

PENINSULA TOWNSHIP ZONING ORDINANCE COMMITTEE NOTES FROM 9/10/18

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

Also Present: R. Mielnik, N. Heller, C. Peterson

Meeting began: 3:07 PM

ARTICLE 5--Section 5.01 (D) Add hyperlinks to Wetlands Restrictions (Section 8.01), Floodplain Controls and Restrictions (Section 8.02), Soil Erosion and Sedimentation Control, and Protection of Steep Slopes (Section 8.04), Stormwater Management (Section 8.05), and Removal of Fruit-Producing Trees, Vines, or Shrubs from Properties Being Developed (Section 8.06).

Page 5-2 Water and Sanitary Waste Disposal-- PUD(D)(3) and Site Condominiums (C)(4) should have identical language. Incorporate both sections into one?

Page 5-6 (2)(a) Intent statement is the same as (A)(1). Should be removed. Remaining sections should be relettered from (b) to (a) and (c) to (b).

Section 5.02 (A) One-family detached residential dwelling units should be changed to single-family residential dwelling units in line 2, line 5, and line 7.

(C)(2)(A) Elevational width should be changed to building width.

Page 5-9 Language for Water and Sanitary Waste Disposal--PUD(D)(3) and Site Condominiums (C)(4) should be identical.

Page 5-10 Remove language from the following sections and replace with hyperlink sections with correct headers and hyperlink sections. Follow sections in Section 5.01 (7) Wetland and Flood Plain Restriction, (8) Removal of Fruit Trees, and (9) Plans for Required for the Control of Erosion and Sedimentation. (9) Should be changed to section name Soil Erosion and Sedimentation Control and Protection of Steep Slopes and Stormwater Management.

Page 5-12 (H)(2) First sentence should read "Approval of the condominium subdivision plan or phases of the plan by the Township Board....."

Page 5-13 (L) Should read Condominium Act 59. (M) Capitalize Section (in Section 48).

ARTICLE 6--Section 6.01 (C) Discuss with attorney.

Section 6.04(D) Hyperlink should read Section 6.16.

Section 6.07(A) All site plans shall have adequate means of ingress and egress.....

Definition needed for Building Line.

Section 6.09 Work on language for Food Processing Plant. Page 2-7 Food Processing Facility definition--remove phrase "excluding retail sales unless explicitly permitted. Will add standards to this section when winery language is reviewed after Zoning Ordinance is approved.

Page 6-7 (G) Remove patio from language and header.

Page 6-9 Section 6.12 Lighting should be hyperlinked, possibly between (E) and (F).

Page 6-10 (H)(5) Change to All outdoor stacks and piles shall not be greater than 12 feet in height. Remove rest of sentence. Should this be hyperlinked to Section 13.03?

Page 6-16 (F) Remove clause "which may include the use of insulation, soundboards, and acoustic tile."

Page 6-24 (D) Hyperlink to Section 7.12

Page 6-24 Section 6.25 This section has been changed from the current Zoning Ordinance as it is only located under R1-A. Discussed at PC?

Continued discussion of presentation. No decision made. Next meeting 3-5 PM on Sept. 19th.

Adjourned 5:10PM

9/13/18 laws