

PENINSULA TOWNSHIP PLANNING COMMISSION  
Special Meeting  
March 21, 2016

Meeting called to order at 5:35 p.m

Present: Serocki, Hornberger, Leak, Chair, Peters Wunsch, Couture, Rosi (10 minutes late)

Also present were *Michelle Reardon*, Director of Planning and Zoning, *Claire Schoolmaster*, Planning and Zoning Coordinator, and *Leslie Sickerman*, representing McKenna Associates.

Approve Agenda

Motion: Hornberger/Wunsch to approve agenda as presented. MOTION PASSED

BRIEF CITIZEN COMMENTS - FOR ITEMS NOT ON THE AGENDA

None

CONFLICT OF INTEREST

None

CONSENT AGENDA

1. Correspondence (as provided)
2. Meeting Minutes -February 22, 2016 Special Joint Meeting

MOTION: Serocki/Peters to approve the Consent Agenda. MOTION PASSED

NEW BUSINESS

1. Zoning Ordinance draft outline (Introduction and Discussion)

Reardon stated that McKenna Associates had sent the draft outline to her and that it is available on line on our home page.

Sickerman said that the outline took the current ordinance and restructured it so that everything stays and there are some new sections. She then went through the format article by article.

For Article 2, Definitions, hyperlinks could be in place for key words and phrases. There was a discussion of this and its advantages and disadvantages.

For Article 3, Zoning Districts and Maps, there was a discussion of overlays, size, and color. The use of ag districts vs an ag overlay was discussed. Collapsing R-1 B and C into a single district and the problems associated with that were discussed.

The description of overlays being in Article 3 was discussed. Would that be too confusing?

It was decided to take the three Overlay Districts (Shoreline, Airport, and Rural Agriculture) out of Article 5 and put them in Article 3.

Putting 4 or 5 maps in Article 3 was discussed.

Rosi brought up the use of the term "Chapter" in Article 5. The alternative is the use of "Article" and the Board seemed to think that Article is a better term.

Article 6, Standards Applicable to Specific Uses has new sections. Reardon will check with the township attorney to see if we have to have regulations for all of them, if they are state mandated.

Section 7:204 will require discussion of alternative energy.

In Article 8 Rosi mentioned steep slopes and her wish for more engineering review. This section needs to be more substantial. Also stormwater needs to be carefully looked at.

Reardon said that Article 9 is an important issue and will need a lot of work.

The goal is not to create a lot of nonconformities.

The Board decided to delete Article 14, Section 102 and Section 103.

The repeal of the existing Ordinance once this one is approved was discussed. There will be a section in the new Zoning Ordinance which repeals the old one.

MOTION: Hornberger/Wunsch to adjourn the meeting at 7:00 p.m. MOTION PASSED

Respectfully Submitted,

Donna Hornberger, Secretary