

PENINSULA TOWNSHIP PLANNING COMMISSION
ZONING ORDINANCE REWRITE COMMITTEE MEETING NOTES

12/13/18

Began 3:10 PM

Present: Monnie Peters, Alan Couture, Laura Serocki (former PC Member)

Also Present: Nancy Heller, Randy Mielnik, Christina Dereen

Randy Mielnik discussed the Zoning Map that accompanies the Ordinance. McKenna has recently delivered it. It now is a digital map, and with the new plotter it can be printed in house in very large formats. The map still needs the Airport district which covers the southern 2-3 miles of the Township. It will be added to Zoning Map. The final version of the map with the language that matches the certification in the Ordinance will be signed by clerk and stored in that office.

Committee members have made edits as needed. Discussion was needed on the following:

There was discussion about the use of the term "Flood Elevation Line" and "Based Flood Elevation" (BFE). Both terms are useful, but there is a need to make sure the terms are clearly defined, consistent with FEMA terminology, and appropriately cross-referenced in Article 2. Staff should also review how these terms are used in the code itself (graphics and text).

Definitions:

Building Line--definition will be improved.

Building, Height of--figure will be improved. Get rid of line through building and "A". Include a reference to definition "grade, natural".

Line, street--delete definition. Improve definition of Street Line.

Slope--some editing needed

Add definition for "cut and fill slope" in definitions. It appears in Section 8.04.

Leave 5.01 (D)(8) and 5.02 (C)(7) as is.

New Farm Processing Facility amendment on Storage/processing building size to be added when approved.

13.04 Leave chart on site plan review, but improve language.

Mielnik described his plan for Roll-out in January. Discussion also about an issue for the Citizen questionnaire--ask about large (greater than 10 kW) ground mounted solar farms: Section 6.30.

Ended 4:50PM

12/14/18 laws/mgp