

PENINSULA TOWNSHIP ZONING ORDINANCE COMMITTEE

9/5/18

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

Also present: N. Heller, G. Hayward, C. Peterson, R. Mielnik

Meeting began 3:02 PM

Memo of understanding has been signed by McKenna and Township. Mielnik wants to make sure that the Township receives the Zoning Map from McKenna. Planning Department is making sure current Zoning Ordinance is up-to-date. Before we have joint meeting and public info meetings, the committee needs to ensure that 1) Do we have the copy we requested? 2) Should we keep the comments from McKenna and the highlighted sections from current Zoning Ordinance? If McKenna's comments are removed, more text per page, so fewer pages.

Article 1 was reviewed and modified by Greg. McKenna changed some of the language. Should check with Greg and see if he agrees with changes. Greg will review complete Zoning Ordinance after joint meeting between PC and TB.

Article 2 Definitions: have to work on farm processing facility, winery, and food production plant. A winery is a farm processing facility, but a farm processing facility does not have to be a winery. This has to be clear in definitions and standards. Also include Food Processing Facility (Plant).

(18) Building, Height of--would be clearer without diagram and last sentence. A hyperlink to set-back section would be helpful; applicant needs to know that overhang is used for measurement.

(16) Building Width should be located after (17) Building Envelope.

(22) Country Club was to be removed.

Page 2-6 There should be a space between the last sentence of (a) and (b).

(68) Lot Types Figure 2.3 (b) double frontage should be added to Corner Lot which has frontage on two roads.

(81) Pet Sitter--Remove last sentence.

(87) Recreational Unit--commas should be within quotation marks to be consistent with other punctuation. Also first sentence should read "recreational unit."

Ask planner about structure and if patio and driveway should be removed.

(118) and (119) should read and be alphabetically listed as Wind Energy Conversion System (WECS) and Wind Energy Conversion System Tower Height, respectively. Will be easier for public to locate them.

(126) Remove "Yard Terms" located under Figure 2-4. It is noted above diagram.

Article 3 Adult Foster Care, Large Group Home--discuss with Greg if this should be included? Is it required by State? Question should be on survey if residents agree with this use on Ag and Commercial property. Could be placed in Zoning Ordinance and removed later.

Section 3.06 a comma is required after Public Areas (Parks, Recreation, and Conservation Areas).

Ask McKenna to double check all hyperlinks.

Why is secondary dwelling not located in Ag and R1-C?

Section 3.13 is not (NEW) it should read (Section 6.22 and 7.4).

Page 3-11 (C) "marks or elevations" should not be in bold type.

Page 3-13 Figure 3-3 Waterfront Area Extended is located on the wrong side of dotted line.

Page 3-13 Zoning Administrator needs to review (E)(2) for correct language.

Page 3-14 (H) Should read (Section 7.4.4).

Page 3-15 (5) Boardwalks 3 feet in width or less SHALL..... (6) Delete "and retain property values. Because the turf grasses do not have the holding power of deep rooted plants, not more than 50 percent of the vegetated buffer strip may be turf grasses." (6) (a), (b), (c) remove "vegetated buffer" from these three sections.

Page 3-20 Figure 3.5 remove "transient" from Transient Beach. Are the numbers correct in diagram?

Article 4 Section 4.03 (c) add docks (should read "decks, docks, and boat hoists.....") Would be clearer if all "Footnotes" were on same page as chart, or noted on the following page. Less header possible on each page?

Adjourned: 5:02 PM

9/7/18 laws