

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**

December 6, 2023

Township Hall

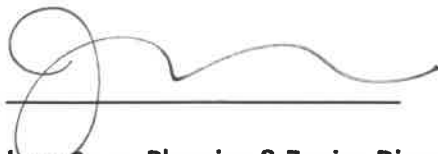
4:00 p.m.

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

1. **Call to Order**
2. **Attendance**
3. **4:00 pm - Business**
 - a. Recap of November 29 meeting
 - i. Should the number of stories be considered?
 - ii. Where should height be measured from?
 - b. Continued Discussion
 - i. Where should height be measured to?
 - ii. How should cut and fill be addressed?
 - iii. Review of Draft Diagrams
 - iv. Fire Hazard Considerations
4. **Public Comments**
5. **6:00 pm – Adjournment**

Exhibits:

1. Building Height Definition and Diagram from Emmet County



Jenn Cram, Planning & Zoning Director

Posted December 5, 2023, 4:30 p.m.

from: Emmet County, MI

Building Height Definition – Excerpt from Zoning Ordinance 15-1

Section 2.01 Definitions

Building height: The vertical distance measured from the uniform finished grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs, and to the average height between the highest eaves and ridge for gable, hip and gambrel roofs. Where a building is located on sloping terrain the height shall be measured from the average ground level of the grade at the building wall. Average ground level shall be determined by locating the mean between the extreme upper and lower finished grades per building elevation.

