

**PRESQUE ISLE TOWNSHIP
ZONING BOARD OF APPEALS
QUARTERLY MEETING
Held October 4, 2016**

Call to order: The special meeting was called to order at 7:00 pm. by Chairman Steve Lang.

The Pledge of Allegiance was recited.

Roll Call: Members present; S. Lang, C. Winters, B. Hellmuth, P. Hart and Alternate, J. Bidwell.
Absent member with excuse: B. Fay.

Approval of Agenda: S. Lang added the Draft minutes from the August 31st public hearing ahead of Public Comment. B. Hellmuth added “Garage at 638 and Timberway” to Unfinished Business and also added “Non-conforming Lots” to New Business. P. Hart moved to approve the agenda with the additions. Supported by; B. Hellmuth. All ayes; so moved.

Approval of Minutes (July 5, 2016): B. Hellmuth moved to approve the quarterly meeting minutes as written. Supported by; P. Hart. All ayes; so moved.

Approval of Public Hearing Minutes (August 31, 2016): B. Hellmuth moved to approve the public hearing minutes as written. Supported by; J. Bidwell. All ayes; so moved.

Reports

- **TWP Board (P. Hart):** P. Hart advised that her computer has not been working properly and will provide a report, via email to the members, at a later date.
- **Zoning Administrator (P. Budnik):** P. Budnik was not present.
- **Planning Commission (S. Lang):** S. Lang advised that they had met last night (October 3, 2016) and the meeting was very short. He advised that there were no hearings.

Unfinished Business

- **Garage @ 638 & Timberway:** S. Lang advised that the ZBA had approved a variance of a resident to build a garage closer to Hwy 638 (Front); due to the property being at a slant on the rear side. S. Lang explained that P. Budnik (Zoning Administrator) had called him and advised S. Lang that the applicants will not need the variance; that they are found another way to build the garage without the variance. P. Budnik explained to S. Lang that the applicant had bought the lot adjacent to his property with frontage on Hwy 638 and Timberway and built the garage on the vacant lot and used a 20 ft. side yard setback and 20 ft. rear setback. S. Lang advised that they put a detached accessory structure on a vacant lot and P. Budnik approved and issued the Land Use Permit. S. Lang then advised the members that P. Budnik is new at the Zoning Administrator position and is learning from his mistakes. He advised that the building is up and we are not going to make him tear it down; after the TWP gave him an approved Land Use Permit.

New Business

- **Non-Conforming Lots:** B. Hellmuth expressed his concerns with S. Lang not remaining on the ZBA and a Zoning Administrator that is learning as he goes. He mentioned that when these types of issues come up with non-conforming lots; that there is basically a whole set of different rules. S. Lang advised that there are different setbacks for a non-conforming lot. P. Hart asked what the definition was for a non-conforming lot. S. Lang advised that a non-conforming lot is narrower

than 80 ft. and less than a ¼ acre in size. He advised that all new developments are required to have 80 to 100 ft. and anything under that newly developed lots would be non-conforming. S. Lang advised that there are a lot of non-conforming lots in Presque Isle TWP and they can go down to 5 ft. setback; as long as the health department approves for a septic. B. Hellmuth clarified that the Zoning Administrator can approve Land Use Permits with a site plan for non-conforming lots; down to 5 ft. setbacks.

Additional Information: The board members discussed the term ending for all members and discovered that there were errors with a few of the dates. After members discussed the dates; C. Winters moved to approve the clarity of the term ending dates of: S. Lang and B. Fay – December 31, 2016, C. Winters and B. Hellmuth – December 31, 2017, J. Bidwell – December 31, 2018 and P. Hart – Trustee term of office (November 20, 2016). Supported by; B. Hellmuth. All ayes; so moved. K. Bedard advised the members that she had put the ad in the Alpena News for the upcoming open positions to the ZBA and Planning Commission. 2 positions will become vacant for the ZBA board for January 2017; the positions are for ZBA chair and ZBA secretary.

Adjournment: With no further business to discuss; the meeting was adjourned at 7:33 pm.

Meeting Reminder: The ZBA will meet on Tuesday, January 3, 2017 @ 7:00 pm. for their regular quarterly meeting.

Respectfully submitted; Kimberly S. Bedard, Administrative Assistant