



Presque Isle Township Planning Commission
April 4, 2022 at 6:00 p.m.
Public Hearing

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

Roll Call: R. Kurkechian T. Ludwig, L. Larkin, and Steve Lang, Zoning Administrator

Audience Present: Linda Taylor, Russ Kauffman and M. O'Neill, Heidi Gaasch, Rich Inger via ZOOM.

Agenda Approval: T. Guyer added The Woods of Presque Isle condo development and Amend Zoning Ordinance to the agenda under "New Business". L. Larkin motioned to approve the agenda with the two additions. T. Ludwig seconded the motion. Roll call vote: all ayes; motion carried.

Approval of Minutes: (February 15, 2022) 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: T. Guyer asked the audience if there were any questions or comments. There were none.

Correspondence: Six letters were received by T. Guyer from Mr. Gerlinger, T. Beatty, Mr. McIntyre, Mr. Begley, Holly Shanks, Jackie Krawczyk, and two from Linda Taylor. Each letter was addressed and acknowledged.

New Business:

Public Hearing began at 7:15 p.m.

Linda Taylor presented the rezoning request for the Kauffman family and now owned by Binger Properties. The proposal is to replace the FR rural residential District zoning at E. Grand Lake Road and Highland Pines to R-1 Neighborhood Residential District. The two parcels in question are:

122-033-000-002-00 and 122-033-000-004-01

FR zoning means a pole barn can be built on the property before a house.

The rezoning request included a rezoning change on property behind the chapel and library from FR to R1 on Lake Esau Hwy. The current FR zoning allows large pole barns or pole barns with living quarters on five acres of land. A ZOOM participant stated an R1 zoning change would allow keeping existing homes or the opportunity to build a house. However, the need in this area are pole barns or “polebarnminiums”, which would give the area more opportunity. It was stated that pole barns are in demand now for residents to house their “toys”.

It was questioned if Lake Esau Hwy could handle trucks pulling boats, trailers, and other equipment down that road. L. Taylor indicated it is a County road and maintained by the County.

A resident on ZOOM indicated they do not object to the rezoning but follows development in the area. They love the rural nature and beauty of driving down Lake Esau Hwy. It was also discussed how the rural beauty of the road would be compromised with the zoning change.

L. Taylor attests the need for R1 zoning in this community. Regarding if any opposition from the neighbors, L. Taylor said the Quarry is southeast and east of the property, it is west of the library and chapel and east and south of the property in question are other parcels owned by the Kauffman family.

Public Hearing Closed at 7:30 p.m. for deliberations.

T. Guyer said correspondence in opposition to this zoning request hasn't been received and was satisfied with explanations of L. Taylor. After a brief discussion among the members of the Planning Commission and considering other similar areas of pole barns that are not on a major road and the fact that housing can also be built there. Also discussed was the drawback of the natural beauty of the road. The Commission members reviewed the criteria for zoning changes and made Finding of Fact (attached).

T. Ludwig motioned to approve changing the zoning from FR to R1 on the property of Kauffman, Inger, and Ruczynski regarding the following parcel numbers:

122-033-000-002-00 and 122-033-000-004-01

L. Larkin seconded the motion. Roll call vote; four Ayes; one Nay. Motion passed.

Public Hearing closed at 7:55

New Business (continued)

Master Plan:

A subcommittee of the Planning Commission is needed consisting of community officials, residents, community interest groups, major landowners, real estate developers, the disabled, the elderly, and business owners (LaFarge, Grand Lake Chapel. At the May 2, 2022 Planning Commission meeting, bring names of people recommended for this subcommittee.

Condo Land Development:

R. Kurkechian recused himself and left the Planning Commission panel due to conflict of interest.

The next step is the condominium development company is to provide documentation to the Township pursuant to Section 18.4E. T. Guyer read the current ordinance Section 18.4E. The next step is for the developers to produce condo documents. We will forward the documents to Tim Gulden, Township Attorney.

T. Guyer questioned if we can pass the cost of an attorney to the developer? It was determined the costs for an expert to look over legal documents is included in the condo application.

Amend Zoning Ordinance:

L. Taylor questioned the ordinance about the height of pole barns and accessory dwellings. She asked if the Board of Trustees can approve a change at this time? The BOT cannot approve a change. It would have to go back to the Planning Commission for changes. After more than a year of work, it was decided to move forward with what the Planning Commission has. The Board of Trustees will be asked to approve what the commission has completed. T. Guyer mentioned if there are changes in six months, changes can be made. We will see how the ordinance works now. T. Guyer is opposed to reopening the approval of the new zoning ordinance. This will be on the Agenda at the April 11, 2022 Board of Trustees meeting. No motion.

Unfinished Business:

Proposed Zoning Map:

The question was asked why change #4 area? Currently, Section #4 is all residential. Additionally, 150' lots were neighborhood community and put in #3 area and moved to Rayburn Road ((Seymours & Opeche). They should be C-1. Parker House will be

non-conforming use.

#2 – long time C-2

#1 – Birch Hill – Neighborhood Community

At the February 15, 2022 Planning Commission meeting, there were comments about C2 districts. The Begley family doesn't want the change from IR to FR. C. Paavola motioned to approve the proposed zoning map to with all proposed changes except the Begley property will not be rezoned from IR to FR T. Guyer seconded the motion. Roll call vote: all ayes; motion passed.

Reports:

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

ZBA Liaison: (R. Kurkechian) No report

Zoning Administrator: (S. Lang) No Report

Meeting adjourned at 8:12 p.m.

Respectfully submitted, Beverly Huard