Presque Isle Township Planning Commission
May 4, 2022 at 6:00 p.m.

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

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

Pledge of Allegiance: The pledge was recited.

Audience Present: Matt Ulrich, Vngvar Brynildssen and VIA ZOOM: Mary O'Neill

Agenda Approval: Lisa Larkin motioned to approve Agenda as written. T. Guyer seconded the motion. All ayes

Approval of Minutes: (April 4, 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. Vngvar Brynildseen, 701 N. Bayshore Drive, has a neighbor who graded his property two to three feet above their adjoining lot line. S. Lang indicated new zoning ordinance will be effective 5/1/2022 to prohibit this. S. Lang to go out and look at the property. The resident has spent a large sum of money to drain his flooded property and basement. ABC Construction put in the drainage. State law states a resident can't drain water on their neighbor's property. Mr. Lang will investigate and follow through.

Correspondence: None

New Business:

- Master Plan Subcommittee Proposed Members: T. Guyer subcommittee members. Per Denise Cline, we will get a lot of volunteers to start then they drop out. Denise suggested for PC members to bring names of potential members, fill out a questionnaire to identify their opinions, goals and ideas for

future land use. Then come to the Planning Commission for approval. R. Kurkechian gave names of MaryAnn & David McCoy, Matt Ulrich and Lisa Kraft. L. Larkin suggested Karen Pettalia, who knows the area, and Lois Darga. C. Paavola suggested and will contact Cat Lutes. Since LaFarge is the largest employer in the township, T. Guyer asked Eric Friend, Plant Manager, or another LaFarge representative to join the subcommittee. Giovanna Meek, substitute pastor at the Grand Lake Chapel who also runs the food program at the chapel, would be another good member for the subcommittee. T. Guyer wants a versatile subcommittee to bring ideas for the Master Plan.

- Up North Storage Landscaping: The Up North Storage previous permit was granted on the condition of additional landscaping to block the view of the storage facility. Mr. Ulrich added landscaping to the North side of the building, which was not sufficient. Mr. Ulrich asked what, specifically, is required for approval from the Planning Commission. After discussion, it was decided that adding six or seven additional balsam evergreens on the North side of building and planting six or seven arborvitaes with burning bushes in between each close to the front of the building would be acceptable. Mr. Ulrich is to present a written plan and diagram for landscaping to Mr. Lang. Mr. Lang will approve the Plan if it meets the above criteria. Once the Plan is approved and the landscaping added, Mr. Lang will issue a building permit.

- Height of Accessory Buildings: On March 3, 2022, L. Taylor questioned how the township defined the height of a building with a peaked roof. The way the revised zoning ordinance defines "height", it is possible to build a 35' pole barn at the peak. Attention to R2 area where small cabins would be in the shadow of a larger building was discussed. After further discussion, the question was, "What was the rationale for a 30' maximum building height inclusive of the peak"? Mr. Kurkechian asked why the definition of "height" involved measuring to the midpoint of the roof rather than the peak. S. Lang to call Denise Cline to discuss the rationale for the definition, and report back to the Planning Commission for further discussion at the next meeting.

Unfinished Business: None

Reports:

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

ZBA Liaison: (R. Kurkechian) (Please see attached report)

Zoning Administrator: (S. Lang) 14 permits in the last month which includes three

houses, a couple accessory structures, a few additions, etc. A slow season due to high building costs. Following his illness, Mr. Lang is back to work and busy. T. Guyer asked S. Lang if he anticipates any site plan reviews forthcoming. S. Lang indicated he talked to B. Bolyard how the condo project is coming along if they are establishing an HOA, etc. B. Bolyard did not comment for that area, as lawyers are working on the legal documents

S. Lang also noted no other site plan reviews have been received recently.

S. Lang commented he has created separate forms to apply for a zoning change or a variance. The new forms will be sent to J. Bidwell and the Planning Commission for review.

Meeting Adjourned 8:15 p.m.

Respectfully submitted Bev Huard

Next Planning Commission meeting is Monday, June 6, 2022, at 7:00 p.m.