

ZONING ORDINANCE COMMITTEE  
PENINSULA TOWNSHIP PLANNING COMMISSION  
1/24/18

Present: M. Peters, L. Serocki

Absent: A. Couture

Also present: B. VanDenBrand, C. Deeren, G. Hayward

Meeting began: 3:05 PM

**Escrow**

Town Board meeting early on 1/24/18 requested new language for Escrow ordinance. Committee reviewed Amendment 190 and M. Achorn's memo dated 4/2/17. During second draft review of Zoning Ordinance, it was recommended that the wording of this section be streamlined and possibly include some of Garfield's language. In Garfield Township, staff has discretion to ask for Escrow in the amount that the Planner deems necessary. Any changes made now to Section 4.3 will also be placed in the draft Zoning Ordinance in Section 13.09.

Escrow is different than the fee schedule; it is in addition to fees. Planner will decide the amount of escrow needed. Town Board, Planning Commission, ZBA, or Zoning Administrator can request money be placed in escrow; Planner will decide the amount.

Applicant will be told to deposit escrow and that if it falls below 20%, more funds will need to be added. Ideally, this should occur when applicant comes in, under preliminary review. Escrow is a banking procedure; there will be documentation and if funds are in account after all requirements are met and all agencies are satisfied, the account will be closed and any funds returned to applicant. The account goes through the clerk office and it is tracked through the Treasurer's office.

Keep wording of current Escrow, but will wordsmith. Should the first phrase be changed? New draft will be shorter. Town Board will review new draft next week and then attorney should review it.

Next meeting will be 1/25/18 at 3:00 PM

Adjourned: 4:57 PM

1/27/18 laws