

**Peninsula Township  
Planning Commission  
Special Meeting  
July 18, 2016 5:30 PM**

Meeting called to order at 5:30 PM

**Present: Rosi; Serocki; Hornberger; Peters; Couture-Chair.** Also present were *Claire Schoolmaster*, Planning and Zoning Coordinator; *Michelle Reardon*, Director of Zoning and Planning and *Mary Ann Abbott*, Recording Secretary

Absent: Leak (excused); Wunsch (excused)

**Approve Agenda**

**MOTION: Hornberger/Peters** to approve Agenda.

**PASSED UNAN**

**Brief Citizen Comments- for items not on the Agenda**

None

**Conflict of Interest**

None

**Consent Agenda**

1. Correspondence (as provided)
2. Minutes – June 20, 2016 Special Meeting

Corrections to the minutes of June 20, 2016

Page 1. Cindy ~~Luczak~~ **Ruczak** Mark ~~Nadowski~~ **Nadolski**

Page 2 **Peters** We are looking at Shoreline to do a couple of things. We need a ~~difference~~ **use the “waters’ edge”** to deal with hoists, docks and storage. This is very different than measuring the quantity of land that you own. This township needs a **fixed** standard on how you measure quantity of land, ~~but this does not say that we cannot write more.~~ No matter whether through land division or zoning. **that measurement standard should be what is used on on a certified survey, the OHW edge.**

**Wunsch** to summarize the Township would like to be able to regulate Docks and Hoists but continue to use the Ordinary High Water for measuring land division without being in conflict with the Public Access Doctrine. Is that good direction for McKenna? *Wendling* you would have to use the same way throughout. **He said he will draft some language.**

Page 3. *Rosi* 6/2/16 letter from McKenna ~~takes~~ **talks** about Ordinary High Water mark on inland ~~ponds~~ **lakes** and would like to have McKenna look at that again.

**MOTION: Hornberger/Peters** to approve the consent agenda as amended (minutes June 20, 2016 Special 5:30).

**PASSED UNAN**

**New Business**

**Peninsula Township Zoning Ordinance DRAFT: Section 3.117 Neighborhood Overlay District and Article 7 (Discussion)**

*McKenna Representative, Leslie Sickterman* presented the proposed rewrites to Section 3.117 Neighborhood Overlay District.

**Peters** suggested that Section A and B be kept but that Section C be struck or changed to create a framework for neighborhoods to work with. *Reardon* states that this comes from the Master Plan and perhaps what we can do is suggest guidelines, a Pattern Book. **Hornberger** asks that you are not talking about aesthetics but land use development

*Reardon* to strike from 3.117 (B) Neighborhood Overlay District “and have a historic character worthy of inclusion in the Neighborhood Overlay District”

*Reardon* reminds the Commission members that they may ask for comments from the audience if they feel it would be helpful to their discussion.

There were no comments from the audience.

*Leslie Sickterman* opens the discussion on Article 7 General Provisions. *Sickterman* feels this is an important section, but primarily important to staff and administration.

*Reardon* would like to have McKenna review sections of Article 7 General Provisions and have the Township attorney review this section as well. There was a consensus of the board for this action.

Discussion of the Commission covered Essential Services; performance guarantees; storage of Recreational Vehicles; distinctions of registered vs. licensed vehicles.

*Nancy R. Heller, 3091 Blue Water* asked about the storage of recreational vehicles on rental property.

Continued discussion on Temporary buildings; steeples and cupolas (concerns on height allowances); lower level walkout; Section 7.109 and 100 foot setback requirements as well as Subdivision Lot Areas; Clear vision areas.

*Reardon* would like to see a separate discussion on Building Heights including diagrams.

*Reardon* has some questions on 7.113 Accessory Building Section (B) 3 which may need to be deleted. Also in this same section (4) the mention of 800 feet. *Serocki* questioned if people were required to get a permit for every accessory building

Discussion stopped at Section 7.114 due to time constraints. *Reardon* suggested that she bring in some actual Zoning Board of Appeals cases so that the Planning Commission can see what the ZBA has been dealing with. These cases have been sent to the consultant.

**Citizen Comments**

None

**Board Comments**

*Serocki* asked about the schedule for the review. *Reardon* would like to present an updated calendar in August to see what still needs to be done.

**MOTION: Hornberger/Serocki** to adjourn at 6:52 PM

Respectfully submitted by Mary Ann Abbott, Recording Secretary.