

PENINSULA TOWNSHIP ZONING ORDINANCE COMMITTEE NOTES
6/25/18

Present: L. Serocki, M. Peters, A. Couture
Also: N. Heller, G. Hayward, C. Deeren
Start: 3:04 PM

Section 3.13 Shoreline Overlay District--Started on page 3-16 (e) Maximum Surface Area; this section is confusion. The question was raised at an earlier meeting that front yard could have many meanings. Maybe call it waterfront to differentiate? Two of the 3 diagrams are mislabeled but are probably not necessary. Shoreline Overlay District will be a section of the Zoning Ordinance that will be discussed after the reformatted Zoning Ordinance has been approved. To clarify that point, the title will be changed from Shoreline Overlay District to Great Lakes Shoreline Regulations. Discussed shared ownership on land division parcels that are undevelopable. Should the land division ordinance be modified to include shared frontage with small undeveloped lots? Section 3.13 will be discussed at next meeting; Peters will present section with current zoning, new language, and Master Plan language individually highlighted.
Section 3.14 Airport Overlay Zone--several grammatical improvements.
Section 3.15 Remove hyperlink numbers as they have changed. Serocki will prepare Section 3.15 using original language for discussion at next meeting.
Section 3.16 Remove.

Section 7.07 (A) Discussed definition for building height; should it be located in both standard section and definition? Decided to record it in both places. Removed "elevation" from definition. At this time a Land Use Permit is needed to grade property, so natural grade should be available. Change (C) "active farm" to "farm".

Section 7.11 Fences and Walls--grammatical corrections. Added wording to retaining wall that will require terraced walls if wall is taller than 4'. Section will need to be reformatted by Serocki for next meeting.

Section 1.03 Greg's language looks good. Two grammatical corrections.

Next meeting Monday July 2nd from 3-5 PM. Agenda: reviewing Section 3.13 and 3.15, continued discussing on reformatted sections including Section 7.11, 9.06, 9.07, and Article 8. If time permits will review general issues that need to be discussed before submission to Patrick.

Meeting adjourned 3:40 PM

6/27/18 laws