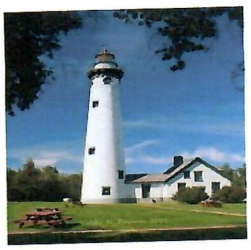


PRESQUE ISLE TOWNSHIP
Planning Commission
Meeting Minutes – Public Hearing
September 6, 2022 @ 7:00 pm

Call to Order **7:00 p.m.**

Pledge of Allegiance: The Pledge of Allegiance was recited.

Roll Call: T. Guyer, R. Kurkechian, L. Larkin, T. Ludwig, C. Paavola

Approval of Agenda: L. Larkin motioned to approve the agenda as written. T. Ludwig seconded the motion. Roll call vote. All ayes; motion approved.

Approval of Minutes (July 7, 2022) T. Ludwig motioned to approve the minutes with minor changes. C. Paavola seconded the motion. Roll call vote all ayes; motion passed.

Audience: M. Straley, J. Baratta, D. Larkin, S. Ison ZOOM: M. McCoy

Comments from the Audience: S. Ison remarked he has an issue with camping on his property before construction has begun. It was noted that Mr. Ison had previously been issued a permit to construct a larger pole barn but that the permit had expired. Mr. Ison was encouraged to submit a new site plan application.

Correspondence: None

Reports

Position		
Zoning Administrator	Steve Lang	report delivered
TWP Board	Cynthia Paavola (See attached)	report delivered.
ZBA Liaison	Rick Kurkechian	no meeting

NEW BUSINESS

Public hearing on amendments to zoning ordinance.

Public Hearing opened at 7:14 pm by acting chair L. Larkin

The application to amend the zoning ordinance to change the definition of "Height" and to add criteria for zoning changes was presented.

No correspondence was received on the proposed amendments.

Public comments were received and discussed.

PRESQUE ISLE TOWNSHIP
Planning Commission
Meeting Minutes – Public Hearing
September 6, 2022 @ 7:00 pm

The public hearing was closed at 7:32 p.m. and the Planning Commission members deliberated on the proposed changes. Following deliberations:

1. Measurement of Building Height

   R. Kurkechian motioned to amend Article 2-8 in the current zoning ordinance to redefine the building height restrictions to 30' measured from the established grade to the highest ridgeline of the roof. L. Larkin seconded the motion. Roll call vote. C. Paavola – aye, T. Ludwig – nay, T. Guyer – aye, L. Larkin – aye, R. Kurkechian – aye. Motion passed 4 to 1.

2. Standards for Approving a Request for Zoning Change

   C. Paavola motioned to amend Section 10.3 – Rezoning Standards to add the following standards: adequacy of public services, traffic volume, identifiable public need and citizen opposition. T. Ludwig seconded the motion. Roll call vote. All ayes; motion passed.

   The proposed changes will be forwarded to the County Planning Commission for review and comment.

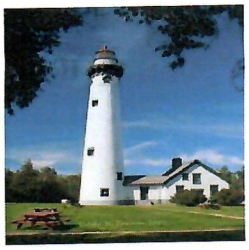
- The Woods at Presque Isle

  R. Kurkechian recused himself and left the panel regarding the discussion of the condos, "The Woods of Presque Isle".

  The Master Deed, Bylaws and Subdivision Plan were forwarded by the condo attorney to the Township attorney Timothy Gulden. Mr. Gulden reviewed and approved the documents. The Final Condominium Subdivision Plan was reviewed. The criteria for approval of the Final Plan set forth in section 7.38.E were discussed. Following discussion, the Planning Commission found that all of the criteria had been met except the requirement that letters of approval from all required authorities had not been presented. T. Guyer motioned to recommend that the Township Board of Trustees approve the Final Condominium Subdivision Plan with the condition that the applicant submit letters of approval from local, county, state and/or federal agencies to the Board of Trustees. L. Larkin seconded the motion. Roll call vote. All ayes; motion carried.

Unfinished Business: N/A

Adjournment: With nothing more to discuss, the meeting was adjourned at 7:10 pm.



PRESQUE ISLE TOWNSHIP
Planning Commission
Meeting Minutes – Public Hearing
September 6, 2022 @ 7:00 pm

Meeting Reminder: The Planning Commission will meet again on October 3, 2022 at 7:00 pm.