

ZONING ORDINANCE CONFLICT

A planned unit development (PUD) is not a right and must have special approval by the local governing body, namely, the Peninsula Township Board. The 81 acres of the proposed development, 81 on East Bay, is the largest privately owned shoreline property of the entire peninsula which contains numerous environmentally sensitive features, including high ridges, steep slopes and wooded areas. It also includes open meadows. Over 50% of the wooded area will be removed according to the developer's site plan. Some of the high ridges and steep slopes will be regraded, some reduced by as much as 20 feet in height. The largest portion of the property left untouched will be the open space or meadow, with the other features mentioned above being altered the most. In other words, the most environmentally sensitive areas of the property will be changed while the least environmentally sensitive areas or open space will be left alone. In addition, more building sites will be placed along the shoreline than allowed by the existing ordinance.

The local zoning ordinance requires in Section 8.3.1(3)(f) that **“natural resources will be preserved to a maximum feasible extent, and that areas to be left undisturbed during construction shall be located on the site plan and the site per se.”**

The Master Plan for Peninsula Township, which can be found in its entirety on this website, is also in sharp contradiction to what is planned for this land. For example, page 3: “Additional focus has also been noted for those unique physical components of the township, such as the shoreline, environmentally sensitive areas and historical sites. Generally, these areas possess unique land use characteristics

which have been discussed and debated to reach Township decisions.

This Master Plan focuses more specifically on the preservation of these components while improving the relationship between the natural and the developed environment”. On page 6 it states “The above results indicate the natural shoreline is an integral part of the community’s character and a sensitive area. Future alteration to this resource requires careful land management practices to sustain residential uses **while preserving rural character, providing wildlife habitat, controlling erosion and protecting water quality.**” We strongly feel that any shoreline development follow these guidelines written into both the ordinance and master Plan.