PENINSULA TOWNSHIP

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PLANNING COMMISSION
SPECIAL MEETING MINUTES – Rescheduled Regular Meeting
February 19, 2026 - 7 p.m

1. **Call to Order by Beard at 7 p.m.**
2. **Pledge**
3. **Roll Call**

Present: Alexander, Beard, Hall, Hornberger, Shipman; Absent/Excused: Eckstein, Shanafelt
Planner of Record: Sara Kopriva, Beckett & Raeder

4. **Approve Agenda**

Motion made by Hornberger to approve agenda as submitted, seconded by Hall. **Motion Passes**

5. **Brief Citizen Comments (For Agenda Items Not Scheduled for Public Hearing)**

Jim Carruthers, 14114 Bay View Ave: expresses support for addressing long-standing shoreline enforcement issues but raises concerns about expanding allowable docks and hoists, particularly in keyhole developments. Emphasizes winter storage and shoreline clutter as significant problems, describing stacked shore stations and debris as detrimental to the Peninsula's scenic character. Urges stronger viewshed protections within the ordinance and questions how proposed storage setbacks and natural feature provisions align with existing shoreline vegetation standards in Section 7.4.4. Encourages better integration of ordinance sections and advocates for removing shore stations from the beach during the off-season to preserve aesthetics and protect the community's year-round scenic values.

6. **Communications: none**
7. **Conflict of Interest: none reported**
8. **Business**
    a. Zoning Amendment #206 – Shoreline Regulations

PC reviews February 19 draft markup (notes the draft date appears incorrect – should be 2026, not 2025). With legal counsel absent, the chair directs members to identify issues, compile edits for attorney review, and plan to act at the March 5 regular meeting. Commissioners work page-by-page to correct section references, numbering, punctuation, and defined-term capitalization, and to tighten definitions (including removing "to dive" from the swimming platform definition). Revise language to better reflect seasonal realities (changing "located on" to "used in connection with"), confirm off-season storage standards with minor punctuation and capitalization fixes, and standardize "shall" language.

The PC reorganizes dock placement rules for clarity and consistency, eliminating what the PC believes is confusing "shoreside/waterside/edge" phrasing, and structuring requirements around three scenarios: non-shared docks (15-foot setback), joint use docks (30-foot setback), and shared waterfront ownership (centering the dock as near as possible to the center and complying with Section 7.4.2). PC acknowledges safety concerns raised in correspondence but declines to attempt to regulate water-surface activity, preferring clearer placement standards and attorney review.

PC aligns freestanding water equipment setback language with dock setback language, adjusts lighting language to cover docks and freestanding equipment, removes a confusing "per family" hoist limitation for shared waterfronts, adds dock patios where lists are intended to be comprehensive, and retitles the administrative waiver section as a waiver of "placement standards" with improved formatting. They direct the planner to update graphics for terminology and spacing and to add three diagrams (non-shared, joint

use, shared). **Beard** closes discussion by stating a revised draft will return for possible action on March 5 and then be forwarded to the Board with a recommendation.

9. Brief Public Comments (Please Keep Comments to 3 Minutes or Less)

Sally Erickson, 2228 Kaukauna Court: of Port of Old Mission; thanks the PC for its work and notes a housekeeping concern: because her development uses a permitted mooring buoy counted toward its allowed boat total, she suggests that "moorings" be referenced alongside hoists where applicable. Asks for clarification regarding the shared waterfront density grid on page eight, stating it differs from the formula used when her development and Hidden Ridge were approved. Inquires whether previously approved family/frontage allocations remain in effect or would be reduced under the new grid, expressing concern about significant reductions.

Kopriva/Beard: indicate that developments properly approved under prior ordinances would remain valid as legal nonconformities, while future developments would need to comply with the new standard, and they agree to review the legislative history and confirm at the next meeting.

Jason Warren, 10707 Wood View Terrace: notes a housekeeping issue, observing that while the draft frequently references shared waterfront, it does not appear to include a corresponding definition in the terms section and suggests adding one. Commends PC's work on the shoreline regulations and the Township's broader preservation efforts, including the PDR program, stating that both reflect a commitment to maintaining the Peninsula's character, supporting long-standing farming families, and ensuring continued public access and recreational opportunity. Describes the proposed shoreline regulations as a thoughtful compromise shaped by community input and expresses appreciation for the commission's willingness to listen to diverse perspectives.

Jim Carruthers, 14114 Bay View Ave: reiterates concerns about off-season storage and its relationship to existing shoreline vegetation standards, including the 35-foot inland regulation and 70 percent vegetative buffer requirements, stating the draft does not clearly address potential impacts to those protections. Raises concerns about dock depth, noting some docks are being placed significantly inland, potentially obstructing shoreline passage, and asks whether placement relative to the water's edge should be regulated. Expresses continued concern about dock lighting and increasing light pollution, particularly illuminated docks and decorative lighting that conflict with dark-sky principles, and questions how lighting standards would be enforced. Asks how the Township intends to enforce the ordinance, noting zoning enforcement is typically complaint-driven and can create tension among neighbors. Emphasizes the importance of managing growth, infrastructure, shoreline aesthetics, and viewshed protection in alignment with broader preservation efforts such as PDR and conservation measures.

10. Other Matters or Comments by Planning Commission Members

Beard states that the planning commission and zoning rewrite subcommittee plan to review and potentially recommend amendments to the lighting ordinance later in the year, noting that the existing code focuses on wattage and direction and predates widespread LED use. He explains that updated standards may be needed to better support the Township's dark-sky goals.

PC discusses a letter from Heather Smith of the Watershed Center regarding broader shoreline preservation issues, including buffer zones and shoreline hardening, and acknowledges these topics are not fully addressed in the current Code. Members reiterate that shoreline resilience and ecological protections were identified early in the process as a separate "bucket" of work, but that the PC prioritized dock and shared waterfront regulations first. While some members express concern about ensuring consistency with existing shoreline cover and vegetation standards, others caution against expanding the scope of the current amendment and delaying its adoption. PC agrees that additional shoreline preservation measures will be addressed in future work and notes that the ordinance can be amended later if needed.

Commissioners also clarify that enforcement is complaint-driven with a formal complaint process available through the Township website and emphasize that the PC's authority is limited to regulating land use, not in-water behavior. Issues gratitude for Shoreline Study Group and community members for their sustained involvement over the multi-year process, describing the ordinance as a product of extensive input and compromises, and reiterates that it remains a living document subject to future revision.

11. Adjournment

Motion by Shipman to adjourn, seconded by Hall. **Motion Passes**

Meeting Adjourned at 8:56 p.m.