

PENINSULA TOWNSHIP

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www.peninsulatownship.com

PENINSULA TOWNSHIP PLANNING COMMISSION AGENDA

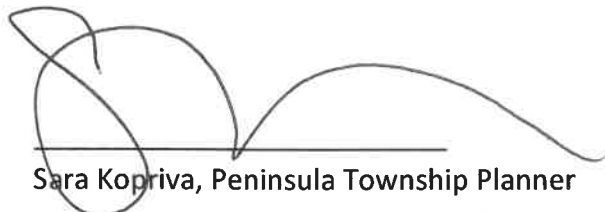
Special Meeting

January 14, 2026

4:00 p.m.

1. Call to Order
2. Pledge
3. Roll Call
4. Approve Agenda
5. Brief Citizen Comments (For Agenda Items)
6. Conflict of Interest
7. Business
 - a. Zoning Ordinance Rewrite Discussion- Shoreline Draft Ordinance
8. Public Comments
9. Other Matters or Comments by Planning Commission Members
10. Adjournment

Peninsula Township has several portable hearing devices available for audience members. If you would like to use one, please ask the clerk.



Sara Kopriva, Peninsula Township Planner

Posted: January 13, 2026, 11:30 a.m.

PENINSULA TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

ZONING ORDINANCE AMENDMENT
ORDINANCE NO. _____

At a meeting of the Township Board of the Township of Peninsula, Grand Traverse County Michigan, held at the Township Hall on _____, 2026 at _____ p.m., Township Board Member _____ moved to adopt the following ordinance, which motion was seconded by Township Board Member _____.

An Ordinance to amend the Peninsula Township Zoning Ordinance to provide for the docks, boat hoists, and related structures along the shoreline of Grand Traverse Bay, as well as the amendment to the intent and purpose of the Great Lakes Shoreland Regulations, and the amendment to the regulations of Shared Waterfront Ownership.

PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN ORDAINS:

SECTION 1. FINDINGS. The Township of Peninsula (“Township”) finds that:

- a. The Township is currently completing a review of its Zoning Ordinance (“Zoning Ordinance”); the efforts to amend existing regulations to address current and evolving aspects of land use and development include the uses and definitions relating to the land and shoreline bordering Grand Traverse Bay. The Zoning Ordinance intends to exercise the Township’s power to regulate impacting the health, safety, and general welfare of the Township by regulating the use of land and structures within zoning districts to ensure that land uses are appropriately sited and compatible with surrounding uses.
- b. The Township seeks to amend its shoreline regulations to promote the health, safety, and welfare of the Township and its natural environment.
- c. The Township seeks to regulate the land, including inherent riparian rights, to protect the health, safety, and welfare of the public and to conserve the natural environment, its resources, and to ensure compatibility with surrounding land uses.
- d. The Township seeks to adopt regulations that allow for safe and effective land use along Grand Traverse Bay that protects and conserves the natural environment, its resources, and is compatible with surrounding land uses.
- e. By nature of the Township’s unique peninsular geography, the Township has a high amount of residential shoreline property, which presents the need to specifically regulate shoreline impacts and development to be consistent with overall planning goals and harmonious uses along the shoreline.

- f. Appropriate regulation of shared shoreline uses is necessary to prevent adverse land use effects such as incompatible and conflicting land uses, depletion of natural resources, nuisance impacts that affect neighboring properties, or other adverse impacts that could negatively impact the public health, safety, and welfare.
- g. Accordingly, the Township has retained consultants to review and to revise the shoreline land use regulations in the above-mentioned zoning districts to meet the needs of the Township.

SECTION 2. AMENDMENT TO ZONING ORDINANCE. The Zoning Ordinance shall be amended to add to Section 3.2 Definitions, the following:

- a. **Clubhouse.** A communal building or space used by a particular group or club that is primarily used for events and meetings.
- b. **Dock.** A seasonal structure extending along shore or out from the Shoreline into a body of water, to which boats may be moored.
- c. **Dock Patio.** An attached section of Dock that serves as an outdoor gathering space, often accommodated by seating and tables.
- d. **Hoist, Boat.** A mechanical device that is used to lift and move boats in and out of the water.
- e. **Hoist, Jet Ski.** A mechanical device that is used to lift and move jet skis in and out of the water. For the purposes of this Ordinance, two (2) Jet Ski Hoists are equal to one (1) Boat Hoist.
- f. **Shoreline.** The edge of a body of water, where the water and shore meet.
- g. **Swimming Platform.** An attached section of Dock that serves as a starting platform for swimmers to dive into the water and must include at least one (1) ladder to climb up the Dock from the water.

SECTION 3. AMENDMENT TO ZONING ORDINANCE. Subsection (c) Boat Hoists and Docks of Zoning Ordinance Section 6.2.2 Uses Permitted by Right (in R-1A Districts: Rural and Hillside Residential) is amended to read as follows in its entirety:

(c) Boat Hoists and Docks:

- 1) **Purpose and Intent.** The purpose of this Section is to promote public health, safety, and general welfare by regulating the effective and efficient use of land and related littoral and/or riparian rights along Grand Traverse Bay. The Township wishes to regulate and protect the natural environment and guarantee that any proposed land use or activity along Grand Traverse Bay will be compatible with the Township's intent of protecting the natural environment, conserving natural resources and energy, ensuring compatibility with adjacent

uses of land and related littoral and/or riparian rights, and promoting the use of land in a socially and economically desirable manner. The permitted land uses, as defined in this Ordinance, shall comply with the provisions of this section and are only permitted as authorized by this section.

2) **Approval.**

- a. No Township permit shall be required to install a Dock meeting the requirements of this Section.
- b. When the waterfront land in question is shared among two or more property owners (such as a general common element of a condominium), the standards of Section 7.4.2 shall also apply.

3) **Maximum Number.** No lot shall have more than one (1) Dock, except that Lots with a Shoreline width greater than 300 feet shall be permitted one (1) additional Dock.

4) **Point of Contact.** All Docks shall maintain only one (1) point of contact with the Shoreline.

5) **Width.** No Dock shall be greater than eight (8) feet wide, with the exception of Dock Patios and Swimming Platforms which shall be limited by the setback restrictions imposed in this Section.

6) **Storage.** For the health, safety, and general welfare of the Township citizens, and to ensure safe and effective land use along the Shoreline, all Docks shall be taken out of the water between November 1 and April. Storage out of the water shall be subject to the following regulations:

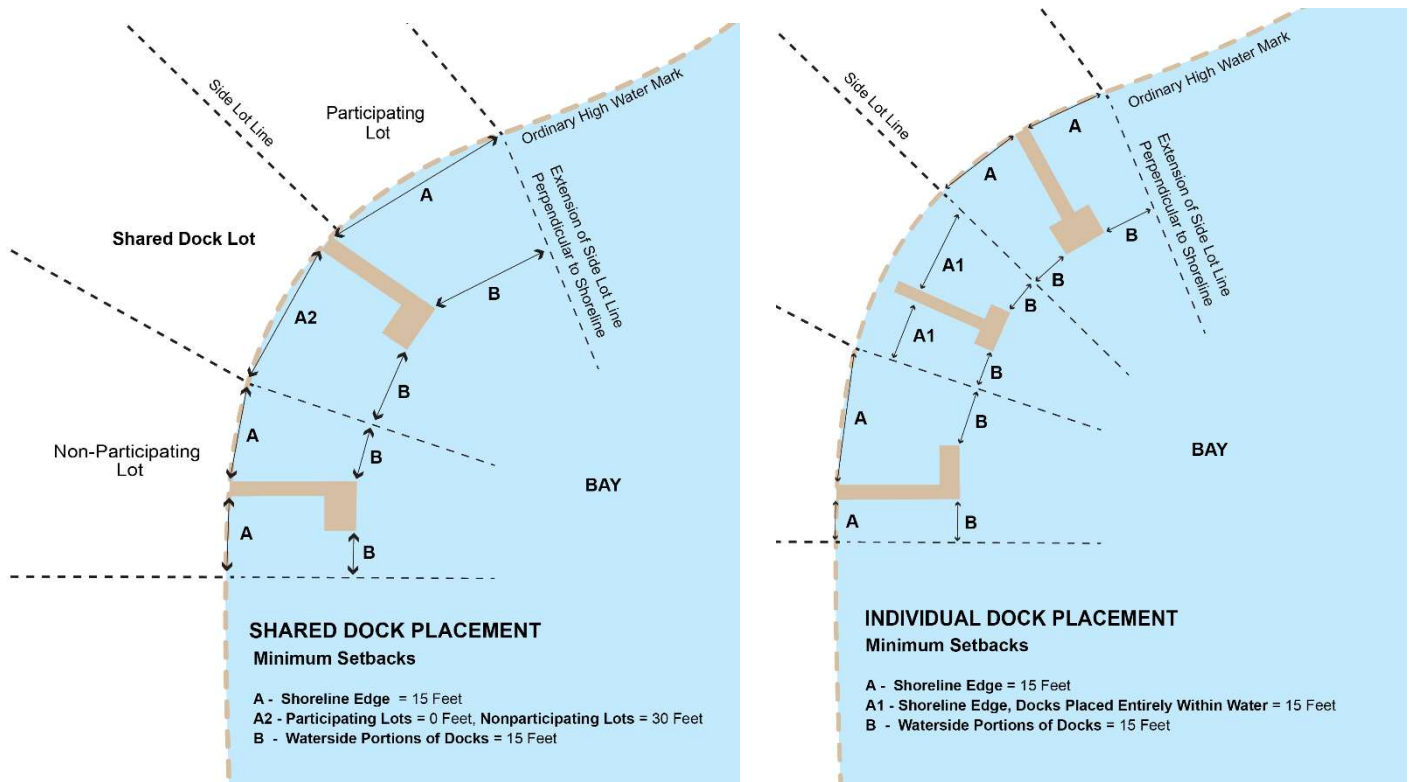
- a. All items must be stored within the lot lines of the Shoreline parcel which the dock serves.
- b. All items to be stored must be at least four (4) feet from the Shoreline.
- c. All Dock sections must be neatly stacked and all Boat and Jet Ski Hoists consolidated.
- d. Storage shall not be permitted within a road right-of-way.

7) **Dwellings and Clubhouses Prohibited.** No dwelling units or clubhouses are allowed on any Dock.

8) **Dock Placement.** All Docks must comply with all applicable County, State, and Federal requirements, including, but not limited to the Army Corps of Engineers and the Michigan Department of Environment, Great Lakes, and Energy (EGLE), as well as the following:

- a. **Shoreside.** The shoreside edge of the Dock shall be placed at least 15 feet from the side lot line.

- i. **Non-Shared Docks.** No portion of a Dock, including but not limited to Dock Patios and Swimming Platforms, may be located within the 15 foot minimum setbacks measured from a straight line extending perpendicular to the Shoreline from the point the side lot line hits the Ordinary High Water Mark of Lake Michigan.
 - ii. **Shared Docks.** The side setback requirement applying to the lot line dividing the lots shall be waived for adjoining property owners placing a shared Dock. However, the setback requirement from lot lines abutting lots that are not included in the approval obtained by the zoning administrator shall be 30 feet. When the land itself (and not just the Dock) is under shared ownership, the requirements of Section 7.4.2. shall also apply.
 - iii. **Equipment.** All equipment associated with a Dock and stored on land shall be set back at least 15 feet from the side lot line.
- b. **Waterside.** For Docks placed entirely within the water that impact shore use or Docks connected to the shoreland outward, the Dock shall not be closer than 15 feet to a straight line extending perpendicular to the Shoreline from the point the side lot line hits the Ordinary High Water Mark of Lake Michigan.



- 9) **Undeveloped Lots.** Waterfront lots without a principal building may contain a Dock, provided that all requirements of this section are met.
- 10) **Dock Lighting.** All Dock lighting must be downward facing and fully shielded, and shall only be lit when the Dock is being actively used and the lighting is needed for safety. This paragraph also applies to any permanent dock.
- 11) **Hoists.** In order to reflect the findings of the Township in its resolutions of these Shoreline uses and structures, three (3) Boat Hoists are permitted per 50 lineal feet of Shoreline. Two (2) Jet Ski Hoists are equivalent to one (1) Boat Hoist.
- 12) **Non-Commercial Use Only.** Docks, Boat Hoists, Jet Ski Hoists, and related shoreline structures shall be for the personal use of the shoreline parcel owner and their guests only. Such structures shall not be leased, rented, licensed, or used for any commercial purpose.
- 13) **Administrative Appeals and Interpretations.** *(see proposal language below)*

PROPOSAL ONE - In the event that two adjacent properties cannot both comply with the Dock Placement standards of this Section at the same time, or in the event that compliance with such standards is unclear due to the unique circumstances of the property or properties, the property owners in question shall apply for a waiver of such standards to the Zoning

Administrator who shall conduct a review that includes, but is not limited to, consideration of the following factors, (1) the expenses that may be incurred by either property for any prudent alternative Dock configuration or placement that would comply with this Section, (2) the safety risks or liabilities imposed on either property by providing for a waiver, and (3) the best interests of both properties is maintained even if a waiver is granted, and (4) the spirit of this Section to protect the public health, safety, and general welfare of the persons and properties along Grand Traverse Bay is maintained. The Zoning Administrator may grant waivers from this Section in order to resolve a conflict but shall only do so when there are no conforming arrangements that would reasonably ensure safe enjoyment of the water for all parties involved. Such waivers are subject to a right of appeal to the Zoning Board of Appeals.

PROPOSAL TWO - In the event that two adjacent properties cannot both comply with the Dock Placement standards of this Section at the same time, or in the event that compliance with such standards is unclear due to the unique circumstances of the property or properties, either or both of the property owners may request a waiver from the zoning administrator of such standards based on the same criteria for issuance of a variance under the Ordinance. The Zoning Administrator shall conduct a meeting with the property owners, gather any additional requested information, and issue a timely decision in writing either denying the waiver request, granting the waiver request, or granting the waiver request with conditions. Such waivers are subject to a right of appeal by either or both property owners to the Zoning Board of Appeals.

SECTION 4. AMENDMENT TO ZONING ORDINANCE. The Zoning Ordinance shall be amended to add the following to Section 6.7.2 Uses Permitted by Right (A-1 District: Agricultural):

- 18) Group docking, Boat Hoists, Jet Ski Hoists and other related facilities shall be subject to the applicable regulations of Section 6.2.2(2)(c). The storage of boats, boat hoists, and other equipment shall also be subject to the applicable regulations of Section 6.2.2(2)(c).

SECTION 5. AMENDMENT TO ZONING ORDINANCE. The Zoning Ordinance shall be amended to add the following to Section 7.4.1 Intent and Purpose (Great Lakes Shoreland Regulations):

The purpose of this Section is to promote public health, safety, and general welfare by regulating the effective and efficient use of land and related littoral or riparian rights along Grand Traverse Bay. The Township's wishes to regulate and protect the natural environment and guarantee that any proposed land use or activity along Grand Traverse Bay will be compatible with the Township's intent of protecting the natural environment, conserving natural resources and energy, ensuring compatibility with adjacent uses of land, and promoting the use of land in a socially and economically desirable manner. The permitted land uses, as defined in this

Ordinance, shall comply with the provisions of this section and are only permitted as authorized by this section.

SECTION 6. AMENDMENT TO ZONING ORDINANCE. The Zoning Ordinance shall be amended to add Section 7.4.2, Shared Waterfront Ownership, to state as follows:

Any waterfront land that is to be used by more than one property owner shall meet the following requirements:

- (1) **Intent:** It is further the intent of this section to reduce the conflicts that occur between residential single-family use and shared waterfront use by clearly delineating the regulations on shared Docks and other waterfront land uses on General Common Elements of condominiums or otherwise shared between property owners.
 - a. **Approval for Shared Docks:** Where more than one property owner has Shared Waterfront Ownership, as defined in this Ordinance and exclusive of a shared dock by two adjacent properties or single property owner seeking dock placement addressed in Section 6.2.2(c), in the waterfront property, no Dock shall be placed closer than three feet to an adjacent lot line without both owners providing approval in writing to the zoning administrator. Such approval shall include a statement that the Dock shall be maintained in good condition, and such maintenance shall be the responsibility of the owner of the lot upon which the Dock is constructed. The approval between the owners shall be in the form of a recordable agreement, which shall be recorded with the Grand Traverse County Register of Deeds after approval by the zoning administrator. A copy of the recorded agreement shall be submitted to the township prior to the issuance of the approval.
- (2) The Zoning Administrator shall be notified of any change in ownership or access to the shared waterfront lot.

(3) **Minimum Lot Widths and Vehicle Parking Space Requirements:**

a.

| No. of Property Owners with Access Rights | Minimum Lot Width |
|---|---------------------------------|
| Two | 100 |
| Three | 150 |
| Four | 200 |
| Over Four | Five Additional Feet Per Family |

- b. One parking space for each Boat Hoist shall be provided off the traveled portion of the road such that all portions of a parked vehicle are at least five (5) feet from the driving lane to provide safe egress from the vehicle.
 - c. Each parking space shall be a minimum of twenty-three (23) feet in length. The parking space does not have to be paved or graveled.
- (4) Group docking, Boat Hoists, Jet Ski Hoists and other related facilities shall be subject to the applicable regulations of Section 6.2.2(2)(c). The storage of boats, boat hoists, and other equipment shall also be subject to the applicable regulations of Section 6.2.2(2)(c).
- (5) No dwelling units or clubhouses are allowed on shared waterfront lots.
- (6) A portable toilet is allowed, provided it is not placed within a road right-of-way, and not closer than twenty (20) feet from the water's shoreline. Also provided that fencing or screening landscaping shall be placed between the toilet and the nearest property line, the road and the water.

SECTION 7. SEVERABILITY. The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

SECTION 8. EFFECTIVE DATE. This Ordinance shall become effective seven (7) days after publication of a notice of adoption of this Ordinance unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

SECTION 9. REPEAL AND FORM. All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed. Further, the Township may use the content of this Ordinance and compile/insert it into the existing Peninsula Township Zoning Ordinance document including making any technical provision numbering or clerical revisions as necessary for the compilation.

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

Maura Sanders, Peninsula Township Supervisor

CERTIFICATION

I hereby certify that:

The above is a true copy of an Ordinance adopted by the Peninsula Township Board at a duly scheduled and noticed meeting of that Township Board held on _____, 2026, pursuant to the required statutory procedures.

A summary of the above Ordinance was duly published in the _____ newspaper, a newspaper that circulates within Peninsula Township, on _____, 2026.

Within 1 week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the ordinance, the names of the members of the township board voting, and how each member voted.

I filed an attested copy of the above Ordinance with the Grand Traverse County Clerk on _____, 2026.

ATTESTED:

Rebecca Chown, Peninsula Township Clerk

PENINSULA TOWNSHIP
GRAND TRAVERSE COUNTY, MICHIGAN

ZONING ORDINANCE AMENDMENT
ORDINANCE NO. _____

At a meeting of the Township Board of the Township of Peninsula, Grand Traverse County Michigan, held at the Township Hall on _____, 2025 at _____ p.m., Township Board Member _____ moved to adopt the following ordinance, which motion was seconded by Township Board Member _____.

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PENINSULA TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN ORDAINS:

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- a. The Township is currently completing a review of its Zoning Ordinance (“Zoning Ordinance”); the efforts to amend existing regulations to address current and evolving aspects of land use and development include the uses and definitions relating to the land and shoreline bordering Grand Traverse Bay. The Zoning Ordinance intends to exercise the Township’s power to regulate impacting the health, safety, and general welfare of the Township by regulating the use of land and structures within zoning districts to ensure that land uses are appropriately sited and compatible with surrounding uses.
- b. The Township seeks to amend its shoreline regulations to promote the health, safety, and welfare of the Township and its natural environment.
- c. The Township seeks to regulate the land, including inherent riparian rights, to protect the health, safety, and welfare of the public and to conserve the natural environment, its resources, and to ensure compatibility with surrounding land uses.
- d. The Township seeks to adopt regulations that allow for safe and effective land use along Grand Traverse Bay that protects and conserves the natural environment, its resources, and is compatible with surrounding land uses.
- e. By nature of the Township’s unique peninsular geography, the Township has a high amount of residential shoreline property, which presents the need to specifically regulate shoreline impacts and development to be consistent with overall planning goals and harmonious uses along the shoreline.

- f. Appropriate regulation of shared shoreline uses is necessary to prevent adverse land use effects such as incompatible and conflicting land uses, depletion of natural resources, nuisance impacts that affect neighboring properties, or other adverse impacts that could negatively impact the public health, safety, and welfare.
- g. Accordingly, the Township has retained consultants to review and to revise the shoreline land use regulations in the above-mentioned zoning districts to meet the needs of the Township.

SECTION 2. AMENDMENT TO ZONING ORDINANCE. The Zoning Ordinance shall be amended to add to Section 3.2 Definitions, the following:

To be added in the appropriate alphabetical order.

- a. **Clubhouse.** A communal building or space used by a particular group or club that is primarily used for events and meetings.
- b. **Dock.** A seasonal structure extending along shore or out from the ~~shore~~Shoreline into a body of water, to which boats may be moored.
- c. **Dock Patio.** An attached section of ~~dock~~Dock that serves as an outdoor gathering space, often accommodated by seating and tables.
- d. **Hoist, Boat.** A mechanical device that is used to lift and move boats in and out of the water.
- e. **Hoist, Jet Ski.** A mechanical device that is used to lift and move jet skis in and out of the water. For the purposes of this Ordinance, two (2) ~~jet-ski hoists~~Jet Ski Hoists are equal to one (1) ~~boat hoist~~Boat Hoist.
- f. **Shoreline.** The edge of a body of water, where the water and shore meet.
- g. **Swimming Platform.** An attached section of ~~dock~~Dock that serves as a starting platform for swimmers to dive into the water and must include at least one (1) ladder to climb up the ~~dock~~Dock from the water.

Section

SECTION 3. AMENDMENT TO ZONING ORDINANCE. SUBSECTION (C) BOAT HOISTS AND DOCKS OF ZONING ORDINANCE SECTION 6.2.2 USES PERMITTED BY RIGHT BY RIGHT (IN R-1A DISTRICTS: RURAL AND HILLSIDE RESIDENTIAL DISTRICTS

This section lists the uses permitted by right in the R-1-A District. It is then cross-referenced in Sections 6.3.2, 6.4.2, 6.5.2, and 6.5a.2, meaning the uses listed here are also permitted by right in the R-1-B, R-1-C, and R-1-D Districts, as well as residential PUDs. Therefore, the shoreline rules below would apply in all residential districts.

~~1) Single Family Dwellings~~

~~2) Accessory Uses and Structures~~

- ~~a) Accessory Buildings: As defined in Section 3.2 under Article III of the Zoning Ordinance, accessory buildings such as farm buildings and a detached garage for the storage of automobiles shall be~~

~~permitted with a single-family dwelling; provided, however, that the farm buildings and garage shall comply with the setback restrictions and side yard requirements.~~

~~Guest Houses: A guest house detached from the dwelling shall not be permitted on the same lot with a single family dwelling unless the lot has a width twice the normal width, and the guest house is so located as amended to be qualified as a single-family dwelling read as follows in its own right on one-half the width of the lot of the principal dwelling-entirety:~~

(c) Boat Hoists and Docks:

- 1) **Purpose and Intent.** The purpose of this Section is to promote public health, safety, and general welfare by regulating the effective and efficient use of land and related littoral and/or riparian rights along Grand Traverse Bay. The Township's wishes to regulate and protect the natural environment and guarantee that any proposed land use or activity along Grand Traverse Bay will be compatible with the Township's intent of protecting the natural environment, conserving natural resources and energy, ensuring compatibility with adjacent uses of land and related littoral and/or riparian rights, and promoting the use of land in a socially and economically desirable manner. The permitted land uses, as defined in this Ordinance, shall comply with the provisions of this section and are only permitted as authorized by this section.
- 2) **Approval.**
 - a. No Township permit shall be required to install a ~~dock~~Dock meeting the requirements of this Section, ~~except in instances where adjoining property owners wish to share a dock, even though they do not share ownership of the waterfront land where the dock is placed, in which case a Land Use Permit shall be required.~~
 - b. When the waterfront land in question is shared among two or more property owners (such as a ~~General Common Element~~general common element of a condominium), the standards of Section 7.4.2 shall also apply.
- 3) **Maximum Number.** No lot shall have more than one (1) ~~dock~~Dock, ~~except that Lots with a Shoreline width greater than 300 feet shall be permitted one (1) additional Dock.~~
- 4) A "T" or "L" shaped configuration is permitted, provided the Point of Contact. All ~~docks~~Docks shall maintain only one (1) point of contact with the ~~shoreline~~Shoreline.
 - ~~5) Lots with a shoreline width of greater than 300 feet shall be permitted one (1) additional dock, upon approval of a Land Use Permit as described in Section 4.1.3. As part of the application process, the applicant must affirmatively demonstrate that their shoreline is 300 feet in width, or greater.~~
- 6) 5) Width. No ~~dock~~Dock shall be greater than eight (8) feet wide, with the exception of Dock Patios and Swimming Platforms which shall be limited by the setback restrictions imposed in this Section.

~~7~~6) **Storage.** For the health, safety, and general welfare of the Township citizens, and to ensure safe and effective land use along the ~~shoreline~~Shoreline, all ~~docks~~Docks shall be taken out of the water between November 1 and April~~4~~. Storage out of the water shall be subject to the following regulations:

- a. All items must be stored within the lot lines of the Shoreline parcel which the dock serves.
- b. All items to be stored must be at least four (4) feet from the ~~shoreline~~Shoreline.
- c. All ~~dock~~Dock sections must be neatly stacked and all ~~hoists~~Boat and Jet Ski Hoists consolidated.
- d. Storage shall not be permitted within a road right-of-way.

~~8~~7) **Dwellings and Clubhouses Prohibited.** No dwelling units or clubhouses are allowed on any ~~dock~~Dock.

~~9~~8) **Dock Placement.** All ~~docks~~Docks must comply with all applicable ~~requirements~~ County, State, and Federal requirements, including, but not limited to the Army Corps of Engineers and the Michigan Department of Environment, Great Lakes, and Energy (EGLE), as well as the following:

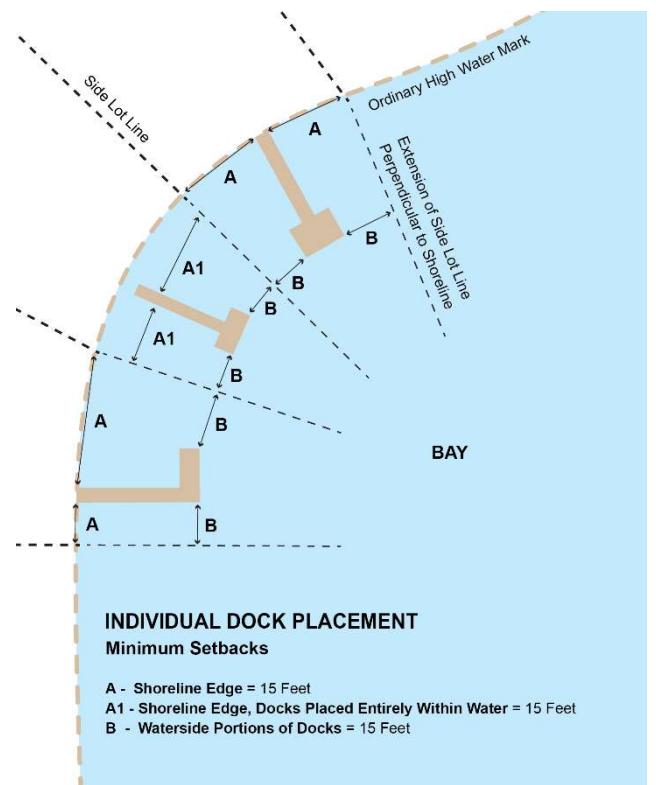
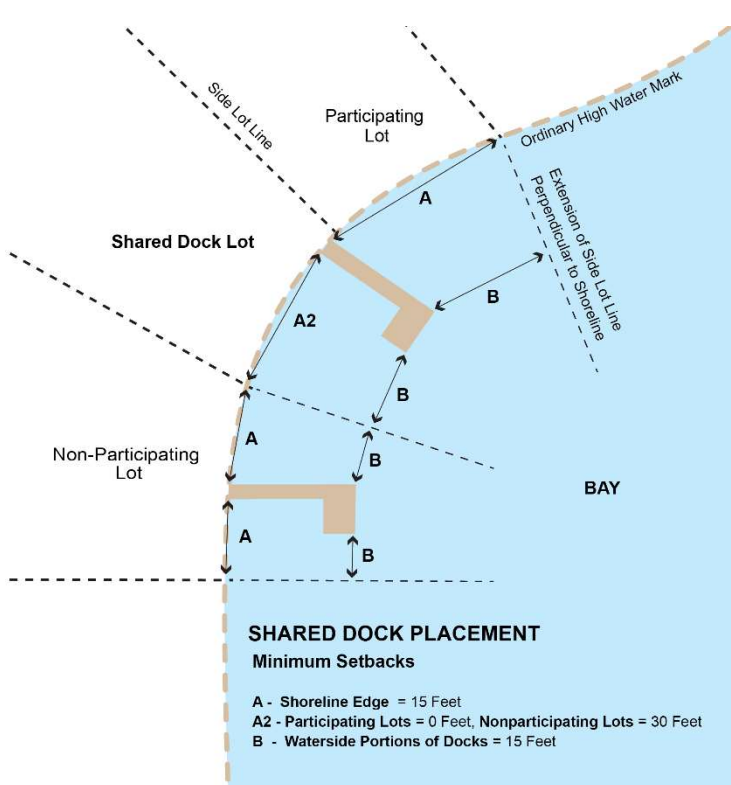
- a. **Shoreside.** The shoreside edge of the ~~dock~~Dock shall be placed at least 15 feet from the side lot line.
 - i. ~~Docks placed entirely~~**Non-Shared Docks.** No portion of a Dock, including but not limited to Dock Patios and Swimming Platforms, may be located within the water that are used and/or accessed from that lot nevertheless impact shore use; therefore, this requirement shall apply even for docks placed entirely within the water. If the shoreside edge of the dock is placed within the water, then the 15-foot minimum ~~setback shall be~~setbacks measured from a straight line extending perpendicular to the ~~shoreline~~Shoreline from the point the side lot line hits the Ordinary High- Water Mark of Lake Michigan.
 - ii. **Shared Docks.** ~~For a joint application for a Land Use Permit by adjoining property owners for a shared dock, the~~The side setback requirement applying to the lot line dividing the lots shall be waived. for adjoining property owners placing a shared Dock. However, the setback requirement from lot lines abutting lots that are not ~~participating~~included in the ~~joint application~~approval obtained by the zoning administrator shall be 30 feet. When the

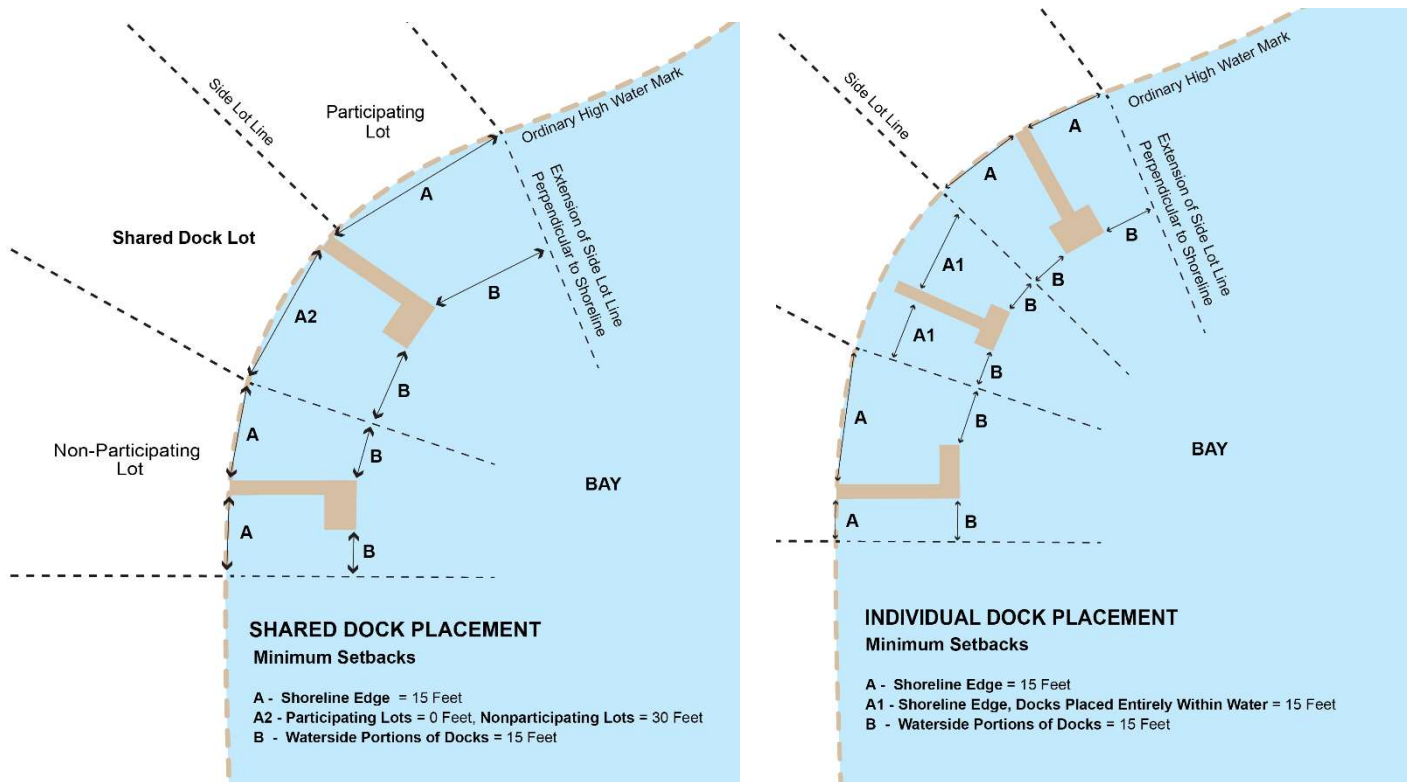
land itself (and not just the ~~dock~~Dock) is under shared ownership, the requirements of Section 7.4.2. shall also apply.

iii. **Equipment.** All equipment associated with a ~~dock~~Dock and stored on land shall be set back at least 15 feet from the side lot line.

b. **Waterside.** All portions of a dock within the water shall be at least 15 feet from a straight line extending perpendicular to the shoreline from the point the side lot line hits the Ordinary High Water Mark of Lake Michigan. For ~~docks~~Docks placed entirely within the water that impact shore use or ~~docks~~Docks connected to the shoreland outward, the ~~dock~~Dock shall not be closer than 15 feet to a straight line extending perpendicular to the ~~shoreline~~Shoreline from the point the side lot line hits the Ordinary High Water Mark of Lake Michigan.

~~c. Waterside Accessories and Equipment. All water borne equipment and accessories, including, but not limited to, swimming platforms and hoists, shall be at least 15 feet from a straight line extending perpendicular to the shoreline from the point the side lot line hits the Ordinary High Water Mark of Lake Michigan. This requirement shall not apply to boats moored to a conforming dock.~~





~~10)9)~~ **Undeveloped Lots.** Waterfront lots without a principal building may contain a ~~dock~~Dock, provided that all requirements of this section are met.

~~11)10)~~ **Dock Lighting.** All ~~dock~~Dock lighting must be downward facing, and fully shielded, and shall only be lit when the ~~dock~~Dock is being actively used and the lighting is needed for safety. This paragraph also applies to any permanent dock.

11) Hoists. In order to reflect the findings of the Township in its resolutions of these ~~shoreline~~Shoreline uses and structures, ~~three (3) boat hoists~~Boat Hoists are permitted per 50 lineal feet of ~~shoreline~~Shoreline. Two (2) ~~jet ski hoists~~Jet Ski Hoists are equivalent to one (1) ~~boat hoist~~Boat Hoist.

12) Non-Commercial Use Only. Docks, Boat Hoists, Jet Ski Hoists, and related shoreline structures shall be for the personal use of the shoreline parcel owner and their guests only. Such structures shall not be leased, rented, licensed, or used for any commercial purpose

13) Administrative Appeals and Interpretations. (see proposal language below)

PROPOSAL ONE - In the event that two adjacent properties cannot both comply with the Dock Placement standards of this Section at the same time, or in the event that compliance with ~~this Section~~such standards is unclear due to the ~~specific~~unique circumstances of the

property or properties, the property owners in question shall ~~submit their situation by variance, interpretation, or application,~~ apply for a waiver of such standards to the Zoning Administrator who shall conduct a review that includes, but is not limited to, consideration of the following factors, (1) the expenses that may be incurred by either property for any prudent alternative Dock configuration or placement that would comply with this Section, (2) the safety risks or liabilities imposed on either property by providing for a waiver, and (3) the best interests of both properties is maintained even if a waiver is granted, and (4) the spirit of this Section to protect the public health, safety, and general welfare of the persons and properties along Grand Traverse Bay is maintained. The Zoning Administrator may grant waivers from this Section in order to resolve a conflict but shall only do so when there are no conforming arrangements that would reasonably ensure safe enjoyment of the water for all parties involved. Such waivers are subject to a right of appeal to the Zoning Board of Appeals.

~~13) Special Use Permit to Exceed Maximums. In order to exceed the number of allowable boat hoists on a dock, or the number of docks allowed on any given parcel, a Special Use Permit shall be required, demonstrating proof of approval from the Army Corps of Engineering, EGLE, and any other applicable approval body.~~

~~Section~~ PROPOSAL TWO - In the event that two adjacent properties cannot both comply with the Dock Placement standards of this Section at the same time, or in the event that compliance with such standards is unclear due to the unique circumstances of the property or properties, either or both of the property owners may request a waiver from the zoning administrator of such standards based on the same criteria for issuance of a variance under the Ordinance. The Zoning Administrator shall conduct a meeting with the property owners, gather any additional requested information, and issue a timely decision in writing either denying the waiver request, granting the waiver request, or granting the waiver request with conditions. Such waivers are subject to a right of appeal by either or both property owners to the Zoning Board of Appeals.

SECTION 4. AMENDMENT TO ZONING ORDINANCE. THE ZONING ORDINANCE SHALL BE AMENDED TO ADD THE FOLLOWING TO SECTION 6.7.2 USES PERMITTED BY RIGHT IN THE A-1 DISTRICT

~~*This section ensures that any boat hoists and docks in the*~~ by Right (A-1 District ~~*are subject to the same regulations:*~~ Agricultural):

18) Boat ~~hoists~~ Hoists, Jet Ski Hoists and ~~docks~~ Docks, subject to the regulations in Sections 6.2.2.3-(2)(c) and 7.4.2.

~~Section~~ SECTION 5. AMENDMENT TO ZONING ORDINANCE. The Zoning Ordinance shall be amended to add the following to Section 7.4.1 Purpose ~~Intent~~ and Intent of Purpose (Great Lakes Shoreland Regulations):

The purpose of this Section is to promote public health, safety, and general welfare by regulating the effective and efficient use of land and related littoral or riparian rights along Grand Traverse Bay. The Township's wishes to regulate and protect the natural environment and guarantee that any proposed land use or activity along Grand Traverse Bay will be compatible with the Township's intent of protecting the natural environment, conserving natural resources and energy, ensuring compatibility with adjacent uses of land, and promoting the use of land in a socially and economically desirable manner. The permitted land uses, as defined in this Ordinance, shall comply with the provisions of this section and are only permitted as authorized by this section.

SECTION SECTION 6. AMENDMENT TO ZONING ORDINANCE. THE ZONING ORDINANCE SHALL BE AMENDED TO ADD SECTION 7.4.2, SHARED WATERFRONT OWNERSHIP

~~This section governs shared waterfront properties that are owned by more than one property owner (such as General Common Elements of a condominium). It has been revised to remove conflicts with the updated Section 6.2.2.C.3, as well as Ownership, to remove references to "families", which unreasonably limits the groups of people who could participate in shared waterfront ownership to those meeting the definition of "family" in Section 3.2. state as follows:~~

Any waterfront land that is to be used by more than one -property owner shall meet the following requirements:

- (1) **Intent:** It is further the intent of this section to reduce the conflicts that occur between residential single-family use and shared waterfront use by clearly delineating the regulations on shared ~~docks~~Docks and other waterfront land uses on General Common Elements of condominiums or otherwise shared between property owners.

- ~~(1) **Land Use Permit:** Where more than one property owner has Shared Waterfront Ownership in the waterfront property, a land use permit shall be obtained from the Zoning Administrator. The application for land use permit shall indicate the number of property owners with access rights, the name and address of each property owner or legal agent of each property owner, the name and address of one person who shall receive the tax bill for each lot, and a site plan showing compliance with the minimum requirements of this Section.~~

- ~~a. **Approval for Shared Docks:** Where more than one property owner has Shared Waterfront Ownership, as defined in this Ordinance and exclusive of a shared dock by two adjacent properties or single property owner seeking dock placement addressed in Section 6.2.2(c), in the waterfront property, no Dock shall be placed closer than three feet to an adjacent lot line without both owners providing approval in writing to the zoning administrator. Such approval shall include a statement that the Dock shall be maintained in good condition, and such maintenance shall be the responsibility of the owner of the lot upon which the Dock is constructed. The approval between the owners shall be in the form of a~~

recordable agreement, which shall be recorded with the Grand Traverse County Register of Deeds after approval by the zoning administrator. A copy of the recorded agreement shall be submitted to the township prior to the issuance of the approval.

- (2) The Zoning Administrator shall be notified of any change in ownership or access to the shared waterfront lot.

(3) Minimum Lot Widths and Vehicle Parking Space Requirements:

a.

| No. of Property Owners with Access Rights | Minimum Lot Width |
|---|---|
| Two | 100 |
| Three | 150 |
| Four | 200 |
| Over Four | Five (5) Additional <u>Feet</u> Per Family |

- b. One parking space for each ~~boat hoist~~Boat Hoist shall be provided off the traveled portion of the road such that all portions of a parked vehicle are at least five (5) feet from the driving lane to provide safe egress from the vehicle.
- c. Each parking space shall be a minimum of twenty-three (23) feet in length. The parking space does not have to be paved or graveled.

- (4) ~~Group docking, hoist~~Boat Hoists, Jet Ski Hoists and other related facilities and boat hoists shall be subject to the spacing and other dimensional requirements of Section 6.2.2.3(2)(c). The storage of boats, boat hoists, and other equipment shall also be subject to the applicable regulations of Section 6.2.2.3(2)(c). ~~Group docking, Boat Hoists, Jet Ski Hoists and other related facilities shall be subject to the applicable regulations of Section 6.2.2(2)(c). The storage of boats, boat hoists, and other equipment shall also be subject to the applicable regulations of Section 6.2.2(2)(c).~~

- (5) No dwelling units or clubhouses are allowed on shared waterfront lots.

- ~~(7)~~(6) A portable toilet is allowed, provided it is not placed within a road right-of-way, and not closer than twenty (20) feet from the water's edgeshoreline. Also provided that

fencing or screening landscaping shall be placed between the toilet and the nearest property line, the road and the water.

Public Comment

January 6, 2026

To: Kevin Beard, Elise Loud and Sara Kopriva

Cc: Maura Sanders, Becky Chown

Re: Letter to the Planning Commission to include in communications for the Jan 14th Mtg:

Thanks for the extra time you personally invested in the December 5th meeting to review the shoreline regulation language while so many shared waterfront neighbors were present to support a positive outcome for residents and the Township. While we know you want to finish this work before dock installation begins, it's important to ensure these long-lasting rules are carefully considered to avoid unintended consequences. We would like to suggest additional amendments while still meeting your proposed timeline. We offer the following modifications for your consideration:

- Regarding 7.4.2.1: Beyond the 6.2.2 requirements for dock and hoist installation, what specific "intents" do you have in mind to minimize conflicts between single and shared waterfront neighbors? Please clarify your purpose here. If unique disputes arise, you mentioned mediation through the Zoning Board of Appeals process, which seems sensible. However, requiring a land use permit (LUP) for all shared waterfronts to avoid future conflicts—where few have occurred historically—seems an excessive effort for minimal benefit.
- 7.4.2.2: The requirement for an LUP in shared waterfront neighborhoods, while not required for private properties, appears to be discrimination inherited from language in the 50-year-old ordinance. The LUP process requires significant effort from both residents and the township, but it's unclear what the ultimate purpose is. The township already knows who all the shared waterfront property owners are and understands that their access rights are limited by shoreline length and hoist allocations—so why is it necessary to track which homeowners have boats on hoists? The neighborhood associations manage this and have done so for years. The language also asks to name one person to receive the tax bill for each lot, but I believe tax bills are already sent out to owners for their personal lots. What tax bill does this refer to? Additionally, why does the zoning administrator need to be notified when a new owner gains access to a waterfront lot? Property transfer documents are already filed with both the county and township, providing this information.
- What is 7.4.2.3 a,b&c attempting to accomplish?
 - The table in "(a)" says that a shared waterfront with 200 feet of shoreline can allow just four owners access but they are allowed to have 12 hoists? What

is this trying to accomplish? We already propose limiting the number of hoists to match the length of shoreline, lets delete this table in its entirety.

- In part “b” many residents have shared their experience, and you all seemed to agree at the meeting, that requiring one parking space for every hoist makes no practical sense. Parking for shared waterfronts has been self-regulated without issue for many years as every neighborhood has unique circumstances. The discussion on Monday also supported the many ways to meet this varied requirement so why continue to include this language at all? We recommend this be removed in its entirety.
- Based on the above, part “c” defining a parking space is not necessary.
- Section 6.2.2.7 regarding storage location was questioned in the meeting on Monday but this reflects the recommendations of the shoreline regulation study group and should be maintained as it is the most appropriate methodology.
- Regarding 6.2.2.9 which states “All docks must comply with all applicable requirements County, State, and Federal requirements, including, but not limited to the Army Corps of Engineers and the Michigan Department of Environment, Great Lakes, and Energy (EGLE),” Will you require evidence of these permits from all waterfront owners both private and shared? How will this be accomplished? The lead-times for these permits, which I assume few have, will be very long especially if you expect to see everyone comply before hoists go into the water this spring.
- Some residents have suggested prorating the rule of three hoists per 50 feet to better accommodate unique situations. For example, one person at the meeting with 192 feet of frontage is allowed nine hoists—the same number as someone with 150 feet. In special cases like this, the policy could allow for one additional hoist per 20 feet of underutilized shoreline, which would let him add two hoists. Instead of creating an exception process that takes more township review, we should simply include this exception in the new regulation language.

Let get this done but done right. Thank you for your dedication to our community. A positive experience for residents depends on open dialogue from all, regardless of perspective. We appreciate your efforts to foster this environment.

Respectfully Submitted,

Quaker Valley North Association

Kip Nickel, President

Home Address: 1015 Quaker Valley Drive, Traverse City, MI 49686