

PENINSULA TOWNSHIP  
ZONING ORDINANCE REVIEW COMMITTEE  
6/18/18

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

Also present: N. Heller, G. Hayward

Meeting Began: 3:05 PM

Article 3

Page 3-2 (G) Remove clause “unless otherwise determined by the ZBA”.

Tried to determine what criteria used for “more restrictive” zoning. Could use density or uses. Ag is more restrictive in terms of density, residential is more restrictive in terms of uses. Will take to the PC for discussion and possible determination at July meeting. It is possible that a determination could be made on a case by case basis by the ZBA.

Section 3.05 (B) Remove clause “including Article 6.”

Page 3-3 and 3-4 Section 3.06 Corrections made to chart as follows:

Remove: Dwelling, Two-Family; Country Club; Field crop and fruit farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses and nurseries (no retail sales), and similar agricultural enterprises; and Public Buildings and Public Service Installations.

Change language to “General Farming and Horticultural Uses Permitted By Right; Subdivision Condominium--Conventional (add Land Division Ordinance to standards); Subdivision Condominium--Planned Unit Development; and Rental of Non-Owner Occupied Dwelling for 30 Days or More.

Move Farm Processing Facility to Winery/Farm Processing Facility.

Add Pet Sitter.

Page 3-5 Section 3.07 (A) Grammatical correction.

Corrections made to chart as follows:

Remove: Dwelling, Two-Family; Country Club; and Field crop and fruit farming, truck gardening, horticulture, aviaries, hatcheries, apiaries, greenhouses and nurseries (no retail sales), and similar agricultural enterprises.

Change language to “General Farming and Horticultural Uses Permitted By Right; Subdivision Condominium--Conventional (add Land Division Ordinance to standards); Subdivision Condominium--Planned Unit Development; and Rental of Non-Owner Occupied Dwelling for 30 Days or More.

Move Farm Processing Facility to Winery/Farm Processing Facility.

Add Pet Sitter.

Change (D) to Building Width from Elevational Width.

Page 3-6 Section 3.08 Corrections made to chart as follows:

Change language to “General Farming and Horticultural Uses Permitted By Right; Subdivision Condominium--Conventional (add Land Division Ordinance to standards); Subdivision Condominium--Planned Unit Development; and Rental of Non-Owner Occupied Dwelling for 30 Days or More.

Add Pet Sitter.

Change (D) to Building Width from Elevational Width.

Page 3-7 Section 3.09 Corrections made to chart as follows:

Remove: Dwelling, Two-Family and Country Club.

Change language to "General Farming and Horticultural Uses Permitted By Right; Subdivision Condominium--Conventional (add Land Division Ordinance to standards); Subdivision Condominium--Planned Unit Development; and Rental of Non-Owner Occupied Dwelling for 30 Days or More.

Add Pet Sitter.

Change (D) to Building Width from Elevational Width.

Page 3-8 Section 3.10 Corrections made to chart as follows:

Remove: Dwelling, Two-Family and Country Club.

Change language to "General Farming and Horticultural Uses Permitted By Right; Subdivision Condominium--Conventional (add Land Division Ordinance to standards); Subdivision Condominium--Planned Unit Development; and Rental of Non-Owner Occupied Dwelling for 30 Days or More.

Add Pet Sitter.

Change (D) to Building Width from Elevational Width.

Page 3-9 Section 3.11 Corrections made to chart as follows:

Remove: Dwelling, Two-Family and Country Club.

Change language to "General Farming and Horticultural Uses Permitted By Right; Subdivision Condominium--Conventional (add Land Division Ordinance to standards); Subdivision Condominium--Planned Unit Development; and Rental of Non-Owner Occupied Dwelling for 30 Days or More.

Add Pet Sitter.

Change (D) to Building Width from Elevational Width.

Page 3-10 Section 3.12

Change (D) to Building Width from Elevational Width.

Page 3-11 Section 3.13 (B) Clarified language in first sentence.

Page 3-14 Section 3.13 (C) (1) (h) and (C) (2) (b) Discussed rationale behind percentage of vegetated buffer and tree canopy. Can the Township require specific percentages?

Page 3-15 (E)(1) Is the term "front yard" clear enough when discussing waterfront property?

Next meeting on June 25, 2018 from 3-5 PM. Will start on page 3-16 ((E). Also on agenda will be corrected texts from previous meetings.

Adjourned 6:37 PM

6/20/18 laws