

PENINSULA TOWNSHIP ZONING ORDINANCE COMMITTEE NOTES
9/24/18

Present: M. Peters, L. Serocki, A. Couture
Also: N. Heller, C. Peterson, R. Mielnik, G. Hayward
Meeting Began: 3:03 PM

Looked at current zoning map and discussed updating by staff to submit to McKenna.

Discussed Farm Processing Facility and placement in proposed Zoning Ordinance. Determined that Section 6.09 Farm Processing Facility would be hyperlinked to Section 6.34 (new number) Winery. All section after 6.09 would need to be renumbered. ALSO TABLE OF CONTENTS AND SECTIONS 3.06 THROUGH 3.11 WILL NEED TO BE CORRECTED.

Section 8.01 and Section 8.02--McKenna removed statement recently approved by TB. He felt the statement was too broad and would be subject to challenge without defensible standards included. Committee decided to leave as printed.

Section 8.04 Planner presented new language for this section. He suggested current language is cumbersome and would read better with new language. He will continue to tweak the language. Slope and steep slope should be added to definitions.

Section 8.05 Page 8-5 (C) (1) Remove sentence "The cost of the Township Engineer's review and inspections shall be paid by the applicant as an escrow fee."

(C) (1) (a) Remove "Residential structures" and capitalize "Within". (C) (1) (c) Remove "Residential structures or parcels that." and capitalize "In." (C) (1) (d) Remove entire sentence and move to new Section (C) (3).

(C) (2) (a) Remove "Occurring on a lot that is" and capitalize "Within". (C) (2) (c) Remove "Residential structure or parcels that" and capitalize "Will." (C) (2) (d) Remove entire sentence and move to new Section (C) (3).

(C) (3) Should read "Any residential structure that in the opinion of the Zoning Administrator requires review by the Township Engineer based on complexity of the disturbance of natural features or site development."

Article 9 Section 9.06 (A) Remove "as well as a sufficient horizontal clearance from these areas." (B) Add period to sentence.

Section 9.07 (A) (5) Remove this section; no longer performed by Township Engineer.

Page 9-12 (7) Remove "for sewer, water, gas electric, telephone and cable use)." Also remove "sewer, water electrical, telephone, cable, and gas."

Page 9-13 (3) (b) (vii) Remove "Improvements to". (3) (L) Add "Performance."

9/25/18 laws