

PENINSULA TOWNSHIP ZONING ORDINANCE COMMITTEE  
APRIL 18, 2018

Present: M. Peters, L. Serocki, A. Couture  
Also present: N. Heller, G. Hayward, C. Deeren  
Meeting began at 3:07 PM

Agenda amended to include Winery language to be discussed at next PC meeting (April 30, 2018). LS/AC

Discussed language from Hayward regarding increasing production and storage at a Use By Right Winery. M. Elliot joined committee for discussion. Discussed Joint TB/PC committee's request for language for production and storage at a Use By Right Winery. Hayward will prepare Joint Committee's requested language and presentation will include both drafts at the April 30, 2018 Planning Commission meeting

Revised Zoning Ordinance--Section 9.07 (L) Non-conforming Roads. Discussed amended chart prepared by Peters. Most agreed that any extension of a non-conforming road should require that the new extension meet private road standards. Not sure what the Township can do in terms of improving non-conforming roads with new splits. Discussed International Fire Code and Township recourse if Fire Chief determined that a road was not accessible to emergency vehicles. Deeren will talk to Fire Chief regarding Fire Code and what standards he needs on a private non-conforming road. She will talk to attorney about 1) legality of requiring road improvements for lot splits, 2) Township's action when a non-conforming private road does not meet fire code, and 3) situations where other property owners do not want road improvements. International Fire Code will be discussed at some time in the future. Article 9 is completed except for the chart in Section 9.07 (L).

Current Ordinance Section 5.7.4--In 2011, Section 5.7.4 Special Exceptions was removed from the Zoning Ordinance by the Town Board. At that time, the PC was directed to find a place for Section 5.7.4 (1) Temporary Permits and Section 5.7.4 (2) Conditional Permits in the current Zoning Ordinance. As work was beginning to revise the Zoning Ordinance, this request was put on hold. Planner has a request for a temporary building (denied by the Zoning Administrator) and wants work to begin on putting the above mentioned language from Section 5.7.4 into the current Zoning Ordinance and into the draft Zoning Ordinance. Language will be prepared and reviewed at next meeting.

Next meeting will be on May 1, 2018 at 3 PM. Topics will include review of Section 5.7.4 language into current Zoning Ordinance and review of Article 8 and 7 (if time allows).

Meeting adjourned at 4:52 PM.

4/19/18 laws