

PENINSULA TOWNSHIP ZONING ORDINANCE COMMITTEE  
2/7/18

Present: L. Serocki, M. Peters, A. Couture

Also: N. Heller, G. Hayward

Meeting began: 3:03 PM

Began review with Article 12. Sections 12.03 and 12.04 were discussed at the Planning Commission and they requested that the sections be more similar. Lots of info for the ZBA, but very little for Planning Commission. The Planning Commission liked the language from Garfield.

Article 13. First Section 13.01 will be titled "Fees." Language will include the first sentence from Monnie's memo from 2/7/18 and the first sentence of the draft Escrow language. Second Section 13.02 will be "Escrow" and contain the rest of the draft Escrow language. "Permits" will be relabeled as Section 13.03. On page 13-2 (B) will be removed and the remaining section will be relabeled. Section 13.02 "Site Plan Review" will be changed to 13.04 and the charts under (A) and (B) will be removed. New sentence prepared for (B). (C) will be deleted and remaining paragraphs relabeled. All remaining Sections (13.04 to 13.09) will be renumbered. Page 13-8 (B): some discussion regarding the wording of "harmonious and compatible with the existing or intended character of the general vicinity and zoning districts and that such a use will not change the essential character of the area in which it is proposed." Need attorney opinion and possibly clearer language. On page 13-10 (C), the committee would like to see "Revocation" beefed up, possibly with Garfield language.

Discussed whether the new section "Rezoning with Conditions" should be changed. Planning Commission felt Garfield's language was clearer and less wordy. Is it a requirement for a Zoning Ordinance to include language for rezoning? If keep the section or if altered with Garfield's language, strike (14) "Fee"; this will be covered in Section 13.01.

Reviewed Article 11. Section 11.01 Remove last sentence of first paragraph and the entire second paragraph. Section 11.03 In first sentence, should read "provisions". Change lot to parcel four times in paragraph. Section 11.05 (D) Place second sentence first and remove "However". First sentence is fine as it is.

Meeting scheduled for 2/8/18 at 3 PM to review Articles 12 and 13 for review. If clean copies look good, they will be reviewed by Planning Commission at tentative meeting scheduled for February 12, 2018, time to be determined..

Adjourned 4:55 PM

2/9/18 laws