

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

Ph: 231.223.7322 Fax: 231.223.7117

www.peninsulatownship.com

PENINSULA TOWNSHIP PLANNING COMMISSION AGENDA

Special Meeting

Rescheduled Regular Meeting

February 19, 2026

7:00 p.m.

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Approve Agenda**
5. **Brief Citizen Comments (For Agenda Items Not Schedule for Public Hearing)**
6. **Communications**
7. **Conflict of Interest**
8. **Business**
 - a. Zoning Amendment #206 Shoreline Regulations
9. **Brief Public Comments (please keep comments to 3 minutes or less)**
10. **Other Matters or Comments by Planning Commission Members**
11. **Adjournment**

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

Item 6

Communications

PENINSULA TOWNSHIP

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February 12, 2026

Chair: Kevin Beard

Vice-Chair: Susan Shipman

Secretary: Armen Shanafelt

Member: Robert Eckstein

Member: Randy Hall

Member: Donna Hornberger

TB Rep./Member: Julie Alexander

Dear Planning Commission Members,

Over the last eight months, the Cherry Capital Airport Joint Zoning Commission has been working on a draft zoning ordinance that establishes regulations on land within the Airport Hazard Area, which is an approximately 10-mile radius of the airport. Although the boundaries of Peninsula Township do not fall within the mandatory permitting area, a large portion of our jurisdiction is property regulated by the Airport Zoning Ordinance.

On February 26, 2026, the Joint Zoning Commission along with airport zoning staff are holding a community open house public information meeting. I am requesting attendance by some or all of the Planning Commission to see if/how the Peninsula Township Zoning Ordinance needs to be amended and so that there is a better understanding of how this new ordinance affects our township. Meeting information is below.

Respectfully,

Katie Clark

Peninsula Township Treasurer

Date & time: Thursday, February 26, 2026, at 6:30 p.m.

Location: Timothy J. Nelson Innovation Center, Room 106/107, Northwestern Michigan College, 1701 E Front Street, Traverse City, MI 49686

Boat Hoist location language to consider

From Armen S <armen.planningcommission@gmail.com>

Date Mon 2/9/2026 9:44 AM

To Planner <planner@peninsulatownship.com>; Kevin Beard <duneclimber55@yahoo.com>

Kevin, Sara,

I unfortunately will be unable to attend the Feb 19th special meeting (I'll be in Denver visiting my granddaughter).

That said, I've been considering further the safety issues created by the increased intensity of use generated by shared waterfront docks and the number of hoists, and hence watercraft, and the impact to swimmers and other users of neighboring waterfront. Rather than try to manage the encroachment of watercraft on these spaces through dock location on the shoreline, we should consider whether there is a way to manage this at the source of the issue, through the ultimate placement of Boat Hoists (and their access by the watercraft they serve) in the context of the setback regulations. Although of greatest concern in the context of shared waterfront docks and hoists, the concerns also exist for any Boat Hoist and its proximity to neighboring waterfront.

To this end, I think the Commission should consider the following language addition, or something similar, in the proposed ordinance amendments to Section 3(c)11 **Hoists** (Page 5 from the CLEAN version of the amendments in the February 5th, 2026 packet):

- d. In consideration of water safety, Boat Hoists must/should be positioned such that the ingress and egress of watercraft using said hoist does not encroach upon neighboring property swimming zones.

Note that the concept of must/should is considered, leaving it to the Commission to propose whether this should be used as a guideline or a requirement.

Please relay this note to the other commissioners for review prior to the meeting. Additionally, if you feel that the consideration of such language would be best if incorporated into the document for review at that meeting, please also relay to Chris Patterson so he can include appropriate language to this effect.

Thank-you,

Armen

Armen Shanafelt
Peninsula Township Planning Commission
armen.planningcommission@gmail.com

PZA Admin

From: Planning & Zoning Administrator
Sent: Thursday, February 12, 2026 10:53 AM
To: PZA Admin
Subject: Fw: Shoreline Ordinance re-write language

Follow Up Flag: Follow up
Flag Status: Flagged

For Feb 19 meeting

*Sara Kopriva, AICP
Zoning Administrator
Peninsula Township Zoning
13235 Center Road
Traverse City, MI 49686
(231) 223-7318 office*

To schedule an appointment for land use permits, variance requests, or special use applications, please use [this link](#).

Zoning Office Appointment Hours:

Tuesday & Thursday 9:00 AM– 12:00 PM

Township Office Hours: Monday 7:30 am - 6:30 pm, Tuesday - Thursday 7:30 am - 5:00 pm

From: Kristin Erickson <kristinaerickson19@gmail.com>
Sent: Tuesday, February 10, 2026 12:04 PM
To: Kevin Beard <duneclimber55@yahoo.com>; Randy Hall (rand.plancom@gmail.com) <rand.plancom@gmail.com>; David Sanger <enforcement.peninsulazoning@gmail.com>; Armen <armen.planningcommission@gmail.com>; lwdloski@gmail.com <lwdloski@gmail.com>; Julia Alexander (jualexanptpc@gmail.com) <jualexanptpc@gmail.com>; shipman.parks@gmail.com <shipman.parks@gmail.com>; dsh_44@yahoo.com <dsh_44@yahoo.com>; Maura Sanders <maura.a.sanders@gmail.com>; Becky Chown <clerk@peninsulatownship.com>; Katie Clark <treasurer@peninsulatownship.com>; Planning & Zoning Administrator <zoning@peninsulatownship.com>; Planner <planner@peninsulatownship.com>; Robin Noval <deputy.clerk@peninsulatownship.com>; Katharine Pike <katatlanta@gmail.com>; Rachel Plum <rachelhplum@gmail.com>; nancymullkoff@gmail.com <nancymullkoff@gmail.com>; brianmullkoff@gmail.com <brianmullkoff@gmail.com>; debbie rough <debsrough@hotmail.com>; Gerry Pierce <pierceag@hotmail.com>; Howard Pike <rhowardpike@gmail.com>; Patricia Longwinter <plongwinter@me.com>; Jason Plum <plumster@gmail.com>
Subject: Shoreline Ordinance re-write language

Hello,

Once again, I am writing to you about the shoreline ordinances. The new language is not acceptable, as you are rewriting these rules to accommodate the persons in violation of the CURRENT ordinance. This is **preposterous!**

The fair and equitable solution is to enforce the current ordinance with monitoring and substantial fines to correct violating behavior.

Center dock placement in a "T" or "L" orientation with the boats parked at the end of the "T" or "L" for multi-family subdivisions/associations is the fairest solution.

Safety should be your priority.

15' off of the property lines is ridiculous. A north property owner will put their dock to the south at 15' from their property line and then the southern property owner will put their dock to the north of their property at 15' from their property line. Therefore, creating only 30 feet in between. Both property owners will be moving watercraft in and out of this tight area if not parking watercraft at the end of docks. This is a safety hazard.

The idea of increased boat density is JUST to accommodate **violators** of the current ordinance. I am against the boat density increase from 1 to 3 boats per 50' of frontage without center dock placement in a "T" or "L" configuration enforcement.

Please reconsider the new language as it does not promote true safety and fairness.

Kristin Erickson
6379 Mission Pointe

Section 8 Dock Placement

New words

a. Residential use -

1. 15' off lot line, **but it is truly more fair for all if this is centered as well.**

New words for shared frontage – separate from residential

a. Docks on shared frontage are to be centered on frontage. Not 15' off of the property line.

1. **These shared frontage docks will have a T or L configuration to provide safe access to the bay by non-motorized users. T and L configuration to be parallel to shoreline.**
2. **Shared frontage - a subdivision or a condominium previously approved by township. Subdivisions and condominiums approved by Township will abide by the approval documents of their subdivision or condominium regarding frontage use density or the calculation provided.**

This is a huge safety issue, and I have provided an ariel of what happens if we allow the snake style dock system by shared frontage owners & disregard for sideline setbacks.

It is not our issue if they do not have dock/boat friendly beach – that happens; the owners cannot infringe on neighbors just because their beach is too shallow, has islands and or sandbars.

Section 11 Hoists

Recommend a change to

b. 3 hoists for the first 50 ‘ and 1 additional hoist per 50’

Thank you for all the work you have put into this rewrite. If this is implemented my hope is that we will have compliance rather than complete disregard for the rules and neighbors.

Sally J. Erickson, President

POM Associates Inc.

Builder & Developer of Port of Old Mission Neighborhood

East Beach Association – manager

sally@sallyerickson.net

231-218-5125



Property Lines (typ)



Riparian Interest Area depicted is consistent with
2020 JPA submittal - No Scale

Riparian Interest Area Exhibit - 2025 Aerial Image

PARCEL NUMBER 11-623-900-00

EAST BEACH ASSOCIATION

Shared Frontage Parcel

DRAWN 11/17/25 Revised ____

dock placement for shared beach frontage

From Katharine Pike <global.kat.email@gmail.com>

Date Sat 2/7/2026 4:41 AM

To Kevin Beard <duneclimber55@yahoo.com>; Randy Hall (rand.plancom@gmail.com) <rand.plancom@gmail.com>; David Sanger <enforcement.peninsulazoning@gmail.com>; Armen <armen.peninsulatrustee@gmail.com>; lwdloski@gmail.com <lwdloski@gmail.com>; Julia Alexander (jualexanptpc@gmail.com) <jualexanptpc@gmail.com>; shipman.parks@gmail.com <shipman.parks@gmail.com>; dsh_44@yahoo.com <dsh_44@yahoo.com>; Maura Sanders <maura.a.sanders@gmail.com>; Becky Chown <clerk@peninsulatownship.com>; Katie Clark <treasurer@peninsulatownship.com>; Planning & Zoning Administrator <zoning@peninsulatownship.com>; Planner <planner@peninsulatownship.com>; Robin Noval <deputy.clerk@peninsulatownship.com>

Cc sally@sallyerickson.net <sally@sallyerickson.net>; Howard Pike <rhowardpike@gmail.com>

Dear Peninsula Township Planning Commission

For shared beach frontage, please require that docks be placed in the center of their frontage. At a Minimum, please require that the setback for the dock be at least 50 feet.

it is DANGEROUS to allow a dock with slips for motorized craft to be closer than 50' from where neighbors are swimming. Permitting a dock with slips for motorized craft to be any closer than 50' from the setback sends motorized craft through the riparian space of their neighbors in order to come and go from their slips.

Please make safety of neighbors swimming near shared beach frontage a priority

Thank you

Sincerely,

Katharine Pike

Katharine Pike

US mobile +1 404-731-6628

global.kat.email@gmail.com

Re: Shoreline Ordinance re-write language

From Rachel Plum <rachelhplum@gmail.com>

Date Tue 2/10/2026 2:43 PM

To Kristin Erickson <kristinaerickson19@gmail.com>

Cc Kevin Beard <duneclimber55@yahoo.com>; Randy Hall (rand.plancom@gmail.com) <rand.plancom@gmail.com>; David Sanger <enforcement.peninsulazoning@gmail.com>; Armen <armen.planningcommission@gmail.com>; lwdloski@gmail.com <lwdloski@gmail.com>; Julia Alexander (jualexanptpc@gmail.com) <jualexanptpc@gmail.com>; shipman.parks@gmail.com <shipman.parks@gmail.com>; dsh_44@yahoo.com <dsh_44@yahoo.com>; Maura Sanders <maura.a.sanders@gmail.com>; Becky Chown <clerk@peninsulatownship.com>; Katie Clark <treasurer@peninsulatownship.com>; Planning & Zoning Administrator <zoning@peninsulatownship.com>; Planner <planner@peninsulatownship.com>; Robin Noval <deputy.clerk@peninsulatownship.com>; Katharine Pike <katatlanta@gmail.com>; nancymullkoff@gmail.com <nancymullkoff@gmail.com>; brianmullkoff@gmail.com <brianmullkoff@gmail.com>; debbie rough <debsrough@hotmail.com>; Gerry Pierce <pierceag@hotmail.com>; Howard Pike <rhowardpike@gmail.com>

Hello:

I am writing in regards to shoreline ordinances and proposed changes. My family is part of 'East Beach', the frontage associated with the Port of Old Mission. We are directly south of Hidden Ridge Beach on East Shore Road. I agree with Ms. Kristin Erickson that the proposed language is written to accommodate parties already in violation of the current ordinances, which Peninsula Township has also chosen not to enforce.

While I know you have heard from us at East Beach ad nauseum it is worth reviewing: Hidden Ridge places their dock quite close to their south/our north property line and configures their dock in such a way that all the boats back into the area where our beach users are frequently enjoying the water. With the number of boats that they typically have each summer, they would likely *still* be in violation if the number was increased to 3 per 50 feet. The township has elected to not enforce the egregious and repeated violations of this ordinance, even though numerous adjacent properties have brought this to the township's attention, and noted safety concerns with their typical summer configuration. This has been disappointing to say the least; negligent to say the worst. It is this resident's opinion that Peninsula Township picks and chooses which ordinances they wish to enforce and may be worth some reflection on the part of officers and trustees.

In conflictual circumstances such as these, it is often best if those with differing solutions/opinions compromise to some extent without losing their entire position. In that spirit, I think it would be reasonable to increase the boat limit to 3/50 feet of frontage but strictly enforce a township ordinance of docks placed in the center of property and also in a T or L format so that boats back out into the bay and not into neighboring properties' swimming areas. I look at numerous other subdivisions that have sizable docks with numerous boats (Bay East, many on Bluff Road), but if configured in such a way that they are centered and back out into the bay, it is usable and safe for all.

Thank you for your consideration in this matter. I look forward to a fair solution that is satisfactory and workable for all parties and consistently enforced by the township.

Sincerely,

Rachel H Plum, MD
6177 East Shore Road

On Tue, Feb 10, 2026 at 12:04 PM Kristin Erickson <kristinaerickson19@gmail.com> wrote:

Hello,

Once again, I am writing to you about the shoreline ordinances. The new language is not acceptable, as you are rewriting these rules to accommodate the persons in violation of the CURRENT ordinance. This is **preposterous!**

The fair and equitable solution is to enforce the current ordinance with monitoring and substantial fines to correct violating behavior.

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Please reconsider the new language as it does not promote true safety and fairness.

Kristin Erickson
6379 Mission Pointe

PZA Admin

From: Planning & Zoning Administrator
Sent: Thursday, February 12, 2026 10:17 AM
To: PZA Admin
Subject: Fw: Peninsula Township Proposed Shoreline Ordinance Revisions

For February 19 PC meeting

Sara Kopriva, AICP
Zoning Administrator
Peninsula Township Zoning
13235 Center Road
Traverse City, MI 49686
(231) 223-7318 office

To schedule an appointment for land use permits, variance requests, or special use applications, please use [this link](#).

Zoning Office Appointment Hours:
Tuesday & Thursday 9:00 AM– 12:00 PM
Township Office Hours: Monday 7:30 am - 6:30 pm, Tuesday - Thursday 7:30 am - 5:00 pm

From: Jason Plum <plumster@gmail.com>
Sent: Monday, February 9, 2026 8:34 AM
To: rand.plancom@gmail.com <rand.plancom@gmail.com>; enforcement.peninsulazoning@gmail.com <enforcement.peninsulazoning@gmail.com>; armen.planningcommission@gmail.com <armen.planningcommission@gmail.com>; duneclimber55@yahoo.com <duneclimber55@yahoo.com>; lwdloski@gmail.com <lwdloski@gmail.com>; jualexanptpc@gmail.com <jualexanptpc@gmail.com>; shipman.parks@gmail.com <shipman.parks@gmail.com>; dsh_44@yahoo.com <dsh_44@yahoo.com>; maura.a.sanders@gmail.com <maura.a.sanders@gmail.com>; Becky Chown <clerk@peninsulatownship.com>; Katie Clark <treasurer@peninsulatownship.com>; Planning & Zoning Administrator <zoning@peninsulatownship.com>; Planner <planner@peninsulatownship.com>; Robin Noval <deputy.clerk@peninsulatownship.com>
Subject: Peninsula Township Proposed Shoreline Ordinance Revisions

I am writing to express my objection to the proposed shoreline use ordinance revisions under consideration by the Township.

Increasing the density of allowable docks or moorings is not only out of step with other efforts to maintain the character and density of uses on the Peninsula, but creates and encourages a safety issue for all users along the lakeshore. Reducing the required setback from property lines is simply asking for conflicts between neighboring properties, which will find the Township constantly managing conflicts due to the policies under consideration.

In practice, this ordinance only serves the portion of the residents who are already in violation of the current ordinances and penalizes those who are in compliance. If a residential neighborhood is having trouble with vehicles speeding, the responsible solution is NOT to increase the speed limit, but to

enforce the existing ordinances and maintain the safety of the neighborhood. The shoreline is no exception.

Decreasing the safety and diminishing the quality of use for all shoreline users is not the solution here, enforcement of the existing ordinances is the better alternative.

Please retain the existing limits and setbacks for shoreline users, for the greater benefit of all users and the overall character of the Peninsula.

Jason Plum
6177 E. Shore Road
Traverse City, MI 49686

Follow up to Shoreline Regulation Amendment

From Jim Raphael <jhraphael68@gmail.com>
Date Fri 2/6/2026 12:39 PM
To Planner <planner@peninsulatownship.com>
Cc Christopher Patterson <cpatterson@fsbrlaw.com>

Dear Ms. Kopriva:

Following up my letter of February 3 to the Township Planning Commission and my comments at last night's meeting, I reviewed the Township's Zoning Ordinance in full this morning. Chris Patterson mentioned at the meeting that my concerns as expressed in my letter and comments, that "Shared Waterfront Ownership Docks" don't technically include the HOAs of platted subdivisions, Condo associations, and PUDs because many if not most of them have waterfront parcels that are not shared ownership (they are owned, in our case, by a single corporate entity, the HOA), is addressed in the definitions section at the beginning of the full ordinance. I couldn't find the definition or section he was referring to. To my mind, as someone who tried to read the proposed amendments with fresh eyes, the problem of definitions—i.e., the meaning of shared docks and shared waterfront ownership docks--remains. Perhaps those who having been working on the document over the past months understand what is intended; the casual reader will not. Language that states "shared waterfront ownership docks include "waterfront parcels owned by subdivisions, condo associations and PUDs for use of their members and/or residents" would be helpful, in my view. You already are fixing the shared dock language to clarify it refers to a dock shared by adjacent waterfront parcels.

My second reaction in seeing the full Ordinance today is to ask the question: why is there a separate Section 3.2 Definitions attached to ordinance amendment #206. Shouldn't all those definitions be placed at the very beginning of the full ordinance, as all the other definitions are? Their placement in the middle of the document seems inconsistent with established practice.

Finally, I glanced through the 2022 "Shared Waterfront Calculations" you provided for the meeting packet, focusing mainly on Bluff Road, with which I am most familiar. Mission Hills, where I live, is incomplete and inaccurate. It was created by Plat (1989), has 29 numbered lots, not 26, (plus 8 shared outlets); we have 353 ft of frontage, not 325; per code we are permitted 7 hoists; as of 2022 and to date, we have had 4 hoists deployed.

Also, the frontage on the spread sheet for the Bluffs Association is way off. I believe that subdivision has over 3,000 ft of frontage, as would be reflected in the large number of hoists permitted. Finally, the subdivision named "The Cove" is missing entirely. It has substantial frontage on Bluff Road that includes a long dock system and around 20 hoists or so. Nor is there an accounting of the frontage, dock systems, and substantial number of hoists that are part of "Peninsula Shores", a large subdivision located near the north end of the Bluff Road where it turns into Boursaw Road. In sum, please use the figures on the spreadsheet with some caution. It seems some corrections are in order.

And thank you for your good efforts last evening.

Sincerely,

Jim Raphael
231-631-0449

Item 8a

Ordinance #206 Shoreline Regulations

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 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, including an attached Dock Patio or attached Swimming Platform.
- c. **Dock Patio.** A structure that serves as an outdoor gathering space extending along or from shore, often accommodated by seating and tables. A Dock Patio may be attached to a Dock or may be freestanding.
- d. **Freestanding Water Equipment.** A seasonal structure used for waterfront purposes that is either (1) moored in the water independently of a Dock, or (2) placed along or attached to the Shoreline but not connected to a Dock. Freestanding Water Equipment includes, but is not limited to, freestanding Swimming Platforms, freestanding Dock Patios, freestanding Boat Hoists, and freestanding Jet Ski Hoists.
- e. **Hoist, Boat.** A mechanical device that is used to lift and move boats in and out of the water.
- f. **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.
- g. **Joint-Use Dock.** A single Dock that serves two (2) adjacent waterfront lots under separate ownership, where the property owners have agreed to share use of the Dock in lieu of each lot having its own Dock.
- h. **Shoreline.** The edge of a body of water, where the water and shore meet.
- i. **Swimming Platform.** A structure that serves as a platform for swimmers to dive into the water and typically includes at least one (1) ladder to climb up from the water. A Swimming Platform may be attached to a Dock or may be freestanding.

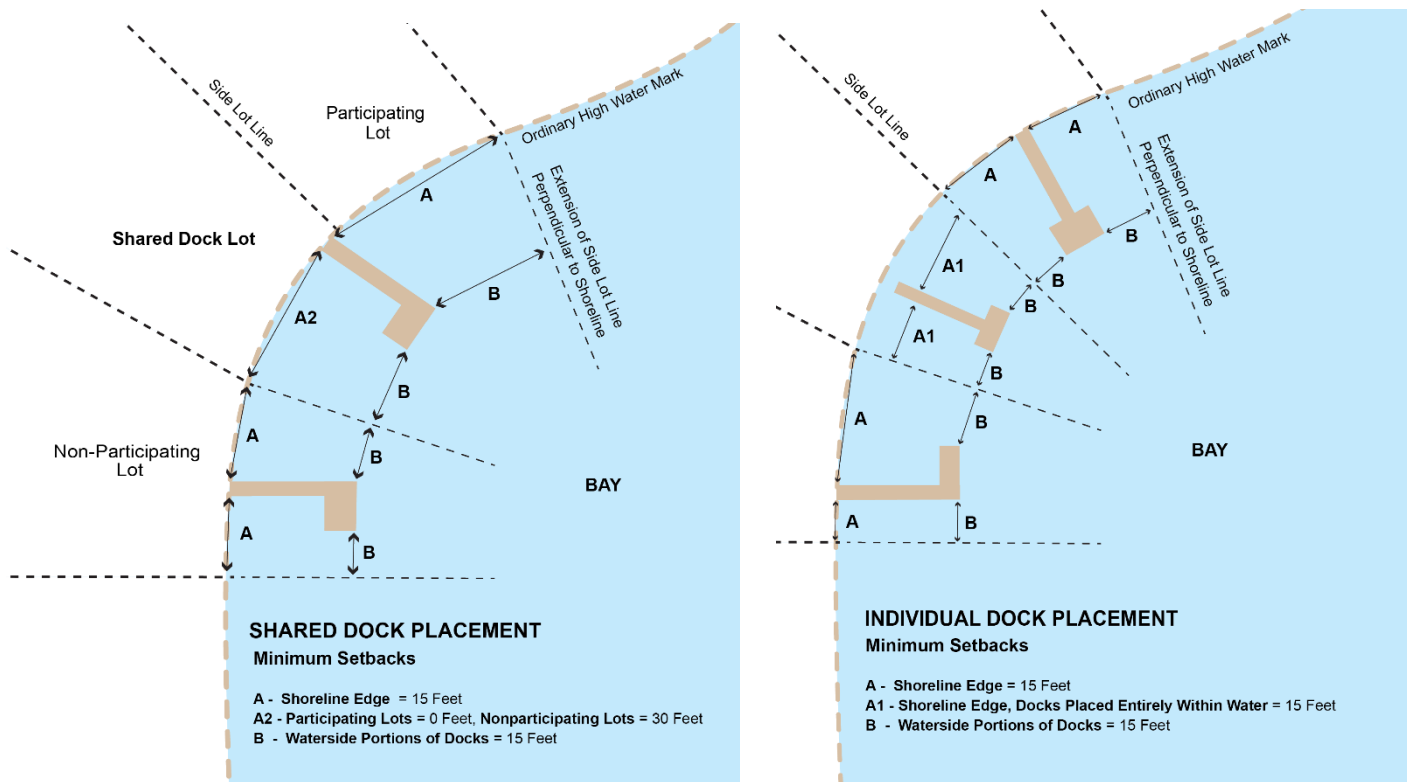
SECTION 3. AMENDMENT TO ZONING ORDINANCE. Subsection (c) Boat Hoists and Docks of Zoning Ordinance Section 6.2.2 Uses Permitted by Right (in R-1A Districts: Rural and Hillside Residential) is amended to read as follows in its entirety:

(c) Boat Hoists, Docks, and Freestanding Water Equipment:

- 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 extending from one's property 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 or Freestanding Water Equipment, but they all must meet the requirements of this Section, except as provided in the following subsection.
 - b. When a Dock or Freestanding Water Equipment is located on property under Shared Waterfront Ownership, 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, to the extent they contact the Shoreline, 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) **Offseason 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, hoists, and equipment shall be taken out of the water between November 1 and April 1. Offseason storage shall be subject to the following regulations:
 - a. Unless stored offsite, all items must be stored within the lot lines of the Shoreline Lot which the dock serves.
 - b. All items must be stored at least four (4) feet above the Shoreline and as far landward as practicable given existing site conditions. Modification of the

Shoreline area or removal of natural features (e.g., trees, bluffs, or rocks) to achieve compliance is not required.

- c. All Dock sections and Freestanding Water Equipment 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. **Joint-Use Docks.** The side setback requirement applying to the lot line dividing the lots shall be waived for adjoining waterfront lot owners placing a Joint-Use Dock. However, the setback requirement from lot lines abutting the two-adjacent lots using the Joint-Use Dock shall be 30 feet. When the land itself (and not just the Dock) is Shared Waterfront 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) **Freestanding Water Equipment Placement.** Freestanding Water Equipment 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. **Riparian Access Requirement.** Freestanding Water Equipment shall be located within and accessed through the riparian area of the lot it serves. The riparian area shall be determined by extending the side lot lines perpendicular to the Shoreline from the Ordinary High-Water Mark into the water.
- b. **Waterside Setback.** No Freestanding Water Equipment shall be placed 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.
- c. **Hoists.** Freestanding Boat Hoists and Jet Ski Hoists shall count toward the maximum number of hoists permitted. The total number of Boat Hoists and Jet Ski Hoists, whether attached to a Dock or freestanding, shall not exceed the limits established for each lot.

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

11)

12) **Lighting.** All Dock and Freestanding Water Equipment lighting must be downward facing and fully shielded, and shall only be lit when it is being actively used or the lighting is needed for safety. This paragraph also applies to any permanent dock.

13) **Hoists.** In order to reflect the findings of the Township in its resolutions of these Shoreline uses and structures, the number of Boat and Jet Ski Hoists shall be as follows:

- a. Non-Shared Docks or unattached Boat and Jet Ski Hoists may have no more than three (3) Boat Hoists.
- b. Joint-Use Docks may have no more than six (6) Boat Hoists.
- c. Shared Waterfront Ownership Docks may have no more than three (3) Boat Hoists per 50 lineal feet of Shoreline, not to exceed three (3) Boat Hoists per Family with ownership interest to the lot.

Two (2) Jet Ski Hoists are equivalent to one (1) Boat Hoist.

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

15) **Administrative Waiver of Dock and Other Water-Access Structures.**

In the event that two adjacent Lots 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 Lot or Lot(s), the 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 hardships or expenses that may be incurred by either Lot owner for any prudent alternative Dock configuration or placement that would comply with this Section, (2) the safety risks or liabilities imposed on either Lot and Lot owners by providing for a waiver, and (3) the best interests of both Lots and adjacent Lots 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 property 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. The Zoning Administrator shall conduct a meeting with the Lot 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 decisions are subject to a right of appeal 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) Docks, Boat Hoists, Jet Ski Hoists and other related equipment 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:

Shared Waterfront Ownership lots 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 Docks and other waterfront land uses on Shared Waterfront Ownership lots.

(2) **Minimum Shoreline Width Requirements:**

No. of Property Owners with Shared Waterfront Ownership Rights	Minimum Lot Width
Two	100
Three	150
Four	200
Over Four	Five Additional Feet Per Family

- (3) Docks, Boat Hoists, Jet Ski Hoists and other related equipment 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).

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

(5) 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 Shoreline. Fencing or screening landscaping shall be placed between the toilet and the nearest lot 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 _____, 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, including an attached Dock Patio or attached Swimming Platform.
- c. **Dock Patio.** ~~An attached section of Dock~~ A structure that serves as an outdoor gathering space extending along or from shore, often accommodated by seating and tables. A Dock Patio may be attached to a Dock or may be freestanding.
- d. **Freestanding Water Equipment.** A seasonal structure used for waterfront purposes that is either (1) moored in the water independently of a Dock, or (2) placed along or attached to the Shoreline but not connected to a Dock. Freestanding Water Equipment includes, but is not limited to, freestanding Swimming Platforms, freestanding Dock Patios, freestanding Boat Hoists, and freestanding Jet Ski Hoists.
- ~~d.e.~~ **Hoist, Boat.** A mechanical device that is used to lift and move boats in and out of the water.
- ~~e.f.~~ **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.
- ~~g.~~ **Joint-Use Dock.** A single Dock that serves two (2) adjacent waterfront lots under separate ownership, where the property owners have agreed to share use of the Dock in lieu of each lot having its own Dock.
- ~~f.h.~~ **Shoreline.** The edge of a body of water, where the water and shore meet.
- ~~g.i.~~ **Swimming Platform.** ~~An attached section of Dock~~ A structure that serves as a starting platform for swimmers to dive into the water and ~~must include~~ typically includes at least one (1) ladder to climb up ~~the Dock~~ from the water. A Swimming Platform may be attached to a Dock or may be freestanding.

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, Docks, and ~~Docks~~ Freestanding Water Equipment:

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 extending from one's property 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 or Freestanding Water Equipment, but they all ~~Docks~~ must meet the requirements of this Section, except as provided in the following subsection.

b. When a Dock or Freestanding Water Equipment is located on property under Shared Waterfront Ownership, the standards of Section 7.4.2 shall also apply.

3) **Maximum Number.** No ~~lot~~ 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, to the extent they contact the Shoreline, 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.

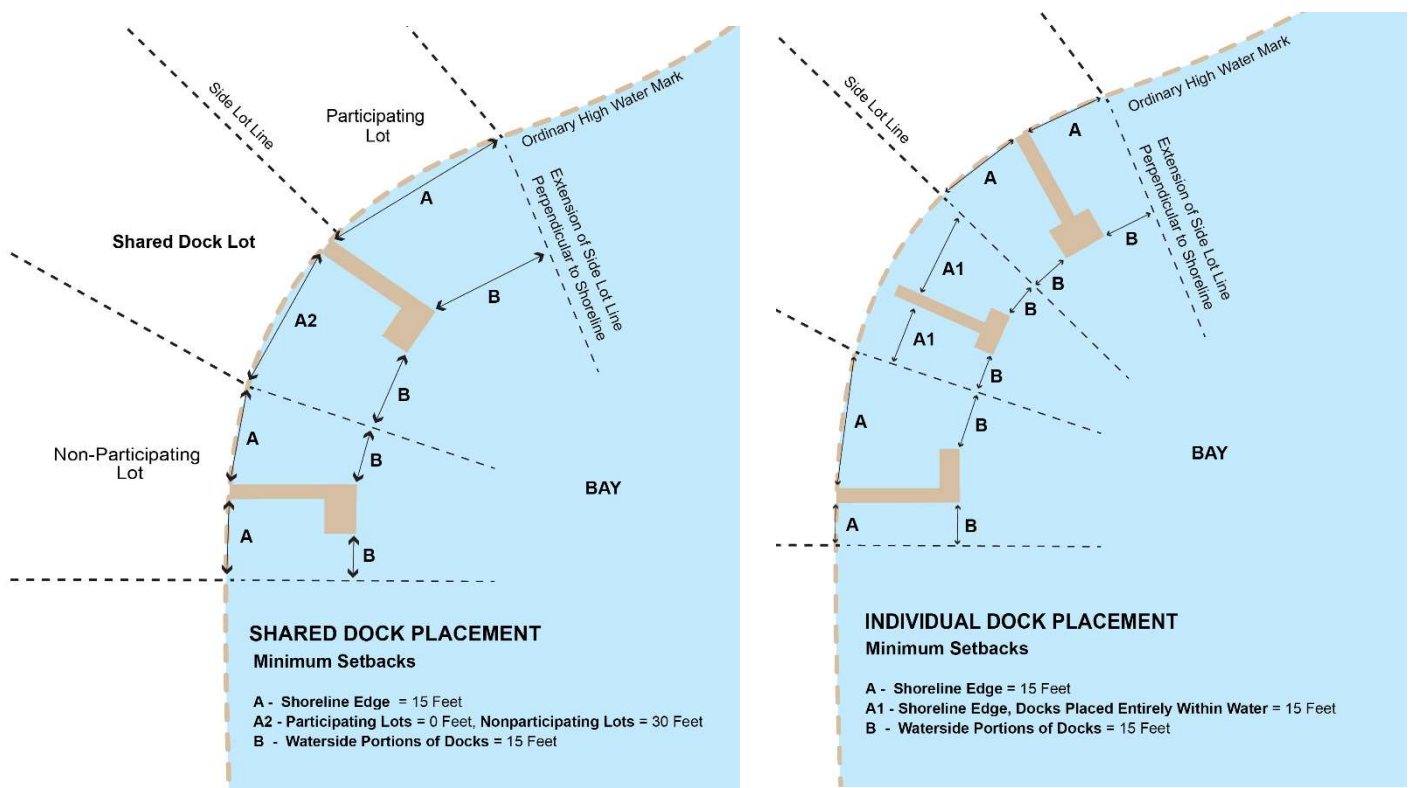
6) **Offseason Storage.** For the health, safety, and general welfare of the Township citizens, and to ensure safe and effective land use along the Shoreline, all Docks, hoists, and ~~related~~ equipment shall be taken out of the water between November 1 and April 1. Offseason storage shall be subject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

a. ~~All~~ Unless stored offsite, all items must be stored within the lot lines of the Shoreline ~~lot~~ Lot which the dock serves.

b. All items ~~to be stored~~ must be stored at least four (4) feet from the Ordinary High-Water Mark or above the Shoreline, ~~whichever~~ and as far landward as practicable

given existing site conditions. Modification of the Shoreline area or removal of natural features (e.g., trees, bluffs, or rocks) to achieve compliance is farther away from the water, not required.

- c. All Dock sections and Freestanding Water Equipment 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~~Joint-Use Docks.** The side setback requirement applying to the lot line dividing the lots shall be waived for adjoining ~~property waterfront lot~~ owners placing a ~~shared~~Joint-Use Dock. However, the setback requirement from lot lines abutting ~~the two-adjacent~~ lots ~~that are not included in the approval obtained by using~~ the ~~zoning administrator~~Joint-Use Dock shall be 30 feet. When the land itself (and not just the Dock) is ~~under shared ownership~~Shared Waterfront 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) Freestanding Water Equipment Placement. Freestanding Water Equipment 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. Riparian Access Requirement. Freestanding Water Equipment shall be located within and accessed through the riparian area of the lot it serves. The riparian area shall be determined by extending the side lot lines perpendicular to the Shoreline from the Ordinary High-Water Mark into the water.
- b. Waterside Setback. No Freestanding Water Equipment shall be placed 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.
- c. Hoists. Freestanding Boat Hoists and Jet Ski Hoists shall count toward the maximum number of hoists permitted. The total number of Boat Hoists and Jet Ski Hoists, whether attached to a Dock or freestanding, shall not exceed the limits established for each lot.

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

~~11)~~

~~10)12)~~ **Dock Lighting.** All Dock and Freestanding Water Equipment lighting must be downward facing and fully shielded, and shall only be lit when ~~the Dock~~ is being actively used or the lighting is needed for safety. This paragraph also applies to any permanent dock.

~~11)13)~~ **Hoists.** In order to reflect the findings of the Township in its resolutions of these Shoreline uses and structures, the number of Boat and Jet Ski Hoists ~~per Dock~~ shall be as follows:

- a. Non-Shared Docks or unattached Boat and Jet Ski Hoists may have no more than three (3) Boat Hoists.
- b. ~~Shared~~Joint-Use Docks may have no more than six (6) Boat Hoists.
- c. Shared Waterfront Ownership Docks may have no more than ~~three (3)~~ Boat Hoists per 50 lineal feet of Shoreline, not to exceed three (3) Boat Hoists per ~~family~~Family with ownership interest to the lot.

Two (2) Jet Ski Hoists are equivalent to one (1) Boat Hoist.

~~12)14)~~ **Non-Commercial Use Only.** Docks, Boat Hoists, Jet Ski Hoists, and ~~related equipment~~Freestanding Water Equipment shall be for the personal use of the shoreline lot owner and their guests only. Such structures shall not be leased, rented, licensed, or used for any commercial purpose.

~~13)15)~~ **Administrative ~~Appeals and Interpretations~~Waiver of Dock and Other Water-Access Structures.**

In the event that two adjacent properties~~Lots~~ 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~~Lot~~ or properties~~Lot(s)~~, 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 hardships or expenses that may be incurred by either property~~Lot~~ owner for any prudent alternative Dock configuration or placement that would comply with this Section, (2) the safety risks or liabilities imposed on either property~~Lot and Lot~~ owners by providing for a waiver, and (3) the best interests of both properties~~Lots~~ and adjacent properties~~Lots~~ 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~~property~~ 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. The Zoning Administrator shall conduct a

meeting with the [propertyLot](#) 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 decisions are subject to a right of appeal 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) Docks, Boat Hoists, Jet Ski Hoists and other related [facilitiesequipment](#) 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:

Shared Waterfront Ownership [propertieslots](#) 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 Shared Waterfront Ownership lots.

(2) **Minimum Shoreline Width Requirements:**

~~a.~~

No. of Property Owners with <u>Shared Waterfront</u> Ownership Rights	Minimum Lot Width for <u>Dock</u>
Two	100
Three	150
Four	200
Over Four	<u>Five</u> Additional Feet Per Family

- (3) Docks, Boat Hoists, Jet Ski Hoists and other related facilities/equipment 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).
- (4) No dwelling units or clubhouses are allowed on shared waterfront lots.
- (5) 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 Shoreline. Fencing or screening landscaping shall be placed between the toilet and the nearest lot 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.

February 19, 2025 Draft Mark Up

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