



**Presque Isle Township Planning Commission
December 9, 2021 at 600 p.m.**

Call to Order: The meeting was called to order at 6:00 pm by Chairman, T. Guyer

Roll Call: In attendance were: T. Guyer, R. Kurkechian T. Ludwig, L. Larkin, C. Paavola, S. Lang, Zoning Administrator, and Denise Cline, Deputy Director and Chief Council CEMCOG

Audience Present: Zero in audience and one Zoom guest, Mr. Rich Inger

Agenda Approval: L. Larkin motioned to approve the Agenda with the addition of two items under New Business. (1) Linda Taylor requested to split and rezone one acre of the Olson property to R1 from Forest Rec and (2) Letter from Linda Taylor regarding new zoning proposal to rezone property from R1 to C1. T. Ludwig seconded the motion. Roll call; all ayes; motion passed.

Approval of Minutes: (September 7, 2021) L. Larkin motioned to approve the minutes as written. R. Kurkechian seconded the motion. Roll call vote: All Ayes; motion carried

Comments from the Audience: T. Guyer invited comments from the audience. No one in audience. Mr. Rich Inger was on ZOOM regarding the lot split offered by L. Taylor. The discussion on this is forthcoming.

Correspondence: R. Kurkechian asked if under “Correspondence” if it has to be written or emailed to address blight and non-completion of construction projects. His correspondence has been verbal. A discussion was held on how to handle violations and penalties, especially blight and non-completion of construction projects. D. Cline will talk to Tim Gulden if he has a different way to handle. If so, she will rephrase Ordinance 9.9. in the proposed zoning changes. More discussion to follow on this subject.

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 issued one permit in November. He also was in court regarding the Hart's lawsuit against the Zoning Board of Appeals to determine if S. Lang's land use permit was inaccurate. Contours were added to the new permit. The court case decision determined it's a moot point.

New Business:

- Clarification of Ulrich "Up North Storage" landscaping to obscure the requirements from his public hearing. T. Guyer read Mr. Ulrich's landscaping requirements.
 1. No fence.
 2. No outdoor storage
 3. Applicant will provide a berm or landscaping with trees and shrubs or both of sufficient size to block the view of the storage buildings from the street to the greatest extent possible.
 4. The berm or landscaping must be in place before construction of the buildings begins.

Mr. Ulrich asked T. Guyer if his landscaping was now appropriate. After discussing with members, it was decided the landscaping is far from what was discussed. Perhaps have Mr. Ulrich present a professional landscaping plan for the approval of the Planning Commission or enact Article 5, 9B to revise the site plan instead of approval of landscaping.

- L. Taylor requested to split one acre from Olson property to R1 and leave the rest FR. Mr. Inger described why he wants to split one acre to R1 where a house sits on the property. He could fix up the house and sell it and would keep the rest of the property FR for hiking trails, hunting, etc. The commission is collecting information only on this endeavor and will discuss at the next meeting..
- L. Taylor requested to have her letter read at the meeting regarding proposed zoning change from R1 to C1 near her former office. There are homes in this area that would now be nonconforming, if this change occurs. L. Taylor will be invited to the next Planning Commission meeting to discuss the matter.

- The Planning Commission worked on the zoning revisions and L. Larkin volunteered to assist with cleaning up the document. D. Cline headed up the discussion on points of zoning and went over definitions, etc.

The meeting was adjourned 8:20 pm.

Respectfully submitted, Bev Huard