

**Peninsula Township  
Special Joint Meeting with the Township Board & Planning Commission  
February 22, 2016**

Meeting called to order at 5:30 p.m.

Present: Town Board – **Rosi; Witkop; Weatherholt; Correia**, Chair; **Hoffman; Avery**  
Planning Commission - **Serocki; Hornberger; Leak**, Chair; **Serocki; Peters; Wunsch**  
Absent were Byron, Town Board and Couture, Planning Commission. Both excused.

Also present were *Peter Wendling*, Township Attorney, *Michelle Reardon*, Director of Planning and Zoning, *Claire Schoolmaster*, Planning and Zoning Coordinator and *Mary Ann Abbott* Recording Secretary.

**Approve Agenda**

Township Board

**MOTION: Hoffman/Witkop** to approve agenda. **PASSED UNAN**

Planning Commission

**MOTION: Peters/Serocki** to approve agenda. **PASSED UNAN**

**Brief Citizen Comments – for items not on the Agenda**

None

**Conflict of Interest**

Township Board – None

Planning Commission - None

**Consent Agenda**

Any member of the Board, staff, or the public may ask that any item on the Consent Agenda be removed and placed elsewhere on the agenda for full discussion.

1. Meeting Minutes- Special Joint TB/PC/ZBA January 14, 2016 (recommend approval)

Township Board

**MOTION: Weatherholt/Witkop** to approve Consent Agenda.

**Roll Call Vote: Rosi – YES; Witkop-YES; Weatherholt-YES; Correia- YES; Hoffman-YES; Avery-YES PASSED UNAN**

Planning Commission

**MOTION: Wunsch/Peters** to approve agenda. **PASSED UNAN**

**Hoffman** reminded staff that the Zoning Board will also need to approve the minutes of January 14, 2016.

**Business**

1. Zoning Ordinance diagnostic review (Introduction and Discussion)

*Michelle Reardon*, Director of Planning and Zoning provided the introduction. The staff of McKenna Associates has reviewed the Peninsula Township Zoning Ordinance and other township documents. McKenna has put together a Diagnostic Review of the Peninsula Township Zoning Ordinance indicating the recommendations on how they propose to proceed. *Patrick J. Sloan*, Principal Planner is here tonight to present the Diagnostic Review which is a combinations of the issues that the community sees and McKenna saw as they reviewed the documents.

*Patrick Sloan*, *McKenna Associates* then reviewed the entire Diagnostic Review of the Peninsula Township Ordinance as submitted by McKenna Associates while accepting questions or comments from both the Township Board and Planning Commission.

**Hoffman** concerned that changes to using more direct language may in some cases alter the intent of the ordinance that previous planners worked carefully on. *Reardon* Intent will still be there but clear language in standards will be necessary

**Peters** would like better definitions on basements and clarification on how building height is measured. Also clarification on definitions of lot and lots of record

**Reardon** asked about two-tiered options such as a rezoning process in creating a new district or looking at additional higher standards of development already identified within the Master plan. Could overlay be used with PDR. **Hoffman** Do overlays take away rights of landowners? *Reardon* Intent is not to take away rights from property owners. More for clarification

**Witkop** Concerned that we do not take back rights once PDR was signed especially since once PDR was signed people can not get out of PDR.

**Hoffman** When there is a Special Use permit on PDR we need to make sure rules can be enforced *Reardon* Need clear standards for enforcement

**Wunsch** Township may need to look at new PDR program that would exclude winery development. Conservation Easements purchased in the 90's and early 2000's did not sever this right.

**Leak** Zoning in this area to promote agricultural potential of the land.

**Witkop** asked for more discussion on Public and Semi-Public Zoning Districts versus essential services.

**Wendling** cautions that local control can be lost when there are Historical Preservation Overlays. **Peters** suggests a Historical Preservation Overlay looking at preserving land rather than architecture.

*Patrick J. Sloan* continued to go over highlights of the Diagnostic Review of the Peninsula Township Zoning Ordinance. The Planning Commission and McKenna Associates will study this information in more detail over the next few months.

#### **Citizen Comments**

None

#### **Board Comments**

**Hoffman** indicated that she would be asking for budget money for the reinstatement of the Township newsletter so that residents are made more aware of meetings such as tonight.

**Peters** would like the Diagnostic Review put on the website and mentioned that the Peninsula Township website needs updating.

Township Board

**MOTION: Avery/Witkop** to adjourn. **PASSED UNAN**

Planning Commission

**MOTION: Hornberger/Wunsch** to adjourn. **PASSED UNAN**

Meeting adjourned at 7:02 p.m.