

**Packet Addition**

**June 4, 2024**

**Planning Commission Regular Meeting**

**Peninsula Shores PUD**  
**SUP #123, Amendment #5**  
**Public Comments**

## Jennifer Cram

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**From:** chaddox75@gmail.com  
**Sent:** Thursday, May 30, 2024 4:27 PM  
**To:** shipman.parks@gmail.com; lwdloski@gmail.com; jualexanptpc@gmail.com; duneclimber55@yahoo.com; dsh\_44@yahoo.com; armen.peninsulatrustee@gmail.com; Jennifer Cram; rand.plancom@gmail.com  
**Subject:** Peninsula Shores- SUP/PUD Amendment Number 5

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please include the below in the packet for the June 11 Planning Commission meeting.

The proposed findings of fact presented at the last meeting mentions nothing about how the amendment is a substantial improvement to property in the immediate vicinity of Peninsula Shores, nor does the application for this amendment.

It seems like your choice is to either:

1. Apply the ordinance as written, protect the rural character of surrounding properties, respect the balance struck by the original findings of fact, protect existing residents rather than benefitting developers, and deny the amendment; or
2. Ignore the plain language of the ordinance, degrade the rural character of surrounding properties, ignore the balance struck by the original findings of fact, support developers over protecting existing residents, and approve the amendment.

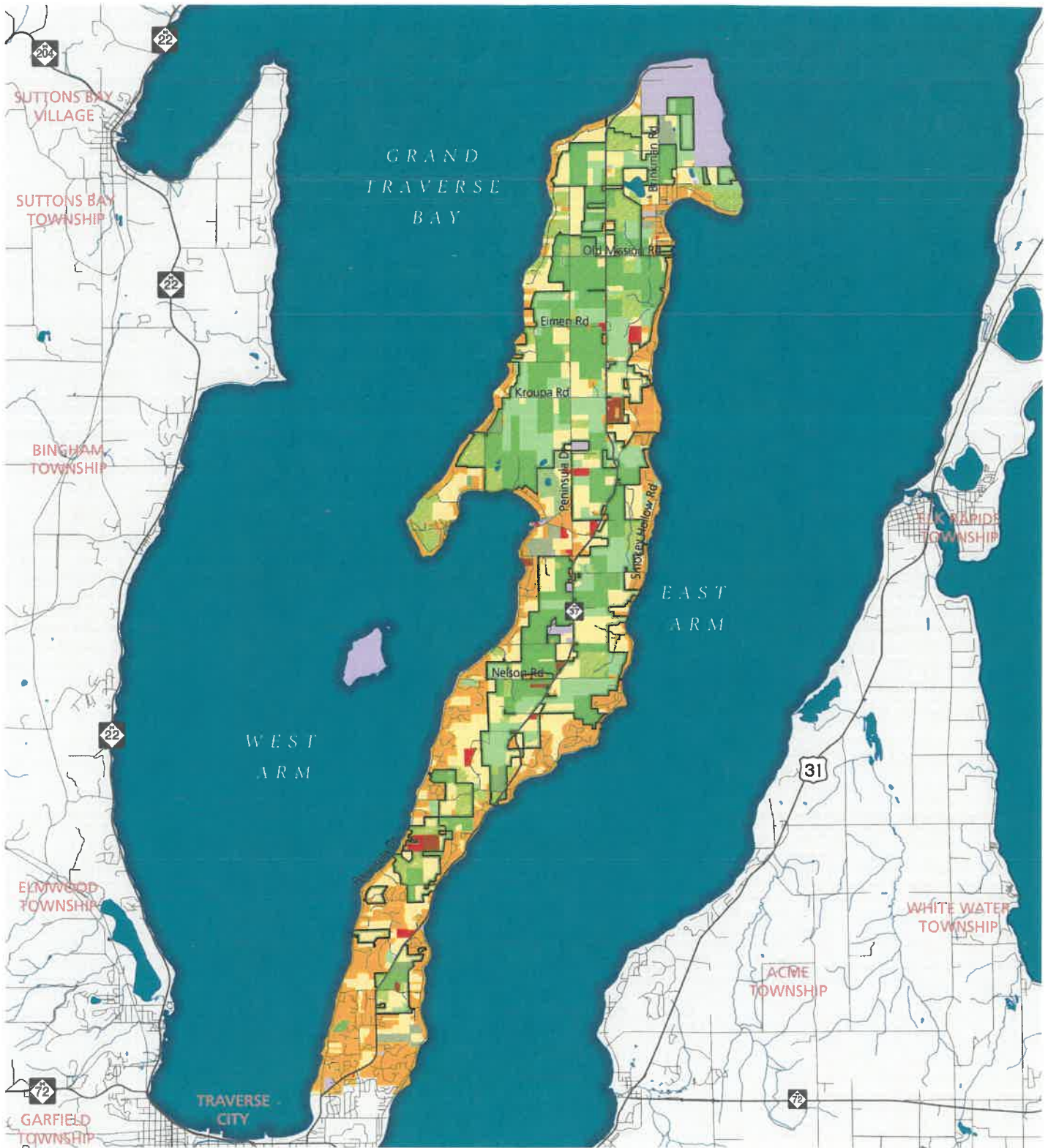
I think your lawyer would tell you that you would be fully justified legally in denying this amendment.

I think the residents of the Township would be overwhelming in favor of your opting for #1 above.

Thanks for your consideration.

Craig Haddox, 4150 Trevor Road

**DRAFT Master Plan  
Existing Land Use Map  
& Future Land Use Map**



# Existing Land Use

Sources: Michigan Open Data Portal, Peninsula Township



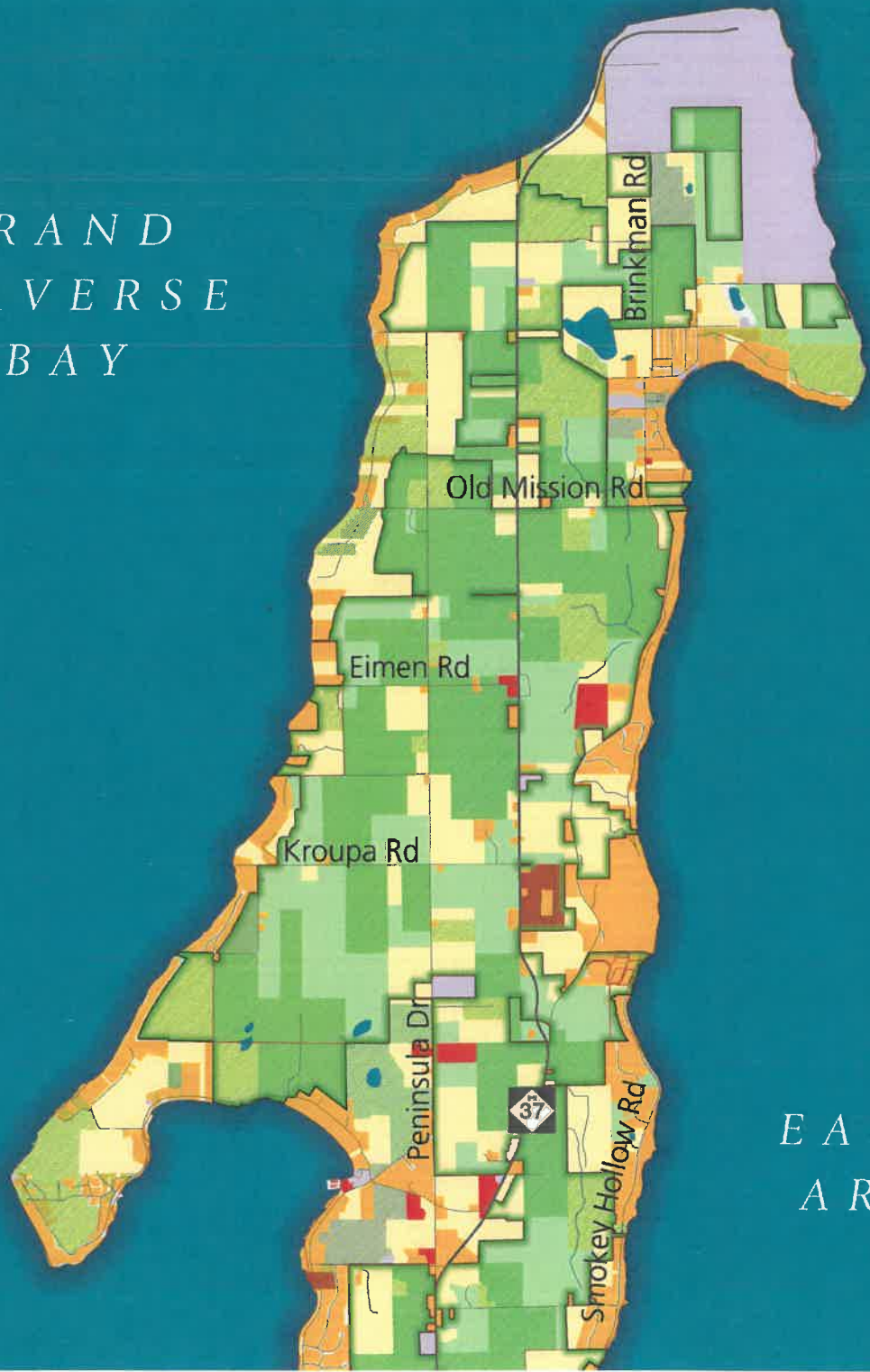
- Agriculture
- Commercial
- Suburban Residential <5Acres
- Rural Residential >5Acres
- Land with Conservation Easement
- Agricultural Protection Zone
- Public/Institutional

Draft 06.03.2024

\*\*This map is generated based on the use classification in the assessing records. These uses may be classified differently than zoning districts or uses allowed in the zoning ordinance. For instance, some agricultural uses may be classified as commercial uses or residential uses may be classified as agricultural uses depending on the amount of agricultural production for assessing purposes. This is a snapshot in time and used as one of the many tools to determine future land use and zoning in the future.

GRAND  
TRAVERSE  
BAY

EAST  
ARM



## Existing Land Use North

Sources: Michigan Open Data Portal, Peninsula Township

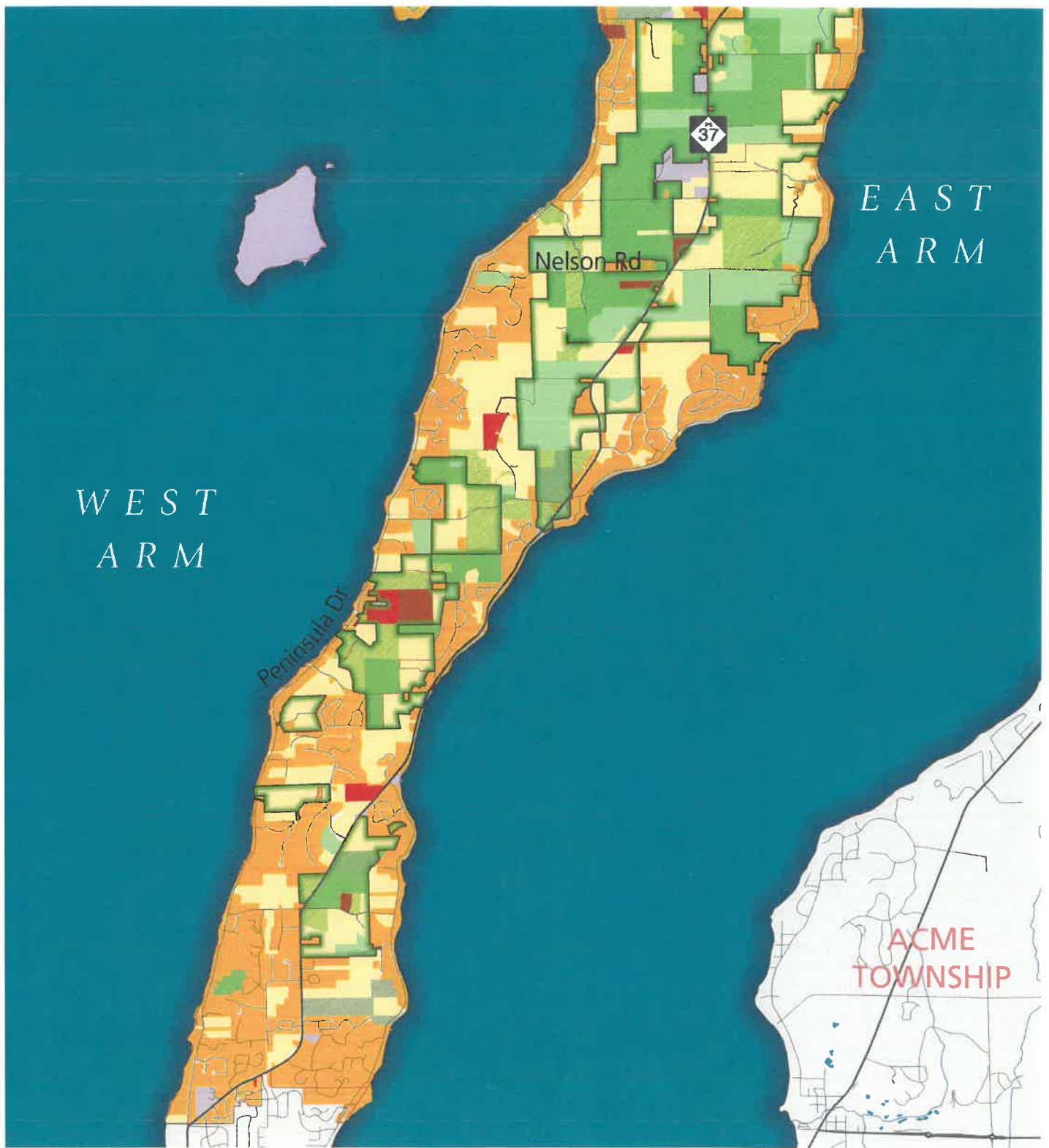


- Agriculture
- Commercial
- Suburban Residential <5Acres
- Rural Residential >5Acres
- Land with Conservation Easement
- Agricultural Protection Zone
- Public/Institutional

Draft 06.03.2024

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## Existing Land Use South

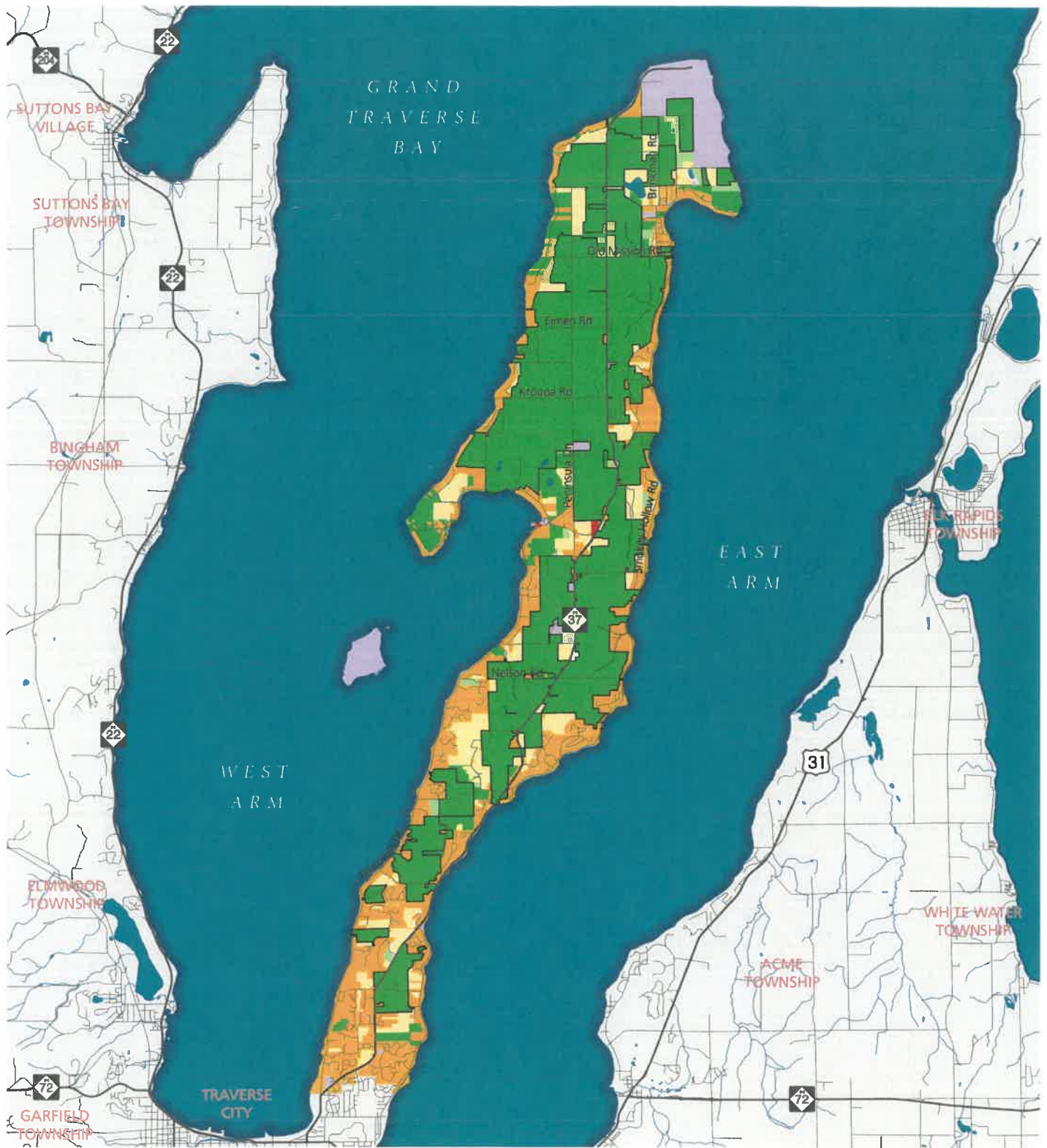
Sources: Michigan Open Data Portal, Peninsula Township



- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Agriculture                  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> Land with Conservation Easement |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black; margin-right: 5px;"></span> Commercial                   | <span style="display: inline-block; width: 15px; height: 15px; border: 2px solid black; margin-right: 5px;"></span> Agricultural Protection Zone                               |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA500; border: 1px solid black; margin-right: 5px;"></span> Suburban Residential <5Acres | <span style="display: inline-block; width: 15px; height: 15px; background-color: #D8BFD8; border: 1px solid black; margin-right: 5px;"></span> Public/Institutional            |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> Rural Residential >5Acres    |  |

Draft 06.03.2024

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# Future Land Use

Sources: Michigan Open Data Portal, Peninsula Township

1 Miles  
Beckett & Raeder, Inc.

- Agriculture
- Commercial
- Suburban Residential <5Acres
- Rural Residential >5Acres
- Land with Conservation Easement
- Agricultural Protection Zone
- Public/Institutional

Draft 06.03.2024



# **DRAFT Master Plan Public Comments**

## Jennifer Cram

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**From:** louis santucci <santucci.louis@gmail.com>  
**Sent:** Thursday, May 23, 2024 11:21 AM  
**To:** Jennifer Cram  
**Subject:** Re: Master plan

Thanks

I find the plan a bit one sided in many aspects but wouldn't expect it to be different.

I did a quick read and have two quick comments.

Shouldn't there be a discussion about hookups to sewer and water sources.

If this is long term that should be covered.

Also there is no discussion about affordable housing for low and middle income people which is a local and national problem. We are an affluent white enclave. One has to wonder could this be challenged someday as discriminatory especially the 5 acre minimum.

Just my two cents. Finally the lack of commercial space also flies in the face of trying to limit car traffic on the peninsula.

On Wed, May 22, 2024 at 3:09 PM Jennifer Cram <[planner@peninsulatownship.com](mailto:planner@peninsulatownship.com)> wrote:

Lou, link to website below. Master Plan information can be found under Documents/Planning/General Information – Master Plan Draft.

<https://www.peninsulatownship.com/planning.html>

Regards,

*Jenn Cram*

*Peninsula Township Director of Planning and Zoning*

*13235 Center Road*

*Traverse City MI 49686*

*phone - 231-223-7314*

*fax - 231-223-7117*

*[planner@peninsulatownship.com](mailto:planner@peninsulatownship.com)*

*Office Hours: Mondays 7:30 am to 6:30 pm, Tuesdays – Thursdays 7:30 am to 5 pm and closed Friday – Sunday and Holidays.*

**From:** louis santucci <[santucci.louis@gmail.com](mailto:santucci.louis@gmail.com)>

**Sent:** Saturday, May 18, 2024 9:12 PM