

PENINSULA TOWNSHIP ZONING ORDINANCE COMMITTEE

10/1/18

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

Also present: N. Heller, R. Mielnik, C. Deeren

Begin: 3:03 PM

Article 10--Add "(106) Sign" to definitions and hyperlink to Section 10.02. Definition numbers from (106) on will need to be changed.

Page 10-3 (13)--Fourth line down, quotation marks missing from first "Portable Message Sign."

Page 10-4--Commas should be inside the quotation marks to be consistent throughout text.

Page 10-11--Will not need specifics in terms of "nits" per McKenna's statement.

Article 11--Page 11-1--Agree with McKenna's statement to use "lot coverage".

Article 12--Leave as McKenna's proposes. Should be checked by attorney prior to public information meetings.

Article 13--Should be checked by attorney prior to public information meetings.

Section 13.01--5th line remove "of" (.....or other professionals to review ~~of~~ an application or provide....). 6th line change to ".....then **the** applicant....."

Page 13-4--Add (E) Permits Not Needed. Then hyperlink to Home Occupations (new Section 6.14).

Section 13.04 (A)--Remove (5), (6), (7), and (8) from chart.

Page 13-7 (C)(2)--Second part of sentence should read ".....the Planning Commission shall approve the plan, may apply conditions to ensure the requirement of this Ordinance are met, and make a recommendation to the Township Board."

Page 13-7 (D)--Change "Planning Commission" to "Township Board" in two different sentences.

Page 13-8 (5)--Change to "The Zoning Administrator or Township Board ~~Planning Commission~~, as applicable in Section 13.04 (A), shall have the authority to revoke any site plan approval when, after reasonable warning, the operator of any use permitted under this Section fails to comply with any of the site plan requirements stipulated." **(NOTE: The reference to Section 13.04 (A) refers to a section that does not mention the Township Board, so the clause "as applicable" from the second sentence.)** New (6) will contain the last sentence of (5) corrected as follows "The Township Board ~~Zoning Administrator or Planning Commission, as applicable~~, may require additional conditions and safeguards to prevent injury or damage to adjoining properties which may impair public health, welfare, or safety."

Page 13-12 (j)--change water "courses" to water "bodies."

Page 13-13 (o)--change to "Planning Commission or Township Board."

Page 13-14 (3)--Sentence to read "The Zoning Administrator, Code Enforcement Officer, or Township Engineer shall investigate alleged violations and determine whether the development is proceeding in conformance with the special land use approval."

Page 13-19(A)--Should "freehold interest" be left in? Clarified? Defined? Check with attorney.

Page 13-20 (3)--Street should be changed to road.

Page 13-25 (4)--Change "Township Director of Planning" to "Zoning Administrator."

Discussed that changes will need to be made in Table Of Contents and Section 3.06 to incorporate new Section 6.09 Farm Processing Facility.

Revisited wording on Page 8-5. (C)(1) will remain as is with (a), (b), and (c). (C)(2)(d) will read "In the opinion of the Zoning Administrator, any residential structure that requires review by the Township Engineer based on the complexity of the disturbance of natural features or site development shall be considered a Major Stormwater Review. The cost of the review shall be paid by the applicant from an escrow account."

Review of Zoning Ordinance necessary using notes and marked-up copy of Zoning Ordinance prior to submission to McKenna. Peters and Mielnik will conduct review.

10-3-18 laws