

PENINSULA TOWNSHIP MASTER PLAN

2009



FOR PUBLIC INFORMATION MEETING DECEMBER 14, 2009

**Peninsula Township Master Plan
Table of Contents**

Foreword

Chapter I - Community Profile and Natural Features

Overview

Defining the Character of the Peninsula Township

Old Mission Peninsula History, Demographics, and Geography

 Early Peninsula History

 Education

 Local Government

 Agriculture

 Transportation

 Tourism

 Geography

 Location

 Topography

 Soils

 Climate

 Demographics

Chapter II – Existing Land Use and Zoning

Overview

Existing Zoning Districts

Chapter III – The Vision For Peninsula Township

Overview

The Vision

Chapter IV – Future Land Use

Overview

Overlay Districts

Overview

Definition

Overlay District Policy

 Environmentally Sensitive Area Overlay

 Overview

 Environmentally Sensitive Area Overlay Goals and Actions

 Shoreline Overlay

 Overview

 Shoreline Overlay Goals and Actions

 Historic Overlay

 Overview

 Historic Overlay Goals and Actions

Agricultural Land Use

Overview

Definition

Agricultural Land Use Policy

Agricultural Production Land Use

Overview

Agricultural Production Land Use Goals and Actions

Rural Agricultural Land Use

Overview

Rural Agricultural Land Use Goals and Actions

Residential Land Use

Overview

Definition

Residential Land Use Policy

Residential Land Use Goals and Actions

Commercial / Neighborhood Services Land Use

Overview

Commercial / Neighborhood Services Policy

Commercial / Neighborhood Services Goals and Actions

Industrial Land Use

Overview

Industrial Land Use Policy

Industrial Land Use Goals and Actions

Public Facilities / Infrastructure Land Use

Overview

Definition

Public Facilities / Infrastructure Policy

Parks, Recreation, Public and Semi-Public Land

Overview

Parks, Recreation, Public and Semi-Public Land Use Goals and Actions

Transportation and Roads

Overview

Transportation and Roads Policy

Transportation and Roads Goals and Actions

Public Facilities / Utilities

Overview

Public Facilities / Utilities Policy

Public Facilities / Utilities Goals and Actions

Chapter V – Plan Implementation

- Overview
- Regulatory Ordinances
- Economic Based Implementation Tools
- Spending Policy
- Public and Private Decision Making
- Implementation Schedule

Master Plan Maps:

- Map # 1 Peninsula Township Location
- Map # 2 Environmentally Sensitive Areas Overlay
- Map # 3 Tart Cherry Site Inventory
- Map # 4 Existing Land Use – 2009
- Map # 5 Existing Zoning - 2009
- Map # 6 Future Land Use
- Map # 6A Agricultural Production and Rural Agricultural Areas
- Map # 6B Residential / Commercial Areas
- Map # 6C Public Facilities / Infrastructure - Sewer System Existing and Proposed
- Map # 6D Public Facilities / Infrastructure - Water System Existing and Proposed
- Map # 6E Public Facilities / Infrastructure – Public Facilities
- Map # 7 Scenic Views

Appendices

- Appendix A 2006 Opinion Survey, Graphics Summary of results
- Appendix B Sample of Opinion Survey Form
- Appendix C Peninsula Township Board Resolutions
- Appendix D Suggested uses for the Agriculture and Rural Agricultural Districts

Peninsula Township Master Plan

Foreword

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 and to provide both short term (five years) and long term (20 years or more) directions for maintaining the rural character and quality of life for the residents and property owners of Peninsula Township. 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.

History of Peninsula Township Planning

Historically, the Master Plan evolved from an original Land Use Plan that was adopted by Peninsula Township in 1968. Numerous adaptations, plans, public input and millage votes have transpired since that time, which have culminated in the preparation of this plan. The important landmarks are summarized below:

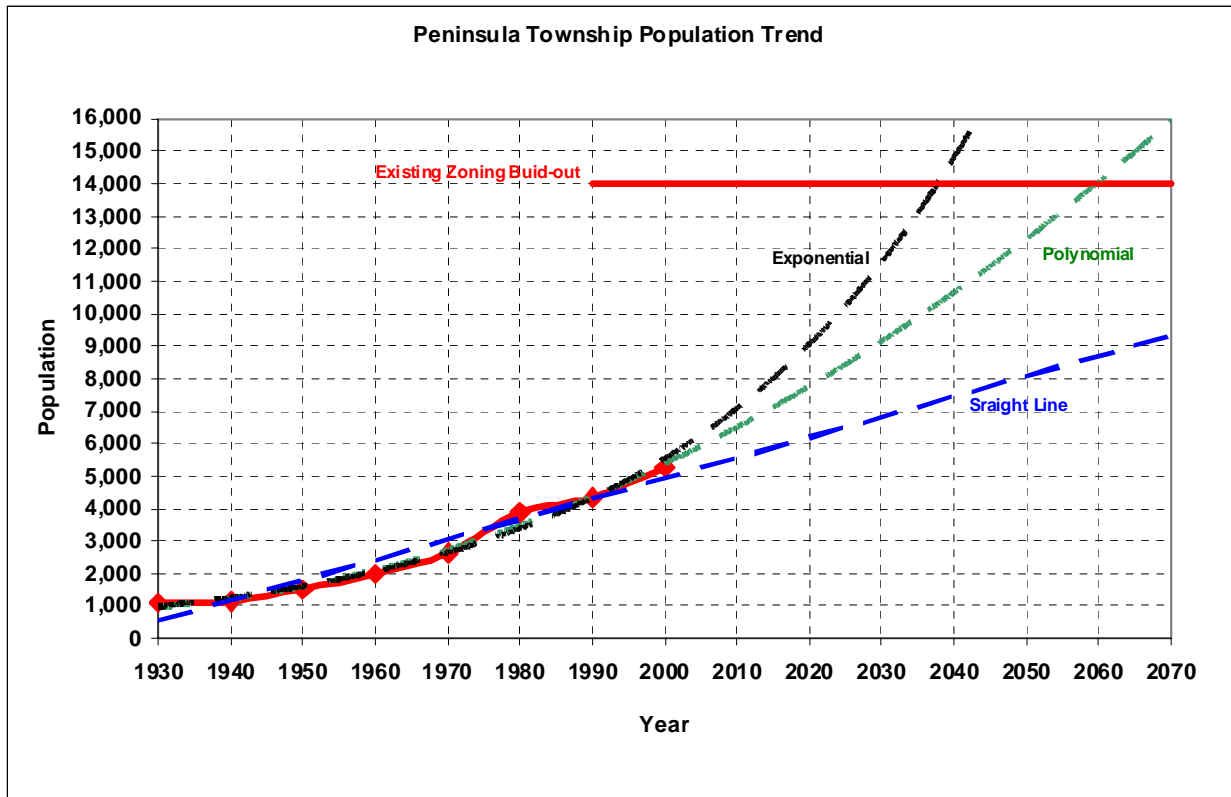
- 1968 Original Master Plan adopted
- 1970 Sewer and Water Plan adopted
- 1972 Zoning Ordinance adopted
- 1974 Revised Master Plan adopted
- 1983 New Master Plan adopted. Concept of development changed from a south to north perspective to a shoreline to center perspective.
- 1988 Planning Commission began major review of the Master Plan, which resulted in the adoption of the Agricultural Preserve Map. The Sewer and Water Plan was also amended.
- 1990 A series of amendments included the addition of the agricultural area and the Prime Scenic View Map, resulting in an amended Future Land Use Map.
- 1993 Comprehensive Plan Policies adopted
- 1994 Purchase of Development Rights (PDR) program supported by Township voters and funded through a millage designed to purchase development rights from eligible properties
- 2002 PDR program expanded by another millage vote. Planning Commission votes to reformat Master Plan
- 2004 Reformatted version of Master Plan adopted
- 2006 Resident Survey Report

This Master Plan updates the 2004 Master Plan In accordance with the Michigan Planning Enabling Act, 33 of 2008.

Opinion Surveys of township residents and property owners is an important basis for policies, goals and actions listed in this plan. In 1990 and again in 2006 random sample surveys of the residents and property owners of Peninsula Township were completed. The results of the 2006 survey are included as an appendix to this plan.

This Master Plan recognizes the Peninsula Township has a strategic resource in its permanent agricultural base and high scenic qualities of views and shoreline. Its economic base is agricultural production and home based businesses. The long term economic viability of Peninsula Township depends on maintaining that economic base and also providing a high quality of life for its residents through the economical provision of public services, attractive home sites, historic areas and clean water.

Because of the existence of permanent conservation easements on a significant portion of the land area of Peninsula Township, along with large areas under public ownership, this Master Plan consists of areas where future lands uses are not likely to change in a significant way. Peninsula Township has the luxury in this Master Plan to consider a complete build-out scenario in terms of future population, and thus the ultimate infrastructure needs for such a population can be determined with a degree of certainty. The build- out population that is the basis for this Master Plan is around 14,000 persons assuming that the majority of the Agricultural Preserve Area will be under conservation easements and that the overall density of development is not changed. Based on the census bureau data from 1930 through 2000, it is projected that by 2050 Township population will be in the range of 8,000 to 18,900 persons with a more realistic projection of 12,300 persons as shown on the chart below.



The Future Land Use Plan has land use areas such as permanent agricultural production areas, public sewer and water service areas and future road needs that are long range (30 to 40 years or more). It also has land use areas such as agricultural support areas, historic areas such as those located in the Bowers Harbor and Old Mission areas and commercial areas that are planned for a shorter time frame such as five or more years.

The reader should be advised that the maps and written material contained herein are reproductions, and that the original documents are available for review at the Peninsula Township office.

Peninsula Township Planning Commission:

John Elashkar, Chair
Keith Leak, Vice Chair
Laura Serocki, Secretary
Penny Rosi, Commissioner
Ellen Kohler, Commissioner
Cristin Hosmer, Commissioner
Sean O’Keefe, Commissioner

Previous Planning Commission members who contributed to the development of this Master Plan:

Bern Kroupa
Dave Sanger
Greg Fiebing

Peninsula Township Planner

Gordon Hayward

Peninsula Township Master Plan

Chapter I – Community Profile and Natural Features

Overview

Peninsula Township is perhaps Michigan's most unique and scenic township (refer to Map # 1 for location). It encompasses the Old Mission Peninsula, which extends approximately sixteen miles into Grand Traverse Bay, splitting the bay into its east and west arms. Ranging in width from one to three miles, there are 42 miles of shoreline along the bays. Total acreage on the Peninsula is 17,755 acres.

The demographics of Peninsula Township's citizens differ from the general population. Education levels are significantly higher in Peninsula Township population when compared to Michigan and the United States. Income levels for Township residents are somewhat higher than the general population in the state and nation. Peninsula Township also has a greater proportion of residents over the age of 45 than either the state of Michigan or the United States.

The natural beauty and quality of life offered in Peninsula Township continues to draw people to the area; therefore, managing growth patterns to optimize and protect these characteristics of Peninsula Township is the primary objective of the Master Plan.

Defining The Character Of The Peninsula Township

The character of Peninsula Township is defined by its history, its geography, and its current land uses. Currently, the predominant land uses found in Peninsula Township are fruit-based agriculture and shoreline residences.

Peninsula Township is a peninsula extending 16 miles north of Traverse City into Grand Traverse Bay. Peninsula Township is characterized by its rolling hills that overlook the bay.

The deep waters surrounding the peninsula moderate temperatures, particularly in the fall, creating a microclimate especially suitable for growing fruits. In addition, prime agricultural soils exist throughout the peninsula, making these agricultural land uses productive and a viable economic base for the future. The primary crops grown are cherries, apples, and grapes. The peninsula has received the federal designation of Old Mission Peninsula Appellation because it is a unique area to grow wine grapes.

The 42 miles of shoreline have attracted many people to live in Peninsula Township. Of all the jurisdictions that border Grand Traverse Bay, Peninsula Township has the largest amount of bay shoreline. Because the peninsula is relatively narrow, ranging from 1 mile to 3 miles wide, all the land uses on the peninsula have a direct and immediate relationship with the waters of Grand Traverse Bay. The natural shoreline is a sensitive area requiring careful management to sustain residential uses while preserving rural character, providing wildlife habitat, controlling erosion, and protecting water quality. The opinion survey of 2006 shows that 94.5% of the residents of Peninsula Township value the water quality of the bays, 92.9% value the scenic views of the bays, 81.0% support the preservation of a natural shoreline, 78.9% support the

preservation of township character, and 74.5% support the preservation of views from the water surrounding the peninsula.

Because of the peninsula's very nature, its length stretching out between the two arms of Grand Traverse Bay and its narrowness, the land uses throughout Peninsula Township are an essential and integral part of the character of Grand Traverse Bay.

Old Mission Peninsula History, Demographics, and Geography

Early Peninsula History

Before Europeans settled the Old Mission Peninsula, Native Americans inhabited the northern area, concentrating near what is now the Old Mission Village. According to local historians, the Ottawa, Chippewa settlements on the Old Mission Peninsula predate European settlements by several centuries. The tribes took advantage of the moderate climate to cultivate corn, pumpkins, beans and potatoes in small gardens averaging from one to six acres. Trading with other tribes to the south, they also obtained apple seeds and by the time early European settlers came to the Peninsula, apple trees were already flourishing in their small gardens. The Native American men supplemented their families' diets with fish and other wildlife, both of which proved to be quite plentiful in the area. Their dwellings, which were similar in construction to other Native American dwellings in the colder climates of North America, consisted mainly of windowless lodges, wigwams, and transportable tents. The native women were responsible for plaiting baskets, tanning deerskins, dressing game, weaving mats from rushes and cattail leaves, and rolling wild hemp for making fishing nets.

The Treaty of 1836 (signed during Andrew Jackson's presidency) mandated that the government provide schools, missions and reservation land to Native Americans. The main purpose of this treaty and an earlier one of 1830 was to encourage the Indians to move west of the Mississippi River, leaving the eastern United States to be developed by the growing population of European settlers. Economic conditions along the eastern seaboard coupled with new roads leading west and the immigration of more Europeans led farmers and home seekers to settle in the lake plains territories. Shipment of their produce to eastern markets became more economically viable with flatboats on the Ohio River and the Erie Canal. However, most of the newcomers to Michigan territory settled in the southern part of the territory. There was no immediate push for land in northern Michigan, thus an Indian settlement on Old Mission Peninsula was considered acceptable to the government.

In accordance with the education and mission objectives stated in the Treaty of 1836, a small boat powered by four Native American oarsmen, carried the Reverends Peter Dougherty and John Fleming, to the shore of Old Mission in May of 1839. Henry Schoolcraft, who negotiated the 1836 Treaty on behalf of the United States, encouraged Reverends Dougherty and Fleming to move from the Elk Lake area in Antrim County to the Peninsula. As soon as the two ministers arrived on the Peninsula, they immediately befriended the chief of the tribe, Ah-go-sa, who promised to build Reverend Dougherty a house. By autumn, the promise was fulfilled and a small house

was built from logs cut from the nearby woods. Within two years, more people had moved to Old Mission and four more dwellings were added to the community. In 1840, a log house in Elk Rapids was dismantled and taken across the bay to Old Mission. Most of these logs were used to build the first schoolhouse. Reverend Dougherty and his wife, Maria, built the first frame house in the Grand Traverse region in 1842, known as The Dougherty House, which still stands today.

By 1850, hundreds of forested acres had been cleared and planted with corn and potatoes. Forty log dwellings had been constructed in addition to the church, schoolhouse and mechanic shops. The small thriving community also included a dock and three village stores. In 1850, the State Constitution was revised to allow Native Americans who were not members of any tribe to become citizens and purchase government land since their reservation of land had expired however, land on Old Mission Peninsula was not included. This revision allowed the Native Americans to be dispossessed when there was a demand for the land by European settlers. There was a growing fear that the Treaty of 1836 would no longer provide goods and services to the Native Americans residing on Old Mission Peninsula. The threat of dispossession, potential changes to the services being offered, and the continuing influx of European settlers to the area, caused Reverend Dougherty and the Native Americans to be suspicious of the government's intentions. As a result, Reverend Dougherty and a number of Native Americans moved across the bay to establish a new village, which they called New Mission (Omena). Others fled to Canada. By 1854, European settlers in the village numbered 216.

Education

In the fall of 1851, the schooner Madeline brought five young men to the Old Mission Harbor. While the five were all good sailors, their education was severely lacking. With the intention of improving their reading and writing skills, the sailors hired nineteen year-old S.E. Wait for 20 dollars in gold per month to teach them how to read and write. The Madeline was subsequently sailed around to Bowers Harbor, where she was anchored for the winter. The schooner's cabin was converted into a class-room, and the men spent many hours under Mr. Wait's tutelage that winter. There is a large boulder with the plaque honoring S.E. Wait along the shore not far from the Boat House in Bowers Harbor.

Education was a primary concern of Peninsula Township residents and the first school was held in Reverend Dougherty's church. Eventually, there were six school districts in Peninsula Township offering education up to eighth grade, they were: Old Mission – 1853, Bowers Harbor – 1864, Mapleton – 1865, Archie – 1883, Stoney Beach which replaced Archie after it burned down, Ogdensburg – 1884 and Maple Grove – 1904. The schools were located so that no student would have to walk more than one mile to school. Students then attended high school in Traverse City or Elk Rapids. The school district was consolidated in 1955, resulting in the construction of the Old Mission Peninsula School, presently serving 260 elementary students.

Local Government

Grand Traverse County and Peninsula Township were organized in 1853. Peninsula Township held its first meeting that year, establishing a school district and hiring its first

teacher, Elisha Ladd. European settlers continued to migrate to Old Mission Peninsula. The first census, taken in 1860, indicated a total population of 421 people; 36 percent had emigrated from other countries, 64 percent had come from other states.

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 1369 acres of apples and 202 acres of cherries were planted. In recent years a number of landowners have planted grapes for wine production, currently a growing industry on the Peninsula.

Industries that supported agriculture were also developing. While there has traditionally been little heavy industry on the Peninsula, industries such as a vinegar factory, barrel making and fruit drying played an important role in the early to mid-twentieth century. While none of these businesses exist today, the Peninsula is currently home to agriculturally based industry, such as fruit processing plants and wineries.

Transportation

To support the increase in agricultural production and summer vacationers, boat traffic increased on the bay. Large sailing vessels and steam ships carried passengers and agricultural products to the natural harbors found at Old Mission and Bower's 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 \$6,000.00 for the construction of a lighthouse on the northern point of the Peninsula. Construction of the lighthouse on the 45th parallel was completed in 1870. The first public road in Grand Traverse County was built in 1853 by volunteers and stretched from Traverse City to Old Mission. Early roads on the Peninsula followed Indian trails, which later became Peninsula Drive and East Shore Road. As travel by automobile overtook travel by boat in the early part of the twentieth century, more roads were built and improved.

Tourism

In addition to an agricultural economy, Peninsula Township has historically 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. However, with the increase in winter activities, tourism throughout Northern Michigan has grown into a year-round industry as evidenced by the National Cherry Festival in Traverse City, golf competition, classic car and boat shows, ski resort celebrations, and wine tasting festivities throughout the year. A rich agricultural heritage and abundant natural resources combine to make Peninsula Township a unique place to live, work and play. Year round and seasonal residents alike are intent upon preserving the unique character of the Peninsula. The community has grown to accommodate

families, farmers and tourists in a harmonious setting with plans to preserve the agricultural and rural aspects of the Peninsula.

Geography

Location

Peninsula Township is perhaps Michigan's most unique and scenic township (refer to Map 1 for location). It encompasses the Old Mission Peninsula, which extends approximately sixteen miles into Grand Traverse Bay, splitting the bay into its east and west arms. Ranging in width from one to three miles, there are 42 miles of shoreline along the bays including Power Island. Total acreage on the Peninsula is 17,755 acres.

Topography

Glacial topography on the Peninsula consists of rolling hills, valleys and wetlands (refer to Map 3 for Soil and Slope map). 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 hills and soils provide excellent conditions for orchards and vineyards.

Soils

The soil types of Peninsula Township that make the area well suited for agriculture include the Emmet-Leelanau association. Emmet-Leelanau soils 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)

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 cool summer 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. 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. Vulnerable buds are protected from early frost and harvests are protected from late season frost.

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 1-1: Population Growth - Source: U.S. Census Bureau

In the 2000 census, the average household size for Peninsula Township was 2.45 persons. A more detailed breakdown of the most recent census data helps to characterize Peninsula Township population. Comparing education levels, income levels, and age characteristics, can lead to a more comprehensive understanding of how Peninsula Township residents compare with Michigan and the United States. The following table serves to illustrate these important characteristics:

Subject	Peninsula Township	Michigan	United States
<i>Education Level:</i>			
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%
<i>Income Level:</i>			
\$0-24,999	5.4%	17.9%	20.8%
\$25,000-49,999	18%	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%	2.7%	2.7%
\$200,000 or more	11.7%	2.5%	2.9%
<i>Age:</i>			
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 1-2: 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) includes 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%.

As the table indicates, the demographics of Peninsula Township's citizens differ from the general population. Education levels are significantly higher in Peninsula Township population when compared to Michigan and the United States. Income levels for Township residents are somewhat higher than the general population in the state and nation. Peninsula Township also has a greater proportion of residents over the age of 45 than either the state of Michigan or the United States. The natural beauty and quality of life offered in Peninsula Township continues to draw people to the area; therefore, managing growth patterns to optimize and protect these characteristics of Peninsula Township is the primary objective of the Master Plan.

Peninsula Township Master Plan

Chapter II – Existing Land Use and Zoning

Overview

The Land Use Map is a graphic representation of physical uses of land. Peninsula Township current Land Use Map identifies land uses by the following categories:

- Residential
- Agricultural
- Commercial and industrial
- Public lands

The existing land use map is an important tool for identifying existing conditions and for working toward a vision for Peninsula Township. The 2009 Land Use Map #4 shows:

- 17,755 total acres in the Peninsula
- 5,420 acres in Restricted Agriculture (Easements)
- 6,600 acres in Unrestricted Agriculture
- 4,970 acres in Developed Residential
- 730 acres in Undeveloped Residential
- 35 acres in Commercial

The Zoning Map is a graphic depiction of the boundaries for which a certain set of standards and regulations have been adopted by Township Board. The Zoning Map typically provides predictability for the residents and development community as to what type of land uses may be expected and allowed within each zone district. Land is divided into zone districts from the zoning code which describes the intent and regulations of each particular zone category. A typical zone district will set forth regulations for permitted land uses, building height, density, setbacks, minimum lot sizes, etc. Peninsula Township adopted the Zoning Ordinance in 1972 and today is a fully-zoned community. The Current Zoning Map (refer to Map # 5) contains a classification of every parcel of land in Peninsula Township. The Zoning Map is maintained by the Township Clerk.

The Zoning Map, contained in this Master Plan is a copy of the original; it should be used for general information only. Questions regarding specific parcels of land should be answered using the original map available in the Clerk's Office.

Although the Zoning Map lays the foundation for land use in Peninsula Township, current land use differs from the Zoning Map as a result of several factors.

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

- Special uses allowed in the Zoning Ordinance through approved Special Use Permits and Planned Unit Developments.

Existing Zoning Districts

The Zoning Ordinance divides the land into zone districts which describes the intent and regulations of each particular zone category. A typical zone district will set forth regulations for permitted land uses, building height, density, setbacks, minimum lot sizes, etc. The following is a general statement of the intent and purpose of each zoning district. For more details about the regulations of each district, consult the Peninsula Township Zoning Ordinance.

A-1 - Agricultural

This district is intended to recognize the unique ecological character of the Peninsula and to preserve, enhance, and stabilize existing areas within Peninsula Township which are presently being used predominately for farming purposes, yet recognize that there are lands within the district which are not suited to agriculture, therefore allowing other limited uses which are deemed to be compatible with agricultural and open space uses.

Residential

This land use is divided into three districts:

R-1A - Rural and Hillside Residential: This district includes existing low density residential developments as well as areas within which such development appears both likely and desirable.

R-1B - Coastal Zone Residential District: This district includes development of semi-rural character along lake shore drives and in areas of high scenic value where more intensive development would deteriorate the Peninsula environment, and less intensive development is not essential to maintenance of the established environment.

R-1C - Suburban Residential Development: This district includes medium density residential development associated with proximate areas of Traverse City. Such development shall fall within the logical service pattern of the Regional Wastewater Treatment System, whether or not serviced by that system.

R-1D - Community Residential: This district was established to encourage moderately high density development where community services such as fire protection, schools, commercial development, community parks and services are available.

C-1 –Commercial:

The purpose of this district is to allow for convenience-type shopping for Peninsula Township residents and for limited marina and transient lodging facilities. Commercial activities within this district are those which primarily offer goods and services which are generally required by a family at intervals of a week or less.

Peninsula Township Master Plan

Chapter III – The Vision For Peninsula Township

Overview

The Peninsula Township Master Plan sets forth the desires of Peninsula Township regarding its future character and development patterns. The Master Plan is intended to guide local government growth and development decisions as well as private sector decisions regarding land use and development. The statement of vision for Peninsula Township identifies the key components of the community's desired future. Consideration of public opinion as measured in the citizen opinion survey conducted in 2006 as well as views expressed in public forums held during the planning process, and consideration of sound planning principles were used to guide the vision statement.

The Vision

The vision for Peninsula Township is to preserve and protect the unique and scenic character of Old Mission Peninsula. To achieve this vision, Peninsula Township has adopted, through this Master Plan, several land use policies, goals to support those policies, and action steps to achieve the aforementioned goals.

This plan is designed to build upon the Master Plan of 2004 by recognizing the results and opportunities created by the implementation of the Purchase of Development Rights program that has created a permanent agricultural production industry:

The PDR program allows Peninsula Township to develop a Land Use Plan that considers a complete build-out of properties similar to a developed village or city. The complete build-out provides for an estimated population of around 14,000 persons, while maintaining a permanent agricultural land base of around 9,000 acres, and creates a Rural Agriculture district of around 1,500 acres that includes all the uses and procedures of the former agricultural district, including low density housing on five acre parcels. A major component of this Master Plan is to recognize the different types of land in the old Agriculture district and divide the old Agriculture district into Agriculture Production, Rural Agriculture, and Rural Residential districts:

The vision of Peninsula Township suggests the following districts be created.

- Overlay districts where the intent is to protect and preserve shorelines, environmentally sensitive areas, historic sites and the character of certain historic residential areas in cooperation with their residents;
- Agricultural Production district where the intent is to keep the land permanently available for growing agricultural crops, and to allow processing and wholesale/retail sales of crops grown in Peninsula Township;
- Rural Agricultural district where the intent is to allow agriculture, along with support uses that are compatible with and not in conflict with production agriculture. The uses

in this district will be similar to those presently allowed in agriculturally zoned land;
(See Appendix D)

- Residential districts where the intent is to carefully plan development to ensure the preservation of the residents' quality of life and surrounding environment;
- Commercial / Neighborhood services district where the intent is to provide goods and services for Peninsula Township residents;
- No Industrial District is envisioned, however industrial uses are allowed;
(See Industrial Land Uses Page _____ and Appendix D)
- Public / Semi public district where the intent is to provide facilities and services for the public interest.

Peninsula Township Master Plan

Chapter IV – Future Land Use

Overview

In the 1990 opinion survey and again in the 2006 survey, Peninsula Township was given a clear direction for strong planning and zoning and the preservation of agriculture, natural resources, and the rural character of the Peninsula following citizen opinion surveys of 1990 and 2006.

In the 2006 opinion survey, the majority of the residents indicated that is important for the future of Peninsula Township to preserve open space (84.5%), to preserve agriculture (84.5%), to preserve natural shoreline (81.0%), and to preserve the rural character of the peninsula (78.9%).

As a result, the Planning Commission has developed land use districts and policies that reflect the citizenry's desires.

This updated portion of the Master Plan is designed to:

- a. Establish 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. Establish Agricultural Production District where the intent is to keep the land permanently available for growing agricultural crops;
- c. Establish Rural Agricultural District where the intent is, in addition to agriculture, to allow uses that are compatible with 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. Establish Rural Residential District – Where the intent is to rezone those parcels where residences have already been built on agriculturally zoned land.

Overlay Districts

Overview

In response to 2006 opinion survey, the majority of Peninsula Township citizenry indicated that they want Peninsula Township to preserve the natural shorelines (81.0%), historic building (66.1%), township character (78.9%), and discourage development on wetlands (79.4%), and steep slopes (64.5%).

As a result the Peninsula Township Planning Commission established overlay districts to protect these resources. These districts are not exclusive areas. They overlay all other land use districts.

Definition

This land use category is used to define those areas that are environmentally sensitive, shoreline or historic in nature, and provide guidelines for developing standards and regulations that will protect these resources. This overlays all other land use districts 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 to be determined by Peninsula Township, Grand Traverse County, or the State of Michigan

Overlay Districts Policy

It is the policy of Peninsula Township to protect and preserve its environmentally sensitive areas, shorelines, and historic sites by developing standards and regulations to protect these resources from being degraded.

Environmentally Sensitive Area Overlay

Overview

Conservation of the Peninsula Township environment is of critical importance to the quality of life of its residents. Wetlands, steep slopes and ridgelines are some of the natural features that add to the character of Peninsula Township (see Map # 2). It is the intent of this overlay to identify those areas that are susceptible to being degraded by development or other activities that occur in the vicinity of their location, and develop guidelines and standards for their protection.

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 wetlands boundary for the purpose of intercepting fertilizers and other chemicals, filter storm water runoff, and stabilize shorelines.

Goal Protect Steep Slopes

- Action Establish a definition of steep slopes
- Action Identify steep slope areas and create an overlay map
- Action Establish minimum setbacks for steep slopes

Shoreline Overlay

Overview

The shoreline overlay district is used to define those areas within proximity of the high water mark of the Grand Traverse Bay and provide 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 to maintain the 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 for the purpose of intercepting fertilizers and other chemicals, filter storm water runoff, and stabilize shorelines. |
| Action | Adopt regulations requiring best management practices for shoreline stabilization. |
| Action | Adopt ordinances and policies to eliminate or control invasive plants and animals. |
| Action | Adopt educational materials and regulations of shoreline development and redevelopment to protect the shoreline properties and structures from the hazards of high water and ice damage as identified in the 2007 Natural Hazards Mitigation Plan for Grand Traverse County. |
| Action | Protect wildlife habitat along the shoreline. |
| Action | Encourage the use of soft engineering to protect shorelines from erosion. |
| Action | Adopt regulations and policies requiring the use of best management practices for land management activities within the shoreline overlay district. |
| Action | Map and monitor all storm drains and water courses to ensure proper management of nutrients and sediments before the water enters Grand Traverse Bay. |

Historic Overlay

Overview

The historic overlay district is intended to promote the general welfare, economic prosperity, and recreational pleasure of the public, through the identification, preservation, and enhancement of those buildings, structures, and areas that have special historic, cultural, architectural, or archaeological significance. This overlay does not prevent change, rather assists in shaping changes that enhance the 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	Establish a Historic Preservation Committee to encourage preservation of historically significant structures and historical 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 as Centennial Farms.

Agricultural Land Uses

Overview

For over 100 years, Peninsula Township's agricultural industry has been predominately based on fruit production, specifically cherries, grapes, and apples. Approximately 56 percent of Peninsula Township's land area is currently being used for active agricultural production (see Map # 6A). The climate, rolling topography, and proximity to water make the peninsula a unique area for this agricultural activity.

Definition

Agricultural use means substantially undeveloped land devoted to the production of plants and animals useful to man, including fruits, grapes, 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. Migrant housing and the processing and sale of agricultural products are allowed uses as an accessory to agricultural production.

Other related activities such as, customary home occupations, greenhouses, nurseries, food processing plants, wineries, wind energy conversion systems and bed and breakfast establishments are also allowed in this land use category with special consideration to ensure protection of Peninsula Township prime and unique soils. These related activities should generally be located on areas other than prime and unique soils. Residential densities are limited to one (1) dwelling unit per five (5) acres.

Agricultural Land Use Policy

It is the policy of Peninsula Township to protect, preserve and promote agricultural and open space lands. To promote this policy the agricultural land use is divided into two categories:

- a. Agricultural Production Land Use -
- b. Rural Agricultural Land Use -

It is the intent of Peninsula Township to continue to preserve prime agricultural land while directing development to more suitable areas of Peninsula Township. By promoting the use of Planned Unit Developments (PUD's) and cluster developments on lands that are not subject to conservation easements, Peninsula 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. Agricultural uses will take precedence over restricted 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 9000 acres of Prime and Unique, contiguous farmland.

- Action Continue PDR program funded at local, State, Federal and Foundation levels
- Action Encourage new residential development to cluster dwelling units by Special Use Permit (SUP).
- Action Promote utilization of best land management practices.

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 MSU 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.

Goal Ensure a complementary and harmonious existence between residential and agriculture zones.

- Action New land use and special use permits demonstrate compliance with agriculture zones.
- Action Remove non-agriculture related uses from the agriculture zone.

Rural Agricultural Land Use

Overview

The primary objective of the Rural Agricultural land use category is to preserve the important natural resources of Peninsula Township which are not suited to production agriculture, 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 ridge lines, wildlife corridors, wetlands, lakes, rivers, riparian areas and rural areas not designated for Agricultural Preserve uses. The Rural Agricultural District is also intended to serve as a buffer between the Agricultural Production District and the Residential Districts.

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 agriculturally zoned district. With the adoption of the Purchase of Development Rights program and agricultural preserve areas, Peninsula Township has 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.

Acceptable land uses in this category include, but are not limited to: public and private parks, recreational areas and facilities, hunting, fishing, farming, and nurseries. Other related activities such as breweries, family day care and group day care, warehousing, food processing plants, wineries, wind energy conversion systems, and bed and breakfast establishments are also allowed in this land use category with special consideration. Areas within this land use category could also (upon adoption of a policy by Peninsula Township) serve as potential sending and receiving zones for transferring development rights. This would allow the permitted

density to be transferred within the Rural Agricultural District from a designated sending zone to a designated receiving zone.

Rural Agricultural Land Use Goals and Actions

Goal **Establish the Rural Agricultural District in compliance with the policy.**

- Action Identify / Verify the parcels that fall within the Rural Agricultural District.
- Action Define permitted uses in the Rural Agricultural District.
- Action Adopt a zoning ordinance that defines the standards for the Rural Agricultural District.

Residential Land Use

Overview

The residential areas in Peninsula Township have developed their individual unique character over many years. Peninsula Township started as a rural, agricultural area with summer shoreline cottages. Large lot residential subdivisions began in the 1960's and 1970's. Today most homes are located on the shoreline and in the southern part of the peninsula.

Under the provisions of the existing agricultural district, several agricultural land parcels were developed into residential subdivisions. These parcels continue to be zoned agricultural. With the establishment of the Rural Residential District these parcels of land will be rezoned Rural Residential. This same zoning will apply to any future residential development that occurs in the new Rural Agricultural District.

Definition:

Four categories of Residential Land use are allowed in Peninsula Township:

Rural Residential

The Rural Residential land use category is primarily designed to accommodate large single-family lots which provide the transition between agricultural areas and higher density residential areas by allowing a maximum density of one (1) dwelling unit per five (5) acres. While residences are the primary use within the Rural Residential district, recreational uses which are compatible with the primary use of this land category may also be allowed with special consideration.

Low Density Residential

The Low Density Residential land use category is primarily designed to accommodate large single-family lots which provide privacy from neighbors and/or other developments by allowing a maximum density of one (1) dwelling unit

per acre. Other uses which are consistent with this land use category include parks and recreational facilities. This land use designation is associated with the current Rural and Hillside Residential R-1A Zoning District.

Medium Density Residential

The Medium Density Residential land use category is primarily designed to accommodate single-family and two-family dwellings which may be developed with a maximum density of one (1) dwelling unit per 25,000 square feet. This category can serve as a transition between Low Density Residential and Moderate Density Residential areas. It can also include parks and overlay zones for historic development areas. This land use designation is associated with the current Coastal Zone Residential R-1 B Zoning District.

Moderate Density Residential

The Moderate Density Residential land use category is designed to accommodate single-family and two-family dwellings which may be developed with a maximum density of one (1) dwelling unit per 20,000 square feet. This is associated with the current 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 the resident's quality of life and their surrounding environment. When developing the land, proposed residential structure size, form, and location needs to be considered, in addition to land characteristics, agricultural preserve areas, and infrastructure.

Residential Land Use Goals and Actions

Goal Establish the Rural Residential District in compliance with the policy.

Action Identify / Verify the parcels that fall within the Residential Rural District.

Action Define permitted uses in the Rural Residential District.

Action Adopt a zoning ordinance that defines the standards for the Rural 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). Short-term rental should be considered a commercial use.

Goal Provide life cycle housing opportunities for all residents

Action Consider ordinance provision to provide for assisted living units and nursing homes

Action Consider possible mixed-use village centers at Mapleton and Old Mission.

Goal Establish overlay districts that designate neighborhoods which have special or unique characteristics that warrant zoning and land uses that are unique to preserve their character.

Action Establish guidelines for community to qualify for 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 density and helps reduce variance requests

Commercial / Neighborhood Service Land Use

Overview

Agriculture and suburban residential uses, including home occupations, compose the primary economic base of Peninsula Township and help to maintain its rural character. In keeping with this theme, commercial retail uses have been traditionally limited to serving the needs of township residents. In the 2006 opinion survey 61.9% of the residents expressed interest in having neighborhood retail (e.g. craft shop, coffee shop) with preference for Mapleton and Old Mission as the appropriate locations. Current commercial activity is primarily taking place in Bowers Harbor, Mapleton, and Old Mission, although there are isolated commercial activities that pre-date the master plan and zoning regulations.

The uniqueness of Old Mission Peninsula with its vast shoreline, its intense agricultural use, its topography with numerous vistas, its relatively low density, while being adjacent to Traverse City and its numerous commercial venues, does not lend itself to an expansion

of Peninsula 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, lodging facilities, and residential uses.(see Map # 6B)

Definition

The Commercial Land Use category includes shopping for township residents and for limited marina and transient lodging facilities. It is located and designed to ensure the character of the area and Peninsula Township are maintained, and to promote smooth and safe traffic flow along highway routes. Commercial activities are those which 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. Mapleton and the Eimen Road/Center Road intersection are examples of areas where these uses are appropriate.

The Neighborhood Services Land Use category includes areas with small-scale retail stores, personal services, professional offices, food services, and residential uses near existing commercial areas. To integrate Neighborhood Services uses with adjacent neighborhoods, the Neighborhood Services structures will be of similar appearance, size, and bulk as dwellings in the vicinity and be landscaped so to compliment surrounding structures. Appropriate pedestrian access from nearby residential neighborhoods and commercial areas shall also be provided whenever possible. Bowers Harbor and Old Mission are examples of areas where these uses are appropriate.

Commercial / Neighborhood Service Land Use Policy

It is the policy of Peninsula Township to integrate Commercial/Neighborhood Services use that would be compatible with the adjacent neighborhoods. Structures would be of similar appearance in size and bulk as dwellings in the vicinity, and be landscaped to complement the surrounding structures. Peninsula Township residents believe that concentrated commercial areas are more desirable than sprawl.

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

- Action Investigate mixed use village centers on commercially-zoned land.
- Action Consider possible village centers on commercially-zoned land at Mapleton and Old Mission.
- Action Continue to preserve night sky visibility.

Action Encourage agricultural festivals and community farm markets to promote the agricultural tourism on the Old Mission Peninsula.

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. However, in the 2006 opinion survey 91.9% of the residents indicated that light manufacturing / fabricating activities are not appropriate for Peninsula Township.

Industrial Land Use Policy

It is the policy of Peninsula Township to allow limited warehousing and light manufacturing activities provided that they are carried on in completely enclosed buildings and do not emit smoke, gas, odor, dust, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of subject property.

Heavy manufacturing uses are not appropriate in Peninsula Township due to a number of factors: a) M-37 is the only road without seasonal load limits, and it is designated as a Scenic Heritage Route by the State of Michigan b) the township is a peninsula with Traverse City serving as its only connection to major roads or railroads and (M-37) bisects a residential area in Traverse City; c) the township has 42 miles of Great Lakes shoreline which is developed as single family residential uses making up 43 percent of the taxable value of Peninsula Township; and d) the primary industrial use currently located in Peninsula Township and planned for the future is production agriculture and related support uses such as Standard Industrial Classification Code (SIC) 3114 uses that include frozen fruit, juice, and vegetable manufacturing; frozen specialty food manufacturing; fruit and vegetable canning; specialty canning and dried and dehydrated food manufacturing. and SIC 3121 that includes wineries, breweries 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 Facilities / Infrastructure Land Use

Overview

The Public Facilities / Infrastructure Land Use District 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 (see Maps # 7, 7A, 7B, & 7C).

Definition

The Public Facilities / Infrastructure Land Use District is comprised of facilities owned by federal, state, or township governments, as well as institutional facilities. Land uses in this category serve the public interest and include, but are not limited to, public parks, historic buildings, township offices, fire stations, library, educational facilities, utilities, religious institutions, cemeteries, and semi-public lands such as, Pyatt Lake Natural Areas. These uses are located on individual properties in all zones except Agriculture. These properties could be rezoned to the Public Facilities / Infrastructure Land Use category and approved pursuant to special land use procedures.

Public Facilities / Infrastructure 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.

Parks, Recreation, and Semi-Public Land District

Overview

Peninsula Township has an elected Park Commission that oversees the development and operations of parks, in addition to facilitating recreation programs. It is the intent of Peninsula Township to maintain and improve current parks. Peninsula Township currently owns and/or maintains:

- Archie Park
- Haserot Beach Park and launch site
- Bowers Harbor Park
- Lighthouse Park
- Mission Point Park (Lighthouse and Hessler Log Home)
- Old Mission Cultural Center (replica Log Church)
- South End Park Center Road Natural Area Park
- Dougherty House Historic Home Site

Grand Traverse County owns and operates Power Island County Park. The Michigan Department of Natural Resources operates two waterfront launch sites: Center Road at East Shore Road and Bowers Harbor at Peninsula Drive.

The State of Michigan has leased the Lighthouse Point State Park to Peninsula Township for operation. The lease will continue until Peninsula Township or the State of Michigan decides to terminate the lease.

The Traverse City Area Public School District owns and operates the Old Mission Peninsula School.

Peninsula Township owns Ogdensburg Cemetery, Bohemian Cemetery, and Peninsula Township Cemetery.

Peninsula Community Library was established in 1959 for the purpose of providing a public library with all appropriate lending materials and services to the people of Peninsula Township.

The Grand Traverse Regional Land Conservancy has acquired the Pyatt Lake areas as a nature preserve.

Parks, Recreation, and Semi-Public Land Goals and Actions

Goal	Provide a variety of parks, trails, recreation facilities and programs to serve all groups
-------------	---

- | | |
|--------|---|
| 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's trail systems together as well as connect to regional trails systems and incorporate the plan into the Recreation Plan. |
| Action | Encourage expansion and/or additional public launch sites and associated parking to serve expanding needs. |

Transportation and Roads

Overview

Peninsula Township, which comprises twenty-eight square miles of land area, is an irregular shape varying from one to three miles in width and is approximately seventeen miles in length. The major north-south roads are Peninsula Drive, Center Road, Bluff Road and East Shore Road, while several local roads provide east-west access. Because of Peninsula Township's configuration, it does not appear that additional arterial roads are feasible.

Transportation and Roads Policy

It is the policy of Peninsula Township to provide a road system that moves traffic safely and smoothly while maintaining a rural ambiance in the township.

Transportation and Roads Goals and Actions

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 Establish a hierarchy of roads that will distinguish between levels of use according to their function (e.g. arterial, collector, local and residential).
- Action Establish a road inventory and document road conditions to identify priority for road projects.
- Action Encourage street designs that provide limited through traffic on local residential streets.
- Action Develop additional scenic turnouts and encourage the preservation of scenic vistas.
- Action Identify roads that might qualify for a designation as “Natural Beauty Road”.
- 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, such as neighborhood school districts, between subdivisions and in commercial areas

- Action Provide a system that would accommodate non-motorized recreational 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 road ends open for pedestrian access and encourage fencing, buffering and/or maintenance to minimize adverse impacts on adjacent properties.

Public Facilities / Utilities

Overview

Peninsula Township’s population increased 11.8% from 1980 to 1990 and has increased 21.3% from 1990 to 2000 . The 2000 census of population for Peninsula Township is 5,265, while the seasonal population adds an additional 735. The rate of growth for the surrounding communities has been more rapid than the rest of the state. These statistics indicate the increased population would demand an expansion of public service.

Public Facilities / Utilities Policy

It is the policy of the Peninsula Township to provide efficient township government services to the community and maintain the highest possible quality of air, land, and water.

Public Facilities / Utilities Goals and Actions

Goal Provide for efficient township government services.

- Action Develop a capital improvements plan in accordance with state mandates.
- Action Continue existing police protection program with the Grand Traverse County Sheriff Department.
- 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 fire station.
- Action Maintain a township library for the use of township residents.

Goal Enhance communications within Peninsula Township.

- Action Expand public information on the township web page.
- Action Continue to distribute newsletters on a regular basis.

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 consistent with the character of the Peninsula Township.

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

- Action Develop a capital improvements plan.
- 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.
- Action Consider public ownership and private operation and maintenance of private community systems outside the public utility service areas.

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 Investigate and review alternatives for corrective action when the threat of environmental contamination is suspected or known to exist.
- Action Work with the Grand Traverse County Department of Public Works to provide for the collection and treatment of septic and holding tank waste.

Action Make information available to homeowners regarding the proper maintenance and operation of private systems.

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.

Peninsula Township Master Plan

Chapter V – Plan Implementation

Overview.

Achieving the vision for the future of Peninsula Township will require an ongoing commitment by the township elected and appointed officials and township staff, to ensure that the township's growth guidelines and regulations foster and promote the vision, and to develop and carry out programs identified in the 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, and Future Land Use Map # 6)

Implementation will be accomplished through the use of four types of tools:

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

Regulatory Ordinances

Regulatory ordinances include the zoning ordinance, the Land Division Act, the Dangerous Buildings Ordinance, the Sewer and Water Policy, the Michigan Condominium Act and the Michigan Subdivision Ordinance. The authority to zone was granted under the Township Zoning 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:

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

The purposes of the Land Division Act, Condominium Act and the Subdivision Control Ordinance are to:

- 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
- Control residential building within floodplain areas
- Assure proper ingress and egress to lots and parcels
- Provide easements for utilities

The Dangerous Building Ordinance (Ordinance No. 4) provides a process to make safe or demolish buildings that are injurious to life or health.

The Sewer and Water Extension Plan provides for adequate size, location and design of sewer and water systems to assure the systems meet local, county and state standards.

Economic Based Implementation Tools

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

- Purchase of Development Rights
- Transfer of Development Rights
- Conservation easements

Spending Policy

Spending policy is another tool used in implementing the Master Plan. Often, spending policy is defined in a Capital Improvements Plan, or 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.

Public and Private Decision Making

The fourth tool used for implementing the policies in the Master Plan is decision-making, both public and private. 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:

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

Conclusion

The existence of a sound Master Plan, given recent changes to state law, is a critical aspect of a community's responsibility.

The responsibility for seeing this Master Plan implemented falls to the residents and property owners of Peninsula Township through the various Boards, Commissions, staff, and public and private organizations that have a responsibility to complete the aforementioned objectives, goals and actions.

The Planning Commission has the obligation to: a) review the status of the goals and actions; b) maintain good communication with township entities, our partners, and the

citizenry; c) solicit feedback for each of the actions; and 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 plan and begin to utilize it as part of their vocabulary and guidance for any substantial efforts or important decisions.

Implementation Schedule

The following is a schedule of the strategic actions that have been identified as needed steps to help facilitate the achievement of the community goals expressed in this Plan.

<u>Action</u>	TIME-FRAME	RESPONSIBILITY	Deliverable
Identify wetland areas and create an overlay map.			
Establish minimum setbacks for wetlands.			
Develop requirements for vegetative buffers along wetlands boundary for the purpose of intercepting fertilizers and other chemicals.			
Establish a definition of steep slopes.			
Identify steep slope areas and create an overlay map.			
Establish minimum setbacks for steep slopes			
Establish protection criteria and define the shoreline overlay area			
Protect shoreline habitats by minimizing artificial shoreline above the ordinary high water mark.			
Develop requirements for vegetative buffers along shores for the purpose of intercepting fertilizers and other chemicals, filter storm water runoff, and stabilize shorelines.			
Adopt regulations requiring best management practices for shoreline stabilization			
Adopt ordinances and policies to eliminate or control invasive plants			

and animals.			
Adopt educational materials and regulations of shoreline development and redevelopment to protect the shoreline properties and structures from the hazards of high water and ice damage as identified in the 2007 Natural Hazards Mitigation Plan for Grand Traverse County.			
Protect wildlife habitat along the shoreline.			
Encourage the use of soft engineering to protect shorelines from erosion.			
Adopt regulations and policies requiring the use of best management practices for land management activities within the shoreline overlay district.			
Map and monitor all storm drains to ensure proper management of nutrients and sediments before the water enter Grand Traverse Bay.			
Establish a Historic Preservation Committee to encourage preservation of historically significant structures and historical materials.			
Establish historic districts with guidelines and standards.			
Encourage preservation of historic structures that contribute to the character of Peninsula Township.			
Research farms that qualify for Centennial Farm Status and encourage their designation as Centennial Farms.			

Continue PDR program funded at local, State, Federal and Foundation levels.			
Encourage new residential development to cluster dwelling units by Special Use Permit (SUP).			
Promote utilization of best land management practices.			
Encourage growers to produce, process and market agricultural products.			
Establish an Agriculture Development Plan in conjunction with the MSU Land Policy Institute.			
Include agriculture in capital planning (i.e., roads and power).			
Raise local profile by communicating agriculture development, production, and availability of product to all stakeholders.			
New land use and special use permits demonstrate compliance with agriculture zones.			
Remove non-agriculture related uses from the agriculture zone.			
Identify / Verify the parcels that fall within the Rural Agricultural District.			
Define permitted uses in the Rural Agricultural District.			
Adopt a zoning ordinance that defines the standards for the Rural agricultural District.			

Identify / Verify the parcels that fall within the Residential Rural District.			
Define permitted uses in the Rural Residential District.			
Adopt a zoning ordinance that defines the standards for the Rural Residential District			
Discourage the rezoning of properties to higher density zoning districts.			
Guide development to utilize conservation development techniques to achieve allowed densities while preserving the rural characteristics of the property.			
Adopt planning tools that direct development away from wetlands, ridge lines, flood plains, scenic views, steep slopes, and hydric soils.			
Prevent the rental of non-owner occupied residential dwellings for short periods of time. Short term rental should be considered a commercial use.			
Consider ordinance provision to provide for assisted living units and nursing homes			
Consider possible mixed-use village centers at Mapleton and Old Mission.			
Establish guidelines for community to qualify for overlay designation			

Create a Peninsula Township Neighborhood Pattern Book for overlay Districts which would establish guidelines for building on a neighborhood by neighborhood basis.			
Address non-conforming residential parcels in a manner which does not increase density and helps reduce variance requests			
Investigate mixed use village centers on commercially-zoned land.			
Consider possible village centers on commercially-zoned land at Mapleton and Old Mission.			
Continue to preserve night sky visibility.			
Encourage agricultural festivals and community farm markets to promote the agricultural tourism on the Old Mission Peninsula			
Establish guidelines for environmental impact study to be conducted by applicant prior to application review.			
Expand the radius of neighborhood notification area.			
Continue to maintain and improve Peninsula Township's parks and natural areas.			
Explore appropriate locations to expand on existing parks, water access points, and recreation facilities.			

Develop an overall future trails plan along roadways to link Peninsula Township's trail systems together as well as connect to regional trails systems and incorporate the plan into the Recreation Plan.			
Encourage expansion and/or additional public launch sites and associated parking to serve expanding needs			
Maintain Center Road (M-37) as an arterial system providing free-flowing traffic with no stop signs or signals.			
Establish an access management plan along high traffic roadways			
Establish a hierarchy of roads that will distinguish between levels of use according to their function (e.g. arterial, collector, and residential).			
Establish a road inventory and document road conditions to identify priority for road projects			
Encourage street designs that provide limited through traffic on local residential streets.			
Develop additional scenic turnouts and encourage the preservation of scenic vistas.			
Identify roads that might qualify for a designation as "Natural Beauty Road" or a "Scenic Heritage Road".			
Encourage a secondary means of accessing new developments for the health, safety, and welfare of the public.			

Research with the Bay Area Transportation Authority(BATA) the feasibility of a fixed-route bus service in the township.			
Provide a system that would accommodate non-motorized recreational traffic without conflicting with vehicular traffic.			
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.			
Keep road ends open for pedestrian access and encourage fencing, buffering and/or maintenance to minimize adverse impacts on adjacent properties			
Develop a capital improvements plan in accordance with state mandates.			
Continue existing police protection program with the Grand Traverse County Sheriff Department.			
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.			
Investigate the need for an additional fire station.			
Maintain a township library for the use of township residents.			

Expand public information on the township web page.			
Continue to distribute newsletters on a regular basis.			
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.			
Install underground utilities for new developments and bury existing above-ground utilities where possible.			
Develop a capital improvements plan.			
Adopt rules and regulations to assure that all central water and sewer systems conform to the requirements of federal, state, and local entities.			
Maintain agreements with the City of Traverse City.			
Encourage homeowners to connect to a public sanitary sewer system where such systems are available.			
Consider public ownership and private operation and maintenance of private community systems outside the public utility service areas.			
Develop a plan for individual septic system inspection and maintenance.			
Adopt regulations to bring all sewage disposal systems into compliance with current health standards.			

Encourage homeowners to maintain effective private sewer disposal systems and take prompt action to correct deficient systems where appropriated, encourage homeowners to join with others to establish a common drain field or cluster system.			
When the threat of environmental contamination is suspected or known to exist, Peninsula Township should investigate and review alternatives for corrective action.			
Work with the Grand Traverse County Department of Public Works to provide for the collection and treatment of septage and holding tank waste.			
Encourage homeowners to join other homeowners to establish a common drain field or cluster system			
Make information available to homeowners regarding the proper maintenance and operation of private systems.			
Provide options for the collection and disposal of solid waste, such as maintaining the transfer station and also providing curbside pickup.			
Consider additional recycling drop-off areas			
Consider means to reduce the number and frequency of solid waste trucks in subdivision.			
Provide locations where lawn waste and woody materials can be deposited and reused.			