

PENINSULA TOWNSHIP ZONING ORDINANCE COMMITTEE  
4/5/18

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

Also present: C. Deeren

Meeting Began: 3:05 PM

Discussed Wetland and Flood Plain ordinance. Ordinance not updated prior to Public Hearing at Town Board. Corrections confirmed for final draft. Two clauses questioned by Town Board were removed.

Article 9.

Section 9.02.(F) (8) Events. Changed language to correlate with Large Events ordinance.

Section 9.07 (J) Private Road Approval Process move to (A) incorporating (1), (2), and (3) already under that section.

Changed (B) Joint Maintenance Agreement to Maintenance and Improvement Agreement. Language throughout document was changed to maintenance and improvement agreement. Changed "easement and road maintenance agreement" to "easement and road maintenance agreements" as these are two separate agreements.

Moved (F) Hold Harmless Agreement to (C); sentence was clarified.

(C) Drainage Plan was changed to (D). Changed registered professional engineer to licensed professional engineer. Wording changed from "dispose of" to "controlled".

(D) Right of Way, Temporary Grading Easement, and Utility Easement changed to (E)

(I)(1)(a) Change Registered Professional engineer to licensed professional engineer.

(I)(6)(b) and (c) Remove "Sight Triangles" and "T intersections".

(I)(7) In first sentence end sentence after "public". In second sentence remove "sewer, water, electrical, telephone, cable, and gas". Sentence will begin All utilities....

(J) will become Clear Vision Area. Move all language and diagrams from Section 7.09.

(K) Changed to "Non-conforming Private Roads". Improved language in the paragraph.

Discussed any splits on non-conforming roads and how to ensure fairness to all owners. Any split could be required to prepare paperwork issues now listed in the table, but not upgrading. Discussed requiring fire department to evaluate road for emergency vehicle passage. If did not allow emergency vehicle access, what would occur? Letter from Fire Chief? Letter from Township? Needs further discussion. Look at road conditions prior to land split? Include road conditions on application? Discussed removing table and incorporating language for splits.

Next meeting: April 12, 2018 from 3-5 PM. Will finish discussion on non-conforming private roads and begin Article 8.

Adjourned: 5:07 PM

4/6/18 laws