

PENINSULA TOWNSHIP

13235 Center Road, Traverse City MI 49686

Ph: 231.223.7322 Fax: 231.223.7117

www.peninsulatownship.com

PENINSULA TOWNSHIP PLANNING COMMISSION – BUILDING HEIGHT STUDY GROUP AGENDA

November 29, 2023

Township Hall

9:00 a.m.

This meeting will not be recorded, and no minutes will be taken.

1. Call to Order

2. Attendance

3. 9:00 am - Business

- a. What is the Purpose of Regulating Building Height
 - i. Protection from Fire Hazards
 - ii. Protection from Aviation Hazards
 - iii. Protection of Views
 - iv. Protection of Character of Neighborhoods
 - v. Protection of Light and Air
- b. Existing Peninsula Township Zoning Ordinance Regulations and Definitions
- c. Regional Zoning Ordinance Regulations and Definitions Related to Building Height
- d. Process for Amending Zoning Ordinance
- e. Policy Recommendations
 - i. Where to Measure Height From (natural grade, finished grade, mean between the two)
 - ii. Where to Measure Height To (eave, peak of roof, mean between the two)
 - iii. Is the Number of Stories Relevant

4. Public Comments

5. 11:00 am – Adjournment

Exhibits:

1. APA Report No. 237 – Height Regulation in Residential Districts
2. Existing Peninsula Township Zoning Ordinance Regulations and Definitions
3. Regional Zoning Ordinance Regulations and Definitions Related to Building Height