

**Peninsula Township Planning Commission
Special Meeting Minutes 5:30 PM
August 22, 2016**

Meeting called to order at 5:30 PM

Present: **Leak-Chair; Peters; Hornberger; Serocki; Couture** (arrives at 5:46PM)
Absent: **Wunsch** (excused)

Also present: *Michelle Reardon*, Director of Zoning and Planning; *Claire Schoolmaster*, Planning and Zoning Coordinator; *Patrick J. Sloan*, McKenna Associates and *Mary Ann Abbott*, Recording Secretary.

Approve Agenda

Serocki Strike the minutes of August 15, 2016

MOTION: Serocki/Hornberger to approve Agenda as amended

PASSED UNAN

Brief Citizens Comments- for items not on the Agenda

None

Conflict of Interest

None

Consent Agenda

a. Correspondence

MOTION: Hornberger/Serocki to approve the Consent Agenda as amended.

PASSED UNAN

Business

1. Peninsula Township Zoning Ordinance DRAFT: Article 2 and Zoning Map (Discussion)

Reardon introduces *Patrick Sloan, McKenna Associates* who is present to assist with the Zoning Ordinance Draft Article Two: Definitions. Review and discussion with the Commission occurred. Topics discussed were:

Accessory buildings was updated to allow for water and septic on the first floor.

Adult Foster Care General definition is mandated by the State.

Bed & Breakfast *Reardon* reminded the Commission that Amendment 190 in relation to B & B's did not pass so the original definition of a B & B still stands.

Building Heights **Peters** would like to have additional discussion on Building Heights and Natural Grade. *Reardon* states that this will be pulled out for discussion with the Town Board. Further discussion on average vs. mean measurements. *Sloan* discussed that height is to be measured at the center of each wall. **Rosi** would like to have a diagram of this in the Ordinance. *Reardon* again reminded the Commission that this is a major policy change and it will be discussed with the Town Board.

Boathouses *Reardon* will check on the history of this and see how it relates to accessory structure.

Density there was a policy by the Town Board that if someone owns the right of way to the centerline that should be counted toward acreage calculation for that use. *Reardon* Would like to make sure that throughout we are including the acreage calculations that the way the Town Board decided it would be. There was consensus. Will also need to be confirmed by the new Town Board. Density with net acreage needs to be highlighted in discussion.

Dwelling **Peters** many dwellings do not have heating. Heating requirement will be eliminated

Easement strike non-possessory

Floor Area Couture definition is cumbersome. *Reardon* definition here will be cleaned up. *Sloan* covered in more detail on Article 6

Food Processing *Serocki* asked if we should have a definition of this.

Impervious Surface discussion on how this is regulated. *Sloan* This automatically transfers into Storm Water Management. *Reardon* becomes important because now we do not look at driveways or pathways as structures and they are not included in our Maximum Coverage.

Lot Couture there is quite a change and he wondered what the thought process was behind this. There is a lot of language. *Sloan* we can look at this definition to make it clearer. Also the Township Attorney may weigh in on this. **Peters** Diagrams would be helpful.

Lot Coverage **Serocki** more listed under structures so why not part of lot coverage. *Sloan* definition needs to be tightened

Planning Commission consensus is to stop at this point and pick up at the next meeting September 19, 2016 at 5:30PM

2. Updated ZO timeline (discussion)

Reardon we still need to finish on Article 5, Article 6, remainder of Article 2 and the Zoning Map. Commission would like to have time to review the second draft.

Sloan desired time frame was 12 months. If the Township would like to take more time, that is certainly possible. This was an ambitious schedule.

Rosi brought up Public Land and the Zoning Map.

Citizen Comments

None

Board Comments

None

MOTION: Hornberger/Peters to adjourn at 6:53PM.

PASSED UNAN

Respectfully submitted by Mary Ann Abbott, Recording Secretary.