

May 5, 2016

Township Board, Planning Commission,
and Director of Planning & Zoning
Peninsula Township
13235 Center Rd.
Traverse City, MI 49686

Subject: Proposed Zoning Ordinance Articles 1 – 7: May 9, 2016 Meeting Items

Members of the Township Board, Planning Commission, and Staff:

At the joint meeting of the Planning Commission and Township Board on April 18th, we started the review of Articles 1-7 of the draft Zoning Ordinance (dated April 11, 2016). Based on the amount of information to cover, the Planning Commission and Township Board agreed to hold additional meetings to review Articles 1-7 and our corresponding transmittal letter (dated April 11, 2016). The meetings to date, as well as the topics to be covered at future meetings are as follows. Please note that additional meetings will be likely based on the amount of material that will remain to be covered:

- **April 26, 2016 (Tuesday), 6:00 p.m. to 8:00 p.m. – Shoreline Overlay (Section 3.113) and Fences and Walls (Section 7.114).** At the April 26th meeting, we reviewed the Shoreline Overlay (Section 3.113) and Fences and Walls (Section 7.114), but deferred review of the related definitions to a later meeting that will be dedicated to reviewing only the Definitions article.
- **May 3, 2016 (Tuesday), 6:00 p.m. to 8:00 p.m. – Agricultural-Related Uses (Sections 6.103, 6.110, 6.123, 6.138, and 6.139).** At the May 3rd meeting, we reviewed Bed and Breakfast Establishments (Section 6.103), Food Processing Plants (Section 6.110), Local Food Production Facilities (Section 6.123), and Winery, Use By Right (Section 6.138). There was detailed discussion on these uses, and it was determined that the Township Board and Planning Commission would re-visit these uses at a future meeting(s) with the participation of facility owners. While there was not sufficient time to review Winery-Chateaus (Section 6.139) at the May 3rd meeting, it was agreed that they would be discussed at the same future meeting(s) as the other agricultural-related uses.
- **May 9, 2016 (Monday), 6:00 p.m. to 8:00 p.m. – Major Items of Articles 3-5, including Interpretation of Zoning District Boundaries (Section 3.103), Table of Permitted Uses by District (3.106), Zoning District Summaries (Sections 3.107 – 3.112), Neighborhood Overlay (Section 3.117), Schedule of Regulations (Article 4), Planned Unit Developments (Section 5.101, and Site Condominiums (Section 5.102).**

For the May 9, 2016 meeting, we recommend covering the following items related to Article 3 (Zoning Districts and Map), Article 4 (Schedule of Regulations), and Article 5 (PUD and Site Condominiums):

1. **Interpretation of Zoning District Boundaries**
Location in Proposed Zoning Ordinance: Section 3.103
Location in April 11, 2016 Transmittal Letter: Page 3

2. Table of Permitted Uses by District

Location in Proposed Zoning Ordinance: Section 3.106

Location in April 11, 2016 Transmittal Letter: Page 4

3. Zoning District Summaries

Location in Proposed Zoning Ordinance: Sections 3.107 – 3.112

Location in April 11, 2016 Transmittal Letter: Page 4

4. Neighborhood Overlay

Location in Proposed Zoning Ordinance: Section 3.117

Location in April 11, 2016 Transmittal Letter: Page 5

5. Schedule of Regulations

Location in Proposed Zoning Ordinance: Article 4

Location in April 11, 2016 Transmittal Letter: Page 5

6. Planned Unit Developments

Location in Proposed Zoning Ordinance: Section 5.101

Location in April 11, 2016 Transmittal Letter: Page 6

Note: In Section 5.101(H)(1)(c)(v) (i.e., at the top of page 5-8 of the draft Zoning Ordinance), we introduce the concept of Transfer of Development Rights (TDR), which allows required open space in a PUD to be located off-site by transferring the development rights from the preserved parcel (the “sending zone”) to the developed parcel (the “receiving zone”). The benefit of TDR is that high quality open space can be preserved without the requirement for adjacent development – similar to a PDR. However, although TDR does not increase the overall density of the 2 sites (i.e., the developed site and the preserved site), TDR does increase the density on the developed site. If the Township is interested in pursuing a TDR concept, we can draft more detailed standards; however, if the Township is not interested in pursuing TDR at this time, we can simply delete Section 5.101(H)(1)(c)(v).

7. Site Condominiums

Location in Proposed Zoning Ordinance: Section 5.102

Location in April 11, 2016 Transmittal Letter: Page 6

If there are other items that arise during the course of our review on May 9th, we can address them at that time or at a future meeting.

Respectfully submitted,

McKENNA ASSOCIATES



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