



**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



PRESQUE ISLE TOWNSHIP
Planning Commission
Meeting Minutes
October 3, 2022 @ 7:00 pm

Reports

Position

TWP Board	Cynthia Paavola (See attached)	report delivered.
ZBA Liaison	Rick Kurkechian	no meeting

New Business:

- S. Ison: Camping/Building Issue on Remand from Board of Trustees

T. Guyer summarized the background of S. Ison's issue of a camper on his property without a dwelling. He applied for a permit for a 30' x 40' pole barn in 2021 with approval contingent upon a residence on the property. The permit expired so Zoning Administrator, S. Lang, issued a violation in accordance with the Township ordinance.

S. Ison complained that due to shortage of labor, material and supply chain issues, he feels he was served an unfair violation. He stated well drillers, G & G Construction and General Housing Corporation, which makes the chalet he likes, are all backlogged. He indicated he has signed contracts and deposits to keep his place in line with these contractors.

T. Guyer commented with supply chain issues and labor shortages, this issue could pop up with other residents too. He requested comments from the other commission members.

After a discussion and all the planning commission members voiced their opinions, R. Kurkechian motioned for approval of construction on Mr. Ison's dwelling with good faith contractual documents from contractors that an effort has been made toward construction. T. Guyer seconded the motion. Roll call vote: RMK Aye, L. Larkin Nay, T. Guyer Aye, T. Ludwig Aye and C. Paavola Nay. Motion carried.

Additionally, T. Guyer responded Mr. Ison should renew his application for the pole barn.

A construction timeline needs to be created by Mr. Ison and given to S. Lang for monitoring.



PRESQUE ISLE TOWNSHIP
Planning Commission
Meeting Minutes
October 3, 2022 @ 7:00 pm

T. Guyer commented: Short-term rental owners may not know of the Presque Isle Township Short-Term Ordinance. A notification will be included in the winter tax invoices informing residents about quiet hours, the light ordinance, the short-term rental ordinance, short-term application and fee, fireworks ordinance, and the greenbelt ordinance, etc. The notification should be in bullet-point fashion. Additionally, property owners should be directed to the website for more information at www.presqueisletwp.org

Unfinished Business:

- Review of Condo Development Recommendation to Board of Trustees

RMK recused himself and removed himself from the panel.

T. Guyer commented he would like the Board of Trustees to review the Recommendation of the Township Planning Commission letter regarding the application of Presque Isle Land Management, LLC for approval of final condominium subdivision Plan ("The Woods at Presque Isle")

Adjournment: With nothing more to discuss, the meeting was adjourned at 7:41 pm.

Meeting Reminder: The Planning Commission will meet again on November 7, 2022 at 7:00 pm. for Ison site plan review.

Report to the Planning Commission

September 12, 2022

Audit for 2022 was presented. Motion to accept the Audit of 2022 C. Paavola made the motion M. Devers second. Motion carried.

Audience Comments: Two comments were shared.

New Business: The township was asked to support the Community Foundation for Giving Tuesday Campaign. Motion was made by J. Wiczorkowski, 2nd, M. O'Neill. Motion passed.

David Rabbideau will come to the next Bot meeting to tell the community about the 'State of the District'.

Road Commission presented to the Board the road projects pending throughout our Township's.

Reports were given and approved and to file.

The Parks and Rec Committee told us about the Chili Cookoff October 8, 2022 and many other events' on that date. It will be on our Web site with more information. A celebration of the fall please join us all.

Cordially,



Cynthia Paavola – Liaison to PC

**RECOMMENDATION OF TOWNSHIP PLANNING COMMISSION REGARDING
APPLICATION OF PRESQUE ISLE LAND MANAGEMENT, LLC FOR APPROVAL OF FINAL
CONDOMINIUM SUBDIVISION PLAN ("THE WOODS AT PRESQUE ISLE")**

Presque Isle Land Management, LLC has applied for a building permit to construct a condominium project, to be known as The Woods at Presque Isle. The specifications for a condominium development and the approval process for a construction permit are set forth in Presque Isle Township Ordinance Article 7 Section 7.38. The approval process consists of 4 steps: 1) Approval of the Preliminary Condominium Subdivision Plan by the Planning Commission following a public hearing; 2) approval of the Preliminary Condominium Subdivision Plan by the Township Board of Trustees; 3) Review of Condominium Documents and Approval of the Final Condominium Subdivision Plan by the Planning Commission; 4) Approval of Final Condominium Subdivision Plan by the Township Board of Trustees. Steps 1 and 2 have been completed.

On September 6, 2022, at a regularly scheduled meeting, the Planning Commission conducted a Final Subdivision Plan Review. Before the meeting, the Township Attorney reviewed and approved the Condominium Documents submitted by the applicant pursuant to ordinance Section 7.38.D.5. The Planning Commission considered the criteria for approval set forth in Section 7.38.E. The Planning Commission found that all the criteria had been met, except that the applicant had not provided the necessary approvals from local, county, state, and/or federal agencies to proceed with the development.

Accordingly, pursuant to Section 7.38.D.8.b, after being duly moved and supported the Planning Commission voted to recommend that the Township Board of Trustees approve the applicant's Final Condominium Subdivision Plan contingent upon the applicant providing the Township Board of Trustees the necessary approvals from local, county, state and/or federal agencies to proceed with the development.

Respectfully submitted:


Thomas J. Guyer, Chairperson

Presque Isle Township Planning Commission

Date: 9/25/2022



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



**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.



**Presque Isle Township Planning Commission
July 7, 2022 at 7:00 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, T. Ludwig and Steve Lang, Zoning Administrator

Pledge of Allegiance: The pledge was recited.

Audience Present: T. Meek, L. Fields, K. Lutes, T. Lutes, J. Harwood, Mike Antrim
Zoom: Nikolas Hertrich

Agenda Approval: Lisa Larkin motioned to approve the agenda as written. T. Ludwig seconded the motion. Roll call vote; all ayes; motion carried.

Approval of Minutes: (April 4, 2022) T. Ludwig motioned to approve the minutes as written. Lisa Larkin seconded the motion. Roll call vote; all ayes; motion carried

Comments from the Audience: None

Correspondence: None

Reports

Zoning Administrator (S. Lang)

- S. Lang reported he checked on a short-term rental complaint.
- Orchard Point public access, someone put a dock in at the end. Property is owned by the Road Commission no docks allowed. Dock removed.
- Paradise Cove neighbor complains about people using their driveway to get to Paradise Cove. The Township can't do anything about that, Paradise Cove is a private road.
- Lake Esau, S. Wilson removed deck and put on the gazebo. Looks beautiful!
- 19 permits with four houses, four decks two accessory structures, three additions and more. None required a public hearing.

- A resident requested to move an accessory structure to her property. The resident will come to the next Planning Commission Meeting in August to make the formal request, as she already has a garage on her property.
- S. Lang said he wrote three tickets for garbage and recycling to residents in the last and week. They were residents of Hillman, Alpena, Lewiston, etc.

TWP Board (C. Paavola)

- C. Paavola attached two reports from April 11, 2022 and June 20, 2022.
- She reported a special meeting was held on June 29, 2022 to amend the 2022 budget and will present the amended budget to the Board of Trustees at the meeting on Monday, July 11, 2022 for final approval.
- The Right of Refusal for 53 parcels was received. It was decided to refuse the parcels and to send the 53 parcels over to the county to sell. All the parcels are in the Presque Isle Harbor Association.

ZBA Liaison (R. Kurkechian)

- There wasn't a meeting so nothing to report.

New Business:

Public Hearing: South Albany Point Homeowners Association Application for Rezoning Request FR to R1

- T. Guyer opened the Public Hearing at 7:21 p.m. with the following agenda:

- **Presentation on application by Zoning Administrator, S. Lang.**

S. Lang presented the South Albany Point zoning request received 5/19/22 from Mr. Meeks. The application has been reviewed to change all the lots of South Albany Point from FR-Forest Recreation District to R1-Rural Residential District. Currently, this FR property is used exclusively as residential. There is nothing wrong with the application. S. Lang distributed information on FR and RI zoning districts to all commission members.

- **Representation of South Albany Point Homeowners Association to present the application.**

Tom Meek is currently the President of the HOA. The HOA Annual Meeting of 4/14/22 discussed if the rezoning should be requested to R1 as that is what they use the parcels for now. They looked into FR zoning and realized, livestock, commercial farming, boarding houses, etc. is allowed and they wanted to preserve their residential neighborhood, so the rezoning request to

change to R1 was decided upon. This also benefits the residents on Kauffman Road to preserve the woods that they enjoy from their homes. The vote was 25 to 2 for 27 total votes represented. An overwhelming vote for the R1 rezoning request.

R.Kurkechian asked a question to T. Meek, "Has anyone discussed opening a business in South Albany Point"? T. Meek responded the new PITWP Ordinance brought the HOA's attention to question their FR zoning. The R1 rezoning request is to avoid any business from opening in their residential HOA, which is also governed by a Restrictive Covenant.

T. Guyer asked about minimum/maximum building size for homes and accessory structures being built in the area. T. Meek responded minimum size refers to the home and they would follow any Township zoning rules should anyone want to build an accessory structure.

T. Guyer also mentioned they are opening themselves up with the R1 zoning to child-care homes, foster homes, etc. T. Meek replied they are aware of human service homes being allowed and believes they wouldn't increase traffic. The rezoning request is not their intent to exclude these types of homes, per the small numbers allowed by the Township.

T. Guyer went over the new zoning standards. The Findings of Fact were answered satisfactorily.

Correspondence received from the public: None

Public Audience Comments:

- VIA ZOOM: Nikolas Hertrich, Lot 30, 409 Jewitt Street, Howell, MI 48843 stated he is in support of the rezoning and thanked the Planning Commission for the opportunity to speak.
- L. Fields, 7587 South. Albany Point. L. Fields stated there are 31 lots in the South Albany Point HOA. One lot has been split to five acres. Most lots are ten acres. The Restrictive Covenant allows for lot splits to five acres.
- Kathleen Lutes, 7788 Kauffman Blvd., Presque Isle, MI 49777. After the rezoning letters went out, she received a few phone calls and after talking to T. Meek, her callers were fine with the rezoning change.

South Albany Point HOA response to public comments.

- T. Meek said he has no further comments, as it sounds like everyone is on board.
- T. Guyer at 7:42 p.m. closed the Public Hearing for Planning Commission deliberations.
- C. Paavola said she is OK with the change to R1 and doesn't see any problem with the zoning change.
- T. Ludwig said the zoning change makes sense to him.
- L. Larkin said the zoning change makes common sense. She is OK with it.
- RMK – No issue with it but inquired if they could accomplish the same thing through their Restrictive Covenants. T. Guyer responded that is a valid point but that can be addressed at another time and not an argument why we shouldn't approve the request today.
- T. Guyer asked if the Planning Commission was satisfied with the responses of T. Meek regarding zoning standards. All members were satisfied with the answers. The Findings of Fact requirement has been met.
- C. Paavola motioned to approve the South Albany Point Homeowners Association application to change the zoning from FR to R1. T. Ludwig seconded the motion. Roll call vote; all ayes; motion unanimously passed.

Once approved, this rezoning application will be sent to the County Planning Commission for 30 days for their approval, then to the Board of Trustees for the final say.

- **Master Plan Subcommittee Proposed Members**

Giovanna Meek
Bart Hellmuth
Eric Friend.
T. Ludwig
Christine Saurini
L. Larkin
Matt Ulrich
Steve Lang

A master list of all subcommittee members with their contact information will be compiled.

Unfinished Business:

Accessory Structure Height in R-2 District and Definition of Structure Height in General.

L. Taylor brought up an issue with the wording of the current zoning ordinance regarding structure height at the last Planning Commission meeting. A detailed discussion entailed on how to take the correct measurement of a building to determine the height. Currently the measurement for structure height for gambrel, hip and shed or saltbox roofs is the vertical distance from the established grade to the mean height between eaves and the ridge, as noted in Article 2-8 of the Township Zoning Ordinance. According to Denise Cline, Deputy Director/Chief Planner of NEMCOG, there was no rationale how the height measurement was previously determined. The Township can decide their own measurement process. R. Kurkechian's suggestion to measure from the established grade of the building to the highest ridgeline seems more accurate and straightforward.

After further discussion, 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.

T. Guyer also brought up Article 10.3 in the zoning ordinance compared to what attorneys indicate needs additional criteria that we should be looking at to better define rezoning standards.

Meeting Adjourned 8:02 pm

Respectfully submitted, Bev Huard

Next Planning Commission meeting is Monday, August 1, 2022, at 7:00 p.m.

The proposed amendments to modify the Presque Isle Township Zoning Ordinance are as follows:

1. Amend Section 2.2 to change the definition of building height to read “The vertical distance from the established grade to the ridge line of the upper most roof.
2. Amend Section 10.3 – Rezoning Standards) to add the following standards: adequacy of public services, traffic volume, identifiable public need and citizen opposition.



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.



PRESQUE ISLE TOWNSHIP
Planning Commission
Meeting Minutes
November 7, 2022 @ 6:30 pm

Call to Order

6:30 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 with removing and postponing Planning Commission Bylaws until December 5, 2022 meeting. R. Kurkechian seconded the motion. Roll call vote. All ayes; motion approved.

Approval of Minutes (October 3, 2022) C. Paavola motioned to approve the minutes as written. L. Larkin seconded the motion. Roll call vote. All ayes; motion passed

Audience: N/A

Comments from the Audience: N/A

Correspondence:

Reports

Position

Zoning Administrator: (Steve Lang)

S. Lang is working on residential complaints, setbacks, blight, a building that did not follow the construction permit, meeting with residents on many of issues. Some of the issues are abandoned vehicles, chemical barrels, a fence issue which is a civil matter. S. Lang has written 45 permits YTD. He will issue the necessary violations.

TWP Board: (Cynthia Paavola) See attached

ZBA Liaison: (Rick Kurkechian) No Meeting – No Report

New Business:

- Planning Commission Bylaws – postponed until 12/5/22 Planning Commission meeting.
- The Planning Commission edited the Master Plan Survey regarding the new Master Plan. Modes of transportation were deleted and storage facilities were added to the question regarding additional services needed. L. Larkin motioned to approve the finalized Master Plan Survey. T. Guyer seconded the motion. Roll call vote. All ayes; motion passed.



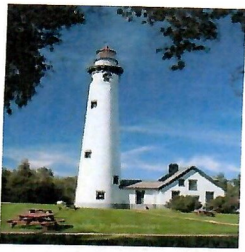
PRESQUE ISLE TOWNSHIP
Planning Commission
Meeting Minutes
November 7, 2022 @ 6:30 pm

- The Planning Commission finalized the newsletter that will be mailed out with the Winter Tax Statement. The members discussed the draft statement, with R. Kurkechian recommending several revisions. T. Guyer moved to approve the statement with the recommended revisions. T. Guyer seconded the motion. All ayes; motion approved.
- Edits to Presque Isle Township Website (www.presqueisletwp.org) were discussed. Improvements were suggested and implemented as follows:
 1. On the Home page under "Forms & Ordinances", the title "Forms and Applications" was changed to "Applications, Forms and Ordinances".
 2. The Fireworks Safety information under the Fireworks Ordinance was removed, as a separate page is in the process of being made for the Township Fire Department. Fireworks Safety will be placed on that new page.
 3. The short-term letters from residents were removed from the website as they are on file at the Township.
 4. The Short-term Amendment to amend the previous Short-term Ordinance was also removed from the website, as it is on file at the Township.
 5. The Short-term Ordinance Adoption Notice was also removed from the website, as it is on file at the Township office.

The Planning Commission Bylaws were moved to the December 5, 2022 Planning Commission meeting at 7:00 p.m.

Adjournment: With nothing more to discuss, the meeting was adjourned at 7:58 p.m.

Meeting Reminder: The Planning Commission will meet again on December 5, 2022, 2022 at 7:00 pm.



PRESQUE ISLE TOWNSHIP
Planning Commission
Meeting Minutes
December 5, 2022 @ 7:00 pm

Call to Order

7:00 p.m.

Pledge of Allegiance: The Pledge of Allegiance was recited.

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

Approval of Agenda: L. Larkin motioned to approve the agenda with the deletion of the Public Hearing of the Campbell Pole Barn under New Business. T. Ludwig seconded the motion to approve the agenda

Approval of Minutes (November 7, 2022) C. P. motioned to approve the minutes as written. L. Larkin seconded the motion. Roll call vote. All ayes; motion passed

Audience: N/A

Comments from the Audience: N/A

Correspondence:

Reports

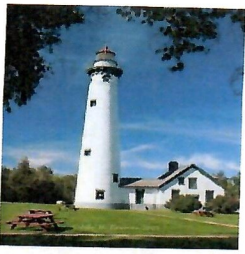
Position

Zoning Administrator: (Steve Lang) S. Lang gave a short synopsis and said permit applications have slowed down. He did receive two permits on accessory structures. He is making a new form that will have one category for a permit on it rather than the current application that has all the permit categories.

TWP Board: (C. Paavola) (Please see attached) C. Paavola mentioned her friends in Ohio saw the Pure Michigan Program about Presque Isle and they said it was wonderful. If anybody sees it, they should let everyone know it is now aired in our area.

S. Lang indicated Mike Mahler contacted him regarding defibrillators. A First Federal Legacy grant looks good for approval for the TWP Office. The Board of Trustees already approved \$1,800. With the grant nearing approval for the office defibrillator, the Board of Trustees already approved an \$1,800 expenditure for the defibrillator. The Township will purchase one defibrillator for both the new and old lighthouse. The defibrillator is the same one the Fire Department uses. Paul Fournier will provide the proper training to personnel. There are also usage instructions in each defibrillator case.

ZBA Liaison: (L. Larkin) No Meeting – No Report



PRESQUE ISLE TOWNSHIP
Planning Commission
Meeting Minutes
December 5, 2022 @ 7:00 pm

New Business:

Annual Report to Board of Trustees:

T. Guyer drafted the Planning Commission Annual Report. Everyone agrees the draft looks great and the necessary members signed the Annual Report. It will be on the agenda for the Board of Trustees to approve at the December 12, 2022 meeting. (See attached draft).

Unfinished Business:

Bylaws:

T. Guyer discussed the PC Bylaws and indicated the Bylaws have language that doesn't apply to the current commission. All the current Planning Commission members agreed to make a few changes to reflect current practices. It was all agreed Training is essential for each PC member. The appointment of members was changed to calendar year rather than fiscal year, they will keep five members and a quorum of three. They also changed the title "Chairman" to "Chair" and "Vice Chairman" to "Vice Chair" as it works well.

C. Paavola indicated Master Plan Surveys have been received – will scan and send to Denise Cline.

Adjournment: With nothing more to discuss, the meeting was adjourned at 7:28 p.m.

Meeting Reminder: The Planning Commission will meet again on January 3, 2023 at 7:00 pm.

Report to the Planning Commission
From the Township Board November 14, 2022

Roll Call: Full Board of Trustees

NEW BUSINESS: David Rabbideau presented what was going on with the school's safety protocol for most of the buildings. Many questions were asked of him, one being do you know how many children from Presque Township are in the school system, he could not answer that question. We give the school system as great deal of money. Steve is going to get with him for more discussion.

ARPA money will be investigated as what projects are the best.

The Assessor's contract was given to Laurie, Steve and Cynthia will follow up.

The building Heights Measurement was approved by the Township board as was suggestion from the Planning Committee.

Great news both fire departments able to apply for a grant from the American Rescue Plan Act to share \$16,980.00.

NEMCOG Planning Services Contract the board approved this if needed for special services on issues if necessary.

Terry Ravitz will be the snowplowing service for the entire township.

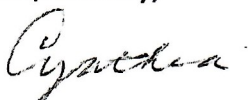
Presque Isle Township Museum Society presented many activities are in the process of going forward. Do be announced.

OLD BUSINESS: Discussion about extra sheriff involvement paying them overtime for Memorial Day -thru Labor Day. We will be looking into the budget process to see if this is reasonable.

Report from Leader/ Liaison were given and filed.

Historian report was full of information of wonderful things going on. Pure Michigan and Lighthouse Guide we are on the cover.

Respectfully,



Cynthia Paavola -Liaison to the PC

**Presque Isle Township Planning Commission
Annual Report to Township Board of Trustees**

Pursuant to Section 19(2) of the Michigan Planning Enabling Act, MCL 125.3801 et seq, this is the annual report of the Township Planning Commission ("PC") to the Township Board of Trustees ("BOT").

2022 was a busy and momentous year for the PC. We held eight regularly scheduled meetings, during which we conducted six public hearings dealing with issues such as site plan reviews, ordinance approvals and amendments, and rezoning.

Working with Denise Cline, Deputy Director and Chief Planner of NEMCOG, for over a year, the PC finalized a completely revised zoning ordinance which was approved by the BOT. The new ordinance is an enormous improvement over the prior ordinance and contains practical definitions of zoning terms and a comprehensive listing of activities permitted in each zoning district.

In connection with the revised ordinance, the PC, working closely with NEMCOG and the Zoning Administrator, developed and approved a new zoning map which updated the existing zoning maps previously in use by the Township and added several new neighborhood commercial districts.

The new zoning ordinance was later amended to create a new definition of the term "height" in response to concerns expressed by a local property owner and former realtor. The original ordinance defined height as measured from grade to the midpoint between the eaves and the roof peak. This definition was consistent with the definition used by every NE MI Township, according to Ms. Cline. The problem with the definition is that it would permit construction of a building with a roofline so high it could block the view or cast a shadow on adjoining properties. The new definition considers the practical reality that the problem is caused by the peak of the roof, not the midpoint between eaves and peak. The PC therefore recommended an amendment to the ordinance to define height as the distance from grade to the highest point of the roofline. The recommendation was approved by the BOT.

We retained NEMCOG to assist us in drafting a new Master Plan. The Master Plan we have been operating under was first published in 2014. In 2019 it

was renewed for another five years, but the PC felt that the Master Plan was outdated and didn't consider changes in the community since 2014. The PC appointed a Master Plan advisory committee which worked hard to produce a survey for residents and property owners. The survey was reviewed and approved by the PC. The site of the survey will be published in the winter tax newsletter and referenced on several social media sites serving area residents. It is anticipated that the process of completing a new Master Plan will take about a year.

The PC approved a summary description of the most referenced ordinances to be included in the winter tax newsletter.

Perhaps the most notable public hearing conducted by the PC involved a preliminary condominium subdivision plan review of an application by Presque Isle Land Management LLC to develop eight condominium units on a seven plus acre parcel zoned RM-Low Rise Multiple Family Residential. The application was discussed and debated at length on local social media sites, creating controversy over the application. The application resulted in 25 written communications to the Township, the majority of which favored the condo development. The public hearing was attended by 86 guests and an additional 91 zoom participants. At the hearing the condo developers gave a thorough presentation on every aspect of the development and answered extensive questions from PC members. Seventeen members of the audience spoke on many issues, which the developers were then asked to address. Following the public hearing, the PC deliberated, made numerous findings of fact as required by case law and the ordinance, and ultimately approved the application.

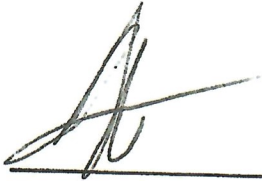
The application and public hearing on the condominium development was significant in several respects. The application involved the only parcel of property zoned RM in the Township. The hearing was the first involving multi family units in the Township and was therefore precedential. The comments pro and con on social media and brought out in the hearing made it clear that the issue of whether more multi family housing is needed for the Township must be addressed in the New Master Plan.

The PC welcomes questions and comments about our 2022 activities from the BOT.

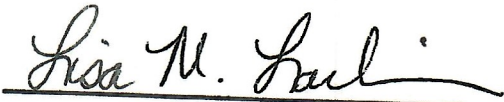
The Presque Isle Township Planning Commission submits the foregoing annual report to the Township Board of Trustees for its consideration.

Respectfully submitted by members of the Presque Isle Township Planning Commission.

Dated December 7, 2022



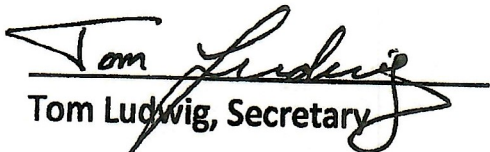
Tom Guyer, Chair



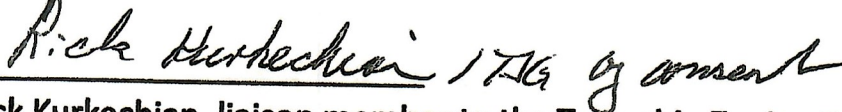
Lisa Larkin, Vice Chair



Cynthia Pavola, Member,
Township Board of Trustees, appointed as ex officio member of Planning Commission



Tom Ludwig, Secretary



Rick Kurkechian, liaison member to the Township Zoning Board of Appeals