

Master Plan



Township Board Approved
July 12, 2011

Acknowledgements

Township Board

Rob Manigold, Supervisor | Monica Hoffman, Clerk | David Weatherholt, Treasurer | Jill Byron, Trustee | Jim Horton, Trustee | Penny Rosi, Trustee | Gary Wilson, Trustee

Planning Commission

Keith Leak, Chair | Cristin Hosmer, Vice Chair | Laura Serocki, Secretary | Ellen Kohler, Commissioner | Tom Maguire, Commissioner | Sean O'Keefe, Commissioner | Penny Rosi, Commissioner

Staff

Daniel Leonard, Township Planner

Previous contributing members to the Master Plan

John Elashkar	Commissioner
Greg Fiebing	Commissioner
Bern Kroupa	Commissioner
Dave Sanger	Commissioner
Gordon Hayward	Township Planner

Resolution # _____
PENINSULA TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

RESOLUTION OF ADOPTION
PENINSULA TOWNSHIP MASTER PLAN

Whereas, the Peninsula Township Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008, to make and adopt a Master Plan for the physical development of the Township and to amend the Plan as needed from time-to-time, and

Whereas, the Peninsula Township Board created the Planning Commission for the purposes stated in the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008, and

Whereas, Peninsula Township has held several public meetings in the Township attended by representatives of neighborhoods, local government and persons with interests in the development issues of the Township and during said meetings, public input was provided in an effort to develop the Updated Master Plan for the future of the Township, and

Whereas, the Peninsula Township Planning Department has completed its work on the Updated Master Plan and recommended the Updated Plan to the Planning Commission, and

Whereas, a public hearing on the Updated Plan was held on December 20, 2010 as required by Act 33 of the Public Acts of 2008, as amended; at the Peninsula Township Hall,

NOW THEREFORE BE IT RESOLVED that the Peninsula Township Planning Commission hereby adopts this Master Plan for Peninsula Township, dated January 27, 2011, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan, including the Future Land Use Map dated January 27, 2011,

RESOLVED FURTHER THAT the Planning Commission will notify the Peninsula Township Board of this action and promote implementation of the provisions of the updated Master Plan in accordance with said Act.

BE IT FURTHER ORDERED, that an attested copy of the adopted Master Plan shall be certified to the Peninsula Township Board, the Grand Traverse County Planning Commission, the City of Traverse City, local utilities, and all other entities as required by the Michigan Planning Enabling Act, Act No. 33 Public Acts of 2008.

Motion by: _____ Supported by: _____

Ayes: 7

Nays: 0

Absent:

RESOLUTION DECLARED ADOPTED THIS _____ DAY OF _____, 2011.

Keith Leak, Chair
Peninsula Township Planning Commission

**PENINSULA TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN**

**STATEMENT OF ADOPTION
PENINSULA TOWNSHIP MASTER PLAN**

Whereas, the Peninsula Township Planning Commission has the responsibility and is empowered by the Michigan Planning Enabling Act, Act No. 33 of Public Acts of 2008, to make and adopt a Master Plan for the physical development of the Township and to amend the Plan as needed from time-to-time, and

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Whereas, the Peninsula Township Planning Commission held a public hearing on the updated Master Plan held on December 20, 2010 as required by Act 33 of the Public Acts of 2008, as amended; at the Peninsula Township Hall,

NOW THEREFORE BE IT RESOLVED that the Peninsula Township Board of Trustees hereby adopts this Master Plan for Peninsula Township, dated January 27, 2011, along with the text, maps, charts, graphs, and other descriptive materials contained in the Plan, including the Future Land Use Map dated January 27, 2011.

Certification

I, the undersigned duly qualified Clerk of Peninsula Township, Grand Traverse County, Michigan do hereby certify that the foregoing is a true and complete copy of the 2011 Master Plan and Future Land Use Map adopted by the Township Board of Trustees of the Township of Peninsula, County of Grand Traverse, Michigan at a regular meeting held on July 12, 2011 at 7:00P.M. prevailing Eastern Time and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976.

*I further certify that the following Members were present at said meeting:
Manigold, Hoffman, Weatherholt, Byron, Horton, Rosi, Wilson
And that the following Members were absent: None*

A motion to adopt the foregoing Master Plan and Future Land Use Map was made by _____ and seconded by _____.

A vote on the foregoing Master Plan and Future Land Use Map was as follows:

Yes: 5

No: 2

Absent:

MASTER PLAN DECLARED ADOPTED THIS _____ DAY OF _____, 2011.

Monica Hoffman, Clerk

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Chapter 1

Introduction

2011

Chapter 1 - Introduction

The Peninsula Township Master Plan serves as an active document that will present those developed goals and objectives of the community to the public. By establishing a vision of the future and including strategies to achieve that vision, the Master Plan promotes a future land use pattern that is consistent with the community's long-range goals. The information and concepts presented in the Master Plan are used to guide local decisions regarding public and private uses of land. Although the Plan is a guide book that is long-range in its nature, it is also considered a living document. Master Plans can be updated in three to five (3-5) year cycles. Updates or amendments to the Plan are performed as a means of maintaining the Township's awareness of the latest planning issues. It also allows the community to again develop and take a position on how to best guide future land usage over the next ten to twenty (10 - 20) years.

Amendments to both the State of Michigan's Planning and Zoning Enabling Acts in 2006 required that municipalities officially adopt documentation that provides a framework for each community. More specifically, the Michigan Planning Enabling Act states that the Planning Commission, "shall make and approve a master plan as a guide for development" within the Township. Additionally, the Michigan Zoning Enabling Act requires that the Township's Zoning Ordinance be based upon a plan designed to promote the public health, safety, and general welfare of the community. The Master Plan is a set of policies, strategies, and plans to enhance, protect and improve the Township over a long period of time. Zoning is the regulatory mechanism for controlling the classification and regulation of land use.

It should be understood that the adoption of a new Master Plan or amendment to an existing Master Plan will not change the zoning classification of a property, redistribute the permitted uses on a parcel nor regulate the land. A Master Plan is the community's vision; the Zoning Ordinance governs the path to achieve that vision.

State law requires that a Zoning Ordinance be based on a plan. Therefore, the Master Plan forms the foundation upon which zoning decisions are made. With a valid Master Plan in place, zoning decisions consistent with the plan are presumed by the courts to be valid.

The Vision

Overview

The Peninsula Township Master Plan is a vision intended to guide the private sector and local government in determining the character and highest and best use for future development, growth and land preservation efforts within the Township. In this endeavor, staff and the planning commission utilized the results of a citizen survey completed in 2006, along with views expressed in public forums and the application of sound planning principles.

Historical Planning Efforts

Peninsula Township approved its first Master Plan in 1968. The Master Plan has been amended several times (in 1974, 1983, and in the 1990s). These amendments provided added direction for preserving agriculture, scenic views and natural resources for the future in both short-term, five

(5) year, and long-term, twenty (20) year, increments. In 2002, all existing Master Plan amendments and other materials were compiled and organized into one document. The Peninsula Township Planning Commission approved the document as the Peninsula Township Master Plan on February 23, 2004.

(A detailed profile of the Master Plan's 2006 survey results can be found in the appendices.)

The Vision

From a regional standpoint, the peninsula is recognized as a key asset for its open agricultural lands and recreational opportunities. The vision for Peninsula Township is to preserve and protect the unique and scenic character of Old Mission Peninsula. To achieve this vision, the Master Plan has adopted several land use policies and goals which provide direction for future Township actions.

This plan is designed to build upon the Master Plan of 2004 by recognizing the results and opportunities created through the implementation of the Purchase of Development Rights program. The PDR program has created both a permanent agricultural production industry within the community and increased the awareness and importance of maintaining farmland. A major component of this Master Plan is to recognize the different types of land use within the existing Agriculture and Residential districts and divide said districts into new zoning classifications.

Additional focus has also been noted for those unique physical components of the Township such as the shoreline, environmentally sensitive areas and historical sites. Generally, these areas possess unique land use characteristics which have been discussed and debated to reach Township decisions. This Master Plan focuses more specifically on the preservation of these components while improving the relationship between the natural and the developed environment.

In response to local land use cases, the Township is also considering adding a public and semi-public zoning district. Township parks, future land acquisitions and other governmental owned property would likely be targeted through the creation of such a district. As a means of implementing the above vision throughout the community, three (3) new planning mechanisms are being considered:

Redistribute land uses within zoning districts.


- Create Agricultural Production and Rural Agriculture Zoning Districts and consolidate Residential Zoning Districts.

Create new land protection overlay districts.

- Shoreline, Historic Preservation and Environmentally Sensitive Overlay Districts.

Create a new public / semi public zoning district.

- Differentiate abilities and develop common guidelines for Township owned properties.



“Preserve and protect the unique and scenic character of the peninsula.”

An aerial photograph of a coastal region. A large, dark blue body of water is on the right, bordered by a wide, light-colored sandy beach. To the left of the beach is a town with buildings and roads. Further left, the water is lighter blue and appears to be a bay or inlet. The background shows a hazy horizon under a clear sky.

Chapter 2

Community Setting

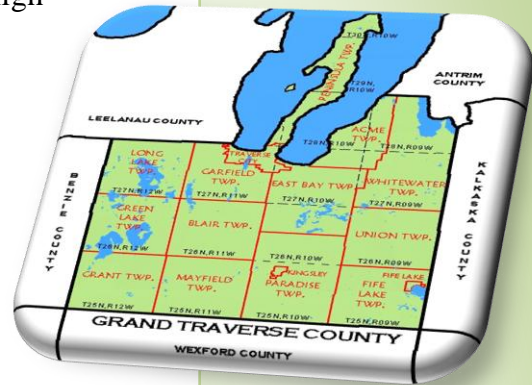
2011

Chapter 2 – Community Setting

Overview

Peninsula Township, in Grand Traverse County, was established in 1853. Peninsula Township has a strategic resource in its permanent agricultural base and high scenic quality of the views and shoreline. The Township’s primary economic base is shared between its agricultural production, tourism and home based businesses. The long-term economic viability of the Township depends on maintaining its economic base and also providing a high quality of life for its residents. This is ensured through the economical provision of public services, harmonious home sites, historic areas and clean water.

(Refer to Map 1 of Chapter 2)



Community Profile and Natural Features

Peninsula Township is perhaps Michigan’s most unique and scenic township (Refer to Map 1 for location). The jurisdictional boundaries of the Township encompass the Old Mission Peninsula which extends approximately eighteen (18) miles into Grand Traverse Bay, covering almost eighteen thousand (17,755) acres and roughly forty-two (42) miles of shoreline. Adjacent to the Township’s southern boundary lie the city limits of Traverse City followed by Garfield Township to the southwest and East Bay Township to the southeast. Access to the Township is limited given its single state highway, M-37, and two arterial roadways. The natural beauty and quality of life offered in Peninsula Township continues to draw people to the area to live and visit; therefore, managing growth patterns to optimize and protect these characteristics of Peninsula Township is the primary objective of the Master Plan.

Peninsula Character

The character of Peninsula Township is defined by its history and current land uses. For much of its history the predominant land use in Peninsula Township was fruit-based agriculture and shoreline residences. The deep waters surrounding the peninsula moderate temperatures creating microclimates especially suitable for growing fruits. Prime agricultural soils exist throughout the peninsula, making agriculture a productive and viable land base. There are extensive cherry and apple orchards and vineyards running the length of the peninsula. In addition, it has been designated as an American Viticultural Area (AVA), referred



“At 42 miles of shoreline, Peninsula Township has the largest amount of bay shoreline within the Grand Traverse Bay.”

to as the Old Mission Peninsula Appellation, because of the ability to grow wine grapes. Because the peninsula is relatively narrow, ranging from one (1) mile to three (3) miles wide, all the land uses on the peninsula have a direct and immediate relationship with the waters of Grand Traverse Bay. Shoreline issues are supported by the community when assessing the results of the opinion survey of 2006. The following is a compilation of the information gathered relating to the importance of the existing and future character of Peninsula Township.

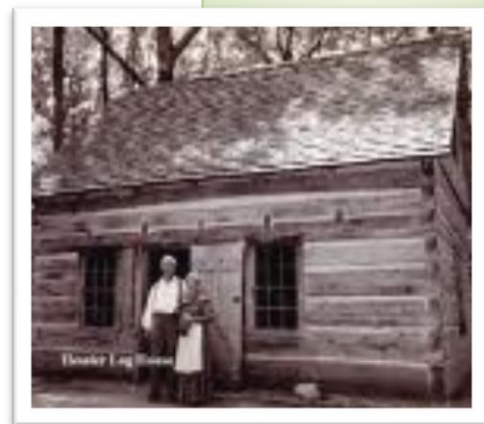
Public Opinion Survey - Topics	% Support / Value
Water quality of the bays	94.5
Scenic views of the bays	92.9
Preservation of a natural shoreline	81.0
Preservation of township character	78.9
Preservation of views from the water surrounding the peninsula.	74.5

[Table 2.1: Public Opinion Survey – Results of 2006 Peninsula Township Survey]

The above results indicate the natural shoreline is an integral part of the community’s character and a sensitive area. Future alteration to this resource requires careful land management practices to sustain residential uses while preserving rural character, providing wildlife habitat, controlling erosion and protecting water quality.

History

Centuries before Europeans settled the Old Mission Peninsula, Native Americans inhabited the northern area concentrating near what is now the Old Mission Village. The Ottawa and Chippewa tribes took advantage of the moderate climate to cultivate corn, pumpkins, beans and potatoes. They also tended apple orchards which thrived. Early settlers supplemented their families’ diets with fish and other wildlife. Their dwellings were similar in construction to other colder climates of North America, consisted mainly of windowless lodges, wigwams, and transportable tents.



**Hessler Log House
of 1851**

Education

Citizens within Grand Traverse County have the ability to select which educational institution they prefer their children attend. Residents of Peninsula Township have the option of choice to send their children to any of the existing public or private schools within the region. Old Mission Elementary School offers K-5 education and is located centrally on the peninsula. Higher education is available and located at the southern boundary of the peninsula. Northwestern Michigan College campus is open to the public and located in Traverse City.

Agriculture

Agriculture played an important role in the lives of early Township residents. A group of settlers hired a state geologist to survey the area and prepare a report. The findings indicated that the climate and soils were favorably suited for fruit production. Shortly after publication of the report, George Parmalee planted cherry trees. Other pioneers followed Mr. Parmalee’s example, concentrating on developing orchard agriculture on the peninsula. By 1904, the census indicated that 1,369 acres of apples and 202 acres of cherries were planted. In recent years a number of landowners planted grapes for wine production, a growing industry on the peninsula. Industries that support

agriculture have also developed. While there has traditionally been little heavy industry on the peninsula, the Township is currently home to many agriculturally based businesses such as road side stands, wineries and a fruit processing plant.

Transportation

Historically, to support the increase in agricultural production and summer vacationers, access to the peninsula was mainly by boat. Large sailing vessels and steam ships carried passengers and agricultural products to the natural harbors found at Old Mission and Bowers Harbor where large docks were built to accommodate these ships. As a result of the sinking of a large ship on a rocky shoal that extended out into the bay, the government granted \$6,000 for the construction of a lighthouse on the northern point of the peninsula on the 45th parallel. This was completed in 1870. The first public road in Grand Traverse County was built in 1853 by volunteers and it stretched from Traverse City to Old Mission. Local roadways initially followed Indian trails that later became Peninsula Drive and East Shore Road. Accessing the peninsula is relatively limited because of its shape. The main thoroughfare, Center Road, provides the primary means of transportation north and south through the Township. Center Road, commonly referred to as M-37, is managed by the State of Michigan's Department of Transportation and serves as a connecting route to several nearby state highways. Within a roughly five (5) mile radius from the base of the peninsula, residents of the Township have access to three (3) state highways serving as major east-west and north-south corridors throughout northwest Michigan. Cherry Capital Airport, within two (2) miles of the Township, is a shipping hub for the Grand Traverse area, and has several major airline services providing travel accommodations for the general public.

(Refer to Map 2 of Chapter 2)

Tourism

In addition to an agricultural economy, Peninsula Township historically has drawn upon the natural beauty of the area to attract summer residents and tourists. Summer resorts, which are still found at Old Mission Point and Neah-Ta-Wanta, have flourished since the late 1800s. Since then tourism in Northern Michigan has grown into a year-round industry as evidenced by the National Cherry Festival, Traverse City Film Festival, golf competitions, classic car and boat shows, winter sports, wine tasting and several other local festivals.

Topography

Glacial topography on the peninsula consists of rolling hills, valleys and wetlands *(Refer to Map 3 of Chapter 2 & Map 6 of Chapter 4)*. Some bluffs rise dramatically from the shores of the bay to over 200 feet in elevation, affording spectacular views of East and West Bay. The slope and aspect of the hillsides provide excellent locations for orchards and vineyards.

Soils

The soil types of Peninsula Township that make the area well suited for agriculture include the Emmet-Leelanau classifications which are described as well drained, slightly acidic to neutral sandy loam and loamy sand occurring on gently to steeply sloping areas. Fruit crops, such as cherries, apples and grapes grow well in this soil type. The Tart Cherry Site Inventory Map illustrates the areas of the Peninsula where these crops grow best. *(Refer to Map 3 of Chapter 2)*

Climate

Climate combines with topography and soil types to make Peninsula Township a uniquely ideal area for agriculture, particularly for fruit crops. Classified as Humid Continental Maritime

Climate, weather is moderated by the presence of the two bays. The microclimate, tempered by the insulating quality of the bays, results in a longer growing period protecting vulnerable buds from early and late season frosts. The frost-free season on the peninsula ranges from 140 to more than 150 days compared to less than 100 days inland near Fife Lake. Annual snowfall averages 120 inches in the southwest portion of Grand Traverse County, compared to less than 90 inches on the peninsula.

Demographics

Population growth in Peninsula Township and Grand Traverse County has increased steadily since the 1930s as indicated in the following table:

Year	Peninsula Township Population	% Change from Previous Decade	Grand Traverse County Population	% Change from Previous Decade	Peninsula Township as a % of Grand Traverse County
1930	1,107		20,011		5.5
1940	1,146	3.5	22,702	13.4	5.0
1950	1,531	33.6	27,826	22.6	5.5
1960	2,013	31.5	32,687	17.5	6.2
1970	2,642	31.2	38,169	16.8	6.9
1980	3,883	47.0	54,899	43.8	7.1
1990	4,340	11.8	64,273	17.1	6.8
2000	5,265	21.3	77,654	20.8	6.8

[Table 2.2: Population Growth - Source: U.S. Census Bureau]

In the 2000 census, the average household size for Peninsula Township was 2.45 persons. A detailed breakdown of the most recent census data helps characterize Peninsula Township population by comparing education levels, income levels, and age characteristics. The following chart illustrates a more comprehensive understanding of how Peninsula Township residents compare with others from the State of Michigan and the United States.

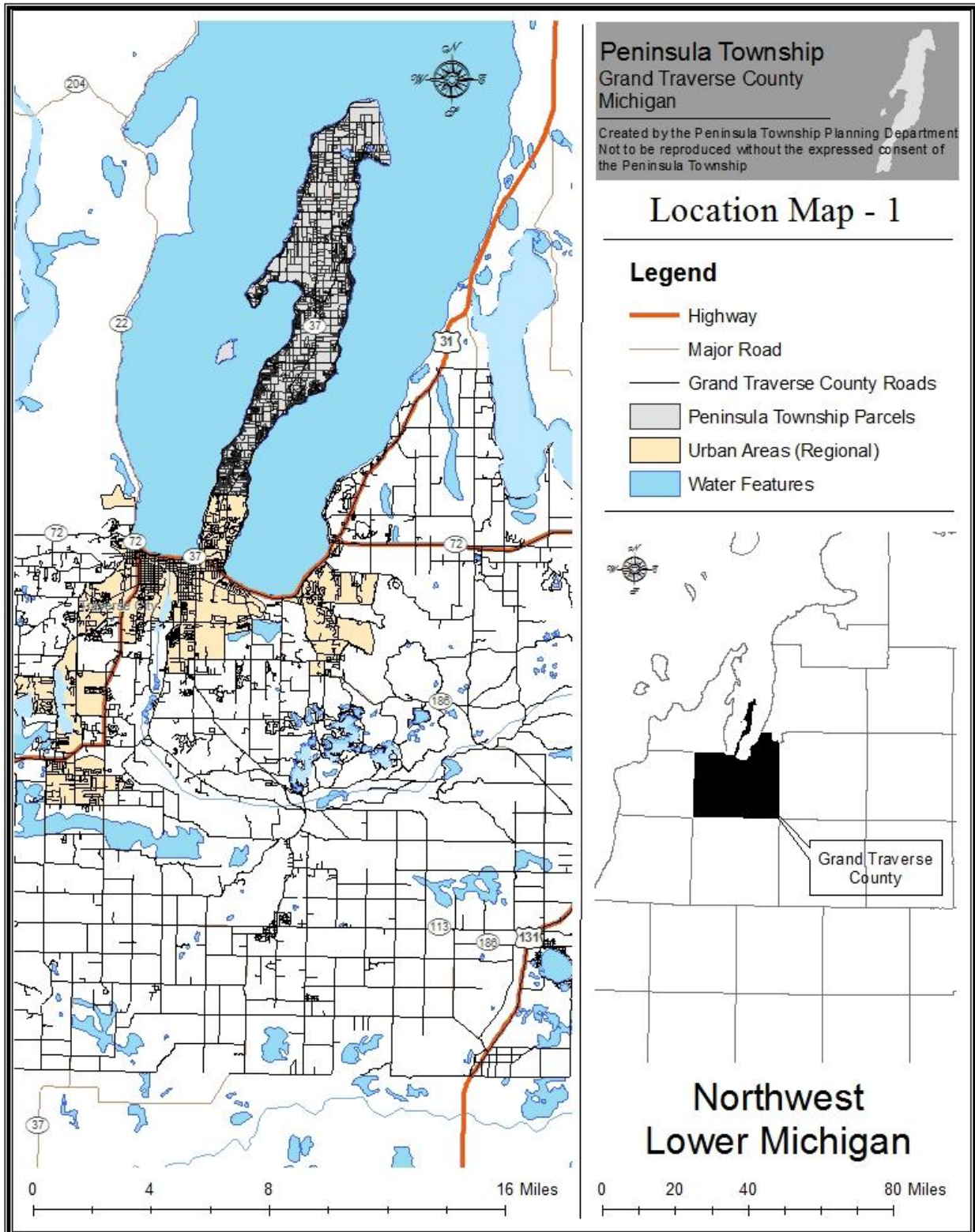
Subject	% Peninsula Township	% Michigan	% United States
Education Level:			
High School	13.1	31.3	28.6
Bachelor’s Degree	30.1	13.7	15.5
Graduate or Professional Degree	23.2	8.1	8.9
Income Level:			
\$0-24,999	5.4	17.9	20.8
\$25,000-49,999	18.0	28.1	29.1
\$50,000-74,999	22.8	23.5	22.3
\$75,000-99,999	13.9	14.2	12.5
\$100,000-149,999	18.3	1.1	9.6
\$150,000-199,999	10.0	2.7	2.7
\$200,000 or more	11.7	2.5	2.9
Age:			
Under 18 years	23.1	26.1	25.7
18-24 years	4.2	9.4	9.6
25-44 years	19.3	29.8	30.2
45-64 years	33.5	22.4	22.0
65 years and older	19.9	12.3	12.4

[Table 2.3: Population Characteristics - Source: U.S. Census Bureau, Census 2000]

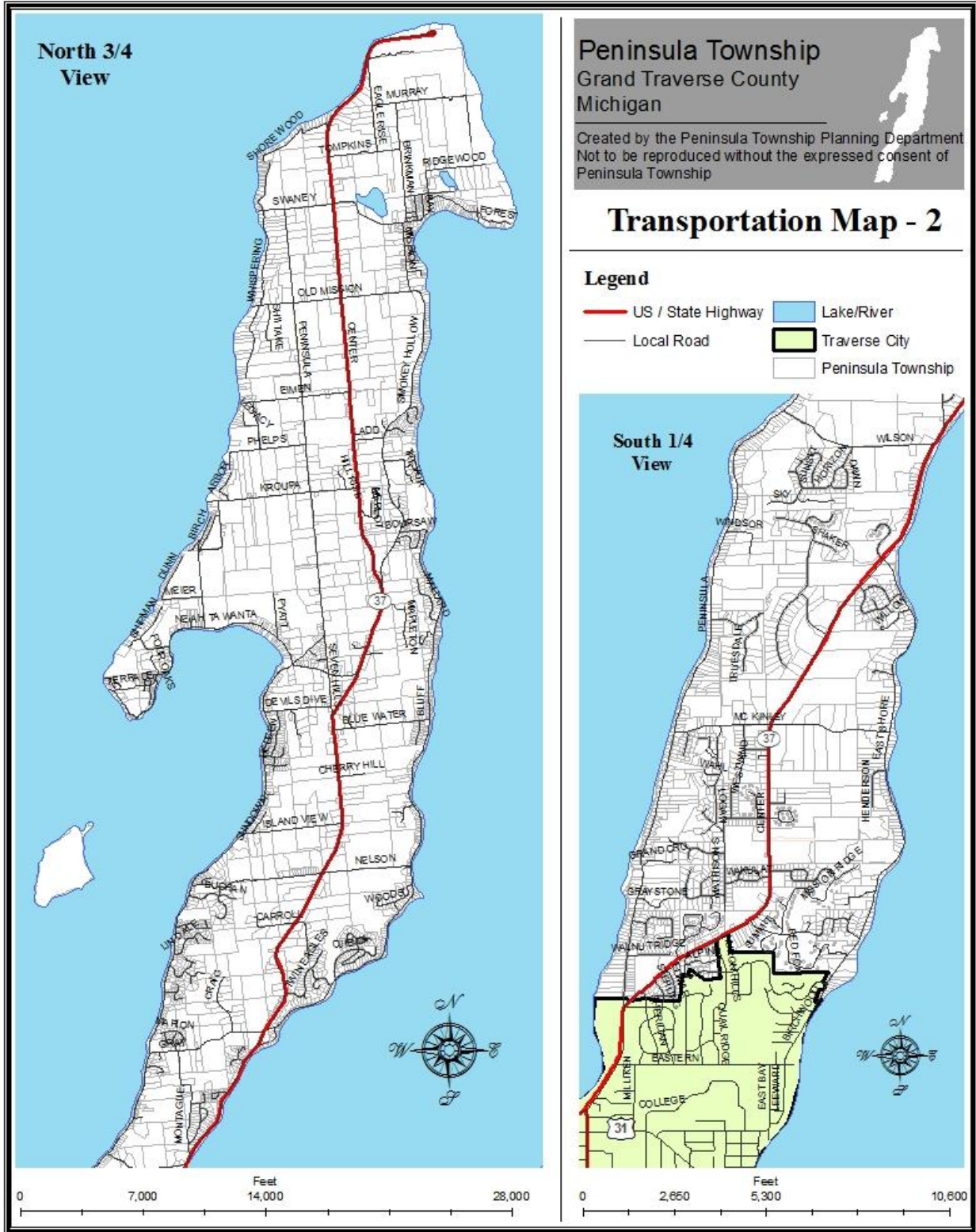
Please note that the educational data include children under the age of 18 years. Thus, the reader is cautioned that the educational data (showing an apparent population of 33.6% without a high school degree) include 23.1% of the population under the age of 18 years. As a result, the implied percentage of the adult population lacking a high school degree is 10.5%.

It is clear that the demographics of Peninsula Township’s citizens differ from those comprised of both the general populations from Michigan and the United States as a whole. Educational levels are significantly higher, income levels are slightly higher and the Township has a greater proportion of residents over the age of forty-five (45). The above data suggest that Peninsula Township should be aware of its aging population to properly manage its growth patterns to optimize and protect existing residential communities.

Chapter 2, Community Setting – Map #1

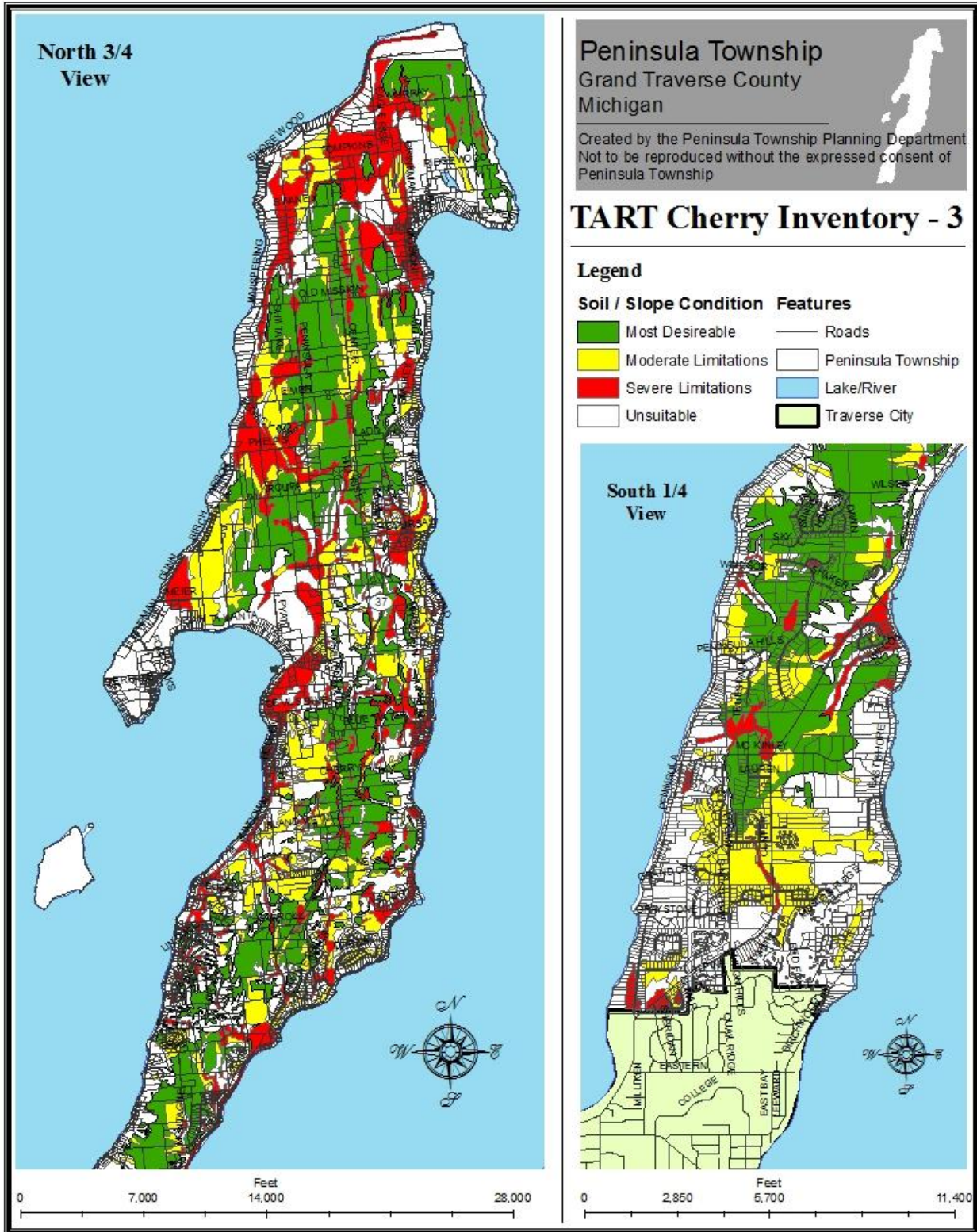


Chapter 2, Community Setting – Map #2



Chapter 2, Community Setting – Map #3

(Produced by: USDA Soil Conservation Service)





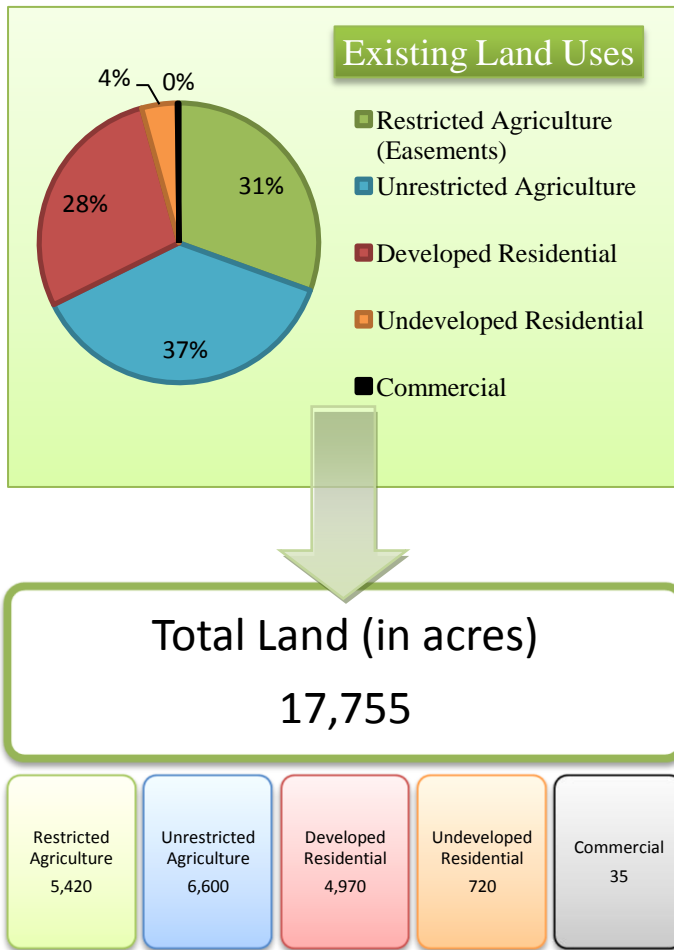
Chapter 3

Land Use & Zoning

2011

Chapter 3 - Land Use and Zoning

Land Use Designations



[Table 3.1: Existing Land Uses]

associated land use category throughout the peninsula. The existing land use map is an important tool for identifying existing conditions and for working toward a vision for Peninsula Township. (Refer to Chapter 3 – Map 4)

The Land Use Map is a graphic representation of the physical uses currently existing. Peninsula Township's current Land Use Map classifies land uses into the following categories:

- Agricultural
- Residential
- Commercial

The two (2) prominent land uses in the township, agriculture and residential, have been further divided to better illustrate existing development potential for the differing land use categories within the peninsula and depicted in Table 3.1 to the left.

Agricultural land use categories contain roughly sixty-eight (68%) percent of the land within the township. Although ongoing agricultural operations may occur in each designation currently, this chart helps illustrate the potential for a new, more agriculturally predominant land use category to be established.

The 2009 Land Use Map illustrates locations throughout the peninsula where the above land use categories exist. The acreages depicted to the left represent a summation of the total land mass for each

Zoning Districts

The Zoning Map is a graphic depiction of the boundaries for which a certain set of standards and regulations have been adopted by the Peninsula Township Board. The Zoning Map typically provides predictability for both the residents and developers regarding what type of land uses may be expected and allowed within each zoning district. The zoning ordinance is the document that describes the intent and regulations for each zoning district. Regulations for land uses may govern topics such as building height, unit density, setbacks, minimum lot sizes, etc. as a means of protecting the general health, safety and welfare of the community. Peninsula Township adopted the current Zoning

Ordinance in 1972 and today is a fully-zoned community. The Current Zoning Map contains a classification of every parcel of land in Peninsula Township. The Zoning Map is maintained by both the Planning and Zoning Departments and recorded with the Township's Clerk. (*Refer to Map 5 of Chapter 3*) Although the Zoning Map lays the foundation for land uses in Peninsula

Special Use Permits approved by the Planning Commission and or Township Board. (PUD & SUP)

Uses and conditions that pre-date the adoption of the Zoning Ordinance in 1972 (pre-existing conditions)

Legal non-conforming issues such as setbacks, lot coverage, building height, etc.

Township, the following chart provides examples of why current land use differs from the Zoning Map.

Existing Zoning Districts

The following is a general statement of the intent and purpose of each zoning district. For more details about the regulations of each district, the public may consult the Zoning Ordinance on Peninsula Township's website at www.peninsulatownship.com.

A-1 - Agricultural

The agricultural district identifies those parcels within the township where the land's unique ecological and physical attributes allow viable agricultural operations and farming practices to exist. The regulations of this district are designed to preserve, enhance, and stabilize existing areas within Peninsula Township where agriculture is the predominant use of the land. Additionally, this district recognizes that there are lands within the district which are not suited to agriculture, therefore allowing other limited uses deemed compatible with agricultural and open space uses to occur.

R-1A - Rural and Hillside Residential

This district includes existing low density residential developments and areas where such development appears both likely and desirable due to topography, vegetation, view-shed, etc.

R-1B - Coastal Zone Residential District

This district is intended to support the semi-rural character of the peninsula where development has taken place along lake shore drives. The district also includes areas of high scenic value where more intensive development could degrade the township's rural character.

R-1C - Suburban Residential Development

This district includes medium density residential development associated within proximate areas of Traverse City. Existing and potential new developments should occur within the logical service patterns where public utilities such as water and sewer currently exist or are anticipated by the township.

R-1D - Community Residential

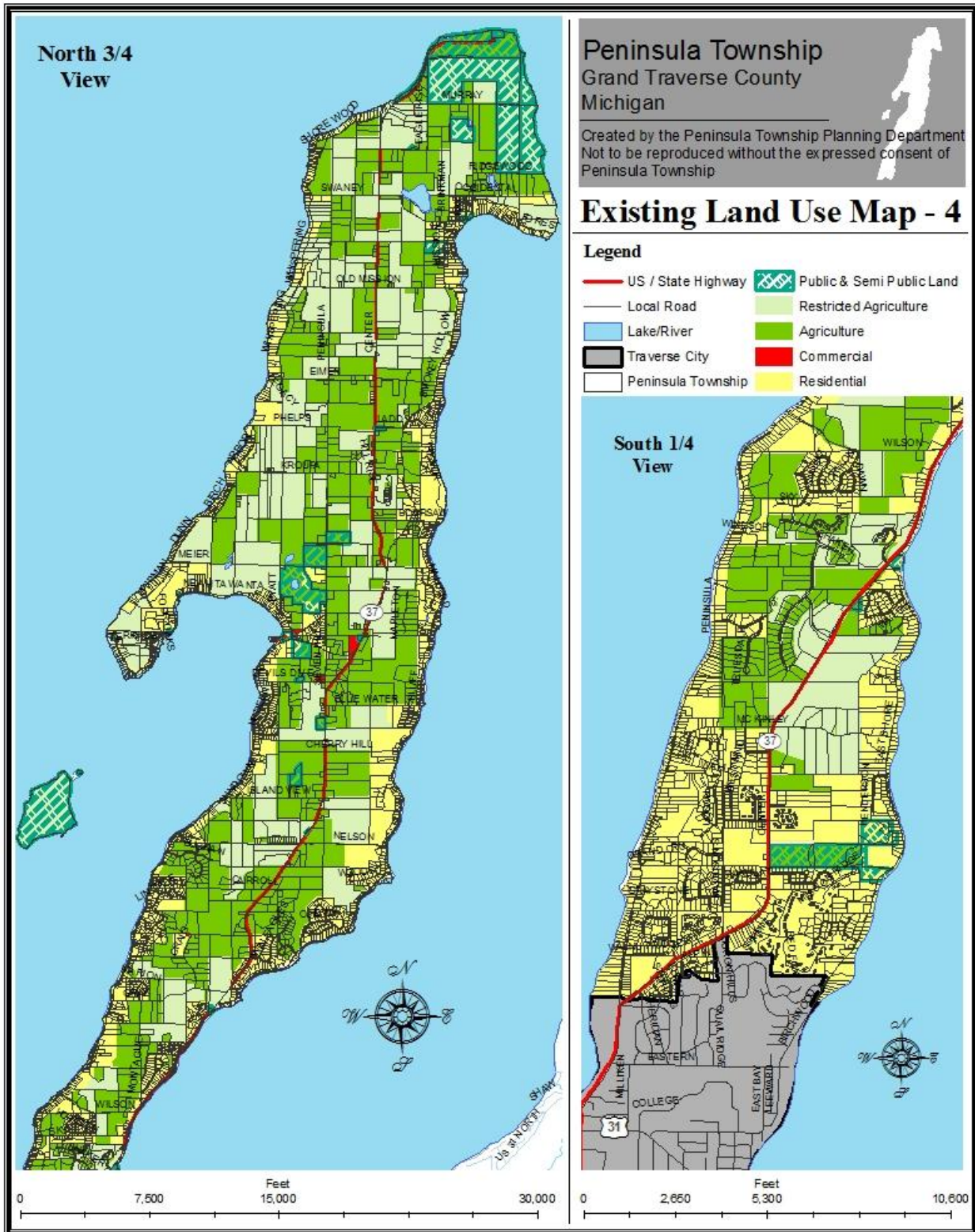
This district was established for moderately high density development where community services such as fire protection, schools, commercial development, community parks and services are closer in proximity.

C-1 –Commercial

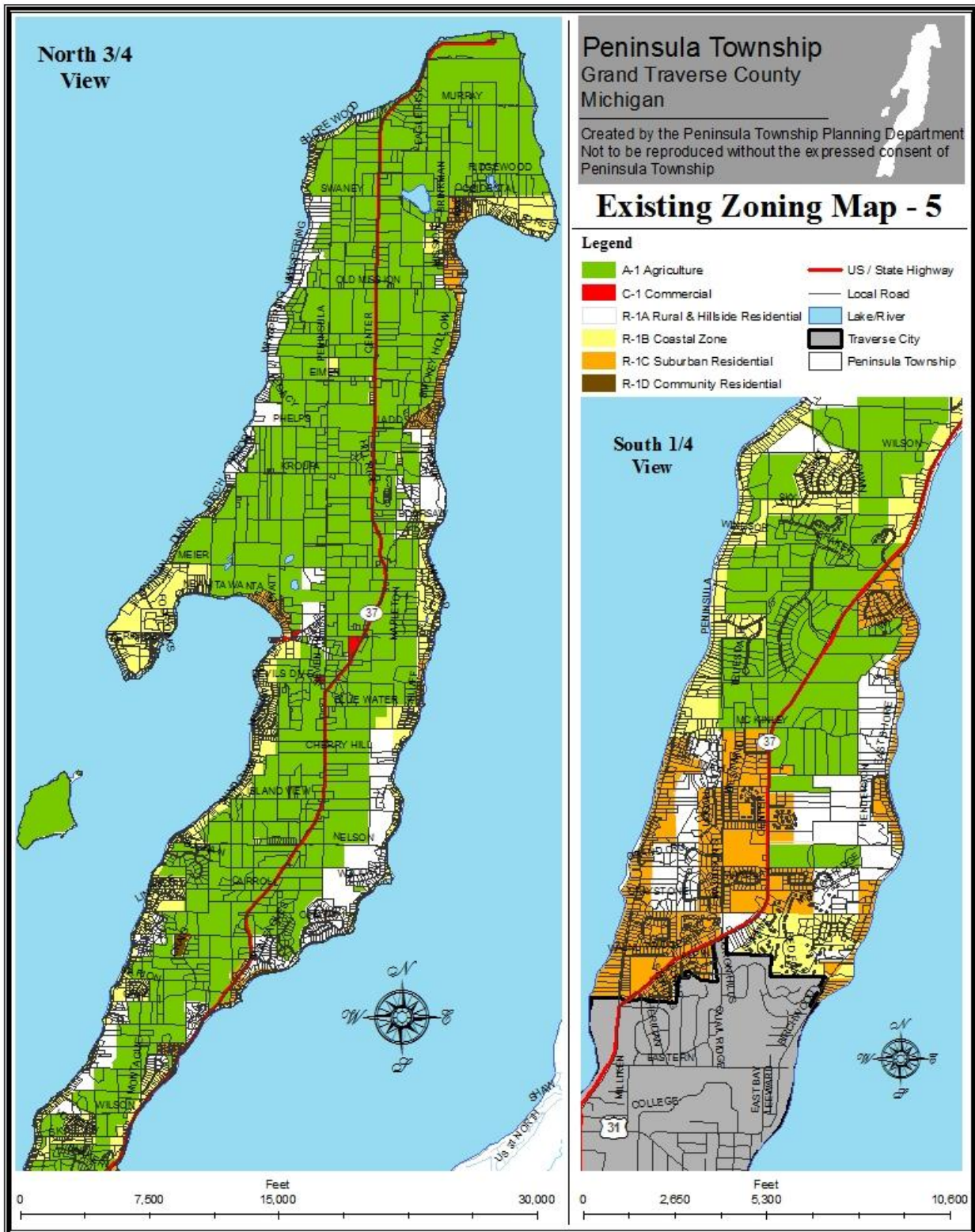
This district allows for retail opportunities, limited marina and transient lodging facilities for Peninsula Township residents. Commercial activities within this district are those which primarily offer goods and services generally required by a family at intervals of a week or less.



Chapter 3, Land Use & Zoning – Map #4



Chapter 3, Land Use & Zoning – Map #5



** The Zoning Map contained within this Master Plan is a copy of the original and should be used for general information only. Questions regarding specific parcels of land should be addressed by using the original map available in the Peninsula Township Clerk.*



Chapter 4

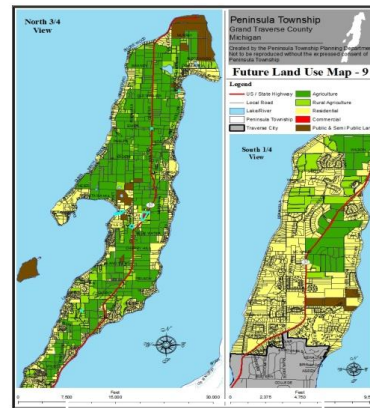
Future Land Use

2011

Chapter 4 – Future Land Use

Planning Overview

The future land use map reflects both existing and future land uses within the community. It provides guidance to the general citizens and elected local officials when land use decisions are made. To create such a map, the township gathered information and public opinions through several informational meetings, community work sessions and public surveys. Peninsula Township government was given a clear direction from its population for continued strong planning and zoning principles following the citizen opinion surveys from both 1990 and 2006.



Above: Future Land Use Map from 2003

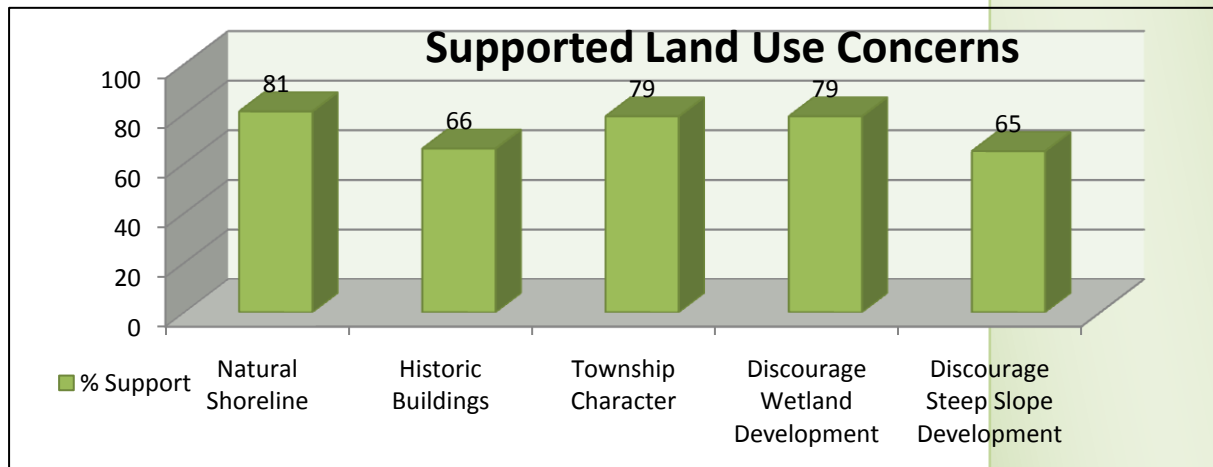
The result of these two (2) public surveys encouraged the preservation of agriculture, natural resources, and the rural character of the peninsula. Specifically, the 2006 opinion survey indicated that the majority of residents determined it is important for the future of Peninsula Township to preserve open space (84.5%), agriculture (84.5%), natural shoreline (81.0%), and to preserve the rural character of the peninsula (78.9%). The land use classifications and policies reflects the citizenry's desires and are further explained within the Master Plan.

This updated portion of the Master Plan is intended to establish:

- a. **Overlay Districts:** To protect and preserve shorelines, historic sites, environmentally sensitive areas, and the character of certain sub-areas as requested by its residents.
- b. **Agricultural Production land use classification:** Areas where land use is encouraged to be permanently available for growing agricultural crops.
- c. **Rural Agricultural land use classification** to allow uses that are compatible and not in conflict with production agriculture. The uses in this district will be similar to those presently allowed in agriculturally zoned lands. (See Appendix D)
- d. **Consolidated Residential zoning districts** resulting from review and reevaluation of land uses.
- e. **Public & Semi-Public land use classification.**

Overlay Districts

Overview Further analysis of the 2006 survey indicates that the majority of the peninsula’s citizenry would support specific preservation efforts tailored to those existing unique characteristics of Peninsula Township. These efforts focused on natural shorelines, historic buildings, township character and discouraging development upon wetlands or steep



slopes. The chart below illustrates the support documented within the 2006 survey.

Per the 2006 survey results, the township will utilize overlay districts to protect these resources. Each district will be recognized as exclusive areas throughout the peninsula and may be applied over all other existing land use categories.

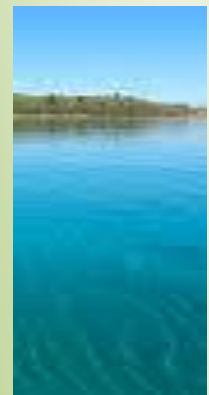
Definition & Policy Individual overlay districts are used to define those areas that are environmentally sensitive, encompass significant shoreline or are historic in nature. As a policy of Peninsula Township, overlays will provide guidelines for developing standards and regulations to protect these resources. The proposed three (3) new overlay districts will apply to all other land use categories having one or more of the following characteristics: wetlands, shorelines, steep slopes, ridgelines, historical areas, archeological sites, and wildlife habitats. In addition, other environmentally sensitive areas may be identified and designated in the future as rare and valuable ecosystems, critical watershed areas, or other areas as determined by Peninsula Township, Grand Traverse County, or the State of Michigan.

Environmentally Sensitive Area Overlay

Conserving Peninsula Township’s environment is of critical importance to residents’ quality of life. Wetlands, steep slopes and ridgelines are some of the natural features that add to the character of Peninsula Township. It is the intent of this overlay to identify areas susceptible to degradation resulting from development or other activities that occur in the vicinity and to establish township guidelines for their protection. *(Refer to Maps 6 & 7 of Chapter 4)*

Environmentally Sensitive Area Overlay Goals and Actions

Goal	Protect the wetland areas.
Action	Identify wetland areas and create an overlay map.
Action	Establish minimum setbacks for wetlands.
Action	Develop requirements for vegetative buffers along wetland boundaries to intercept fertilizers and other chemicals, filter storm water runoff and stabilize shorelines.
Goal	Protect steep slopes and ridgelines.
Action	Establish definitions.
Action	Identify areas and create an overlay map.
Action	Establish minimum standards and setbacks.
Goal	Establish and promote land management practices that conserve and protect the environmentally sensitive areas within Peninsula Township.
Action	Promote and implement Low Impact Development (LID) practices within new development areas.
Action	Develop educational opportunities for best practices throughout the township park system.



Shoreline Overlay

The shoreline overlay district is used to define those areas within proximity of the high water mark of the Grand Traverse Bay. This overlay provides guidelines for developing standards and regulations to reduce nutrients and sediments entering the bay, to protect the natural character of the shorelines which ties into the rural character of the Peninsula and maintains shoreline property values.

Shoreline Overlay Goals and Actions

Goal	Establish and promote land management practices that conserve and protect the Grand Traverse Bay shoreline of Peninsula Township.
Action	Establish protection criteria and define the shoreline overlay area.
Action	Protect shoreline habitats by minimizing artificial shoreline above the ordinary high water mark.
Action	Develop requirements for vegetative buffers along shores to intercept fertilizers and other chemicals, filter storm water runoff and stabilize shorelines.
Action	Adopt regulations and policies requiring best land management practices for land uses along the shoreline.
Action	Adopt ordinances and policies to eliminate or control invasive plants and animals.
Action	Adopt educational materials and regulations for shoreline development/ redevelopment to protect shoreline properties and structures from hazards identified in the 2007 Natural Hazards Mitigation Plan for Grand Traverse County.
Action	Protect wildlife habitat along the shoreline.
Action	Map and monitor all storm drains and water courses to ensure proper management of nutrients and sediments before the storm water enters Grand Traverse Bay.



Lighthouse Park Shoreline

Historic Overlay

The historic overlay district is intended to promote the general welfare, economic prosperity and recreational pleasure of the public through the preservation and enhancement of structures with historic significance. Buildings, structures and areas which possess cultural, architectural, or archaeological significance would be subject to unique guidelines and regulations tailored to blend in with their existing surrounding physical and social conditions. This overlay does not prevent change, but rather assists in shaping changes which enhance those historic characteristics that make a property or area unique.

Historic Overlay Goals and Actions

Goal	Identify and preserve historic structures and locations that define the historic character of Peninsula Township.
Action	Identify those unique structures and areas of the Township of historic significance.
Action	Establish a Historic Preservation Committee to encourage preservation of historic significant structures and historic materials.
Action	Establish historic districts with guidelines and standards.
Action	Encourage preservation of historic structures that contribute to the character of Peninsula Township.
Action	Research farms that qualify for Centennial Farm Status and encourage their designation.



Dougherty House



Mission Point Lighthouse

Agricultural Land Uses

Overview

For over 100 years, Peninsula Township's agricultural industry has been predominately based on fruit production and more specifically cherries, grapes and apples. Approximately fifty-six (56%) percent of Peninsula Township's land area is currently being utilized for active agricultural production. The climate, rolling topography, and proximity to water make the peninsula a unique area for its ongoing and historically recognized agricultural activity. (Refer to Map 3 of Chapter 2)

Agricultural Land Use Defined

Land found within the agricultural use category is both substantially undeveloped and devoted to the production of plants and animals useful to people. Items produced within said land use class may include but are not limited to fruits, flowers, nuts, vegetables, greenhouse plants, Christmas trees, forages, sod crops, grains and feed crops, dairy and dairy products, livestock including breeding and grazing and other similar uses and activities. Furthermore, migrant housing and sales of agricultural products are considered accessory uses permitted within the agricultural land use category.

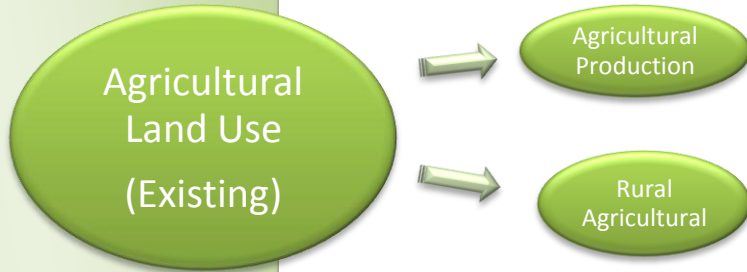


Other related activities such as greenhouses, nurseries, food processing plants, wineries, renewable energy generation and bed and breakfast establishments are also allowed in this land use category under special consideration by township officials.

These related activities should generally be located in areas of the agricultural community where prime and unique soils are not prevalent. Residential densities within said category are historically limited to one (1) dwelling unit per five (5) acres of land.

Agricultural Land Use Policy

It is the policy of Peninsula Township to protect, preserve and promote agricultural and open space lands. To promote policy within the agricultural land use category the Township has the option to divide the existing single agricultural designation into two (2) land use categories, each possessing more specific impacts upon the land.



It is the intent of Peninsula Township to continue to preserve prime agricultural land while directing development to more suitable areas of the township. By promoting the use of Planned Unit Developments (PUD) and cluster developments on lands that are not subject to conservation easements, the township can facilitate development while maintaining primary agricultural lands. These policies and regulations can be effective in providing long-term protection of farmland and open space where agriculture takes precedence over residential uses.

Agricultural Production Land Use

Overview

Peninsula Township has undertaken an extensive Purchase of Development Rights (PDR) program and assessed a millage to acquire development rights from private landowners to protect prime agricultural land. From 1996 to 2009, over 2,800 acres have been protected from further non-agricultural development through the PDR program. In addition to the PDR program, Peninsula Township has adopted township ordinances regulating land use with zoning and subdivision control, farmland and open space preservation and conservation easements.

Agricultural Production Land Use Goals and Actions

Goal	Preserve 9,000 acres of prime and unique, contiguous farmland.
Action	Continue PDR program funded at local, State, Federal and Foundation levels.
Action	Encourage clustering of new residential developments.
Action	Promote utilization of best land management practices.
Action	Develop refined Agricultural Preservation Zoning District & regulations.

Goal	Retain and attract growers and agricultural entrepreneurs.
Action	Encourage growers to produce, process and market agricultural products.
Action	Establish an Agriculture Development Plan in conjunction with the Michigan State University Land Policy Institute.
Action	Include agriculture in capital planning (i.e., roads and power).
Action	Raise local profile by communicating agriculture development, production, and availability of product to all stakeholders via agricultural tourism.
Goal	Ensure a complementary and harmonious existence between residential and agricultural zones.
Action	Establish monitoring schedule to enforce zoning ordinance upon both existing and new special use permits.
Action	Remove non-agriculture related uses from the existing agriculture zone to protect production agriculture.

Rural Agricultural Land Use

The primary objective of the Rural Agricultural land use category is to preserve the important natural resources of Peninsula Township, while allowing other limited uses which are deemed to be compatible with agricultural and open space uses. These lands include, but are not limited to: steep slopes, primary ridgelines, wildlife corridors, wetlands, lakes, streams, riparian areas and rural areas not designated for Agricultural Preserve uses. The Rural Agricultural classification is also intended to serve as a buffer between the Agricultural Production and the Residential land use classifications.

Since the inception of zoning in Peninsula Township, it was common practice to allow many uses not covered by other zoning districts to be allowed in the agriculture zoning district. With the adoption of the Purchase of Development Rights program and agricultural preserve areas, Peninsula Township has informally created a more strictly defined agricultural zoning district. There is a need to establish a rural agricultural district to accommodate rural land uses that have been allowed in the former multi-purpose agricultural zoning district.

Examples of Acceptable Uses

- Public & Private Parks
- Recreational Areas & Facilities
- Hunting & Fishing Areas
- Nurseries
- Farming

Examples of Related Activities

- Microbreweries
- Family Day Care
- Group Day Care
- Warehousing
- Food Processing Plants
- Wineries
- Renewable Energy Conversion Systems
- Bed & Breakfast Establishments

Rural Agricultural Land Use Goals and Actions

Goal	Establish the Rural Agricultural Zoning District in compliance with the policies of the Master Plan.
Action	Identify and verify the parcels that fall within the Rural Agricultural District.
Action	Retain current agricultural density calculation for new development.
Action	Develop permitted uses in the Rural Agricultural District.
Action	Adopt a zoning ordinance that defines the standards for the Rural Agricultural District.

Residential Land Uses

Overview

The residential areas in Peninsula Township have developed their own unique character over many years. The township started as a rural-agricultural area with summer shoreline cottages strewn throughout. Large lot residential subdivisions began in the 1960's and 1970's and today most homes are located on the shoreline and in the southern region of the peninsula.

Within those developed residential portions of the peninsula, typical building lots range from one quarter (1/4) to one (1) acre in size. As development pressures increased on the agricultural community, some land owners chose to develop their lands into larger lots which were utilized as residential building sites. These actions informally created a new residential land use classification within the existing agricultural zoning district.

To help clarify the difference between those parcels that are utilized predominantly for farming purposes as opposed to residential, the Planning Commission has investigated the potential for further division of both the current agricultural and residential land use categories. The pursuance of this land use classification issue will likely also have impacts within the zoning districts as well. It is anticipated that new zoning regulations would need to be created and applied to any existing parcels which are identified with similar characteristics. Future development within this new land use classification would also be subject to an altered zoning status.

Reclassification of Existing Land Uses

Within the previous Master Plan a single (1) residentially based land use category was identified as "development". That designation, for many years, accommodated all residential development patterns; however, over time new development styles and land use practices have encouraged more specific land use classifications to be identified. As a means of adding clarification to better define those existing residential land uses throughout the peninsula, the following land use categories have been identified. These new categories will be subject to the implementation of previously mentioned overlay districts and other best land management practices.

Low Density Residential

The Low Density Residential land use category is primarily designed to accommodate single-family lots which provide privacy from neighbors and/or other developments. This land use designation is focused on maximum residential densities of one (1) dwelling unit per acre. Land uses within this category should support stand alone onsite well and septic services. Other uses which are consistent with this land use category may include the creation of parks and recreational facilities. This land use designation is associated with the current Rural and Hillside Residential, R-1A, zoning district.

Moderate Density Residential

The Moderate Density Residential land use category is primarily designed to accommodate both single and two-family dwellings on land with approximate building densities of one (1) dwelling unit per half (1/2) acre. This category serves as a land use designation for those portions of land which are serviced by public township utilities,

i.e. water and sewer. Justification for lands designated within this land use category support existing requirements of the Grand Traverse County Health Department for new construction and developments. This land use designation is associated with the current Coastal Zone Residential, R-1B, Suburban Residential Development, R-1C, and the Community Residential, R-1D, zoning districts.

Residential Land Use Policy

It is the policy of Peninsula Township to ensure the preservation of both the resident’s quality of life and surrounding environment. When land development takes place on an approved building site, the proposed residential structure’s size, form and location needs to be considered. Additionally, land characteristics, agricultural preserve areas and infrastructure constraints should also be taken into consideration and assessed to ensure proper implementation of the project.

Residential Land Use Goals and Actions

Goal	Reevaluate the Residential Zoning Districts.
Action	Identify and verify the parcels that fall within each of the Residential Districts.
Action	Develop permitted and special uses in each Residential District.
Action	Adopt a zoning ordinance that defines the standards for each Residential District.
Goal	Plan development to preserve Peninsula Township’s prime agricultural land, natural resources, and the unique character.
Action	Discourage the rezoning of properties to higher density zoning districts.
Action	Guide development by utilizing conservation development techniques to achieve allowed densities while preserving the rural characteristics of the property.
Action	Adopt planning tools that direct development away from wetlands, ridge lines, flood plains, scenic views, steep slopes, and hydric soils.
Goal	Preserve the single family character of the various residential neighborhoods.
Action	Prevent the rental of non-owner occupied residential dwellings for short periods of time (less than 30 days).
Action	Encourage cooperation with county or other local municipal governments to monitor home based businesses.
Action	Enforce and improve noise ordinance.
Action	Enforce and improve junk ordinance.
Goal	Provide senior housing opportunities for residents.

Chapter 4 – Future Land Use

Action	Consider ordinance provision to provide for independent, assisted living and long-term care units.
Action	Consider possible mixed use village centers at Mapleton and Old Mission.
Goal	Preserve those neighborhoods which have special or unique characteristics through the creation of a historical overlay district.
Action	Establish guidelines for a potential community or neighborhood to qualify for an overlay designation.
Action	Create a Peninsula Township Neighborhood Pattern Book for overlay districts which would establish guidelines for building on a neighborhood by neighborhood basis.
Action	Address non-conforming residential parcels in a manner which does not increase lot coverage densities.
Goal	Reconsider the need for a ‘village center’ within the Township.
Action	Designate potential areas of the peninsula that could physically facilitate and support a village center.
Action	Host several meetings throughout those designated areas of the Township to gather community input.
Action	Create an action plan to help develop and implement a potential village center if future land use practices deem one necessary.

Commercial & Neighborhood Service Land Use

Overview

Agriculture and suburban residential uses, including home occupations, compose the primary economic base of Peninsula Township. Having allowed a limited number of commercial operations within the peninsula has help to maintain the existing rural character. In keeping with this theme, commercial retail uses have been traditionally limited to serving the “needs” of township residents. These “needs” were well defined within the 2006 opinion survey where residents expressed interest in having neighborhood retail (e.g. craft shop, coffee shop) with a preference for Mapleton and Old Mission as the appropriate host locations. Although there are existing isolated commercial activities that predate the master plan and zoning regulations, current commercial activities primarily exist in Bowers Harbor, Mapleton, and Old Mission.



The uniqueness of Old Mission Peninsula’s intense agricultural uses, relative low density and close proximity to Traverse City with its numerous commercial venues does not lend itself to an expansion of the Township’s existing commercial areas. The existing Commercial & Neighborhood Services Land Use category includes areas with small scale retail stores, business, personal service, professional offices, food services, low intensity lodging facilities, and residential uses. *(Refer to Map 4 of Chapter 3)*

Definition

The commercial and neighborhood land use category establishes purchasing opportunities for township residents and for those guests utilizing the limited marinas, bed and breakfast operations and others who may be occupying the peninsula. The category’s design and specific locations were designated to ensure that the character of the township is maintained while promoting smooth and safe traffic flow along highway routes. Commercial activities primarily offer goods and services which are generally required by a family at intervals of a week or less. Uses include, but are not limited to, retail stores, restaurants, professional offices, gasoline service stations, country inns, banks and medical services.

Commercial & Neighborhood Service Land Use Policy

It is the policy of Peninsula Township to integrate those commercial and neighborhood service uses that would be compatible with the adjacent neighborhoods. Structures would be similar in appearance, size and bulk as the dwellings in the vicinity. Landscaping and other buffering techniques would also need to be implemented in a manner which provides ample screening while complementing those surrounding structures.

Examples of Acceptable Uses

- Small scale retail
- Home based businesses
- Professional offices
- Food services

Integrated Characteristics

- Adjacent to neighborhoods
- Similar appearance, size and bulk with those existing neighborhood structures
- Appropriate and complementary landscaping
- Provides pedestrian access from neighborhoods

Commercial & Neighborhood Service Goals and Actions

Goal	Plan commercial enterprises on existing commercial land that would provide the needed services and/or retail needs of Peninsula Township.
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Action	Investigate mixed use village centers on commercially zoned land.
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Action	Consider possible village centers on commercially zoned land at Mapleton and Old Mission.
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Goal	Continue the support of both agricultural tourism and agribusiness through agricultural related events and commercial opportunities.
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Action	Develop agriculturally related economic development tools for the expansion and promotion of the agricultural industry.
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Action	Continue communication efforts within the agricultural community to incorporate ideas, goals and new practices into the zoning code.
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Action	Encourage agricultural festivals and community farm markets to promote the agricultural tourism on the Old Mission Peninsula.
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Industrial Land Use

Overview

Currently there is no specified industrial district. The industrial land use is limited to warehousing, light manufacturing and repair shops that are pre-existing uses or uses allowed by Special Use Permit in the current A-1, Agricultural District. This demographic is also supported in the 2006 opinion survey as ninety-one (91.9%) percent of residents indicated that light manufacturing and fabricating activities are not appropriate for Peninsula Township.

Industrial Land Use Policy

It is the policy of Peninsula Township to limit warehousing and light manufacturing activities to ensure negative impacts on both neighboring properties and the environment are negated. These types of operations are encouraged to utilize site design and buffering techniques that minimize land use conflicts in yet blend harmoniously within the neighboring community setting. Heavy manufacturing uses are not supported in the Township due to a number of factors as designated in the table below.

<p>Heavy Manufacturing Deficiencies in the Township</p>	<ul style="list-style-type: none"> • Seasonal load limits on County Roads • M-37 is the only connection to surrounding communities and is designated as a Scenic Heritage Route by the State of Michigan. • Transportation conflict issues on M-37 where the roadway bisects a residential area at the border of the township and Traverse City. • Infrastructure and necessary utilities to support heavy manufacturing uses are not planned for the community.
<p>Supported Industrial Classification Uses</p>	<ul style="list-style-type: none"> • Production agriculture of frozen fruits, juice and vegetable manufacturing. • Frozen speciality food manufacturing. • Fruit and vegetable canning. • Specialty canning, dried and dehydrated food manufacturing. • Wineries, microbreweries and distilleries.

Industrial Land Use Goals and Actions

Goal	Ensure that all proposed industrial activities are compatible with the character of Peninsula Township and the surrounding environment.
Action	Establish guidelines for environmental impact study to be conducted by applicant prior to application review.
Action	Expand the radius of neighborhood notification area.

Public & Semi-Public Land Use

Overview

The Public and Semi-Public Land Use category is comprised of facilities owned by federal, state, or township governments, as well as institutional facilities. This category serves the public interest and includes public parks, historic buildings, township offices, fire stations, library, educational facilities, utilities, cemeteries and regional land conservancy properties open to the public. This category also includes infrastructure located in the township including roads, sewer and water systems (*Refer to Map 8 of Chapter 4*). These uses are located on properties in all zones throughout the township.

Public & Semi-Public District Policy

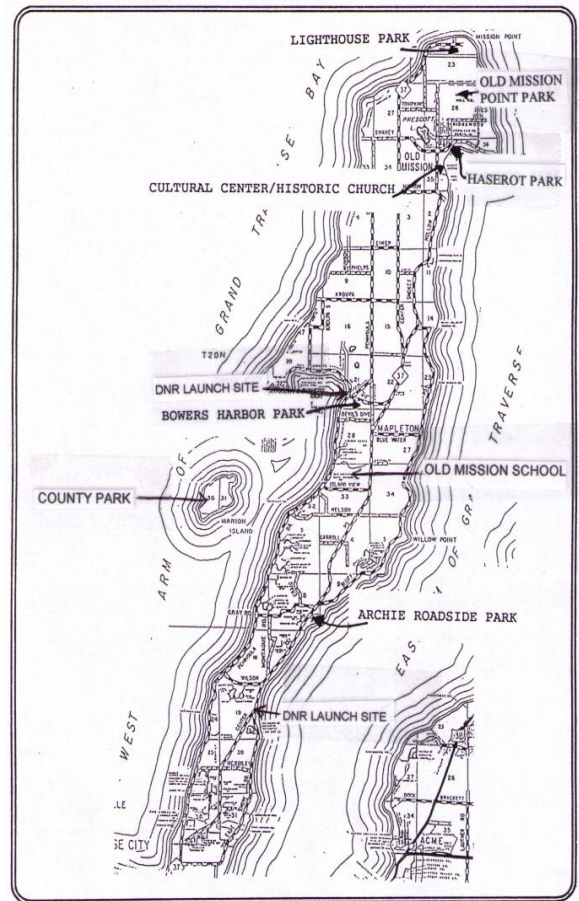
It is the policy of Peninsula Township to provide the necessary public facilities and infrastructures for the safety, education, well-being and enjoyment of its residents. Additionally, Peninsula Township strives to continue providing a road system that moves traffic safely and smoothly while maintaining a rural ambiance. Lastly, maintaining existing relationships with local constituents and continuing efficient township government services are important to the community.

Public and Semi-Public Land

Peninsula Township has an elected Park Commission that oversees the development and operations of parks as well as facilitating recreational programs. It is the intent of Peninsula Township to maintain and improve current parks as Peninsula Township currently owns and or maintains the following properties:

Sample of Township Properties

- Archie Park
- Haserot Beach Park & Launch Site
- Bowers Harbor Park
- Mission Point Park, Lighthouse and Hessler Log Cabin
- Old Mission Cultural Center (replica log church)
- Pelizzari Natural Area
- Dougherty House Historic Home Site



(Above)
Map of Township Parks, 2006
Recreation Plan

(Left) Bowers Harbor Park



Common transportation routes will be another focus of the Public & Semi-Public Land Use category. Recently Center Road has been recognized by the State of Michigan as a Scenic Heritage Route. This credential signifies the importance of preserving the view sheds and scenic beauty of this roadway. Communication with the State’s Department of Transportation has led to a State funded traffic study to assist in managing access and traffic flow throughout the peninsula. This project will address traffic impacts in the future for new development and help manage where funding should be focused for those public thoroughfares bearing the highest usage and deterioration.



The demographic statistics, as highlighted in Chapter 2, indicate that if the population trends were to continue as they have in the past, an increased population in the Township could demand an expansion of public services. Public facilities and services provided by the township include the following examples:



Public & Semi-Public Land Use Goals and Actions

Goal	Establish Public and Semi-Public Zoning District.
Action	Identify and verify the parcels that fall within the district.
Action	Adopt standards for the district.
Action	Create a Capital Improvements Plan (CIP) for township services and facilities.
Goal	Provide a variety of parks, trails, recreational facilities and programs to serve all groups of citizens.
Action	Continue to maintain and improve Peninsula Township’s parks and natural areas.
Action	Explore appropriate locations to expand existing parks, water access points and recreation facilities.
Action	Develop an overall future trails plan along roadways to link Peninsula Township to other regional trail systems.
Action	Maintain and encourage communication between the Planning Commission and Park Commission throughout future master plan and recreational plan amendments.
Goal	Maintain the integrity of the existing road to encourage traffic to move safely and smoothly.
Action	Maintain Center Road (M-37) as an arterial system providing free-flowing traffic with no stop signs or signals.
Action	Establish an access management plan along high traffic roadways.
Action	Continue to document road conditions to identify priority for road projects.
Action	Encourage street designs that provide efficient traffic patterns throughout local residential neighborhoods and streets.
Action	Develop additional scenic turnouts and encourage the preservation of scenic vistas.
Action	Encourage a secondary means of accessing new developments for the health, safety and welfare of the public.
Goal	Encourage access to a public transportation system that offers an alternative to private vehicular traffic.
Action	Research with the Bay Area Transportation Authority (BATA) the feasibility of a fixed route bus service in the township.

Goal	Provide for pedestrian movement in areas of higher density between subdivisions and in commercial areas.
Action	Provide a system that would accommodate bicycle traffic without conflicting with vehicular traffic.
Action	Require a plan for internal pedestrian movement and pedestrian links to adjacent subdivisions, if possible, as a condition of approval for subdivision, condominium subdivisions and planned unit developments.
Action	Keep lakeshore road ends open for pedestrian access and encourage fencing, buffering and / or maintenance to minimize adverse impacts on adjacent properties.
Goal	Provide efficient township government services.
Action	Develop a Capital Improvement Plan (CIP) in accordance with state mandates.
Action	Continue providing police protection.
Action	Utilize Peninsula Township’s existing facilities (Township Hall, Fire Stations and Library) in as many ways as possible to benefit the community. Consider the potential for using township facilities for group recreational uses.
Action	Investigate the need for an additional or updated fire station.
Action	Maintain a township library for the use of township residents.
Action	Develop and utilize relationships with neighboring governmental entities to enter into partnerships to reduce costs and share services (trash pickup, phragmites control, etc.).
Goal	Assure the availability of adequate sources and supplies of electricity and natural gas for the future.
Action	Work with the electric and natural gas services companies to create a comprehensive service system for the future, including three phase electric service to the agricultural areas and the expansion of natural gas service.
Action	Install underground utilities for new developments and bury existing above ground utilities where possible.
Action	Consider alternative energy sources, such as wind and solar, while maintaining the character of the township.
Goal	Enhance communications within Peninsula Township.
Action	Expand public information on the township website.
Action	Continue to distribute newsletters on a regular basis.

Action Enhance communication with governmental entities in the region.

Goal Evaluate and identify the need for future water and sewer service districts.

Action Adopt rules and regulations to assure that all central water and sewer systems conform to the requirements of federal, state, and local entities.

Action Maintain water and sewer agreements with the City of Traverse City.

Action Encourage homeowners to connect to a public sanitary sewer system where such systems are available.

Goal Adopt measures to ensure that the continued use of septic systems do not degrade water quality.

Action Develop a plan for individual septic system inspection and maintenance.

Action Adopt regulations to bring all sewage disposal systems into compliance with current health standards.

Action Encourage homeowners to maintain effective private sewer disposal systems and take prompt action to correct deficient systems. Where appropriate, encourage homeowners to join with others to establish a common drain field or cluster system.

Action Work with the Grand Traverse County Department of Public Works to provide for the collection and treatment of septage and holding tank waste.

Goal Provide convenient economical methods of disposing of solid waste.

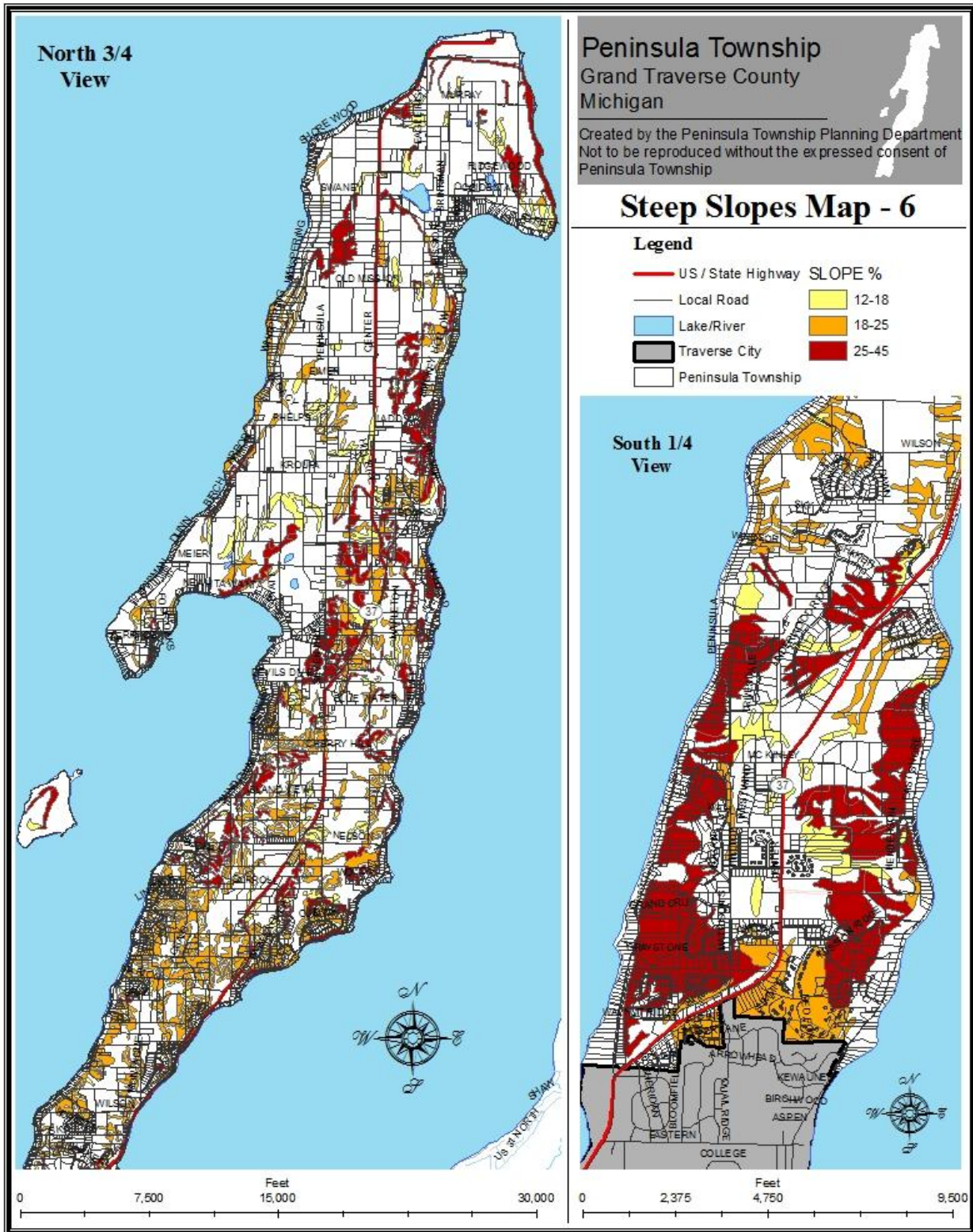
Action Provide options for the collection and disposal of solid waste, such as maintaining the transfer station and also providing curbside pickup.

Action Consider additional recycling drop-off areas.

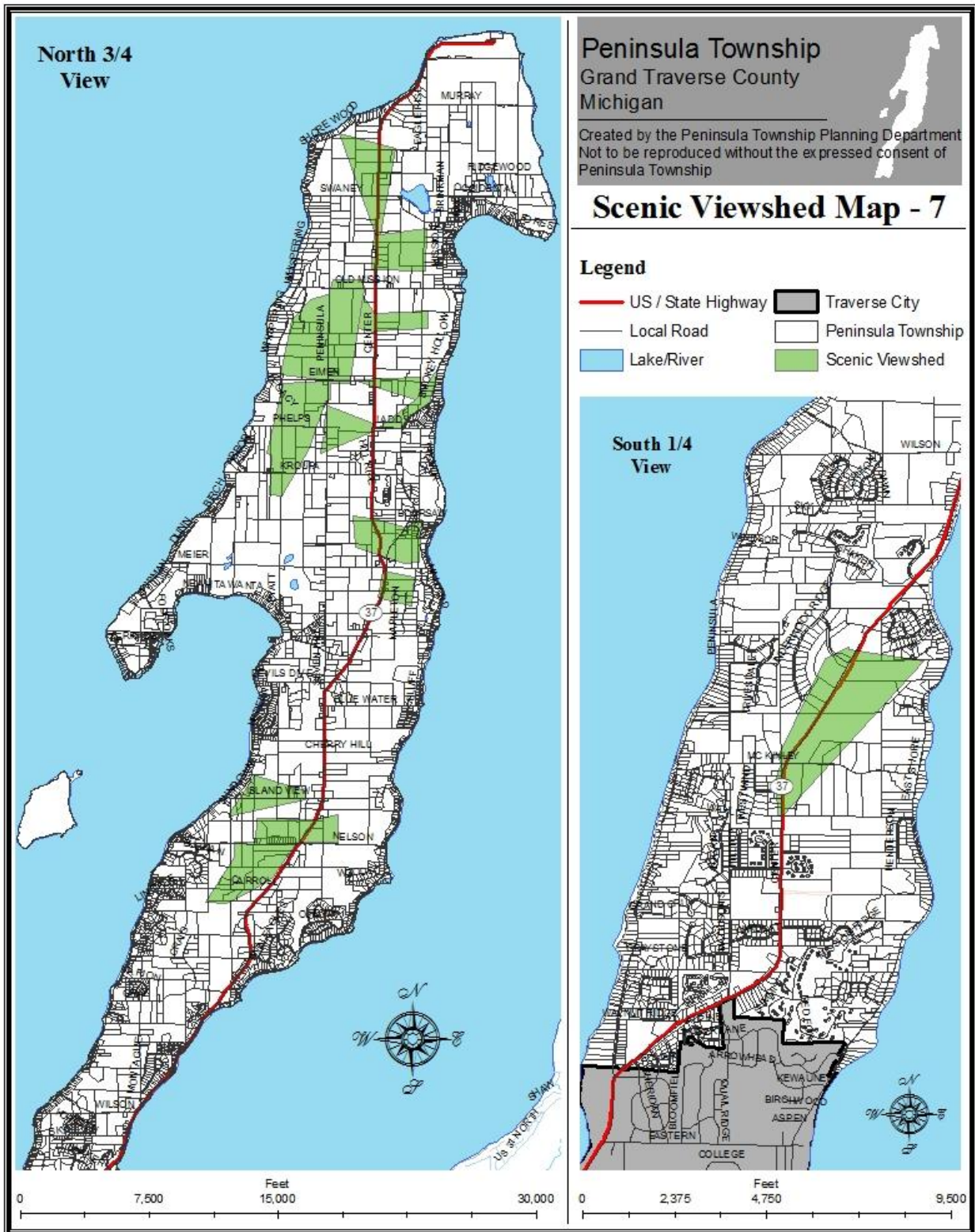
Action Consider means to reduce the number and frequency of solid waste trucks.

Action Provide locations where lawn waste and woody materials can be deposited and reused.

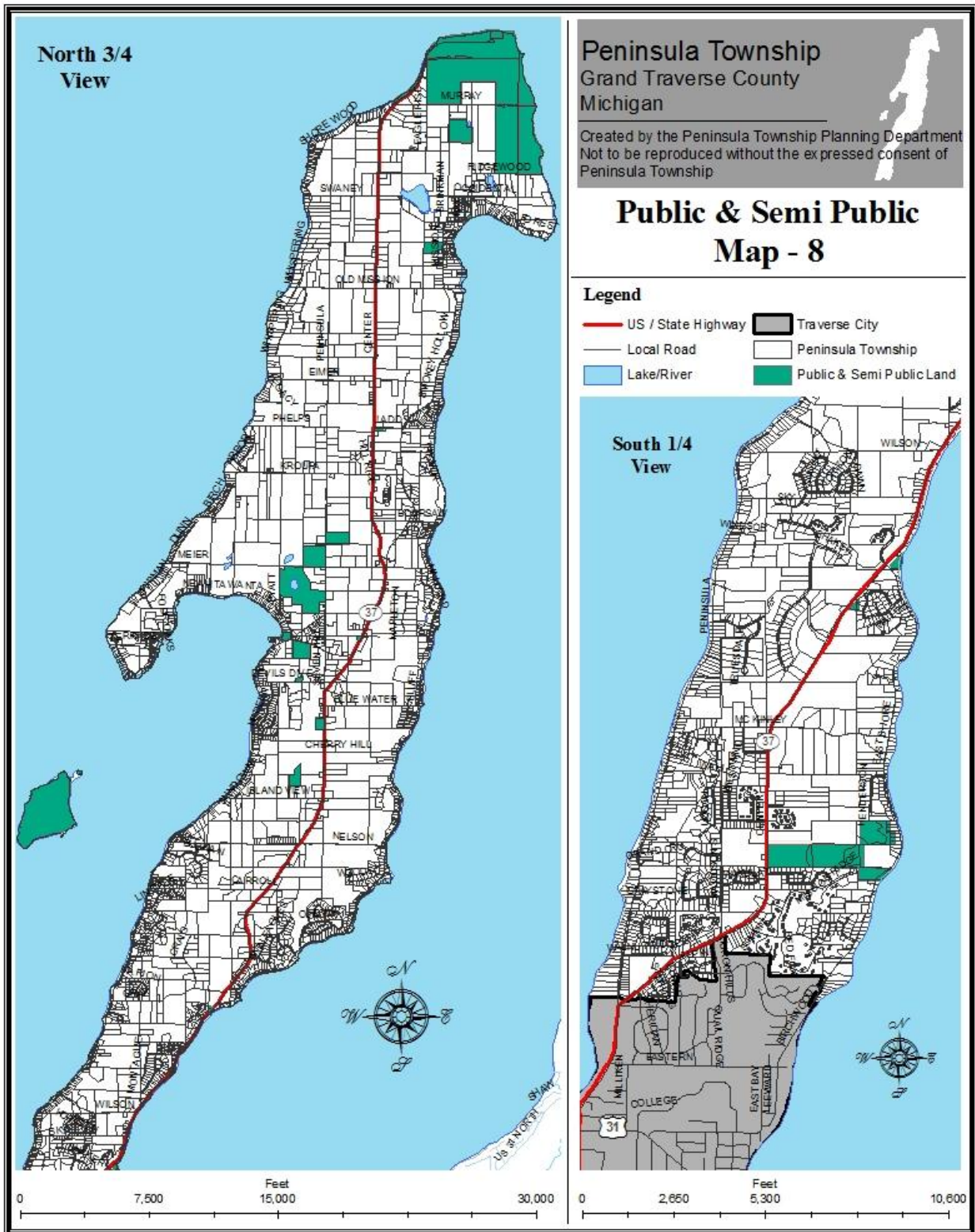
Chapter 4, Future Land Use – Map #6



Chapter 4, Future Land Use – Map #7

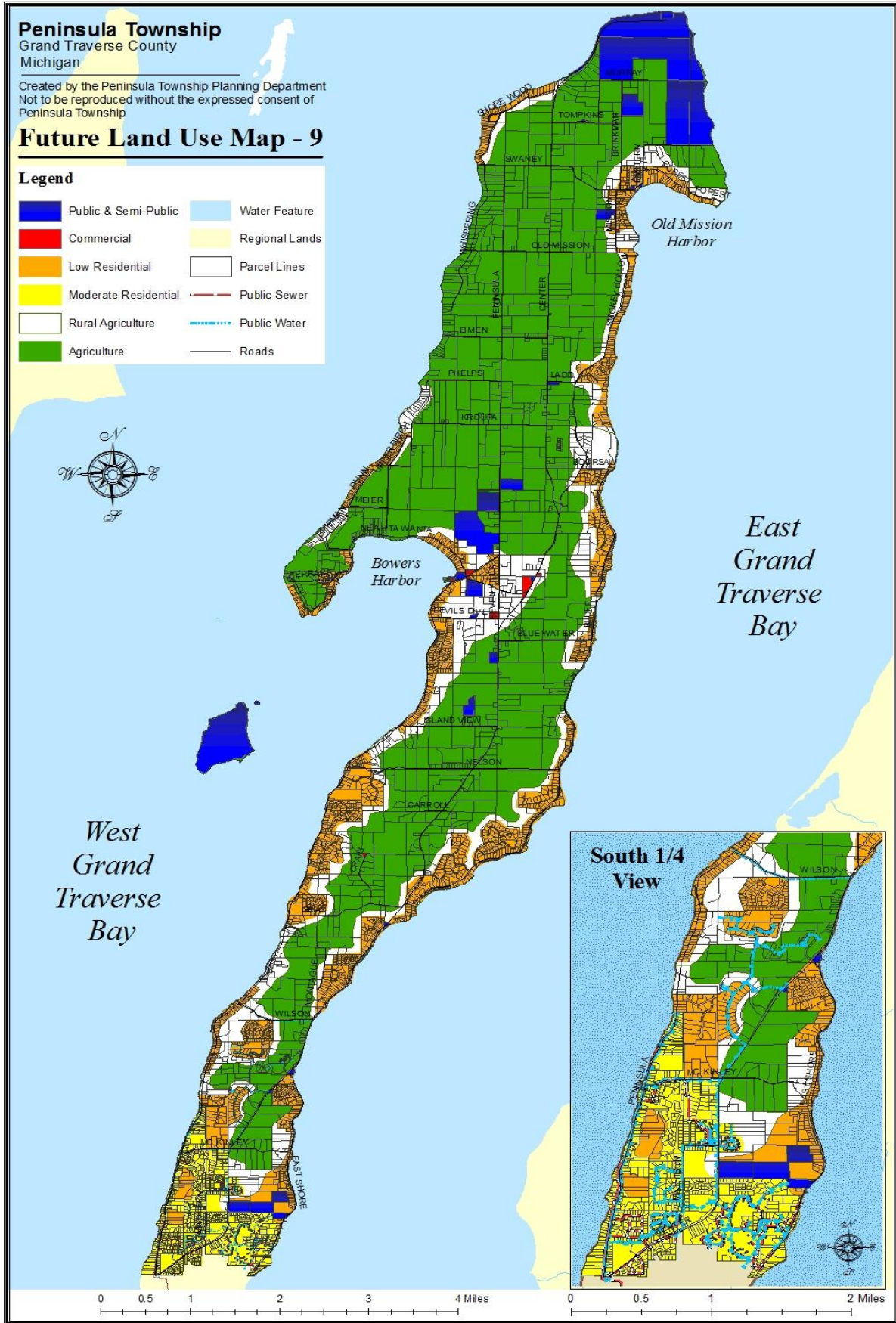


Chapter 4, Future Land Use – Map #8



(For a list of Public & Semi-Public Properties, please reference Appendix C)

Chapter 4, Future Land Use – Map #9





Chapter 5

Plan Implementation

2011

Chapter 5 - Plan Implementation

Overview

Achieving the vision for the future of Peninsula Township requires an ongoing commitment by the township’s elected, appointed officials and township staff. Committed members of the community need to pursue the township’s growth management policies and regulations to help foster and promote the vision while continuing to develop and carry out programs identified in the Master Plan.

Implementation of the Master Plan may require changing existing ordinances as well as adding new ordinances in order to accommodate future growth. (*Refer to Existing Land Use Map #,4 of Chapter 3 and Future Land Use Map #9 of Chapter 4)



Implementation via Governmental Tools

- Regulatory ordinances
- Economic based implementation tools
- Spending policies
- Public and private decision making

Regulatory Ordinances

Regulatory ordinances include local and county ordinances and State statutes. Police power ordinances are also in effect and require enforcement. The authority to zone was granted under the Township Zoning and Enabling Act. The purpose of zoning is to protect the public health, safety and welfare. In addition, the zoning ordinance takes into consideration the following legal concerns:

Requirements of the Zoning Ordinance

- Implementing the Master Plan
- Protecting property values
- Protecting natural resources
- Preventing nuisances
- Ensuring compatibility of uses
- Preventing overcrowding
- Preventing overuse of land

Requirements of the Land Division Act, Condominium Act and the Subdivision Control Ordinance

- Regulate divisions of property
- Promote the orderly layout and use of land
- Assure the land is suitable for building sites and public improvements
- Assure adequate drainage on a building lot
- Control residential building within floodplain areas of the township
- Assure proper ingress and egress to lots and parcels
- Provide easements for utilities

Economic Based Implementation Tools

Separate from the regulatory ordinances are economic based implementation tools which include:

Purchase of Development Rights Program:

Begun in 1994, this program places a permanent deed restriction in perpetuity on property restricting certain activities. This results in a legally binding guarantee that the parcel will remain in agriculture or as open space.

Transfer of Development Rights Program:

This is an approach the township has not utilized to date. The basic premise behind the program involves severing the right to develop by transferring those development rights to another site where higher than normal density would be better utilized. This land use tool is one that may be better utilized for the Township as a way to transfer development rights out of the community on a regional scale in cooperation with nearby jurisdictions.

Conservation Easements:

A conservation easement is a voluntary, legally binding agreement that limits certain types of uses upon property. This easement prevents development from taking place on a piece of property now and in the future, while protecting the property's ecological and open space values.

Spending Policy

Spending policy is another tool used in implementing the Master Plan. Often spending policy is defined in a Capital Improvements Plan (CIP). In accordance with the Uniform Budgeting and Accounting Act (MCL141 .435(g)(h)), annual preparation of the CIP must include the amount of capital outlay expenditures and the proposed method of financing. This is in accordance with Section 65(1) of the Michigan Planning Enabling Act of 2008. A CIP would aid the township by developing a prioritized agenda for financially large municipal projects; new fire station, road improvements, sewer & water extensions, etc.

Public and Private Decision Making

The fourth tool used for implementing the policies in the Master Plan is decision making from both the public and private sectors. Public awareness is a critical component of a successful Master Plan. Peninsula Township has worked diligently with many interested citizens to formulate the visions, policies, actions and goals discussed in this plan. Actions used to create awareness include but are not limited to:

Public Awareness Actions

- Committees comprised of interested citizens
- Surveys
- Newsletters
- Public hearings and community meetings
- Guidelines and handbooks
- Township Website

Conclusion

The existence of a sound Master Plan is a critical aspect of a community's responsibility to sustain and improve both their existing and potential future environment. Social and physical aspects of Peninsula Township have been described as key building blocks of this community. Over the course of time and through the implementation of this plan, citizens of the peninsula will have the opportunity to continue enjoying the area's diverse and unique characteristics.

Various boards, commissions, staff and both public and private organizations have a responsibility to complete the aforementioned objectives, goals and actions. However, the Planning Commission has the obligation to:

- a. review the status of the goals and action.*
- b. maintain good communication with township entities, citizenry and other constituents.*
- c. solicit feedback for each of the actions.*
- d. periodically provide this information along with any recommendations to the public and the Township Board.*

In conclusion, this Master Plan for Peninsula Township creates a roadmap for future planning and zoning efforts in this community that we cherish. Understanding the importance of preserving the agricultural base, maximizing recreational opportunities and allowing growth to continue in a thoughtful way are the keystones of this planning effort. For the true value of this Master Plan to be realized, the entire township will need to embrace this document and begin to utilize it as part of their vocabulary and guidance for any substantial efforts or important decisions.





Peninsula Township
Grand Traverse County, Michigan

2011 Master Plan

Appendix A

**2006 Opinion Survey, Graphic
Summary of Results**

Peninsula Township 2006 Survey Results

Importance for the future of the Township and township effort rating	Importance	Township Efforts							
Water quality of the bays	94.50%	37.40%							
Preservation of scenic bay views	92.90%	61.40%							
Increased Traffic	88.10%	22.80%							
Development	85.40%	49.10%							
Noise Pollution	85.30%	26.40%							
Preservation of open space	85.00%	50.00%							
Preservation of agricultural land	84.50%	61.00%							
Preservation of natural shoreline	81.00%	43.40%							
Preservation of township character	78.90%	49.80%							
Light Pollution	78.20%	34.80%							
Preservation of scenic views of farms w/o bay view	74.50%	50.80%							
Sense of community	67.30%	29.70%							
Preservation of Historic buildings/areas	66.10%	59.10%							
Preservation of views from water	60.60%	37.80%							
Importance of potential Township Initiatives	Important	Not Important							
Ensure ground water quality	92.00%	3.20%							
Maint. growth through strong zoning and planning	85.60%	8.40%							
Maintenance of scenic quality of M-37	84.10%	6.40%							
Ensure effectiveness of existing septic systems	78.70%	6.40%							
Encouragement of agriculture	78.20%	7.20%							
Township acquisition of scenic views	76.90%	10.20%							
Designated bicycle paths along main roads	75.30%	14.00%							
Township acquisition of open space	74.20%	10.40%							
Fin. Incent. for land owner to keep open space	71.10%	10.60%							
Wetland Preservation	68.80%	11.70%							
Designated bicycle paths off main roads	65.20%	15.20%							
Increase police enforcement of speed limits	59.70%	14.60%							
Regulating storage of boats, RVs, etc.	51.60%	25.60%							
Regulating off-season storage of docks/joists	47.60%	31.70%							
Regulating removal of shoreline vegetation	40.20%	32.60%							
Increased public access to water	38.30%	36.70%							
Installation of street lights at intersections	37.10%	33.00%							
Expansion of Public transportation	31.60%	34.80%							
Development Patterns	Desirable	Less Desirable							
Housing density planned so that public water/sewer are not necessary	60.00%	30.00%							
Houses closer together with large blocks of open space	49.20%	37.80%							
Extend sewer and water systems beyond Wilson Rd.	44.50%	41.70%							
Houses in a village cluster	43.40%	40.50%							
Houses further apart with less open space	23.40%	61.70%							

Peninsula Township 2006 Survey Results

Should Residential development be discouraged in:	Yes	No							
Wetlands	79.40%	13.80%							
Steep slopes	64.50%	19.50%							
Shorelines	52.00%	34.80%							
Ridgelines	38.40%	35.50%							
Should township concentrate on:									
Both rate and quality of development	62.90%								
Quality of development	26.70%								
Rate of development	8.40%								
Should the township plan for:									
Future population of less than 14,000	55.90%								
Future population of 14,000	32.80%								
Future population of more than 14,000	11.30%								
Should the township pursue:	Yes	No							
Open space at the south end	55.10%	23.50%							
Public parks at the south end	54.40%	27.00%							
Preference for development:	Priority	Less Priority							
Improvement of present parks	69.40%	30.60%							
Development of additional outdoor recreational opportunities	50.80%	49.20%							
Provision of more public access to the bays	37.70%	62.30%							
Community center to include recreational area and meeting room	36.70%	63.40%							
Should the township:	Yes	No							
Continue the PDR program with voted millage	79.60%	20.40%							
Cluster development and keep open space as farmland	73.00%	27.10%							
Remove future residential development from farmland and locate them in other areas	65.00%	35.00%							

Peninsula Township 2006 Survey Results

Which area of the township is appropriate for:	Township	South end	Bowers Harbor	Mapleton	Old Mission	North end		
Gas Station	74.50%	4.70%	6.60%	63.70%	14.50%	5.50%		
Restaurant	70.90%	28.10%	43.40%	47.70%	39.80%	25.40%		
Single family, less than 5 acre lots	70.40%	43.80%	23.80%	26.60%	26.20%	33.20%		
Private/public school	68.00%	31.30%	10.50%	33.60%	9.80%	19.90%		
Country Inn	67.40%	14.80%	37.10%	27.70%	40.60%	27.70%		
Single family, 5 acre lots	66.90%	35.20%	20.30%	23.00%	21.10%	44.50%		
Marina	62.50%	9.40%	48.00%	2.70%	25.80%	11.70%		
Neighborhood Retail	61.90%	12.10%	15.20%	48.40%	27.00%	6.30%		
Boat/RV storage	58.40%	12.50%	24.20%	25.00%	14.80%	24.20%		
Senior housing	53.90%	31.60%	10.50%	18.40%	11.70%	14.50%		
Community Center	46.90%	9.40%	5.10%	31.60%	4.70%	3.10%		
Campground	34.30%	3.10%	4.70%	3.50%	12.50%	25.40%		
Professional offices	32.80%	7.40%	6.60%	26.60%	8.60%	3.90%		
Golf Course	25.90%	10.20%	5.50%	8.60%	5.10%	17.60%		
Mixed use residential/commercial	21.60%	4.30%	5.50%	15.20%	9.80%	2.00%		
Apts. - density of one apt. per acre	19.30%	13.30%	5.90%	9.40%	7.00%	6.30%		
Short term rent- less than 1-month in res. zone	19.30%	12.50%	11.30%	10.50%	12.50%	14.10%		
Combination Golf Course/Res. Develop.	16.60%	8.60%	0.035	6.60%	0.031	10.90%		
Low income housing	14.90%	11.70%	2.70%	6.60%	3.50%	5.90%		
Light manufacturing/Fabricating	8.10%	3.90%	2.30%	4.70%	2.70%	5.10%		
Mobile home parks	0.80%	1.20%	1.20%	0.80%	1.20%	1.20%		
Should windmills be allowed if:	Yes	No						
They are less 100 feet tall and there are standards for their heights and location	54.40%	24.60%						
They are over 100 feet tall and there are standards for their heights and location	42.00%	36.50%						
Do you support the following development for public use in the south end:	Yes	No						
Improved trail systems	66.50%	20.40%						
Unpaved trails	60.20%	21.20%						
Open grass fields	49.80%	24.70%						
additional parkland at the south end	44.60%	38.20%						
Water access	37.40%	48.40%						
Ball field	26.60%	57.40%						
Should the township have bicycle path/trails systems:	Yes	No						
Along primary roads, with widened shoulder	68.40%	21.20%						
Off main roads	63.00%	23.60%						
The full length of the township	62.30%	23.50%						
Linking parks or scenic views	61.00%	24.80%						

Peninsula Township 2006 Survey Results

	Yes	No							
Have you seen any changes to water quality in the bay over the last few years	39.20%	30.60%							
Lower quality	67.00%								
Higher quality	33.00%								
	Yes	No							
Do you support the concept that center road carry traffic with no signs or signals, and Bluff, East Shore, Peninsula, and Smokey Hollow roads serve local traffic	77.20%	9.50%							
	Yes	No							
Should the township policy be to discourage widening roads paralleling M-37, such as Bluff, Peninsula, East Shore and Smokey Hollow	70.10%	19.50%							
Should the following initiatives be pursued:	Yes, even with raising taxes	Yes, only without raising taxes	No						
Preserving of open space (non-farmland) through purchase	44.40%	40.50%	10.70%						
Maintain agricultural productive land	39.40%	52.60%	6.40%						
More zoning enforcement	33.70%	37.80%	17.30%						
Expansion of township park facilities	23.00%	44.40%	24.60%						
	Involved	Not Involved							
Level of involvement in township issues/matters	41.80%	58.20%							
	Local Newspaper	Local News	TCTV2	Township newsletter	Township Web page	Friends /word of mouth	Township Meetings	Other	
Preferred method of communication regarding township issues	50.00%	33.60%	5.10%	85.90%	31.30%	26.60%	24.60%	3.90%	
	Yes	No							
Have you visited the township web site	36.80%	63.20%							
	Yes	No							
Have you used BATA	9.60%	90.40%							

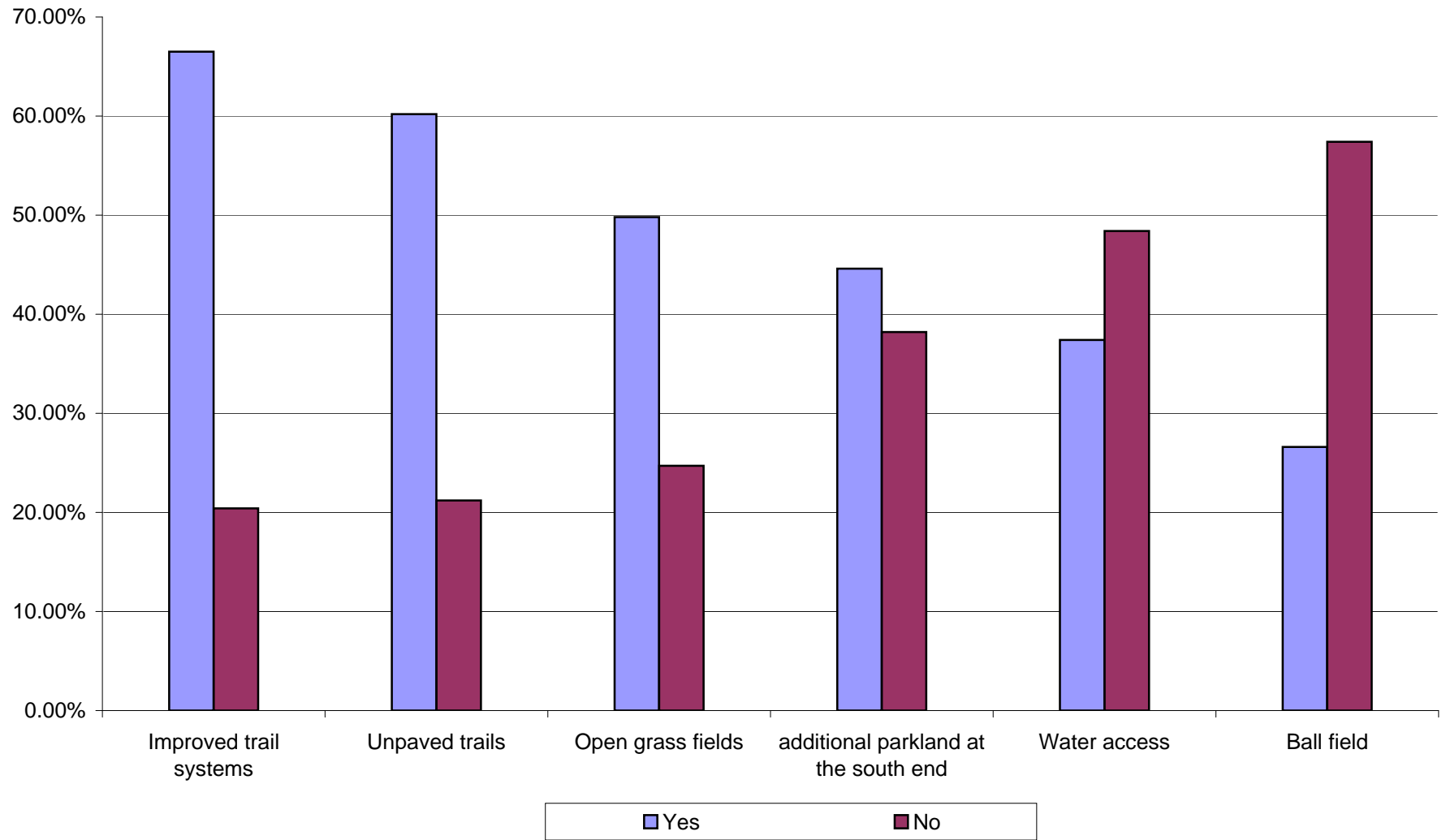
Peninsula Township 2006 Survey Results

	Yes	No							
Do you feel that there is lack of community feeling in the township	51.70%	48.30%							
Should the township support the following:	Yes	No							
More publicity of community events	75.30%	11.40%							
Community information meetings	67.50%	13.60%							
Fall festival with farm products and local crafts	66.70%	18.90%							
Community facility for large group gathering	29.60%	48.70%							
Respondents Age									
>75	17.60%								
66-75	20.00%								
56-65	27.00%								
46-55	20.80%								
36-45	12.00%								
26-35	2.40%								
Are you currently:									
Permanent resident	80.80%								
Seasonal resident	13.60%								
Not a resident of the township	5.60%								
Years lived in the township:									
20 or more	30.40%								
15-19	14.20%								
10-14	18.30%								
5-9	19.20%								
1-4	12.50%								
less than 1 year	5.40%								
Type of employment:									
Retired	43.10%								
Professional	34.60%								
Health care	8.10%								
Unemployed	8.00%								
Manufacturing	3.30%								
Office/clerical	2.40%								
Farming/agricultural	2.00%								
Construction/Trade	1.60%								
Other	4.10%								

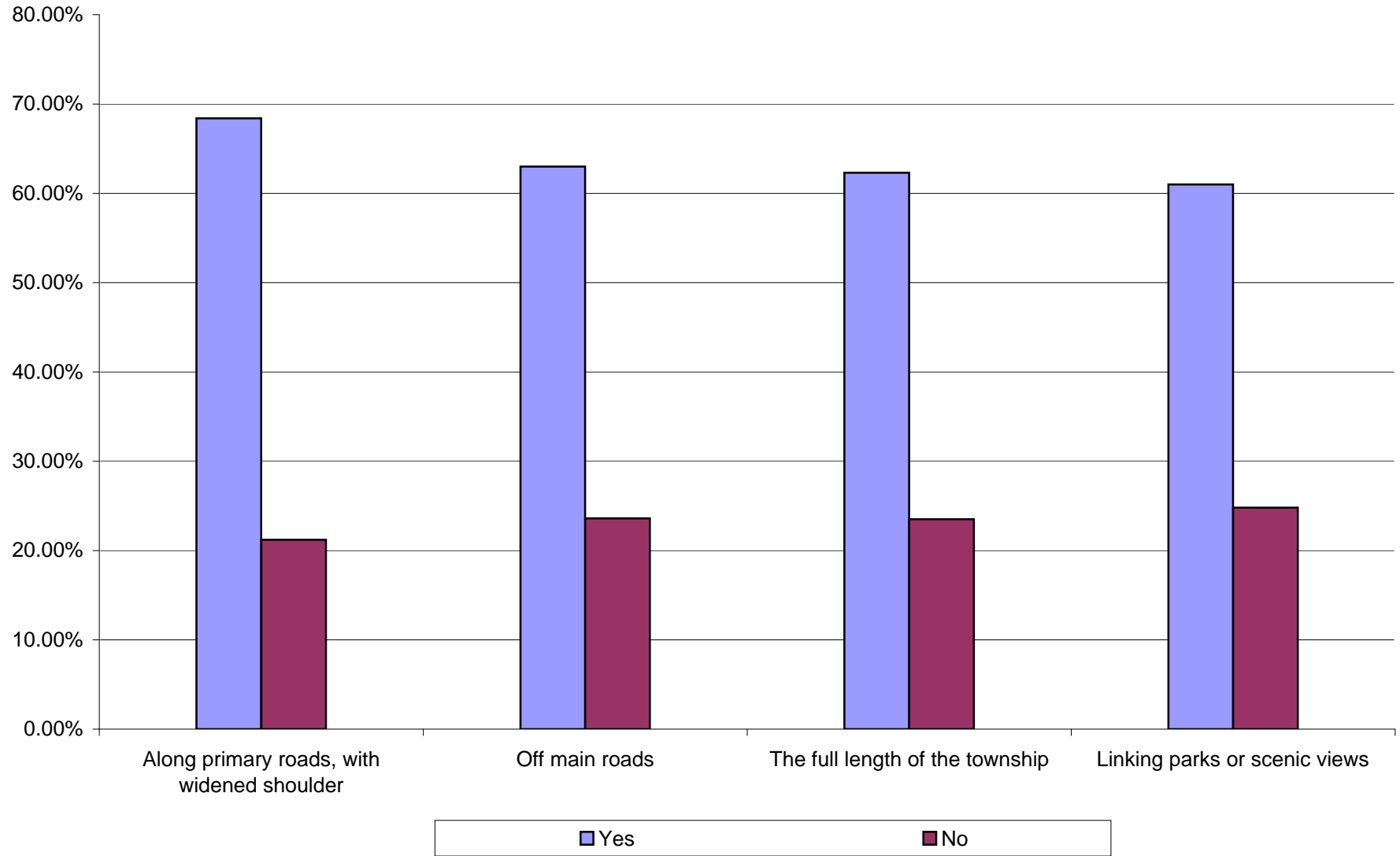
Peninsula Township 2006 Survey Results

	Yes	No						
Operate Home business?	11.40%	88.60%						
Where you live:								
South of Wilson	34.70%							
Between Wilson and Mapleton	43.00%							
North of Mapleton	22.30%							
Land owned:								
>41 acres	2.80%							
21 - 40 acres	1.60%							
11 - 20 acres	1.20%							
6 - 10 acres	4.40%							
3 - 5 acres	8.00%							
1 - 2 acres	34.10%							
Less than 1 acre	46.60%							
Do not own land	1.20%							
Gender:								
Female	44.90%							
Male	55.10%							
Notes:								
1. Percentages were calculated based on responses above the mid point (for positive), and below the mid point (for negative)								

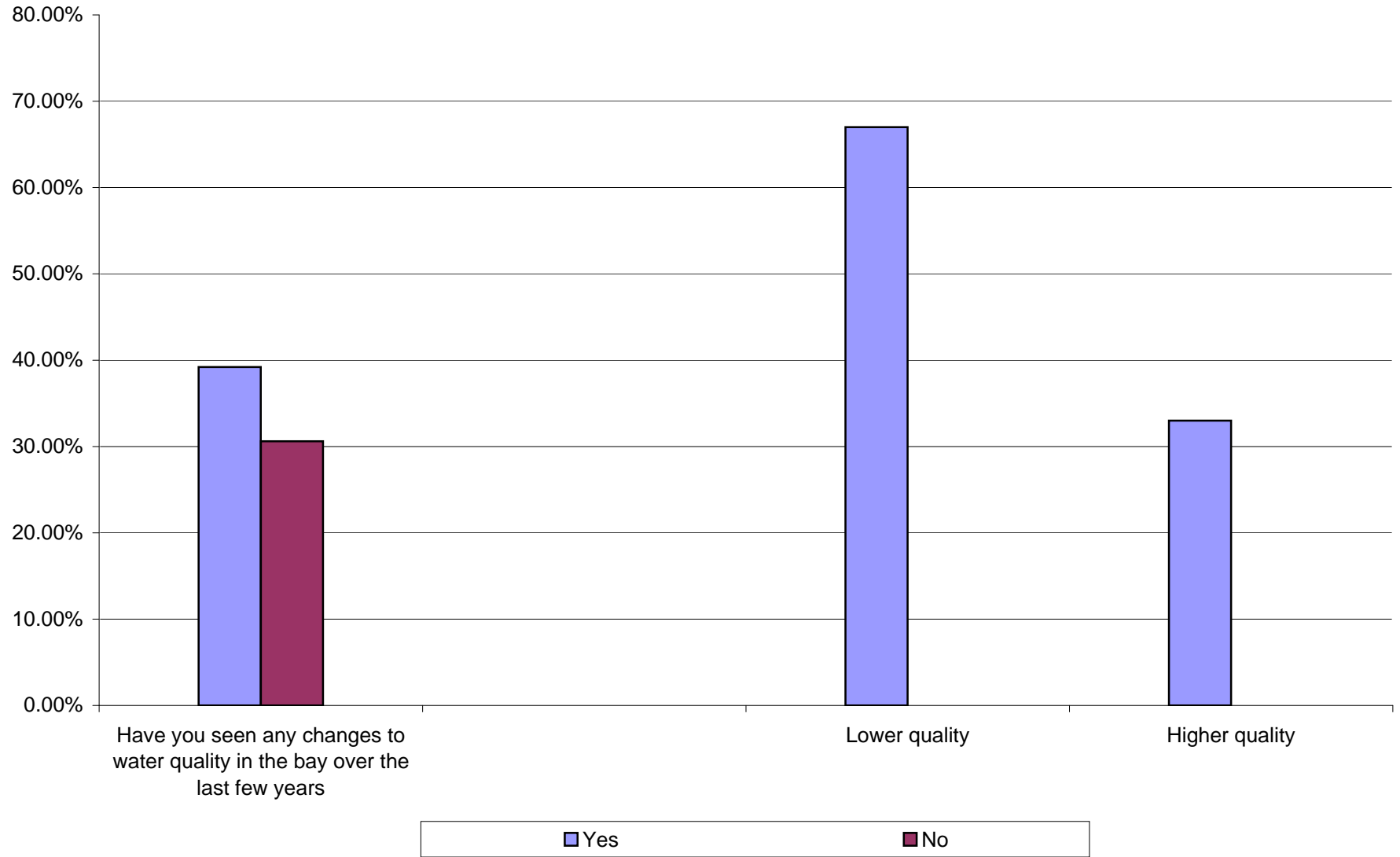
South End Development Support



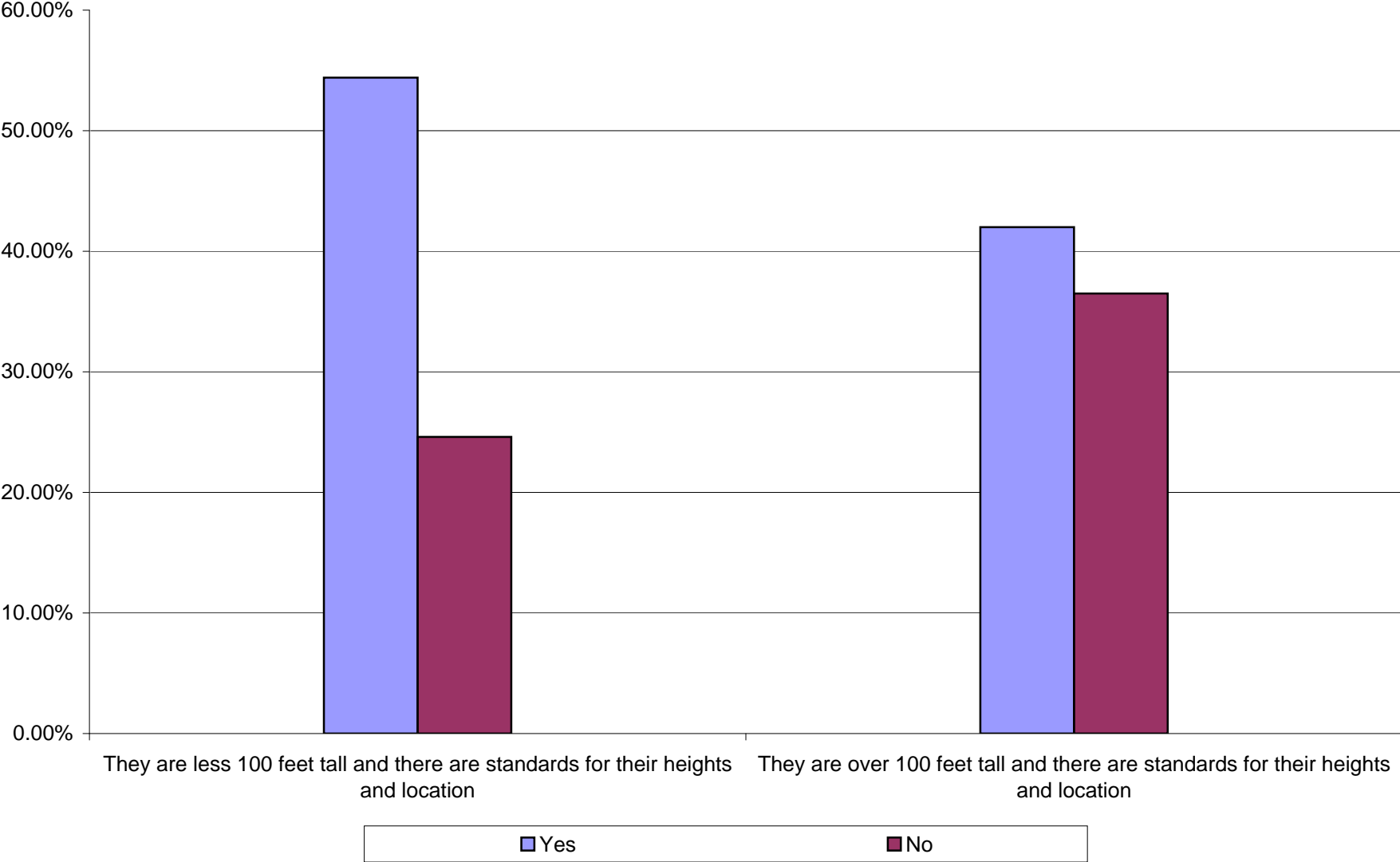
Bike Path Support



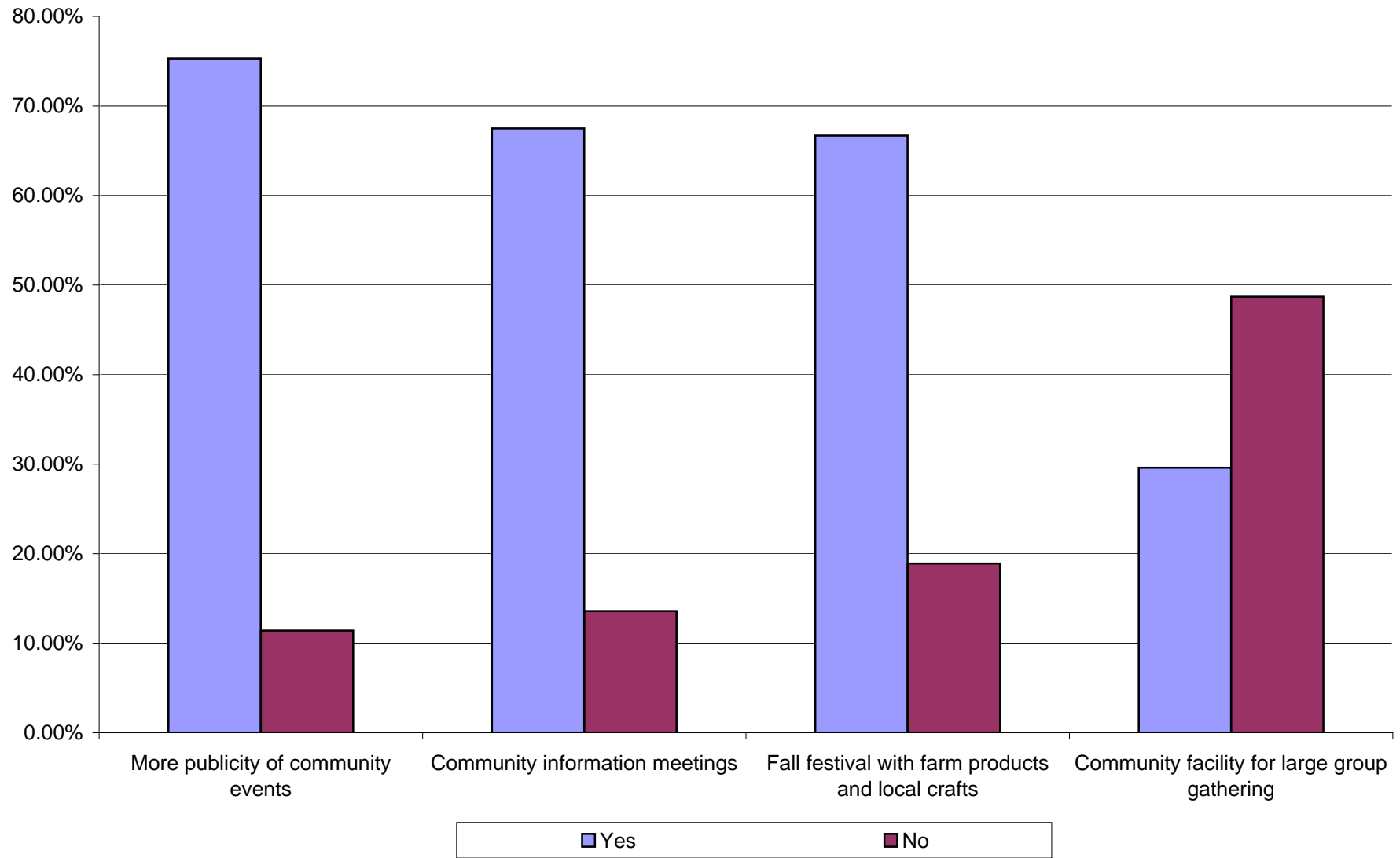
Water Quality Issue



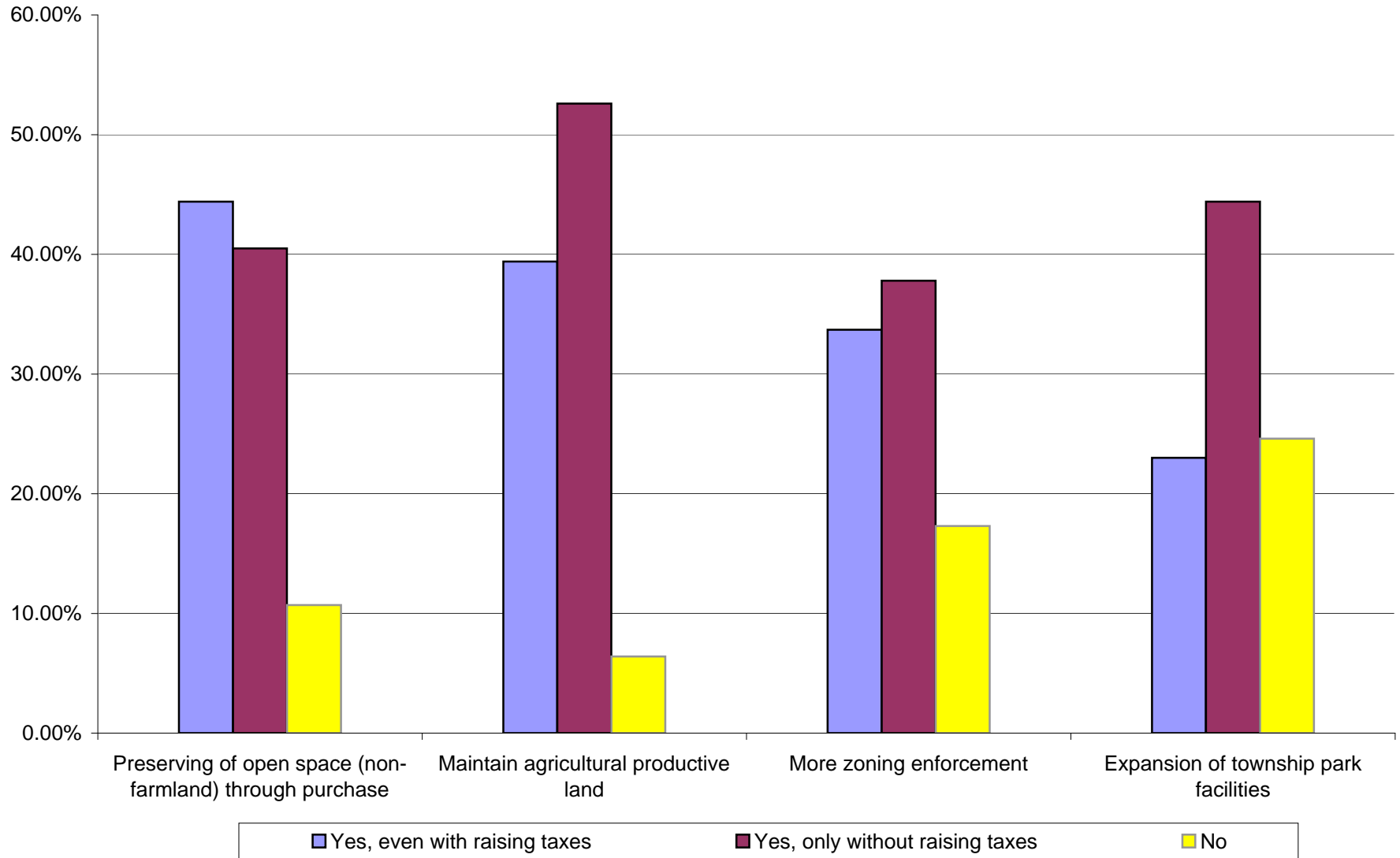
Windmills Allowed If:



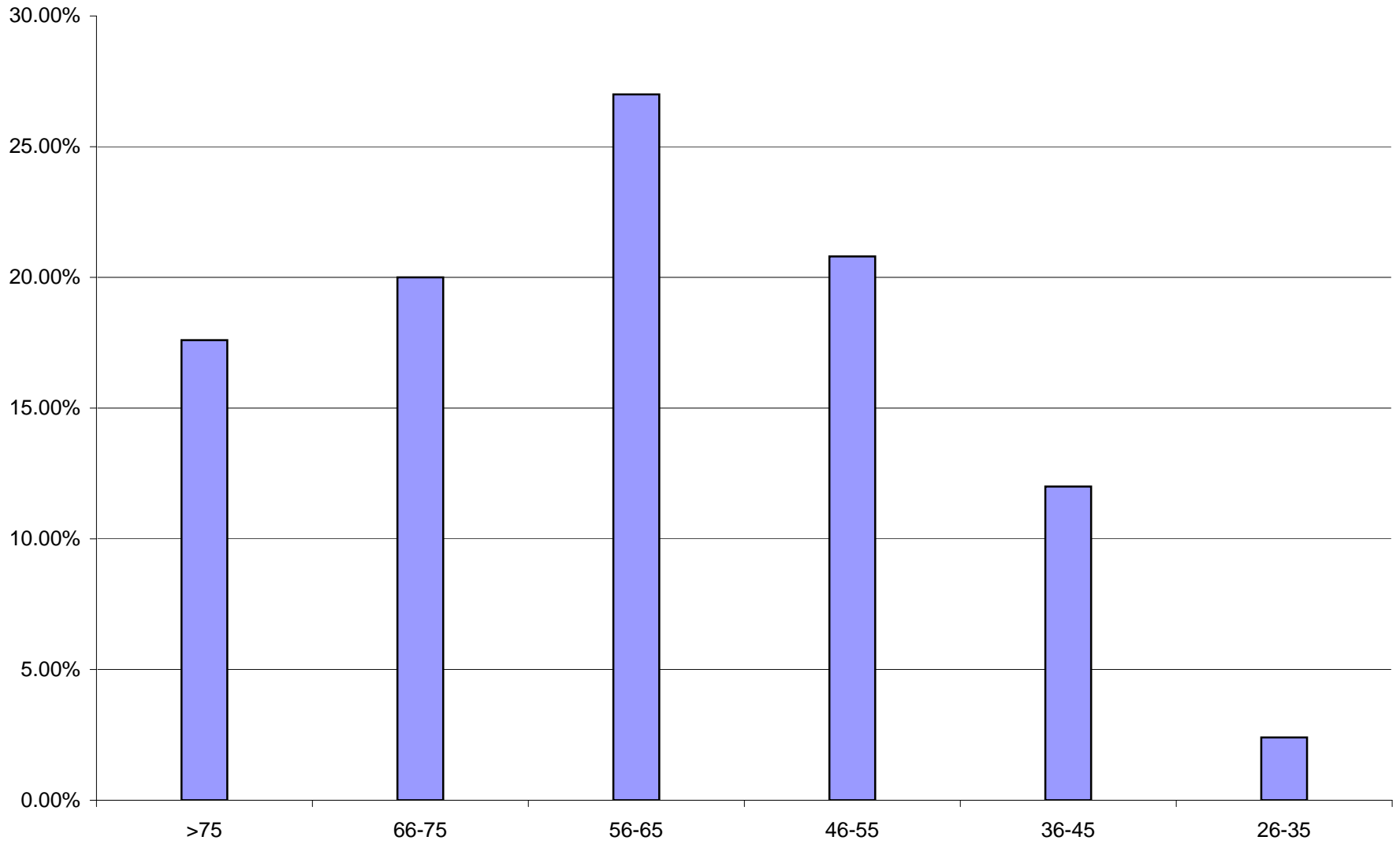
Should The Township Support:



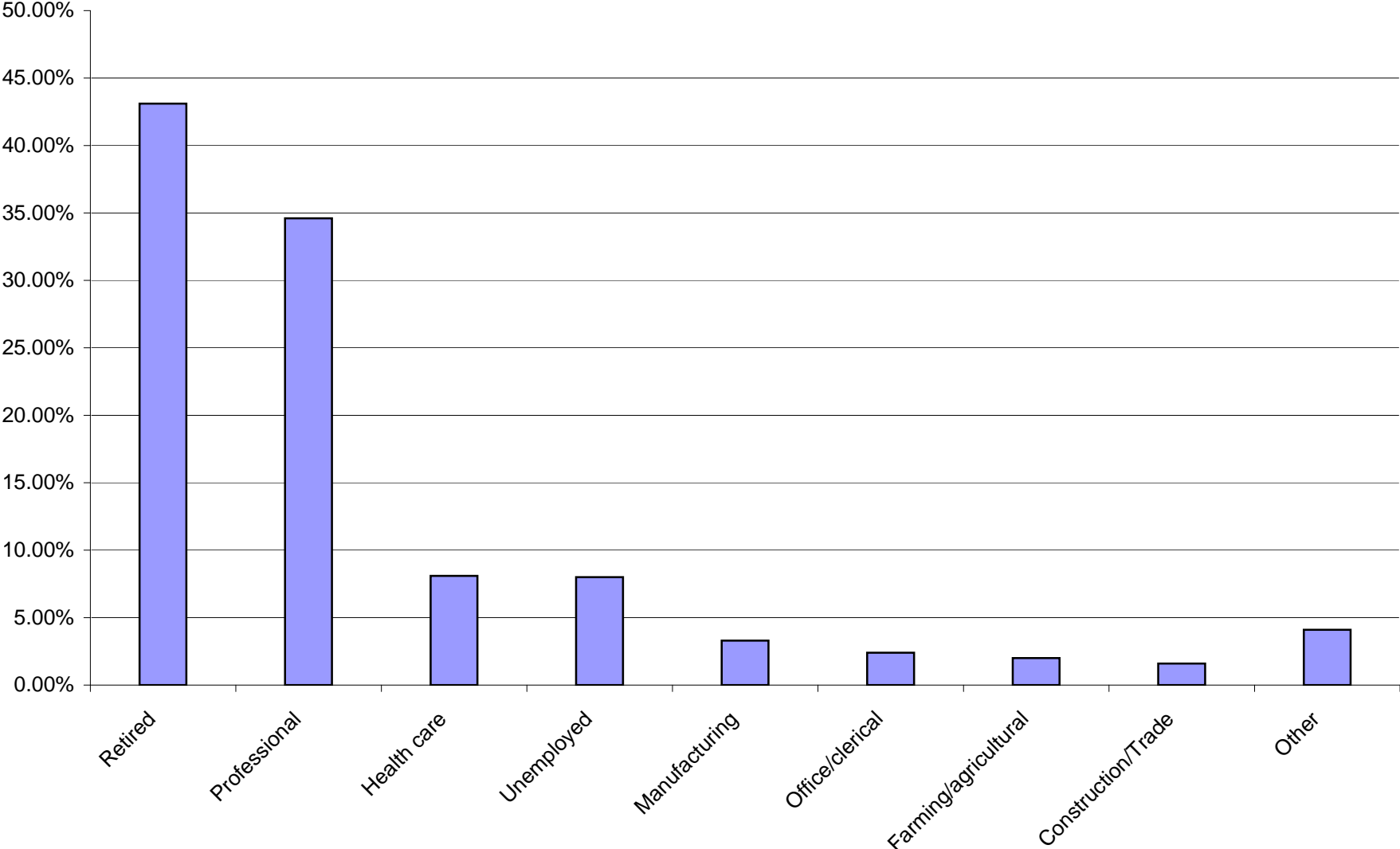
Should The Following Initiatives Be Pursued:



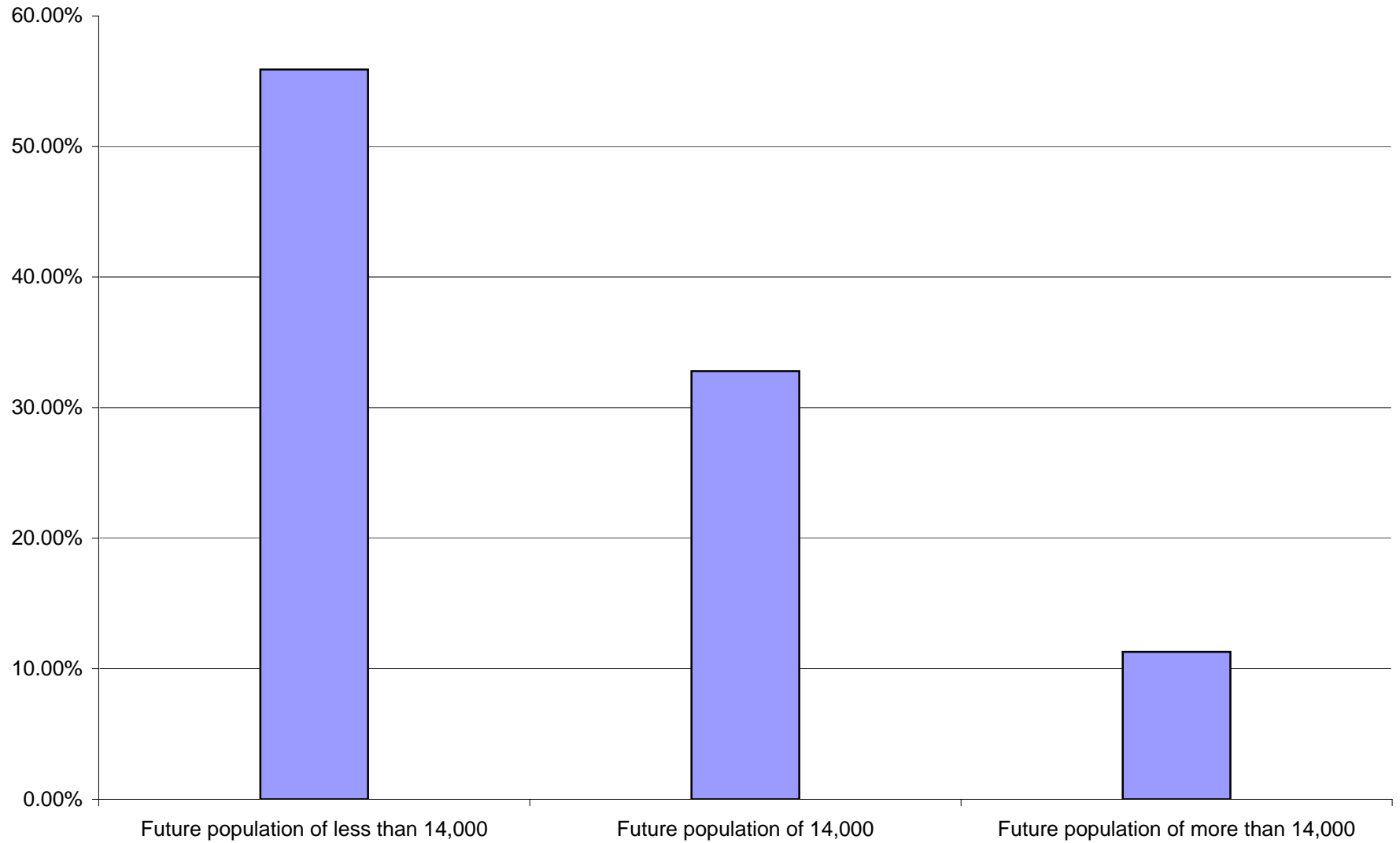
Respondents' Age



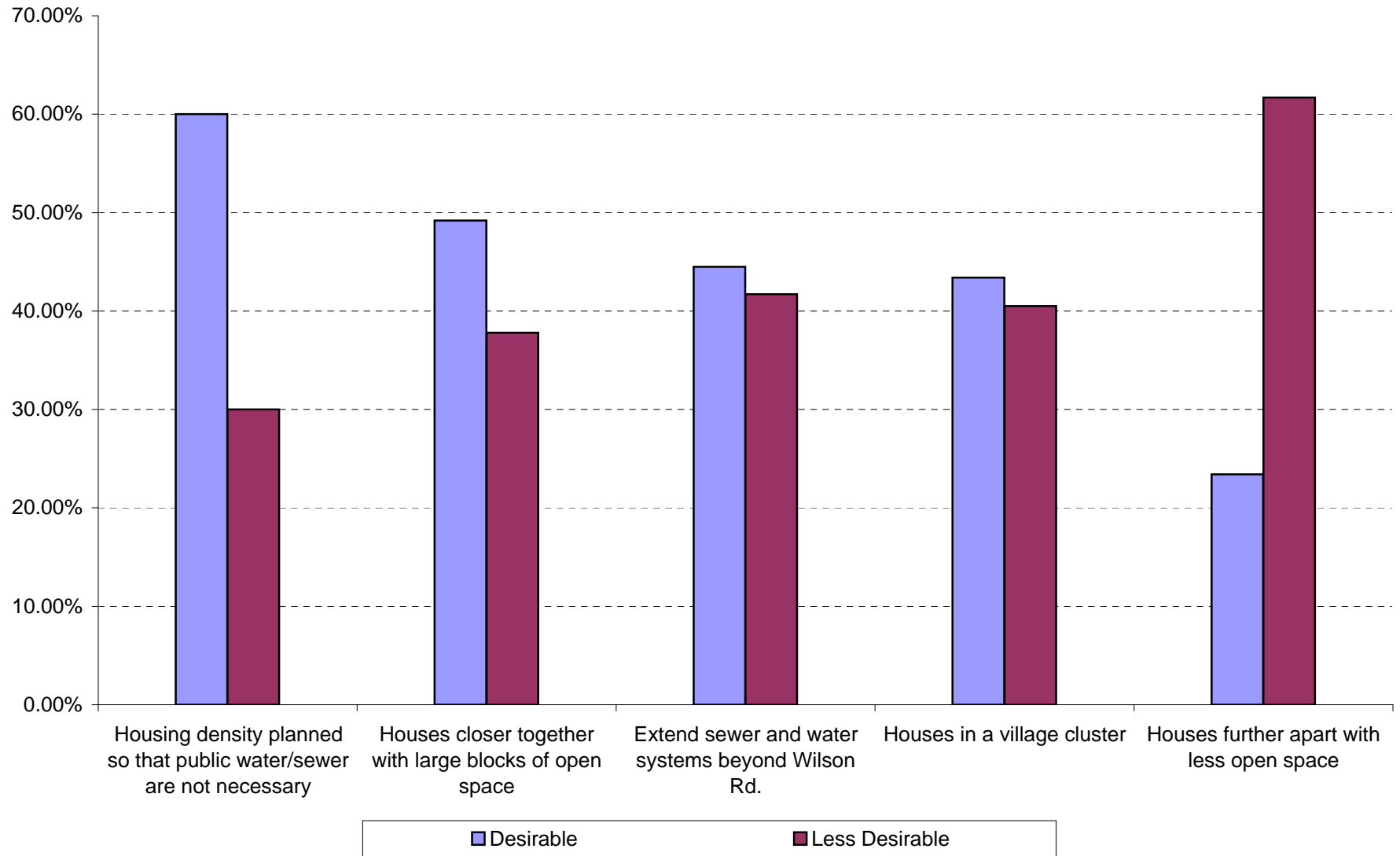
Employment



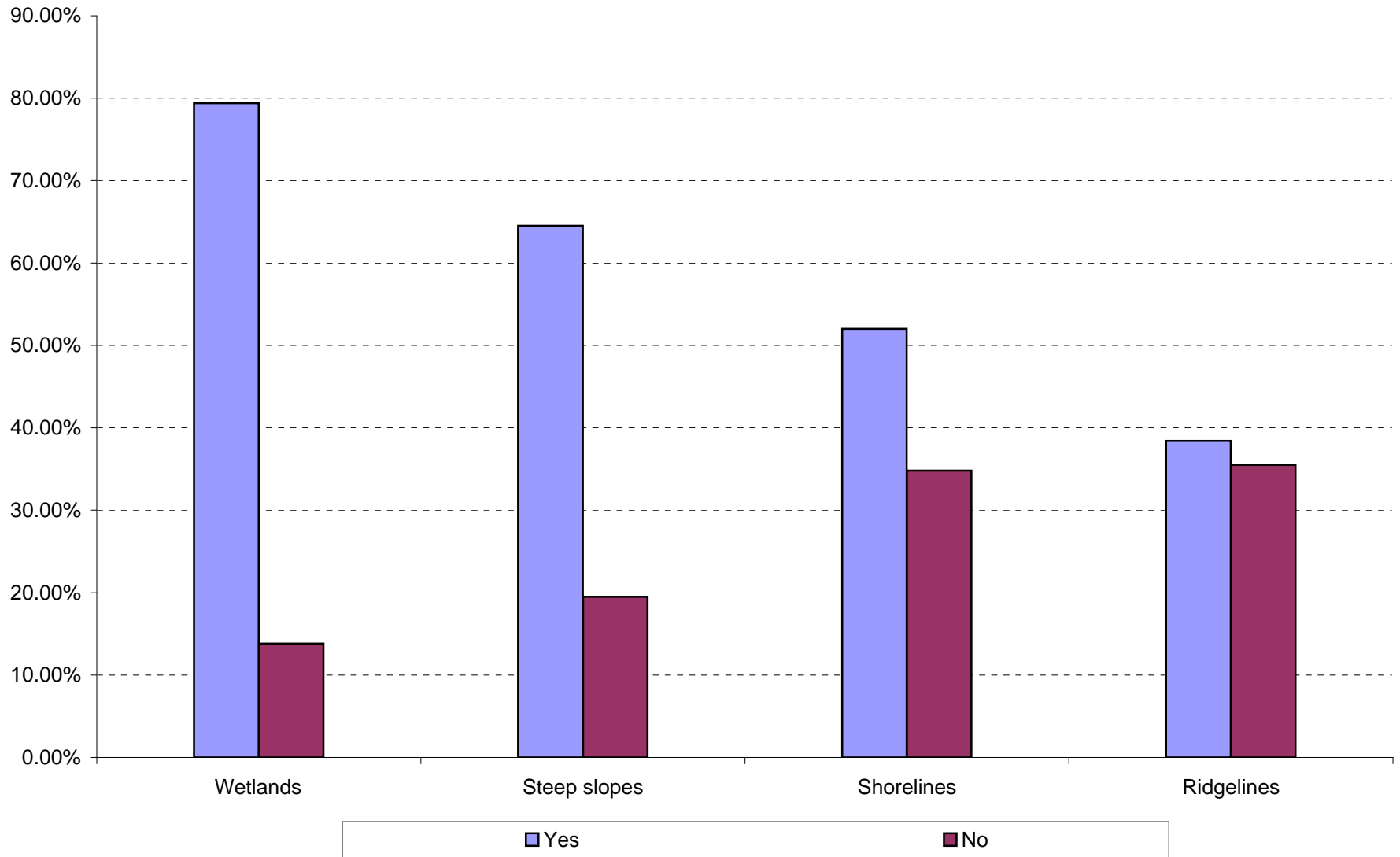
Population Planning



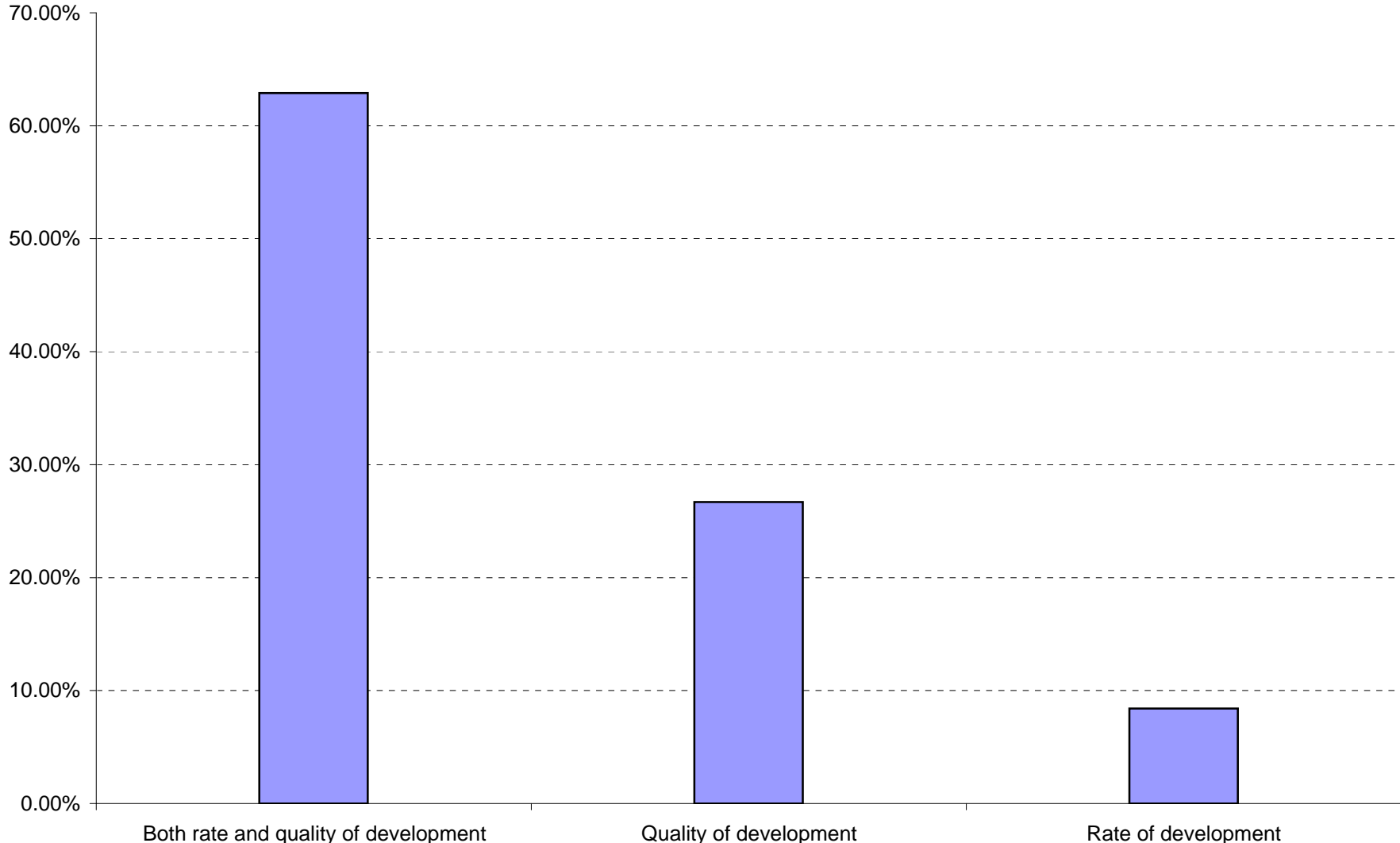
Desirable Development Patterns:



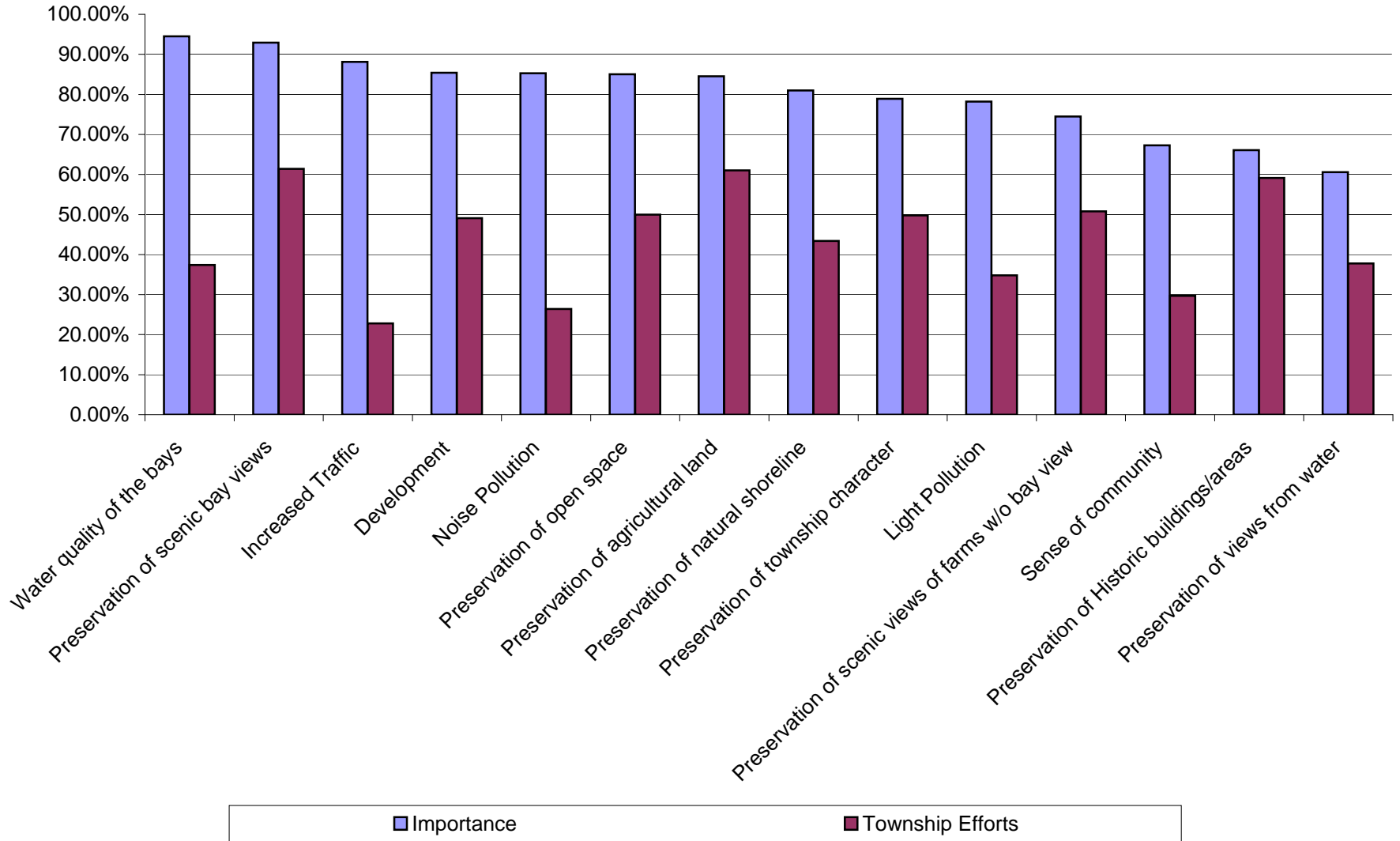
Residential Development Discouraged In:



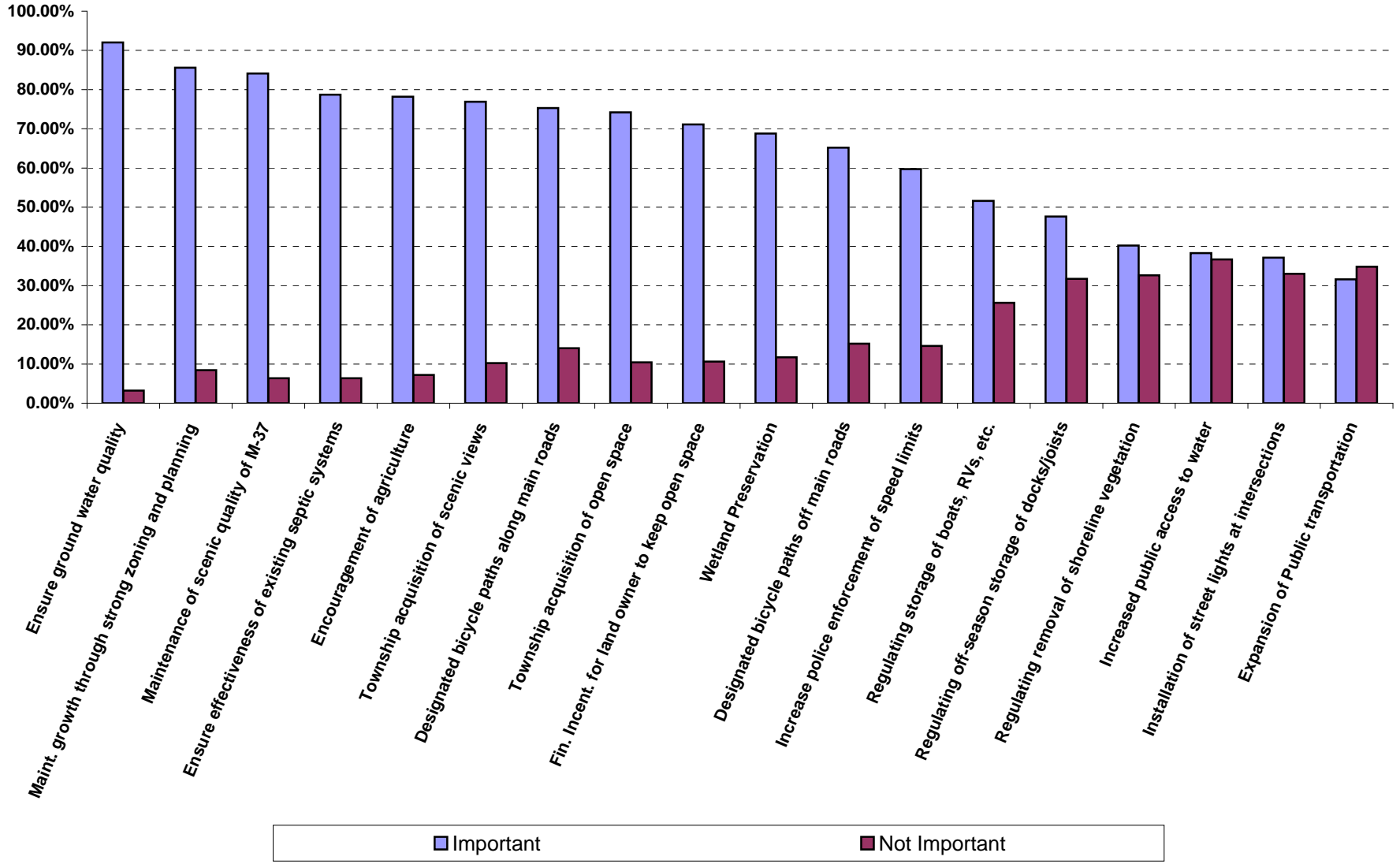
Should Township Concentrate on:



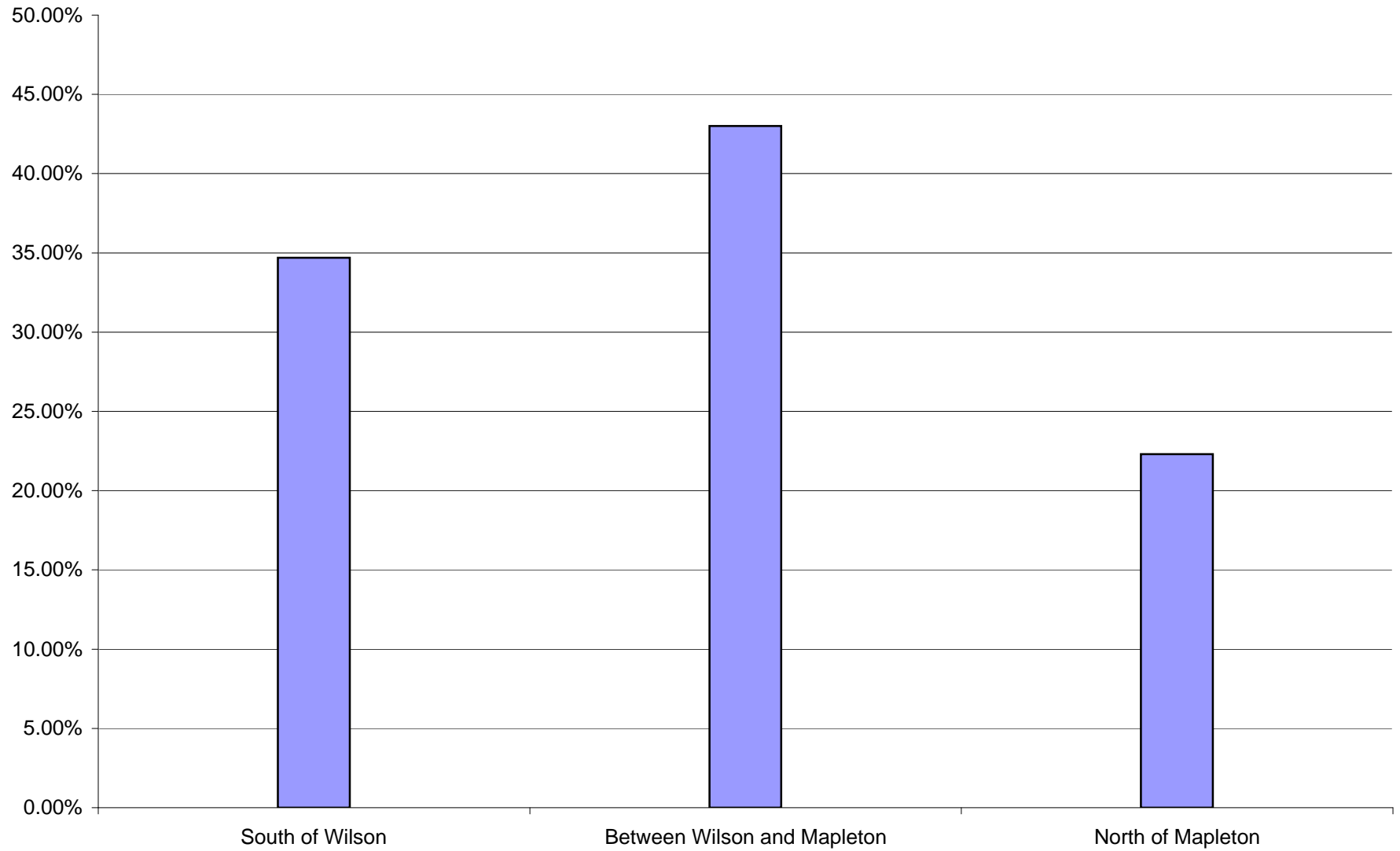
Township Effort Level Vs Importance Level



Importance of Potential Township Initiatives



Respondents Distribution





Peninsula Township
Grand Traverse County, Michigan

2011 Master Plan

Appendix B

Sample of 2006 Opinion Survey Form

2006 Peninsula Township Survey

For each question below, please fill in the circle using a dark pencil, felt tip, or ball point pen.

EXAMPLE: Correct Wrong

Peninsula Township will be faced with many issues in the next decade for which long-range planning is critical. Following is a series of items addressing various issues relevant to the township. First, please indicate the importance of each item when considering the future of Peninsula Township, and then rate Peninsula Township's efforts with regard to the item.

5=Very Important 4=Somewhat Important 3=Neutral 2=Somewhat Unimportant 1=Very Unimportant
 5=Excellent 4=Above Average 3=Average 2=Below Average 1=Poor DK=Don't Know

Regarding...	How important is this issue to you?	How would you rate Peninsula Township's efforts with regard to this issue?
Development	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Preservation of historic buildings and areas	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Preservation of scenic bay views	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Preservation of scenic views of farms/fields with no bay views	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Preservation of views from water	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Preservation of natural shoreline	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Preservation of open space	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Preservation of agricultural land	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Preservation of township character	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Sense of community	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Light pollution (dark night sky)	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Increased traffic	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Water quality of the Bays	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK
Noise pollution	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1	<input type="radio"/> 5 <input type="radio"/> 4 <input type="radio"/> 3 <input type="radio"/> 2 <input type="radio"/> 1 <input type="radio"/> DK



In your opinion, how important is each of the following potential Peninsula Township initiatives?

5=Very Important 4=Somewhat Important 3=Neutral 2=Somewhat Unimportant 1=Very Unimportant

Township acquisition of open space	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Ensure effectiveness of existing septic systems	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Township acquisition of scenic views	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Ensure ground water quality (ground, lakes, streams)	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Wetland preservation	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Installation of street lights at intersections	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Financial incentives for land owners to keep open space	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Regulating removal of shoreline vegetation	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Increased police enforcement of speed limits	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Maintenance of scenic quality of M-37	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Expansion of public transportation	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Regulating off-season storage for docks/hoists	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Designated bicycle paths along main roads	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Increased public access to water	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Designated bicycle paths off main roads	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Encouragement of agriculture	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1
Managed growth through strong zoning and planning	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1	Regulating storage for boats, RVs, etc.	<input type="radio"/> 5	<input type="radio"/> 4	<input type="radio"/> 3	<input type="radio"/> 2	<input type="radio"/> 1

DEVELOPMENT PATTERNS

Based on current zoning and average rate of growth, Peninsula Township could grow from the current population of approximately 6,000 to a maximum of 14,000 in 40 years. With this assumption, there are a number of development patterns the township can pursue. Please rate each of the following potential development patterns on a scale of 1 to 10, with 1 being least desirable and 10 being most desirable.

	Least Desirable										Most Desirable
Developments with houses closer together with larger blocks of open space.....	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10	
Developments with houses farther apart with less open space.....	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10	
Houses in a village cluster (small village of up to 350 homes as an alternative to subdivisions).....	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10	
Extend sewer and water systems beyond Wilson Rd.	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10	
Housing density planned so that public water/sewer are not necessary.....	<input type="radio"/> 1	<input type="radio"/> 2	<input type="radio"/> 3	<input type="radio"/> 4	<input type="radio"/> 5	<input type="radio"/> 6	<input type="radio"/> 7	<input type="radio"/> 8	<input type="radio"/> 9	<input type="radio"/> 10	



In your opinion, should residential development be discouraged on the following types of land:

- Steep slopes? Yes No Uncertain Ridgelines? Yes No Uncertain
Shorelines? Yes No Uncertain Wetlands? Yes No Uncertain

In your opinion, should the Township concentrate on the rate of development or the quality of development? (Please choose only one)

- Rate Quality Both Equally Uncertain

Based on current zoning and average rate of growth, Peninsula Township could grow from the current population of approximately 6,000 to a maximum of 14,000 in 40 years. In your opinion, should the township plan for:

- A maximum population of 14,000
 A maximum population of less than 14,000
 A maximum population of more than 14,000

The Purchase of Development Rights (PDR) program has resulted in a lot of open space at the Peninsula's north end with development concentrated in the south end. This development has been accommodated with public utilities. Recognizing this, do you believe the township should pursue:

- More open space at the south end? Yes No Uncertain
Public parks at the south end? Yes No Uncertain

Please rate the following potential public developments in terms of your preference for development in Peninsula Township:

- Improvement of present township parks Not a Priority Low Medium High Priority
Development of additional outdoor recreational opportunities Not a Priority Low Medium High Priority
Provision of more public access to the bays Not a Priority Low Medium High Priority
Community Center, to include a recreation area (e.g., volleyball) and meeting rooms for public use Not a Priority Low Medium High Priority

The Township has been purchasing conservation easements to preserve farmland with voted taxes (PDR). Some people think the farmland should also be preserved by other means, such as clustering or transferring development to other areas with limited adverse impact on adjacent properties. What do you think should be done in the future? Please rate the following options:

- Continue the PDR program with voted millage Not a Priority Low Medium High Priority
Cluster development and keep open space as farmland Not a Priority Low Medium High Priority
Removing future residential development from farmland and locating it in other areas Not a Priority Low Medium High Priority



There are different kinds of commercial, industrial, and housing uses. Some are appropriate in one area; some in another area; some may not be appropriate in any area of Peninsula Township. For each of the following potential land uses, please indicate if you feel the use is appropriate for Peninsula Township. If you feel the use is appropriate, indicate in which area or areas of the Township it is appropriate. You may indicate more than one area for each use.

	Appropriate in Peninsula Township?	Village of Old Mission	Bowers Harbor	Mapleton	South end of Township	North end of Township
Campground	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Country Inn	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Golf Course	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Combination Golf Course/ Residential Development	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood Retail (e.g., craft shop, coffee shop)	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community Center	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurant	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional Offices	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed Use (residential/ commercial in same building; retail 1st floor, small apt. 2nd)	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Boat/RV Storage	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gas Station	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Marina	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Light Manufacturing/ Fabricating	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family, 5-acre lots	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single Family, less than 5-acre lots	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Apartments - density of one apartment per acre	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile Home Parks	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Senior Housing	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low Income Housing	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Short term rental, less than 1-month, in residential zone	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Private/Public School	<input type="radio"/> No <input type="radio"/> Yes -->	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>



Current Township zoning allows for 100 foot windmills, in any zone, if approved by special use permit. Should windmills that are over 100 feet tall be allowed if there are standards for their height and location?

Yes No Uncertain

Should any windmills less than 100 feet be allowed if there are standards for height and location?

Yes No Uncertain

Currently all parkland is located north of Bowers Harbor, except for Archie Park and the DNR Boat Launch. In your opinion, should the Township develop additional parkland at the south end?

Yes No Uncertain

Please indicate if you support development of the following for public use in the southern end of the Township:

Water access? Yes No Uncertain Open grass fields? Yes No Uncertain
 Ball fields? Yes No Uncertain Unpaved trails? Yes No Uncertain
 Improved trail systems? Yes No Uncertain Other, please specify: _____

In your opinion, should Peninsula Township have bicycle paths/trail systems:

along primary roads, with widened shoulder? Yes No Uncertain
 off main roads? Yes No Uncertain
 linking parks or scenic views? Yes No Uncertain
 the full length of peninsula? Yes No Uncertain
 Other, please specify: _____

Have you seen any changes to water quality in the Bay over the last several years? Yes No Uncertain

If Yes: Higher Water Quality Lower Water Quality

The Planning Commission currently has a working concept to provide for future traffic needs: Center Road to carry cars with no stop signs or signals, with north-south roads such as Bluff, East Shore, Peninsula Drive and Smokey Hollow serving local properties. Do you support this concept? Yes No Uncertain

Should the Township's policy be to discourage widening roads paralleling M-37, such as Bluff, Peninsula Drive, East Shore and Smokey Hollow? Yes No Uncertain

With regard to funding, do you believe the following initiatives should be pursued in Peninsula Township?				
(Please choose <u>one response</u> for each item)	Yes, even if it raises my taxes	Yes, only if it does <u>not</u> raise my taxes	No	Uncertain
Maintain agriculturally productive land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preservation of open space (non-farmland) through purchase	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Expansion of township park facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More zoning enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

How would you rate your level of involvement in Township issues/matters?

Very Involved Somewhat Involved Somewhat Uninvolved Not at all Involved



What is your preferred method(s) of communication regarding Township issues? Choose all that apply.

- Local Newspaper TCTV2 Township Web Page Township Meetings
 Local News Township Newsletter Friends/Word of mouth Other, please specify: _____

Have you visited the Peninsula Township web site (peninsulatownship.com)? Yes No

Have you used the Bay Area Transportation Authority service? Yes No

Some residents have expressed concern that there is a lack of community feeling in the township.
Do you agree? Yes No

IF YOU AGREE, should the Township support the following?

fall festival with farm products and local crafts? Yes No Uncertain

community facility for large group gatherings? Yes No Uncertain

community informational meetings? Yes No Uncertain

more publicity of community events? Yes No Uncertain

DEMOGRAPHICS

May we please have the following information in order to analyze your opinions with other respondents?
ALL INFORMATION WILL BE KEPT CONFIDENTIAL!

Please indicate your age range:

- Less than 18 years 18 to 25 years 26 to 35 years 36 to 45 years 46 to 55 years
 56 to 65 years 66 to 75 years Over 75 years

Are you currently:

- a year-round resident? Yes No
a seasonal resident? Yes No
NOT a resident of the township

How many years have you lived in Peninsula Township?

- Less than 1 year 1-4 years 5-9 years 10-14 years 15-19 years 20 years or more

Please indicate the type of employment that best represents you (please choose only one):

- Construction/Trade Farming/Agriculture Health care Manufacturing Office/Clerical
 Professional Retired Unemployed Other, specify: _____

Do you operate a business out of your home? Yes No

Which of the following best describes where you live?

- North of Mapleton Between Wilson Road and Mapleton South of Wilson Road

Which best describes the amount of land you own in Peninsula Township?

- Less than one acre 1 to 2 acres 3 to 5 acres
 6 to 10 acres 11 to 20 acres 21 to 40 acres
 41 and over acres I do not own any land in Peninsula Township

Gender: Male Female

Thank you for your participation!





Peninsula Township
Grand Traverse County, Michigan

2011 Master Plan

Appendix C

List of Public & Semi Public Properties

List of Public & Semi Public Properties

Archie Roadside Park

Bowers Harbor Park

Pelizzari Natural Area

Haserot Park

Lighthouse Park

Cultural Center /
Historic Church

Old Mission Point Park

Pyatt Lake Preserve

Brinkman Bog Natural
Area

Peninsula Cemetery

Ogdensburg Cemetery

Bohemian Cemetery

Power Island

Old Mission
Elementary School

Compactor Station

Bowers Harbor Boat
Launch

Dougherty House

Township Offices

Township Fire Stations
1 & 2

