

PRESQUE ISLE TOWNSHIP
Planning Commission Meeting Minutes
July 6, 2023
@ 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, S. Lang

Approval of Agenda: T. Guyer added under "New Business" Consideration of Accessory Structure Size on Zoning District. L. Larkin motioned to approve the agenda with the addition. T. Ludwig seconded the motion. All ayes. Motion carried.

Approval of Minutes: (January 3, 2023) C. Paavola motioned to approve the minutes as written. R. Kurkechian seconded the motion. Roll call vote. All ayes; motion carried.

Audience: Mr. Habermehl

Comments from the Audience: N/A

Correspondence: N/A

Reports

Zoning Administrator: (S. Lang) (Please see attached)

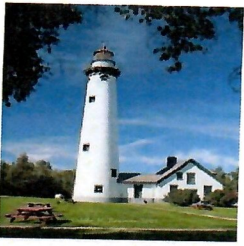
TWP Board Liaison: (C. Paavola) (Please see attached)

ZBA Liaison: (R. Kurkechian) No Meeting – No Report

New Business:

Site Plan Review - Habermehl

1. Overview of application will be presented by S. Lang.
2. The applicant will have an opportunity to discuss its site plan.
3. Correspondence received and will be read.
4. Public Comment Period.
5. The applicant will have an opportunity to rebut statements in the correspondence and public comment period.
6. Conclude the public comments.
7. Opportunity for applicant to make a rebuttal.



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1. S. Lang reported the site plan requests an 832 sq ft. enclosed addition to an existing 1872 sq ft accessory structure on Birch Street. If this request is approved, the accessory structure would equal 2,704 square feet.
2. The Planning Commission discussed the site plan and had reservations on the size of the accessory structure. Residents are wanting bigger and bigger accessory structures to house their boats, wave runners, snowmobiles, etc. The commission had questions to Mr. Habermehl as to height, roofline, doors, windows, walls, etc. Mr. Habermehl had the opportunity to answer questions and further describe his request. He has no plan to clearcut trees.
3. No correspondence was received.
4. No public comments.
5. The applicant had an opportunity to rebuttal. Mr. Habermehl had nothing to add.
6. The Planning Commission continued their discussion on the site plan.

The commission discussed concerns of accessory structures and discussed setting precedent on future site plans. Accessory structure size requests were discussed, which resulted in the size of the building should be in concurrence with lot size. The commission needs more time to discuss accessory structure size requests. The Habermehl site plan decision was postponed to August 7, 2023. The Planning Commission will hold a special meeting to discuss accessory structure size criteria on July 17, 2023.

Unfinished Business: None

Adjournment: With nothing more to discuss, the meeting was adjourned at 8:25 pm

Meeting Reminder: The Planning Commission will meet again on July 17, 2023 for a Public Hearing meeting at 7:00 pm.

Respectfully submitted, Bev Huard, Admin Asst.

PC Report July 6, 2023 – May 1, 2023 to June 30, 2023

28 Land Use Permits Issued

12 Houses

4 Fences

6 Accessory Structures

6 Additions

Municipal Civil Infraction Citations Issued

Dick Beuter - 1st May 11, 2023 – 2nd June 27, 2023

John Dehring – 1st April 12, 2023 Outside finished. 2nd Letter about several vehicles not licensed.

Aaron Prophet – 1st May 15, 2023. Construction equipment in residential zone. Moved.

Dorias – May 3, 2023 – Blight Letter

Mazyck – May 3, 2023 – Blight Letter

Back of the Moon – May 3, 2023 - Blight Letter

May 14, 2023 – Alan Witt – Blight Letter Autos. Cleaned

Douglas Brown – Started September 2022 accessory structure without a dwelling in a R-2 zone. Worked with Lakeshore Realty property sold June 2 new owner has 1 year to build dwelling.

Richards & Snare – Dwelling less than 1000 sq ft. Worked with PI Building (no permits for either). Structure removed.

Riley Dault – 1st June 8, 2023 – Accessory structure in front yard. Paid. 2nd Dismissed.

Cornell – Multiple letters about dock being over lot line. Neighbors fighting. Neighbor retained an attorney. I've contacted Tim Gulden and appraised him of the situation. His advice: Remove the dock section from the ordinance. Not enforceable.

17767 Schubert Hwy. Blight Investigated and sent letter.

Short Term Rentals : Budgeted \$1,100.00 for zoning fees and received \$8,000.00. I'm still after a few that I know of. Loheed being one. I contacted her Monday, and I was told her check was on her desk. I still don't have it so I issued another citation.

All 300 foot letters were sent to neighbors of STR's which amounted to about 200 letters. Will be easier next year because I have all the information.

Steve

Board of Trustees report to the Planning Commission

June 12, 2023

Meeting was called to order at 4:00 pm

Full BoT attending

T. Guyer reported on the CAG report.

Township is purchasing 6 new picnic tables for the parks; this was suggested by the survey.

The Township Board approved the 2023-2024 budget.

Bike path marking will be done in the spring of 2024.

Jeni Matuszak gave a wonderful report of activity at our lighthouses.

Many visitors, Cruise Ship, Bus Tours, Paranormal Groups, and schools.
A very wonderful summer this year. Lots of visitors.

Many people in this community feel the excitement of activities throughout the entire township.

A great place to live.

Cordially,



Cynthia Paavola, Liaison

Report to the Planning Commission

From The Board of Trustees

April 10, 2023

Unfinished Business: Restate motion to loan the Presque Isle Fire Department \$150,000, for 6 years at 2% with payment due in May 2023. J. Wieczorkowski second the motion. Roll Call vote; motion carried.

New Business: Lawn Jockey at the 1840 Cottage. A group of residence were present to have their 3 minutes to give their opinion of removal of the lawn jockey. 45 people each had their moment to tell their criticism or approval of removing him from the 1840 Cottage.

The Board had a discussion regarding Jocko but cannot give it away or sell or donate. So, the Board supported taking him away.

S. Lang motioned to remove the lawn jockey from display at the 1840 cottage (Lighthouse). Roll call All ayes; motion carried.

A. Lang made a motion to adjourn the meeting for 10-minute recess.

J. Wieczorkowski seconded the motion. Roll call vote, All Ayes. Motion carried.

Concludes my report.



Cynthia Paavola-Liaison to the PC