



**Presque Isle Township Planning Commission
February 15, 2022 at 6:00 p.m.
Public Hearing**

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

Roll Call: T. Guyer, R. Kurkechian T. Ludwig, L. Larkin, C. Paavola, and by ZOOM Denise Cline, Deputy Director and Chief Planner, NEMCOG

Audience Present: 86 guests in audience and 91 ZOOM participants.

Agenda Approval: T. Guyer added the election of officers per the Planning Commission ByLaws. L. Larkin motioned to approve the agenda with the addition of election of officers. T. Ludwig seconded. Roll call vote: all ayes; motion carried.

Approval of Minutes: (December 9, 2021) C. Paavola motioned to approve the minutes as written. L. Larkin seconded the motion. Roll call vote; all ayes; motion carried

Comments from the Audience: (If not about the three public hearings) a resident criticized the fact that microphones were not available for each Planning Commission member.

Correspondence: Letters from residents will be read during each separate public hearing.

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) No Report

New Business:

Public Hearing Opened at 6:10 p.m. - Public Hearing of Proposed Presque Isle Township Revised Zoning Ordinance and Zoning Map.

Township residents had the opportunity to voice their comments. Ten residents asked questions or commented. Most questions asked why the zoning changes, what can be built in zoning areas, what prompted the zoning changes, what is the benefit to the Township to change zoning and that zoning members and that the Planning Commission and Zoning Board of Appeals receive training for a workable knowledge to implement the revised zoning ordinance justly, fairly and correctly. Additionally, some residents complained they were not informed of the zoning change to their property.

Public Hearing Closed 6:45 p.m. for deliberations.

T. Guyer indicated, per the resident comments, the revised zoning ordinance may go forward but the zoning map needs more review. T. Guyer motioned to recommend approval of the Zoning Ordinance but hold back on the map until the Planning Commission has a chance to review the issues. L. Larkin seconded the motion. Roll call vote; all ayes. Motion carried. Attendees with zoning issues were asked to submit their issues to the Planning Commission.

Public Hearing Opened 6:50 p.m. Chris Cooper pole barn

Linda Taylor discussed the Cooper pole barn. There isn't enough room on Mr. Cooper's residence property to build a pole barn. He requests to build a 1,500 square foot pole barn on a nearby, one-half acre parcel on E. Grand Lake Road. The pole barn will have 12' side walls and the roof will be approximately 15 to 16 feet, which is less than what the new ordinance allows. T. Guyer read a support letter of the pole barn from T. Wiczorkowski.

Public Hearing Closed at 7:00 p.m. Planning Commission began deliberations.

After much discussion within the Planning commission regarding an R1 vs R2 zoning designation, an acre of property is not necessary in R2 zoning. The proposed site is treed and the pole barn will not be seen from the road. All Findings of Fact were realized. T. Ludwig motioned to approve the Chris Cooper pole barn with 12' side walls. C. Paavola seconded the motion. Roll call; all ayes. Motion carried. M. Bedard to send building permit to County.

Public Hearing Opened 7:05 p.m. on “The Woods of Presque Isle” condo development located at Hwy 638 and E. Grand Lake Road.

T. Guyer opened the Public Hearing by indicating a site plan approval for a condo development is different than a site plan for any other structure. In accordance with Article 18 of the Zoning Ordinance, a four-step process is necessary as follows:

1. Complete a preliminary condo subdivision plan review at a public hearing. At the conclusion of hearing, approve a recommendation to the Township Board of Trustees.
2. The Board of Trustees considers the recommendation and may approve it for a two-year period. The condo project will not go forward, just a preliminary approval.
3. The Planning Commission will further review documentation of such things as master deed, regulatory agencies and bylaws with an attorney or planner and decide to send to the Board of Trustees.
4. The Board of Trustees reviews all the documentation and decides to approve or deny the application. At this time, a building permit may be issued.

T. Guyer stated the agenda for reviewing this project is as follows:

1. Presentation by Deputy Zoning Administrator, Matt Bedard.
2. Presentation by the Applicant
3. Questions of applicant from Planning Commission
4. Read numerous letters received from residents (both pros and cons).
5. Open the meeting up to public comment.
6. Final chance for applicant to answer any questions or concerns from the public.

R. Kurkechian provided a document which recused himself from “The Woods of Presque Isle” project discussion, as he is a partial owner of this project. R. Kurkechian left the Planning Commission panel.

1. Deputy Zoning Administrator, M. Bedard, presented the condo application from the Presque Isle Land Management LLC requesting eight condos units each housing two dwellings on over seven acres, The property is zoned RM – Low Rise Multiple-Family Residential District.

Applicant Co-Owner, Rich Inger, via ZOOM representing Presque Isle Land Management LLC, thanked everyone participating in the meeting and introduced key players in this endeavor. Engineer, Mark Straley of R.S. Scott, and by ZOOM Architect, Chris Hyak, as well as LLC member, William Bolyard, and the 4545 Architecture members were all present. They indicated

they have a strong commitment to Presque Isle and their mission is to build quality structures since there is a shortage of this type of home in the area.

Mark Straley referenced the need for older adults in the Presque Isle Township and Grand Lake area that cannot maintain their homes any longer and don't want to move away from the area. Many changes were made to this project to fit the property and community. Mr. Straley went into detail regarding the site plan including roads, storm drain, retention ponds, water supply, soil conditions, etc. PIEG will supply the power and Propane Plus will supply propane fuel to heat the condos. The condos were also discussed with the Fire and Police Departments. Two units will be visible from W. Grand Lake Road.

T. Guyer asked numerous questions regarding landscaping, parking, if short-term rentals were addressed in the bylaws of the condo project, if utilities are under ground, if and where easements are located on the property, applicable taxes, where driveways would be located, who to contact to report issues and many more questions even to the point of not disturbing the dwarf irises. The development company answered every question asked of them to the satisfaction of the Planning Commission. The Woods of Presque Isle specifications are available for review at the Township Hall.

2. Twenty-five letters were written to the Township regarding "The Woods of Presque Isle" and were read by L. Larkin and T. Guyer.

Public Comments: 17 residents commented on the project. Their comments and questions included property owners tax dollars, light and water pollution, added traffic, construction vehicles and noise during building, where would condo visitors park, PIHA beaches, short-term rentals, zoning requirements, developer's ability to financially complete the project, landscaping, replace vegetation and replace trees. All questions and comments were addressed by the developers or by the Planning Commission.

Public Hearing closed at 9:20 pm for The Woods of Presque Isle. The Planning Commission began deliberations.

The Planning Commission discussed issues raised at the Public Hearing including short-term rental issues, that the Presque Isle Harbor Association beaches or lots are not associated with this project, the spacing between each unit creates less density to the community than single family homes, greenbelt conformity and that the project meets the zoning requirements and follows the Township Master Plan. The Planning Commission made Findings of Fact required by Article 18 of the Township Zoning Ordinance.

T. Ludwig motioned to recommend to the Board of Trustees that this application be granted. T. Guyer seconded the motion. Roll call vote: all ayes; motion approved.

New Business

Election of Officers:

Tom Guyer, Chairperson

Lisa Larkin, Vice Chairperson

Tom Ludwig, Secretary

Cynthia Paavola, BOT Liaison

Rick Kurkechian, Member

Meeting adjourned at 10:00 p.m.

Respectfully submitted, Beverly Huard