

PRESQUE ISLE TOWNSHIP
ZONING BOARD OF APPEALS
OCTOBER 5, 2021

Draft

Call to order: The meeting was called to order at 7:00 pm. by Chairman J. Bidwell.

Roll Call: Members present: J. Bidwell, B. Fay, R. Kurkechian, D. Matuszak, C. Smith, C. Winters

Guests: S. Lang and Chris & Ruth Cooper. By ZOOM: M. O'Neill, K. Barkel

Approval of Agenda: D. Matuszak motioned to approve agenda as prepared. R. Kurkechian seconded. All ayes; agenda approved.

Approval of the Minutes: (July 7, 2021 and August 11, 2021) B. Fay motioned to approve the minutes as written. D. Matuszak seconded the motion. All ayes: motion approved.

Comments from Audience: (3 minutes per audience member) N/A

Correspondence: None

Public Hearing began at 7:05 p.m.

Applicant: Christopher Cooper is requesting a variance on the lot size required for an accessory structure on R1 property from one acre to one-half acre. The structure will not be on the same property as his residence. Section 20.1B provides that a lot for an accessory building, without a principal dwelling, shall be a minimum of one acre in size.

Mr. Cooper said his residence property does not have enough room to erect an accessory structure. He stated that the one-half acre lot across Grand Lake Rd would be a good fit for the accessory structure, as it will be between two other pole barns. He will use the accessory structure only from the months of May through October each year. The building will house his boats, trailers, etc.

After a thorough discussion inclusive of zoning setbacks, trees in front of the property to block out the accessory structure, and how this variance applies to the ordinance, the Public Hearing was closed at 7:21 p.m.

Deliberations began at 7:06 p.m.

The members agreed that the existing trees would hide the proposed accessory structure and that would not be an eye sore from the road. However, the Township Zoning Ordinance clearly states an accessory structure without a home requires a one acre parcel. The members agreed that if the Board approves the one-half acre variance for this accessory structure, a precedent would be set for future variances requests. Additionally, a practical difficulty is required in order to grant the variance. A practical difficulty was not shown.

C. Winters made a motion to deny the request because a practical difficulty was not established and that allowing this one would set a precedent on accessory building approvals on one-half acre size lots. D. Matuszak seconded the motion. Roll call vote: All ayes; motion approved.

The Public Hearing was closed at 7:44 p.m.

Reports:

TWP Board: (S. Lang) S. Lang gave a brief synopsis of his activities.

- The Board of Trustees had an Audit Review in September and did well on the audit. Only one audit point was found.
- The budget for the E. Grand Lake Road, from Rayburn Road to Alpena County, the road paving cost was approved.
- The Blue Horizon Special Tax Assessment was completed and adopted.
- The SEQ Server Web View for assessment cards was addressed with the County to see if the County will pay for the Township's \$4,000 software program. If the County does this, it will be free to look at your own assessment card and a \$1.00 fee if looking at the assessment cards of others.

Zoning Administrator: (S. Lang)

- Two weeks ago, the Planning Commission met with NEMCOG Deputy Director, Denise Cline, to review the balance of the current zoning ordinances. The new ordinances will be completed and returned approximately in January, 2022.
- The Up-North Storage owner requested approval to build two more buildings on the site. It was approved with the consideration a berm, evergreen trees and shrubs be placed in front of the existing building to hide the buildings from street view. This needs to be done before the new buildings are erected.
- S. Lang gave an update on the Hart/Beaulac/Wolf case and indicated he issued a new land use permit based on the revised application from the builder. Losinski Excavating is to remove the excess fill and put in a retaining wall. He hasn't heard anything on the ZBA appeal filed by the Harts.
- L. Loheed pled guilty to her violation of the rental ordinance violation and paid her fine.
- S. Lang has issued three new permits.

Planning Commission Board (R. Kurkechian) (Please see attached report.)

New Business: None

Comment from Audience member: None

Adjournment: With no further business to discuss; the meeting was adjourned at 8:24 pm.

Meeting Reminder: The ZBA will meet again on January 5, 2022 at 7:00 p.m.

Respectfully submitted: Bev Huard, Administrative Assistant