



Presque Isle Township Planning Commission

August 2, 2021 at 7:00 p.m.

Call to Order: The meeting was called to order at 7:00 pm by Chairman, T. Guyer

Roll Call: In attendance were: T. Guyer, R. Kurkechian, T. Ludwig, L. Larkin, C. Paavola, and Howard Welsh. S. Lang, Zoning Administrator, Tim Gulden, Attorney and B. Huard, Admin. Assistant also attended.

Audience Present: 6 with 2 Zoom guests

Agenda Approval: L. Larkin motioned to approve the Agenda with the addition of Howard Welsh to follow Approval of Minutes. T. Ludwig seconded the motion. All Ayes; motion passed.

Approval of Minutes: (July 6, 2021) T. Ludwig motioned to approve the minutes as written. H. Welsh seconded the motion. Roll call vote: All Ayes; motion carried.

Howard Welsh: H. Welsh submitted his letter of resignation to the Planning Commission, effective immediately. He indicated it has been his honor and pleasure to be on the Planning Commission for the last ten years and treasured to be involved and give back to the community. T. Guyer commended H. Walsh on his professionalism and dedication to the people of this community. Through it all, LaFarge and other difficult decisions, he thanked H. Walsh for his valuable input and years of service to the Planning Commission.

Comments from the Audience: T. Guyer invited comments from the audience. No one commented.

Correspondence: None

Presentation: Bill Bolyard

R. Kurkechian recused himself for this presentation.

S. Lang introduced Bill Bolyard as a PITWP resident to discuss a restaurant/condo complex before placing a bid to purchase the property.

Bill Bolyard said with the loss of a restaurant at Presque Isle Harbor the boat capacity is approximately 40% where Rogers City marina has 85+%. We have the

best harbor in Michigan but are not experiencing full capacity. The boaters remember when there wasn't any gas a few years ago and are passing us by due to not having a restaurant. The Portage restaurant was mismanaged by the State for many years and now has been vacant for three years. Now the State wants to sell. To afford to have a new restaurant, must have multi floor villas/condos and possibly office space for the DNR. The goal is to have a nice restaurant with great food at a reasonable price with living quarters on the second and third floors to make it financially manageable. The land is already zoned CM (Commercial Marine).

Reports:

TWP Board: (Cynthia Paavola) Report Submitted. (Please see attached report.)

ZBA Liaison: (R. Kurkechian) Report Submitted. (Please see attached report.)

Zoning Administrator: (S. Lang) S. Lang gave a brief synopsis and said the next special ZBA meeting will be to state his plot plan was in error and the Beaulac/Wolf family want to revoke the land-use permit. S. Lang followed front set-back limits, height limit, and followed the survey from the neighboring new construction. S. Lang followed the Zoning Ordinance requirements.

New Business: None

Unfinished Business:

- Complete reviewing the Sign Article 3.48 and Article 2 Sign Ordinance Article 2 Sign Definitions and Article 3.48, Article were completed.

Additionally, a memo was received from Denise Cline to discuss the RM District minimum lot width of 80' for non-waterfront lots and 100' for waterfront lots. With a 50' side setback, it is not possible to build on an 80' wide lot and still meet the side setbacks. This was discussed and corrected.

Without any further subjects to discuss, the meeting was adjourned 9:05 pm.

Respectfully submitted, Bev Huard