PENINSULA TOWNSHIP

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PENINSULA TOWNSHIP
PLANNING COMMISSION AGENDA
Regular Meeting
July 9, 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 Scheduled for Public Hearing)
6. **Communications**
7. **Conflict of Interest**
8. **Approval of Minutes**
    a. June 4, 2026 meeting minutes
9. **Business**
    a. **Public Hearing** Signage- Zoning Amendment #208
    b. **Public Hearing** Chickens- Zoning Amendment #211
    c. Special Use Process- Zoning Amendment #210
    d. Accessory Dwelling Units- Zoning Amendment
    e. Meeting Schedule- Regular Meeting 4th Monday of Month, Optional Meetings 2nd Monday of Month

10. **Reports and Updates- Verbal**
    a. Agricultural Advisory Committee (Beard)
    b. Township Board (Alexander)
    c. Non-Motorized Plan (Shipman)
11. **Brief Public Comments (Please keep comments to 3 minutes or less)**
12. **Other Matters or Comments by Planning Commission Members**
13. **Adjournment**

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

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI
49686 www.peninsulatownship.com

Planning Commission
Regular Meeting
June 4, 2026, 7:00 p.m.
Township Hall
Minutes

1. **Call to Order by Beard at 7:00 p.m.**
2. **Pledge**
3. **Roll Call – Present:** Alexander, Beard, Eckstein, Hornberger, Shanafelt; **Absent/Excused:** Hall, Shipman; **Planner of Record:** Sara Schroeder
4. **Approve Agenda**

Motion by Alexander to approve the agenda as amended to add a report from Eckstein on the recent agritourism summit attended, seconded by Shanafelt. **Motion Passes**

5. **Brief Citizen Comments (For Agenda Items Not Scheduled for Public Hearing): none**
6. **Communications:** FSBR memorandum identifying zoning topics currently in litigation and not recommended for discussion or amendment.
7. **Conflict of Interest: none**
8. **Approval of Minutes**
   a. **May 7, 2026 meeting minutes**

Motion by Alexander to approve the minutes as written, seconded by Eckstein.
Motion Passes

9. **Business**
   a. **Signage - Zoning Amendment #208**

Schroeder reviews proposed changes, including moving sign definitions into the general definition section, replacing separate ground monument and ground pole sign categories with a single freestanding sign category, clarifying lighting language, and revising seasonal and feather flag sign timeframes.

Commission discusses agricultural signage, temporary and seasonal signs, feather flags, total sign area, number of signs, road frontage, wall signs, flags, and maintenance standards. The PC directs revisions including seasonal signs allowed March 1 through January 31, feather flags subject to the temporary sign timeframe, agricultural signage limited to 30 square feet excluding wall signs, no more than one sign per 20 feet of road frontage with a maximum of eight signs, flags limited to six flags and 60 square feet total, and prohibited signs clarified to include signs that are illegible, not clean, or not in good repair.

Motion by Alexander to schedule Zoning Amendment #208 - Signage for public hearing at the next regular meeting on July 9, seconded by Eckstein. **Motion Passes**

   b. **Special Use Process**

Schroeder explains that the revised language reorganizes the review procedure chronologically and better reflects current practice. Board members discuss application fees, escrow, public hearing requirements, minor

amendments, and the role of the Planning Commission and Township Board in determining whether an amendment is minor.

Commission agrees that minor amendments should still be reviewed by the Planning Commission and receive final Township Board approval, with public hearings available at the Board's discretion. Revisions are requested to clarify that the Township Board remains the final approval body, correct section numbering, remove "materially" where used as a qualifier, remove "excessive" from language regarding additional public service requirements, and further review amendment standards related to changes in building footprint or height. The item will return for further review before a public hearing is scheduled.

c. Chickens and Accessory Dwelling Units - Zoning Amendment

Schroeder explains that the language reflects prior discussion and applies to chickens in residential and commercial districts, not agricultural districts. Board members discuss enclosure requirements, whether chickens must remain in a covered enclosure at all times, and the need to keep chickens from roaming beyond their permitted area.

Commission directs revisions to require chickens to be provided with a covered enclosure, clarify that chickens must remain enclosed and may not roam the lot or other property, and clean up setback language.

Motion by Hornberger to schedule the proposed chicken ordinance for a public hearing at the next regular meeting on July 9, supported by Alexander. **Motion Passes**

Regarding ADUs, Schroeder explains that the draft reflects prior Planning Commission and rewrite committee discussion. **PC** discusses attached and detached ADUs, garage and storage space, lot coverage, lot size requirements, whether detached ADUs should require larger lots, and how the ordinance should address existing structures, accessibility, and potential misuse. PC also discusses owner-occupancy requirements, rental restrictions, caregiver or family use, and concerns about ADUs being used as short-term rentals. Schroeder will research how other communities address these issues, consult with McKenna as needed, and return with proposed language for further review.

d. Small Processors - Zoning Amendment (from Agricultural Advisory Committee)

Schroeder explains that current on-farm processing standards apply to agricultural properties of 40 acres or more, while smaller agricultural parcels may have interest in limited processing uses such as pickles, vinegar, cider, or other products grown on site. PC discusses whether smaller processors should be allowed, what review process should apply, and whether additional standards are needed for building size, setbacks, noise, impacts, and the percentage of products grown on site.

Commission also discusses the Township Attorney's guidance regarding agritourism, alcohol-related uses, events, restaurants, local sourcing, merchandise, and related issues that may be affected by pending litigation. PC agrees to pause detailed review until after the upcoming educational session on the Right to Farm Act and GAAMPs, while noting support for finding an appropriate path for smaller agricultural properties to have direct sales and limited processing opportunities.

e. Meeting Schedule

PC discusses the meeting schedule and workload. Commissioners discuss moving regular meetings to the fourth Monday of each month beginning later in the summer, and adding a second Monday meeting as needed to help move items through the review process. **Schroeder** will prepare a proposed meeting schedule with dates and optional meetings for formal consideration at the July 9 meeting. **The Commission approved by consensus July 27 as the following meeting date.**

DRAFT

10. Reports & Updates - Verbal

a. Agricultural Advisory Committee (Beard)

The AAC will continue discussing farm stays, including how farm stays differ from short-term rentals and how MDARD and GAAMPs may apply to agricultural land.

b. Agritourism Event Recap (Eckstein)

Commissioners share observations about agritourism opportunities, farm-based experiences, collaboration, liability considerations, and the importance of supporting agriculture and small farm viability on the Peninsula.

c. Township Board (Alexander)

An update is provided regarding successful mediation and a consent judgment in the Hague PDR enforcement matter, including recovery of a significant portion of legal fees and a path toward compliance.

d. Non-Motorized Plan (Shipman): none

11. Brief Public Comments: none

12. Other Matters or Comments by Planning Commission Members

Discussion: upcoming Planning Commission term expirations, the need to move completed zoning ordinance sections to the Township Board incrementally rather than as one large package, and the value of tracking ordinance rewrite progress. Schroeder notes that a Planning Commission representative is needed for the ZBA, and Hornberger volunteers to serve.

13. Adjournment

Motion by Hornberger to adjourn, seconded by Alexander. **Motion Passes**

Meeting adjourned at 9:57 p.m.

DRAFT

project memorandum

B R i
Beckett&Raeder
Landscape Architecture
Planning, Engineering &
Environmental Services

Date: 07.06.2026

From: Sara Schroeder, AICP
To: Peninsula Township Planning Commission

Project: July PC Meeting

i initiative

Public Hearing Signage- Zoning Amendment #208

Enclosed in the packet is a revised signage amendment language. Kevin attended the Agricultural Advisory Committee to get feedback on the language. Following the public hearing, if the Planning Commission is satisfied with the language, next steps would be to make a recommendation to the township Board.

Public Hearing Chickens- Zoning Amendment #211

Enclosed is the chicken zoning amendment that has had minor revisions from the June meeting. Same as with the sign amendment, the next step is to make a recommendation to the Township Board.

Special Use Process- Zoning Amendment #210

Changes to the amendment have been included in this version of the amendment. The major clarification was that minor amendments will require approval by the Township Board. A public hearing is not required for the minor amendments, reducing the number of meeting that will be required for these changes. A public hearing is the next step for this amendment.

Accessory Dwelling Units- Zoning Amendment

Changes as discussed at the June meeting are included in the packet. In addition to PC discussed changes, I removed sections of the amendment that would apply regardless, such as lot coverage. I also changed the language to have a flat 800 sq ft maximum for all ADUs instead of having different size requirements for attached and detached. A public hearing is the next step for this amendment when the Planning Commission is set with the language.

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Article 10 Signs

Section 10.01 Purpose (currently introductory paragraph of Section 7.11)

It is the intent of this Ordinance to limit the number and size of signs in order to prevent traffic hazards, promote safety for passersby, and to maintain the rural ambience and the environment of the Township. It is also the intent to allow signs that are appropriate, proportional, and in scale with adjacent uses and roadways, and which are compatible with the character of the community. The objectives of this article are:

(A) Traffic and Pedestrian Safety: To promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to cluttered, distracting, or illegible signage. Also, to protect public safety by prohibiting or removing signs that are structurally unsafe or poorly maintained.

(B) Old Mission Peninsula Scenic Heritage Route. To allow Peninsula Township to regulate the size (including height and display area), lighting, and spacing (, and other regulatory powers pursuant to Act 153 of 1990 and the **Old Mission Peninsula Scenic Heritage Route Guidebook**, in order to control outdoor advertising along federal aid trunk line highways and encourage signage along M-37 to blend with the local character of the community.

(C) Free Speech. To ensure that the constitutionally guaranteed right of free speech is protected and to allow signs as a means of communication.

(D) Effective Communication. To allow signage of an appropriate design, scale, and placement for the purposes of communicating effectively in a manner that provides information, identification, or direction, without jeopardizing the beauty of the natural landscape or disrupting the environment of historically significant features or sites.

(E) Protection of Scenic Areas and Viewsheds. To regulate outdoor advertising in such a way as to create land use patterns that are in concert with future land use objectives of the Master Plan and to prevent signs that would detract from scenic roadways and scenic views (including the preservation of historic and cultural resources, scenic areas and viewsheds, and the dark night sky).

(F) Compatibility with the Area and Protection of Property Values. To insure compatibility with rural lands, neighborhoods, and business areas, in order to protect land values by preventing blight, visual clutter, excessive lighting, and out-of-scale signage that degrade the aesthetic views or property values of the community, thereby enhancing the image of the community for residents, tourists, and visitors.

(G) Economic Development. To allow for adequate and effective signage for businesses to inform, identify, and communicate effectively.

(H) Ease of Administration. To have standards and administrative review procedures that are simple for property owners, businesses, tenants, and sign installers to understand and follow.

Definitions Replace Sign Definitions in Article 3

The following definitions relate to signs in Peninsula Township.

(I) Sign Definitions, General.

(1) Sign. Any device, structure, fixture, or placard using graphics, symbols, or written copy designed specifically for the purpose of advertising or identifying any establishment, product, good, or service, or any other message that is visible from a road right-of-way or the water.

(2) Sign Face. That part of a sign structure which is used to graphically communicate a message or announcement.

(J) Sign Definitions, Sign Types. The following definitions apply to types of signs based on the characteristics of the sign without respect to the content of the message:

(1) Banner Sign. A sign made of natural or synthetic fabric; however, not including pennants or flags, that is not attached to a flagpole

(2) Entrance Way Sign. A sign located near the public entrance of a permitted development.

(3) Electronic Message Sign. Any illuminated sign that pulsates, flashes, scrolls, fades, dissolves, osculates, spins, twirls, sequentially reflectorizes, or contains any other type of motion, including electronic messaging or video.

(4) Feather Flags. A free-standing, vertical banner sign constructed of flexible material and supported by a single pole or staff, typically shaped with a curved or tapered edge that resembles a feather.

Feather Flags

(7) Flags. A sign on paper, cloth, fabric or other flexible or combustible material of any kind that is attached to a permanent conforming pole or attached flat to a wall.

(8) Freestanding Sign. A sign supported by 1 or more uprights, poles, braces or some other structure, placed in the ground surface and not attached to any building. May be referred to as a pole sign or monument sign. Freestanding signs do not include flag poles.

(9) Illuminated Sign. A sign that utilizes artificial light internally or externally by either emission or reflection.

(10) Incidental Sign. A small sign, designed and located to be read only by people within the site and generally not visible or legible from the right-of-way or adjacent properties, intended to be used by people on-site Such signs include traffic control signs that conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices, or similar signs providing information to be read at close proximity.

(11) Inflatable Balloon Signs. A sign or component of a sign that is supported by one or more air chambers that may be sealed or kept inflated by blowers. The phrase includes, but is not limited to balloons, tubes in motion, and inflatable sign structures.

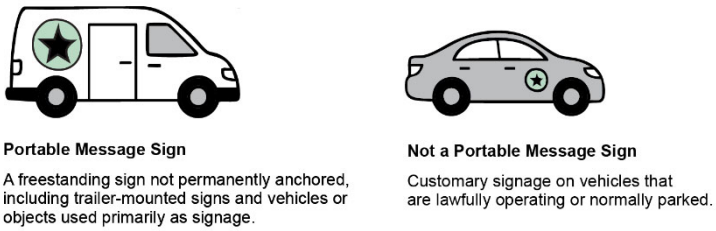
(12) Ingress/Egress Sign. A small sign located adjacent to the entrance or exit drives of a development, located nearby to points of vehicular ingress and egress, as well as other circulation elements within the site.

(13) Marquee, Canopy, Awning Sign. A sign attached to a marquee, canopy, or awning projecting from the building.

(14) Pennant Sign. A small, often triangular, tapering flag used in multiples as a device to call attention.

Pennant Sign

(15) Portable Message Sign. A freestanding sign not permanently anchored or secured to the ground, including trailers or similarly mounted signs, signs on parked vehicles where the sign is the primary use of the vehicle or wheeled object, and signs on vehicles which because of the vehicle's placement and regularity of position serves the same purpose as a "Portable Message Sign." "Portable Message Signs" do not include customary signs located on vehicles that are operating lawfully or parked in a manner where the vehicle does not serve the same purpose as a "Portable Message Sign."



Portable Message Sign

(16) Sandwich Board Sign. A portable sign, not affixed to the ground, with two sides arranged in an "A-Frame" or triangle such that they meet at the top.

(17) Roof Sign. Any sign which is on or attached to the roof of a building.

(18) Wall Sign. A sign which is attached directly to, painted upon, or inscribed on a building wall.

(19) Window Sign. A sign that is painted on or attached to a window or glass door and is intended to be viewed from outside, including signs located inside a building but visible primarily from the outside of the building.

(K) Sign Definitions, Sign Types Based on Location and Duration.

(1) Sign, Off-Premises. A permanent or temporary sign that is located off of the premises of the owner or operator of the sign, or off the premises of the operation with which it is associated for commercial and noncommercial purposes. Sign, Off-Premises includes:

(a) Sign, Permanent Off-Premises. A sign designed to be permanently affixed to the ground, wall, or roof. Off-Premises Signs may only be placed or erected with permission the lot owner or lessee.

(b) Sign, Temporary Off-Premises. A sign that is not constructed or intended for long term use and that is not permanently attached to a building window or structure. Temporary Off-Premises Signs may only be placed or erected with permission the lot owner or lessee and may only be displayed for a maximum of 30 days and shall be removed within 7 days of the conclusion of the event.

(c) Sign, Seasonal Off-Premises. A sign that is constructed in such a manner as to allow its messages and artistic representations to change or be updated but is not permanently attached to the ground or a structure. Seasonal signs shall not be illuminated or electrified in any manner. Seasonal Off-Premises Signs may only be placed or erected with permission the lot owner or lessee and shall only be allowed ~~during the following seasons:~~from March 1st through January 31st.
~~(i) Summer Season: From March 1st through October 31st and shall be removed by November 8th of any given year.~~
~~(ii) Holiday Season: From November 15th through January 31st and shall be removed by February 8th.~~

(2) Sign, On-Premises. A permanent or temporary Sign that relates to the use or purposes of the real property where the sign is physically located. Sign, On-Premises includes, but are not limited to, the following:

(a) Sign, Permanent On-Premises. A sign designed to be permanently affixed to the ground, a wall, or a roof, and intended to advertise, identify, or provide information about an establishment, business, use, or activity located on the same lot or parcel where the sign is installed.

(b) Sign, Temporary On-Premises A sign that is not constructed or intended for long term use and that is not permanently attached to a building window or structure. Temporary On-Premises Signs may only be placed or erected with permission the lot owner or lessee and may only be displayed for a maximum of 30 days.

(c) Sign, Seasonal On-Premises. A sign that is constructed in such a manner as to allow its messages and artistic representations to change or be updated but is not permanently attached to the ground or a structure. Seasonal signs shall not be illuminated or electrified in any manner. Seasonal On-Premises Signs may only be placed or erected with permission the lot owner or lessee and shall only be allowed ~~during the following seasons~~from March 1st through January 31st.~~:~~

~~(i) Summer Season: From March 1st through October 31st and shall be removed by November 8th of any given year.~~
~~(ii) Holiday Season: From November 15th through January 31st and shall be removed by February 8th.~~

Section 10.02 Substitution of Content Permitted (NEW SECTION)

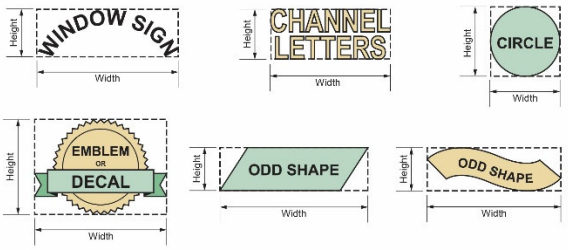
Any lawful sign permitted under the provisions of this Ordinance may contain non-commercial content.

Section 10.03 Measurement of Sign Area and Height (currently part of Section 7.11.1)

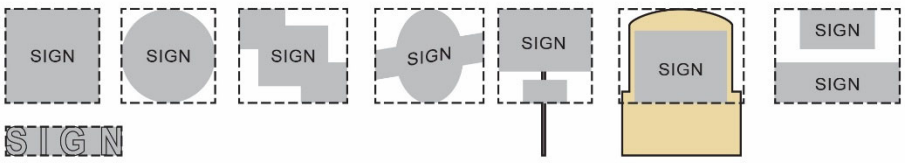
(A) Sign Area. Sign area shall be computed as follows:

(1) General Requirements. Where a sign consists of a generally flat surface or sign face on which lettering and other information is affixed, the sign area shall be computed by measuring the entire face of the sign.

Individual Letters, Logos, or Irregular Shapes. For signs made of individual letters, logos, or shapes, the sign area shall be measured by drawing the smallest rectangle that fully encloses all parts of the letters, logo, or message. Irregularly shaped signs shall be measured the same way: by enclosing the outermost points of the sign within the smallest possible rectangle (see illustration below).



Sign Height and Width

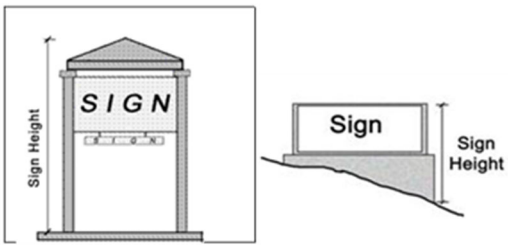


Computation of Sign Area

Sign Area
Computed Sign Area

(2) Freestanding Sign. The area of a double-faced freestanding sign shall be computed using only one (1) face of the sign provided that: 1) the outline and dimensions of both faces are identical, and 2) the faces are back-to-back so that only one face is visible at any given time.

(B) Sign Height Measurement. The height of a sign shall be measured from the lowest grade directly below the sign. The maximum sign height shall be measured to the top of the sign.



Sign Height

(1) Additional Maximum Height Requirements. In addition to the maximum height requirements of, the sign height, including support structures, shall not exceed one and one-half times the width of the sign and the support structures shall not extend more than one foot above the sign face.

(C) Two or More Sides. A two-sided sign (e.g., V-type sign or double-faced [back-to-back sign]) shall be considered as 1 sign when the angle between the sign faces does not exceed 15 degrees nor does the distance between the backs of each face exceed 3 feet.

Section 10.04 Sign Placement and Design Requirements (currently part of Section 7.11.1)

All signs shall conform with this Article and all other provisions of this Ordinance.

(A) On-Premises Location. All signs shall be located on the same premises as the associated use, except for permitted Off-Premises signs as defined in Section 10.02 and regulated in Section 10.07-10.09.

(B) Alterations, Repair, and Message Changes. No sign shall be constructed, erected, moved, enlarged, illuminated, or substantially altered unless authorized in accordance with this Ordinance. Repainting or changing the message of a sign in accordance with this Ordinance shall not be considered a substantial alteration.

(C) Wall Signs. Wall signs shall meet the following requirements:

(1) The sign does not project more than 12 inches from the building wall;

(2) The exposed face of the sign is in a plane parallel to the building wall or structure; and

(3) The sign does not extend above the height of the building or wall.

(D) Flags

(1) Each lot may display up to six (6) flags not to exceed ~~100~~ 60 square feet total.

(2) For all flags, if the flags hang over a sidewalk or other pedestrian walkway, the bottom of the flag shall be no less than seven (7') feet from grade directly below the flag.

(3) For all flags, any illumination shall comply with the lighting section of this ordinance and shall not shine into neighboring structures, onto other signs, or have a light source that is visible from the public right-of-way.

(E) Sandwich Board Signs.

(1) Stability and Safety. All sandwich board signs shall be of sufficient weight, ballast, or construction to remain upright under normal wind conditions and shall not pose a hazard to pedestrians, bicyclists, or motorists.

(2) Portability. Sandwich board signs shall not be permanently affixed to the ground or any structure and shall be removed when the associated business is closed.

(F) Materials. Materials, supports, frames, letters, and sign surfaces may be any commonly used material, however, the use of natural or natural appearing materials is required along M-37 and highly encouraged elsewhere in the township.

(G) Freestanding Sign Width. The sign width, including supporting structures and base, shall not be more than 1.5 times the width of the sign face alone.

(H) Location Relative to Right-of-Way and Property Lines.

(1) No sign shall be located within or project into a public right-of-way. Signs may be located up to the right-of-way line but shall not encroach upon, hang over, or otherwise extend into the right-of-way, sidewalk, or pedestrian travel path.

(2) All signs shall comply with the clear vision area requirements of Section 7.09. No sign shall be located within a required clear vision area except as expressly permitted by that section.

(I) Maintenance. Signs shall be properly maintained, including keeping the sign secured and/or anchored, and replacing or repairing materials that are faded, discolored, torn, or deteriorated.

(J) Review by Zoning Administrator, Planning Commission, and Township Board. All plans for construction, design, and appearance of signs associated with a development for which site plan review is required shall be reviewed by the Planning Commission and Township Board as part of the site plan approval process. Changes to existing signs shall be reviewed by the Zoning Administrator in accordance with this Ordinance. In addition to any other consideration, the Zoning Administrator, Planning Commission, and/or Township Board, as

applicable, shall consider the following content-neutral provisions in reviewing and approving signs:

(1) Compatibility of the sign with the character of the neighborhood;

(2) The sign does not unreasonably block views from other properties;

(3) Materials and colors used are natural looking and consistent with surrounding structures in the vicinity, and with the intent of the Ordinance; and

(4) Where the Zoning Administrator, Planning Commission, or Township Board has discretion on the number and location of certain signs, the number and location of signs shall be reasonably necessary to meet the intent of this Ordinance.

(K) Signs approved in association with a Special Use Permit. In approving a Special Use Permit, the Township Board may approve any or all signs allowed in this Ordinance provided that the approved signs meet the following content-neutral provisions:

(1) Are related to an approved use in the Special Use Permit;

(2) The design, size, setback and lighting are shown on a scale drawing;

(3) The number and location of all signs is reasonably necessary to meet the intent of this Ordinance.

Section 10.05 Prohibited Signs (currents Section 7.11.2 and parts of Section 7.11.1)

The following signs shall be prohibited in the township unless explicitly permitted elsewhere in this Ordinance:

(A) Signs that are illegal under applicable Federal, State, or local laws, regulations and/or ordinance.

(B) Signs that are illegible, not clean, in good repair, ~~not clean and in good repair~~ or that have become unsafe or not secure.

(C) Signs that violate the building code or electrical code.

(D) Signs not securely fastened to a substantial structure.

(E) Signs that interfere with or resemble any official traffic sign, signal, or device.

(F) Signs deemed hazardous or dangerous by the local road agency or public safety department.

(G) Signs that do not comply with the standards in this Ordinance.

(H) Electronic Message Signs.

(I) Portable Message Signs or signs utilizing vehicles, trucks, vans, or other wheeled devices.

(J) Roof Signs.

(K) Pennant Signs.

(L) Inflatable Balloon Signs.

(M) Any sign that revolves, rotates, moves, or is animated.

(N) Signs with automated changes in sign appearance.

(O) Pennants, streamers, festoons, and airborne or air-activated devices attached to the ground or buildings except where otherwise specifically permitted by this Ordinance.

(P) Tripods

(Q) Automated changeable message boards.

(R) Wall signs extending perpendicularly from a building wall.

(S) Signs within a road right-of-way except traffic direction and control signs placed by the County Road Commission or Michigan Department of Transportation.

(T) Signs attached to trees and other vegetation.

(U) Signs attached to utility structures or poles, including light poles, except by the utility company.

(V) Signs located in a Clear Vision Area unless permitted in Section 7.09.

(W) Signs attached to street furniture, such as benches and trash cans.

(X) Projected image signs.

Section 10.06 Signs Permitted in All Districts (currently Section 7.11.3)

The following signs shall be allowed in all zoning districts (*Section 10.06* and *Section 10.07~~Section 10.01~~* may apply):

(A) Memorial/Historical Markers when the site is recognized for its historical significance by a Federal or State agency.

(B) All signage required to be posted by a Township, County, State, or Federal ordinance, law, or order, including, but not limited to, the address of the building. Such signs shall not exceed four square feet unless they are explicitly required to be larger.

(C) Official signs of a non-commercial nature erected by a public utility.

(D) Public notice signs placed by public agencies.

(E) Signs placed by any governmental agency for traffic control in accordance with the Michigan Manual of Uniform Traffic Control Devices.

(F) Incidental Signs. See *Section 10.01(J)(10)*.

(G) Flags as allowed under Section 10.045(D).

Section 10.07 Sign Regulations for Specific Zoning Districts (currently Sections 7.11.4 – 7.11.6, including part of Table 7.11.6)

(A) Signs Permitted in the A-1 Agricultural District. In addition to the signs permitted in *Section 10.06*, the following signs shall be permitted in the Agricultural District:

Sign Type		Maximum Number	Maximum Area	Maximum Height	Illumination	Permit Required	Time Frame
On-Premises	The total of on-premises signage allowed shall be 30 sq ft, excluding wall signage. Maximum of 1 sign per 20 feet of road frontage, maximum of 8 signs per lot.						
Temporary		6 per lot	6 sq. ft. each	4 ft.	No	No	30 days
Seasonal		No limit	20 sq. ft. total	8 ft.	No	No	Mar 1 ~~Oct 31 & Nov 15 – Jan 31~~
Feather Flag		1 per lot	20 sq. ft. each	8 ft.	No	No	~~Mar 1 Oct 31 & Nov 15 Jan 31~~30 days
Permanent	Entranceway Sign	1 per development	9 sq. ft. each	6 ft.	Yes	Yes	Perm
	Wall Sign	1 per building	30 sq. ft. each	N/A	Yes	Yes	Perm
	Ingress/Egress	2 per lot	2 sq. ft. each	3 ft.	Yes	Yes	Perm
	Freestanding	1 per lot	20 sq. ft. each	8 ft.	Yes	Yes	Perm
	Window	1 per window	3 sq. ft. each	N/A	No	No	Perm
Off-Premises*	Maximum of 1 sign per 20 feet of road frontage, maximum of 8 signs per lot.						
Short Term		Not Permitted					--
Temporary		1 per lot	6 sq. ft. each	4 ft.	No	No	30 days
Seasonal		No limit	20 sq. ft. total	8 ft.	No	No	Mar 1 ~~Oct 31 & Nov 15 –~~ Jan 31

Permanent	Not Permitted					--

(B) Signs Permitted in the C-1 Commercial District. In addition to the signs permitted in *Section 10.06*, the following signs shall be permitted in the Commercial District:

Sign Type		Maximum Number	Maximum Area	Maximum Height	Illumination	Permit Required	Time Frame
On-Premises							
Temporary		6 per lot	6 sq. ft. each	4 ft.	No	No	30 days
Seasonal		Not Permitted					--
Feather Flag		1 per lot	20 sq. ft. each	8 ft.	No	No	~~Mar 1-Oct 31 & Nov 15 – Jan 31~~30 days
Permanent	Entranceway Sign	1 per development	9 sq. ft. each	6 ft.	Yes	Yes	Perm
	Wall Sign	1 per building	30 sq. ft. each	N/A	Yes	Yes	Perm
	Ingress/Egress	1 per lot	2 sq. ft. each	3 ft.	Yes	Yes	Perm
	Freestanding	1 per lot	30 sq. ft. each	10 ft.	Yes	Yes	Perm
	Window	1 per window	3 sq. ft. each	N/A	No	No	Perm
Off-Premises*							
Short Term		Not Permitted					--
Temporary		1 per lot	6 sq. ft. each	4 ft.	No	No	30 days
Seasonal		No limit	20 sq. ft. total	8 ft.	No	No	Mar 1~~-Oct 31 & Nov 15~~ – Jan 31
Permanent		Not Permitted					--

(C) Signs Permitted in the R-1 Residential Districts. In addition to the signs permitted in *Section 10.06*, the following signs shall be permitted in the R-1 Districts:

Sign Type		Maximum Number	Maximum Area	Maximum Height	Illumination	Permit Required	Time Frame
On-Premises							
Temporary		6 per lot	6 sq. ft. each	4 ft.	No	No	30 days
Seasonal		Not Permitted					--
Feather Flag		1 per lot	20 sq. ft. each	8 ft.	No	No	~~Mar 1-Oct 31 & Nov 15 – Jan 31~~30 days
Permanent	Entranceway Sign	1 per development	9 sq. ft. each	6 ft.	Yes	Yes	Perm
	Wall Sign	1 per building	6 sq. ft. each	N/A	Yes	Yes	Perm
	Ingress/Egress	1 per lot	2 sq. ft. each	3 ft.	Yes	Yes	Perm
	Freestanding	Not Permitted					--
	Window	Not Permitted					--
Off-Premises*							
Short Term		Not Permitted					--
Temporary		1 per lot	6 sq. ft. each	4 ft.	No	No	30 days
Seasonal		Not Permitted					--
Permanent		Not Permitted					--

*Requires permission letter indicating approval of sign details and location from landowner

Section 10.08 Illumination Standards (currently part of Section 7.14.3(5) and part of Section 7.11.1)

(A) General Lighting. In addition to the Exterior Lighting Requirements of Section XX of this Ordinance, the following regulations shall apply to signs. Should one section be more stringent than the other, the stricter regulation ~~must be complied wit~~ shall control~~h~~.

(B) Hours of Illumination. Illuminated signs must be turned off no more than 1 hour after the close of business and may be turned on no earlier than 1 hour before the opening of business except by special permission granted as a condition of site plan approval or special land use approval.

(C) External Illumination. External illumination of signs shall be mounted at the top of the sign or sign structure and be fully shielded;

(D) Internal Illumination. Internally illuminated signs shall have a dark background with lighter-colored translucent (not transparent) lettering, logos, or designs. The maximum luminance level of an internally illuminated sign shall not exceed 0.3 footcandles over ambient light levels measured at the distance specified in *Figure 10-1*~~*Figure 10-1*~~. All electronic message center signs and other internally illuminated signs shall be equipped with a photocell and automatic dimmer, and a cut sheet for the sign must be submitted to the Township at the time of permit application showing compliance with these requirements.

Figure 10-1. Distance for Measurement of Sign Illumination Based on Sign Area

Area of Internally Illuminated Sign	Distance for Measurement of Sign Illumination from the Sign Face
10 square feet or less	32 feet
Between 10.1 and 15 square feet	39 feet
Between 15.1 and 20 square feet	45 feet
Between 20.1 and 25 square feet	50 feet
Between 25.1 and 30 square feet	55 feet
Greater than 30	= square root of (display area in sq. ft. X 100)

Section 10.09 Nonconforming Signs (NEW SECTION)

(A) Removal of Nonconforming Signs. If the owner of a sign or the premises on which a sign is located changes the location of a building, property line or sign, or changes the use of the land or building so that any sign on the premises is rendered nonconforming, such sign must be removed or made to conform to this Article.

(B) Lawful Existing Signs. Any sign lawfully existing at the time of adoption of this Article which does not fully comply with all provisions shall be considered a legal non-conforming sign and may be permitted to remain as long as the sign is properly maintained, there is no increase in

nonconformity, and the sign is not detrimental to the health, safety, and welfare of the community.

(C) Continuance. A nonconforming sign shall not be:

(1) Expanded or changed to another nonconforming sign.

(2) Relocated or structurally altered so as to prolong the life of the sign or so as to change the shape, size, type, placement or design of the sign.

(3) Repaired or re-erected after being damaged if the repair or re-erection of the sign would cost more than 50 percent of the cost of an identical new sign.

(D) Alteration.

(1) General Rule. No nonconforming sign shall be altered or reconstructed, unless the alteration or reconstruction is in compliance with the provisions of this Article.

(2) Actions Not Considered Alterations. For the purpose of this Article only, the term "altered" or "reconstructed" shall not include

(a) normal maintenance;

(b) reduction or maintenance of the existing surface sign area;

(c) addition of ornamental molding, frames, trellises or ornamental features or landscaping below the sign's base;

(d) or the addition, construction, installation or changing of electrical wiring or electrical devices, backgrounds, letters, figures or characters or other embellishments.

(3) Removal After Use Ends. Nonconforming signs and sign structures shall be removed or made to conform within 90 days of the termination of the use to which they are accessory.

Section 10.10 Appeals and Variances (currently part of Table 7.11.6)

(A) Any person aggrieved by any decision, ruling or order may make an appeal to the Zoning Board Appeals in accordance with *Article 5* of this Ordinance. Variance from the requirements of this Article shall be required to meet the following conditions:

(1) Permitted signage could not be easily seen by passing motorists due to the configuration of existing buildings, trees, or other obstructions, which cannot be legally and/or practically removed.

(2) Permitted signage could not be seen by passing motorists in sufficient time to permit safe deceleration and exit. In determining whether such circumstances exist, the ZBA shall consider the width of the road, the number of moving lanes, the volume of traffic, and speed limits.

(3) Existing signs on nearby parcels would substantially reduce the visibility or advertising impact of a conforming sign on the subject parcel.

Consistency Amendments

The following language changes should accompany the main amendment to ensure consistency across the Ordinance.

Section 3.2 Definition of Kennel: Kennel: Any lot or premises used for the sale, boarding, or breeding of dogs or cats. Kennel shall also mean the keeping of five (5) or more dogs or cats over the age of six (6) months.

Section 6.2.2.5 The Keeping of Domestic Pets: Provided that all pets are so maintained as to not constitute a public nuisance and provided further that in the event the same are horses or livestock, then the sheltering structure shall be at least two hundred (200 feet) from any lot line and the pasturing area shall be at least one hundred (100 feet) from any lot line, and both the pasturing area and the sheltering structure shall be at least two hundred (200 feet) from any well or residence. The keeping of chickens must be in conformance with Section 7.2.10.
Section 6.7.2.5: Raising and keeping of pets, including but not limited to, dogs and cats, and other small animals such as poultry, rabbits, and goats. Kennels, as defined in Section 3.2, require a Special Use Permit. The keeping of chickens must be in conformance with Section 7.2.10.

New Section 7.2.10

Section 7.2.10 Keeping of Chickens

(1) **Land Use Permit Not Required.** No Land Use Permit shall be required for the keeping of chickens. However, upon finding a violation of the requirements of this Section, the Township may order physical alterations to a site and/or the removal of some or all of the chickens, in order to correct the violation.

(2) **Right to Farm Act.** Chickens raised in conformance with the Generally Accepted Agricultural Management Practices adopted by the Michigan Department of Agriculture and Rural Development, shall not be subject to this section, consistent with the Michigan Right to Farm Act.

(3) Applicability. The Following requirements apply to the R-1 and C-1 Districts:

- **a. Number of Chickens. A maximum of** 6 chickens per lot. I
- b. **Permitted Fowl.** Only chickens shall be permitted under this Section. The keeping of other poultry or fowl, including but not limited to ducks, geese, turkeys, guinea fowl, peafowl, or similar animals, is prohibited.
- **c.** Roosters shall not be permitted.
- **d.** The slaughtering of any chicken is prohibited.
- **e.** Chickens must be provided a covered enclosure.Chickens shall not be allowed to roam the lot or any other property.
- **f.** The enclosed area where the chickens are kept shall be located within the rear yard and shall be at least twenty (20) feet from any side or rear lot line, and at least 50 feet from any body of water.
- **g.** The enclosed area where the chickens are kept shall be maintained in a clean and neat manner at all times.
- **h.** Materials used to construct the enclosed area shall exclude tarps, plastic, fabric, rubber, paper, cardboard, or other non-traditional building materials.
- **i.** Chicken feed must be kept in a rodent-proof, sealed container.

Ordinance_____.

An ordinance to amend Article VIII: USES AUTHORIZED BY SPECIAL USE PERMIT of the PT Zoning Code to clarify the intent of using Special Use Permits (SUP), AND add a reference to uses requiring approval of a Special Use Permit AND amend Section 8.1.2(3)(a) to require review by the Planning Commission and a recommendation from that Body to the Township Board AND amend Section 8.1.3(3)(f) Final Approval and Conditions to clarify the circumstances under which conditions may be imposed on the SUP, AND amend Section 8.1.3 Basis for Determinations to add additional general standards and renumber accordingly, AND to add a new Section____creating a process for amending an existing SUP, AND adding definitions to the Zoning Code as appropriate.

ARTICLE VIII: USES AUTHORIZED BY SPECIAL USE PERMIT

SECTION 8.1 GENERAL STANDARDS AND REQUIREMENTS:

Section 8.1.1 Intent and Purpose:

This section establishes a process and standards to approve certain uses of land or structures that, because of unique characteristics or potential impacts on adjacent land uses, are not permitted in zoning districts as a matter of right. These uses may be permitted through the issuance of a Special Use Permit (SUP) after ensuring that the proposed use is consistent with the Master Plan and complies with the SUP approval criteria. No inherent right exists to receive a SUP. Such authorization must be approved under a specific set of circumstances and conditions. Each application and situation is unique and may be subject to specific requirements to mitigate the impacts of the proposed use.

The table below shows the land uses requiring Special Use in the Township's Zoning Districts:

P=Permitted by Right without Specific Standards
P* = Permitted by Right with Specific Standards
SC= Permitted with Special Conditions
SU = Permitted by Special Use Permit
ZBA = Permitted by ZBA Approval
Blank = Not Permitted

Section 8.1.2 Permit Procedures:

An application for a special use permit for any land or structure use permitted under this Article shall be submitted and processed under the following procedures:

(1) Submission of Application: Any application shall be submitted through the Zoning Administrator on a special form for that purpose. Each application shall be accompanied by the payment of a fee as established by the Township Board to cover the costs of processing the application. No part of any fee shall be refundable.

(2) Data Required: Every application shall be accompanied by the following information and data:

(a) The special form supplied by the Township Zoning Administrator filled out in full by the applicant, including a statement of supporting evidence showing compliance with the requirements of Section 8.1.3.

(b) Site plan, plot plan, development plan, drawn to scale (preferable 1"=50'), of total property involved showing the location of all abutting streets, the location of all existing and proposed structures and their uses, and the location and extent of all above ground development, both existing and proposed.

(c) Preliminary plans and specifications of the proposed development.

(3) Review Procedure:

(a) The Township Planner shall review the application for completeness in order to determine if the application has been properly submitted and the applicant has corrected all deficiencies. Completeness reviews are solely for the purpose of determining whether the preliminary information required for submission of the application is sufficient to allow further processing and shall not constitute a decision as to whether an application complies with the provisions of this Ordinance.

(b) An application determined to be complete will undergo a technical review by the Planner or Township designee to determine compliance with applicable standards. This review may include distributing the plan to other local agencies or departments with jurisdiction for comment on any problems the plans might pose and shall result in a report submitted to the Planning Commission with the site plan review application. Once the technical review is complete, the application will be placed on the next regularly scheduled Planning Commission meeting.

(c) The Planning Commission shall review the application and if determined that adequate information exists to process the application, shall schedule a public hearing in accordance to the noticing requirements of the Michigan Zoning Enabling Act. If the request is for an amendment to a previously approve special use permit and determined to be “Minor”, a public hearing shall not be required.

(d) Following the public hearing, the Planning Commission shall make a recommendation to the Township Board to approve, approve with conditions, or deny the application after reviewing the basis for determination in this Section.

(e) A public hearing on a special land use request shall be held by the Township Board if:

1. A public hearing is requested by the Township Board, the applicant for special land use authorization, a property owner, or the occupant of a structure located within three hundred (300) feet of the boundary of the property being considered for a special land

use.

2. The decision on the special land use request is based on discretionary grounds.

(f) Final approval by the Township Board shall be preceded by a finding and determination with respect to compliance with the regulations set forth in this Article.

1. Reasonable conditions may be required with the approval of a special use permit, planned unit development, or other land uses or activities permitted by discretionary decision to the exten~~d~~ authorized by law. Conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of Article 8 accommodating increased services and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner.

2. Conditions imposed shall be designed to protect natural resources and the public health, safety and welfare of individuals in the project and those immediately adjacent, and the community as a whole, shall be reasonably related to the purpose affected by the special use permit, and shall be necessary to meet the intent and purpose of this Ordinance, and be related to the objective of insuring compliance with the standards of this Ordinance. All conditions imposed shall be made a part of the record of the approved special use permit. (REVISED BY AMENDMENT 96A)

(4) Phasing.

(a) Where a project is proposed for development in phases, the planning and designing shall be such that, upon completion, each phase shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the project and the residents of the surrounding area.

(b) The Township Board shall approve the final project for one phase at a time. (ADDED BY AMENDMENT 96C)

(5) Commencement and Completion.

(a) For special use permits not involving construction, a land use permit for the use shall be acquired within one year following final approval of the special use permit, or within one year of the schedule established for the project in the approved special use permit whichever is later. If a land use permit is not received within such time, any approval of the special use shall expire and be null and void, provided, an extension for a specified period may be granted by

the Township Board upon good cause shown if such request is made to the Township Board prior to the expiration of the initial period.

(b) For special use permits involving construction, such construction shall be commenced within one year following final approval of the special use permit, or within one year of the schedule established for the project in the approved special use permit whichever is later.

(c) Each phase of the project shall be commenced within one year of the schedule established for the project phase in the approved special use permit. For special use permits involving construction, if such construction is not commenced within such time, any approval of the final plan for the project shall expire and be null and void, provided, an extension for a specified period may be granted by the Township Board upon good cause shown if such request is made to the Township Board prior to the expiration of the initial period.

(d) An occupancy permit shall be received within one year of approval of a land use permit for any construction authorized by special use permit. If an occupancy permit is not received within such time, any approval of the final plan for the project shall expire and be null and void, provided, an extension for a specified period may be granted by the Township Board upon good cause shown if such request is made to the Township Board prior to the expiration of the initial period.

(e) In the event a final plan has expired, a new application shall be required, and shall be reviewed in light of the then existing and applicable law and ordinance provisions. (ADDED BY AMENDMENT 96C)

(6) Effect of Approval. If and when approved, the special use permit, with all conditions imposed, if any, shall constitute the land use authorization for the property, and all improvement and use shall be in conformity with such amendment. (ADDED BY AMENDMENT 96C)

Section 8.1.3 Basis for Determinations:

Before making recommendation on a special use permit application to the Township Board, the Planning Commission shall establish that the following general standards, as well as the specific standards outlined in each section of this Article, are satisfied.

(1) General Standards: The Planning Commission and the Township Board shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use on the proposed location will:

(a) Be consistent with the Township Master Plan.

(b) Be designed, constructed, operated and maintained so as to be harmonious and

appropriate with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which the use is proposed.

(c) Be designed to protect the existing natural topography and natural resources, such as waterfronts, wetlands, woodlands, steep slopes, viewsheds, watersheds, and prime farmland, as well as existing landscaped plantings.

(d) Be served adequately by essential facilities and services, such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and schools.

(e) Not ~~materially~~ adversely affect or be hazardous or disturbing to existing or future uses in the same general vicinity.

(f) Not ~~materially~~ diminish the privacy, safety, security, or enjoyment of any residential dwelling or residential neighborhood in the vicinity of the proposed use.

(g) Not create ~~excessive~~ additional requirements at public cost for public facilities and services.

(h) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will adversely affect any persons, property, or the general welfare by dust, smoke, fumes, glare, ~~or~~ odors, excessive traffic, noise, vibration, visual clutter, or electrical or electromagnetic interference.

(2) Conditions and Safeguards: The Town Board may impose such additional conditions and safeguards deemed necessary for the general welfare, for the protection of individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement shall automatically invalidate the permit granted.

Section 8.1.~~3~~ 4 Amendments to Special Use Permits

Applicants desiring to amend an approved SUP shall follow the permit procedures in Section 8.1.2, unless the amendment is considered minor as described in this Section. Once received, the Planner shall review the application and make a determination as to whether a proposed amendment constitutes a Major or Minor amendment to the original special use permit, based on the following process and criteria.

(1) Minor amendments. If the Planner determines an amendment is minor, based on the Criteria in Subsection 2, the proposed amendment shall be brought before the Planning Commission for their review and concurrence that the amendment is in fact minor. If the Planning Commission concurs that the amendment is "minor", then the Planning Commission may forward with a recommendation to the Township Board ~~approve or reject the amendment~~ at the same meeting. ~~No public hearing or final approval by the Township Board shall be required.~~

(2) An amendment shall be considered minor only if all of the following are true:

(a) The amendment does not alter the use, site features, or physical layout of the site in a way that violates the applicable standards and requirements of this Ordinance.

(b) The amendment does not seek to ~~materially~~ alter any conditions imposed as part of the original approval.

(c) The amendment will have the same or lesser impact on neighboring properties, as compared to the originally approved design.

(d) The amendment will not increase the footprint more than 20% of the existing principal building or 1000 sq ft, whichever is less, or height of any existing or proposed building or structure.

(e) The amendment will not result in an increase in the number of parking spaces.

(f) The amendment will not result in a decrease in the quantity or quality of existing natural areas or landscape plantings, as compared to the originally approved design.

(g) The amendment will not remove any land from active agricultural production, as compared to the originally approved design.

(3) Any amendment not considered minor by the Planning Commission shall be considered major and shall be subject to the full approval process described Section 8.1.2. The Planning Commission and/or the Township Board may impose new conditions on the approval of a major amendment if such conditions are warranted. The holder of the original site plan approval may reject such additional conditions by withdrawing the request for an amendment and proceeding under the original approval.

Section 6.01 Accessory Dwelling Units

(A) Statement of Intent. Accessory Dwelling Units (ADUs) shall be permitted as described below. A Land Use Permit, as described in Section 4.1.3, shall be required prior to construction. All ADUs shall be accessory to a single family home, which shall be considered the Principal Dwelling Unit for the purposes of this Section.

In a rural context, Accessory Dwelling Units can fill a niche in the housing market without sacrificing agricultural and natural character, if built in a way that is consistent with the Township's Master Plan and vision for itself, and that can be supported by existing infrastructure. Therefore, Accessory Dwelling Units meeting the standards of this section are considered appropriate and approvable

(B) General Standards

(1) Minium ADU Size:

a. Attached ADUs must be at least 300 square feet

b. Detached ADUs must be at least 600 square feet.

(2) Maximum ADU Size:

~~a. Attached ADUs shall not exceed 1/3 the gross floor area of the Principal Dwelling Unit.~~

~~b.~~a.~~Detached~~ ADUs shall not exceed 800 square feet.

~~c.~~b. Space dedicated primarily to storage, or the parking of vehicles, within the same building as an ADU, shall not count towards the maximum dwelling unit size of an ADU.

(3) Setbacks. ADU's shall not be located in the front yard and must meet the required minimum setbacks of the corresponding zoning district for Principal Buildings as described in Section 6.8. Detached ADUs must be set back at least 25 feet from the Principal Dwelling Unit.

~~(4) Height. ADUs shall not exceed the maximum allowable height for Principal Buildings in the Zoning District they are located within.~~

~~(5) Lot Coverage. ADU's shall count towards all lot coverage maximums of the corresponding zoning district.~~

~~(6)~~(4) Lot Size. An ADU shall only be permitted on a lot that is a minimum of two (2) times the minimum lot area required for the zoning district in which it is located unless attached to the Principal Dwelling Unit.

~~(7)~~(5) Owner occupied ~~Principal Dwelling.~~ The ~~Principal Dwelling Unit~~ must be owner occup~~yied~~ the Principal Dwelling Unit or the Accessory Dwelling Unit.

~~(8)~~(6) Compliance with County Building Department Requirements. ADUs have a foundation in compliance with Michigan Residential Code and Approved by the Grand Traverse County Building Department.

~~(9)~~(7) Maximum ADUs per Parcel. Amount of ADUs per Parcel. No more than 1 ADU per parcel shall be constructed. An ADU shall not be permitted on a lot containing a two-family or multiple-family dwelling.

10 Connection to Sanitary/Septic Facilities. An ADU shall be connected to potable water and sanitary/septic facilities in compliance with the County Health Department.

11 ~~Rental Prohibited. Leasing or renting an ADU for remuneration is prohibited.~~

12 Driveway and Parking. No additional off-street parking spaces are required for ADUs. In no case shall an ADU be permitted to have a separate driveway connecting to an adjacent roadway. However, a branch off the main Principal Dwelling Unit driveway may be created to serve the ADU.

project memorandum

B R i
Beckett&Raeder
Landscape Architecture
Planning, Engineering &
Environmental Services

Date: 07.06.2026

From: Sara Schroeder, AICP
To: Peninsula Township Planning Commission

Project: New Meeting Dates

initiative

As discussed at last month's meeting, below is a list of meeting dates through the fiscal year. Due to the Oct 12 meeting will fall on Columbus Day/Indigenous Peoples' Day and Dec 28 falling between the holidays, those meetings will not be scheduled. The Planning Commission will need to make a motion to set the new meeting dates if these work.

Regular (4th Monday, 7pm): Jul 27, Aug 24, Sep 28, Oct 26, Nov 23, No Dec, Jan 25, Feb 22, Mar 22

As Needed 2nd Meeting (2nd Monday, 7pm): Aug 10, Sep 14, No Oct, Nov 9, Dec 14, Jan 11, Feb 8, Mar 8

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