and the Hessler Log Cabin and Mission Point Lighthouse at the tip of the peninsula. Two historic businesses also survive, the Old Mission Inn and the Old Mission General Store, along with three remaining historic private resort associations, Illini Cottagers Association, Leffingwell, and Neahtawanta. Much of the story of nineteenth and twentieth century local history arcs through and across these places. More can and should be done to strengthen and support these offerings.